

IOWA CITY HISTORIC PRESERVATION COMMISSION

Thursday, March 14, 2019

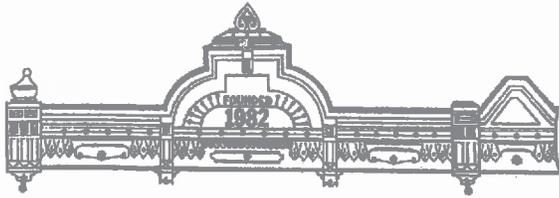
City Hall, 410 E. Washington Street

Emma Harvat Hall

5:30 p.m.

- A) Call to Order**
- B) Roll Call**
- C) Public discussion of anything not on the agenda**
- D) Public Hearing Local Landmark Designation – Old Settler’s Association of Johnson County Cabins, Upper City Park**
- E) Public Hearing Local Landmark Designation – Ned Ashton House, 820 Park Road**
- F) Public Hearing Local Landmark Designation – Old Post Office, 28 S. Linn Street**
- G) Discussion of Historic Preservation Plan Priorities and annual work program**
- H) Report on Certificates issued by Chair and Staff**
 - Minor Review –Staff review**
 1. 809 South 7th Avenue – Dearborn Street Conservation District (new front and rear stoops)
 2. 527 North Van Buren Street – Goosetown/Horace Mann Conservation District (non-historic rear step and canopy removal)
- I) Consideration of Minutes for February 14, 2019**
- J) Commission Information and Discussion**
- K) Adjournment**

If you will need disability-related accommodations in order to participate in this meeting, please contact Jessica Bristow, Urban Planning, at 319-356-5243 or at jessica-bristow@iowa-city.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.



Memorandum

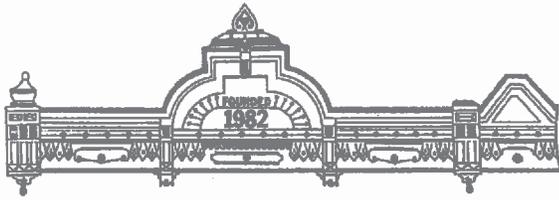
Date: March 7, 2019
To: Historic Preservation Commission
From: Jessica Bristow, Historic Preservation Planner
Re: Old Settler's Association of Johnson County Cabins, off 100 Park Road in City Park

City Staff has requested that the Old Settler's Association of Johnson County Cabins, in City Park, be designated as an Iowa City Historic Landmark. Designation of the property as an Iowa City Historic Landmark will require Commission approval of any significant changes to the exterior of the building. While the benefits for a city-owned, public property are not as evident, it could be noted that generally landmark status will also make the property eligible for special exceptions that would allow the Board of Adjustment to waive or modify certain zoning requirements and for State Tax Credit funding of rehabilitation work for a non-governmental owner, neither of which would be the case here.

The cabins, locally known as the City Park Cabins, were listed in the National Register of Historic Places in September 2013. The property consists of two log structures. The Double Log Cabin, or dogtrot cabin, was built in this location in 1913 by the Old Settler's Association of Johnson County as a replica of early Johnson County trader John Gilbert's trading post. In 1918, the Single Log Cabin, built in 1889 at the Johnson County Fairgrounds, was moved to the site. The attached National Register of Historic Places Registration Form discusses the history of the cabins and provides a statement of eligibility for listing in the National Register of Historic Places. The commemorative log cabins were found to be individually eligible for listing in the National Register of Historic places under Criterion A, Significant Events and C, Design/Construction, and are locally significant. As part of a multi-year project, the City Park Cabins has undergone a complete rehabilitation with much community support and including a Historic Resource Development Program Grant to reroof the cabins with cedar shingles. The City will soon celebrate the long-awaited reopening of the City Park Cabins along with the 70th anniversary of City Park Pool.

The Commission should determine if the property meets criterion a. and b. and at least one of the criteria c., d., e., or f. for local designation listed below:

- a. Significant to American and/or Iowa City history, architecture, archaeology and culture;
- b. Possesses integrity of location, design, setting, materials and workmanship;
- c. Associated with events that have made a significant contribution to the broad patterns of our history;
- d. Associated with the lives of persons significant in our past;



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- e. 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 may lack individual distinction;
- f. Has yielded or may likely yield information important in prehistory or history.

The recent rehabilitation project for the City Park Cabins included a reconstruction of many of the original components using tradition methods, techniques and materials. Prior to this project the Cabins had almost reached the point where they were deteriorated beyond repair. Because of the grant for the roof portion of the project, the rehabilitation was reviewed by the State Historic Preservation Office and the Iowa City Historic Preservation Planner.

Based on the information provided in the National Register of Historic Places Registration Form and the rehabilitation project review, staff finds that the property meets criteria a, b, c and e and therefore qualifies as an Iowa City Historic Landmark.

Recommended Motion:

Move to approve the designation of Old Settler's Association of Johnson County Cabins, off 100 Park Road in City Park, as an Iowa City Historic Landmark based on the following criteria for local designation: criteria a, b, c, and e.

United States Department of the Interior
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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Old Settlers' Association of Johnson County Cabins
other names/site number City Park Cabins

2. Location

street & number Upper City Park Road, off 100 block Park Road

N/A	not for publication
N/A	vicinity

city or town Iowa City
state Iowa code IA county Johnson code 103 zip code 52246

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide X local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper Date of Action

Old Settlers' Association of Johnson Co. Cabins
Name of Property

Johnson Co., Iowa
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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	
2		buildings
		sites
		structures
1		objects
3		Total

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

RECREATION & CULTURE: commemorative monument
RECREATION & CULTURE: park
RECREATION & CULTURE: monument/marker

Current Functions
(Enter categories from instructions.)

RECREATION & CULTURE: commemorative monument
RECREATION & CULTURE: park
RECREATION & CULTURE: monument/marker

7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER: Double Pen Cabin
OTHER: Single-Room Cabin

Materials
(Enter categories from instructions.)

foundation: STONE: Limestone
walls: WOOD: Log
roof: WOOD: Shake
other: ASPHALT

Old Settlers' Association of Johnson Co. Cabins

Johnson Co., Iowa

Name of Property

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Narrative Description

Summary Paragraph

The Old Settlers' Association of Johnson Co. Cabins are located in Upper City Park along the north edge of the 100 block of Park Road in Iowa City. The nominated property includes two log structures – the Double Log Cabin or dogtrot log house (contributing) built in 1913 in situ and the second, a Single-Room Log Cabin (contributing) built in 1889 and moved to the park five years later in 1918. The Double Log Cabin was built of hewn oak logs donated by Old Settler members in a design intended to serve as a replica of an early trading post in the area. The Single-Room Log Cabin was originally built by the Old Settlers' Association as an exhibit for Johnson County's Semi-Centennial. It stood on two successive Johnson County Fairgrounds sites until its whole-building move to City Park took place in 1918. A third resource included in the nomination is a bronze plaque affixed to a granite boulder (contributing) located southwest of the two cabins. It was installed in 1929 to mark a "Grand Army Tree" planted nearby (survival unknown). No archeological surveys were conducted for the cabin site. Because of its bluff top location that overlooks the Iowa River valley there may be a greater potential for identification of archaeological. As a result, no significance is claimed under Criterion D. though future survey work may find this.

Narrative Description

Site:

The nominated cabin site is roughly 0.6 acres in size and has a pentagon shape measuring approximately 158 feet north and south by 174 feet east and west with an angled notch at the northeast corner measuring 80 feet that follows the hillside's shape. It is located at the northeast corner of a U-shaped park service road within the higher ground of City Park known as "Upper City Park." The one-way service road is accessed from the municipal street designated as "Park Road" that extends along the south edge of the park. Together the upper and lower levels of the park contain 107.3 acres in 2012. City Park was established in 1906 on land located on the north edge of the community at the time and the curving southwestern edge of the Iowa River. The cabins are set back from the park service road within a grove of mature white oak, American linden, white pine, walnut, and green ash trees. A tree survey completed by Iowa City Park and Recreation Department tree specialists in July 2012 identified 19 trees on the site with ages confirmed to range from 20 to 150 years. They have heights of 20 to 80 feet and canopies averaging 50 to 60 feet in width. Immediately south of the cabin site is a picnic shelter built in the 1970s with scattered picnic tables staged nearby. The cabin site is elevated several feet above the service road and 25 to 30 feet above Lower City Park, which is located immediately to the east and north. Pedestrian access from the cabin site to Lower City Park is via a long set of concrete steps outside the nominated property that are set along a wooded hillside northwest of the cabins themselves. According to a historic photo taken after the Double Log Cabin was completed in 1913 and before the 1889 Single-Room Log Cabin was moved to the site in 1918, the cabin site had a more open view shed to the north and east, looking out over the Iowa River valley. Since then, the area comprising the wooded hillside and northeast edge of the cabin site has seen a maturing stand of native deciduous trees and plants partially obscure the view of the river valley during the summer months though the view remains open in winter.

The cabin location is atop a tall bluff adjacent to the Iowa River flood plain. According to Marlin Ingalls, staff archaeologist with the Office of the State Archaeologist at the University of Iowa, while there are known prehistoric sites within a short distance of the cabins, no evidence of prehistoric materials have been recorded at this location. Expected archaeological elements that would date from the period of the establishment of the cabins at this site or subsequent use, have not been observed during Ingalls' surface surveys of the site. He notes that the surface in the vicinity of the cabins has eroded enough to have exposed and cleaned any artifact thus making them highly visible if present (email interview, 3/22/2013).

Double Log Cabin:

The first log structure to be established in City Park, locally referred to as the Double Log Cabin, is a variation of a one-story dogtrot form log house built on-site during the summer of 1913. The structure contains two single-pens or rooms, each with outside dimensions of 20 feet 4 inches by 16 feet 4 inches and a 10 foot open space set between them forming the "dogtrot." The two pens are set at slightly different heights due to the slope of the site making the ceiling height of the south pen slightly taller than the north pen. A single side-gable roof extends over the two pens and dogtrot for a combined length of 50 feet 8 inches. These measurements are consistent with those contained in the Old Settlers' Association of Johnson County, Iowa proceedings that described the planning for the project in 1912 and detailing its construction in 1913. It was described as follows: "to be so constructed as to be as nearly as practicable a replica of the old trading post formerly standing at Napoleon, the old county seat of Johnson County." (*Old Settlers' Association of Johnson County, 1911-1921*,

Old Settlers' Association of Johnson Co. Cabins

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pp. 4-6). Other historic accounts suggest that the trading post that was intended to serve as a model had been built in 1837 by pioneer Johnson County settler, John Gilbert, and was actually located southeast of Napoleon a distance of about four miles south of Old Capitol in Iowa City. This nonextant trading post was described in various historic sources as originally containing a larger building consisting of two 20 by 20 foot cabins and a similar sized dogtrot between, all under a single roof.

Construction of the Double Log Cabin took place in 1913 with chinking completed the following year. More than 85 donated logs from Old Settlers' Association members measured from 16 to 21 feet in length and were hewn or weathered prior to their contribution to the cabin building project. Other logs for the project were purchased. All of the logs were left in roughly round shapes before assembly with simple saddle notching done by the axmen at the ends for even stacking and to give the walls rigidity when assembled. Limestone pedestals were placed at the outer corners and large rocks were placed beneath the sill logs that were set along the 20 foot-sides of each single-pen or room. This original arrangement is retained on the all but the southwest side of the north pen where a poured concrete foundation (undated) is now in place. The upper walls are composed of various sized logs likely reflecting the fact that logs were donated from various sources rather than selected by a builder for a single project. The original floor joist construction was evident for each pen from the exterior. A series of small notches were cut along the top edges of each of the sill logs to receive planned floor joists. This joist installation continues to be visible along all but the southwest side of the north pen. Here the floor joists are anchored in the newer poured concrete base. The dogtrot section originally had a dirt floor in photos and now has a poured concrete floor (undated).

Limestone pieces were used to build the substantial fireplace and exposed chimney at the northwest gable end of the structure. A second non-original stone chimney was added to the south pen's roof ridge sometime between 1950 and the 1970s. It does not serve a fireplace or wood stove, nor does it appear in any of the early photos of the buildings. Chinking for the Double Log Cabin has been completed at various times with the original lime mortar installed by members of the Old Settlers' Association in August 1913 and completed during 1914. It appears likely that the most systematic concrete chinking repair work that was completed since then occurred during the mid-1970s and subsequently by Park and Recreation Department employees. The finished pens and dogtrot area were topped by a side-gable roof with a 10:12 pitch. Historic photos show the original side gable roof was clad in rolled asphalt installed in vertical strips. Later roof coverings included asphalt shingles, portions extant, and the current wood shake shingles most likely installed in the mid-1970s. The use of wood shakes appears to be an attempt to install an "old looking roof" and was not based historical documentation.

Access to the interiors of the single-pens is via facing entrance doors that open into the dogtrot section at the north and south ends of opposite pens. These doors have five horizontal panels and may be original elements; their design is more typical of home construction from the early decades of the 20th century than log house building a half-century earlier. Sometime in the late 20th century presumably when pioneer furnishings were placed in the rooms during education programs held there from 1977 to 1987 and later, the dogtrot section was partially enclosed with half walls, screen panels, and a wood plank door on the southwest side. The western pen has two 6/6 double-hung windows on both the north and south sides, while the eastern pen has three adjoining 6-light fixed sash arranged in a horizontal configuration on the north and south sides. The age of the current windows suggests that all or some were replaced during the mid-1970s repairs completed for the building. Their molding profiles and configurations appear to match historic views. All of the window openings remain extant with the sash currently boarded on the exterior for security purposes.

Single-Room Log Cabin:

The second log structure is a one-story single-room log cabin moved to the site five years after the Old Settlers' Association completed the new dogtrot log house. The moved building was one of two log buildings originally built in 1889 on the Johnson County Fairgrounds located on the east side of Iowa City near the present campus of City High School in the 1900 block of Morningside Drive. This was the second location for the cabin that was originally built at the fairgrounds when it was located in southeast Iowa City (Sycamore St. and U.S. Highway 6); in 1896 all of the fair buildings were moved to the new fairgrounds on Morningside Drive. It was from here that the cabin's whole-building move to City Park took place in 1918. Both log structures were built under the sponsorship of the Old Settlers' Association of Johnson County and served as a semi-centennial exhibition to commemorate the organization of the county in 1839 and tell the story of pioneer life five decades earlier to fair visitors. By 1912, both log structures were reported in poor condition. Consideration was initially given by the Old Settlers' Association to moving both buildings to the new site offered by the Iowa City Park Commission in City Park but the option of building a new dogtrot form log house was chosen instead. Construction of the Double Log Cabin was completed in 1913. Five years later in 1918, the condition of one of the 1889 log buildings still left standing at the fairgrounds was deemed sufficiently sound to attempt a move. A local house mover,

Old Settlers' Association of Johnson Co. Cabins

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W.C. Mott, was retained to move the 1889 cabin from the fairgrounds to the current site, which is about 30 feet southwest of the 1913 Double Log Cabin. His \$102 fee included a minimal amount of repair and log replacement according to historic accounts.

The one-story Single-Room Log Cabin is also constructed of oak logs but in this case, they were hewn and squared before assembly with V-notching at the ends. The logs are generally of a larger size (12 to 14-inches) than those donated for the 1913 Double Log Cabin project. The rectangular plan has outside dimensions of 20 feet 4 inches by 16 feet 4 inches with an extended roof slope forming an overhang along the northeast edge of the side-gable roof. The roof has a pitch of 10:12 on the southwest slope and 5.5:12 on the northeast slope. The overhang rests on horizontal log supports that extend past the corner of the end wall; at a later unknown date knee-brace logs were installed as supplemental supports. Historic photos show that the gable peaks were clad in vertical boards before and after the cabin was relocated to City Park. The present day wood shakes were installed at an unknown date in the late 20th century. The gable peaks originally were devoid of openings but later had a row of three fixed sash, each with four lights, installed. These openings were modified overtime to contain louvered wood vents in the center opening in each gable end. Some lights in the surviving sash of the south end remain intact but the balance of the openings in the north end are infilled with wood panels in 2012. The single entrance is centered on the northeast side of the structure beneath the overhang and facing the dogtrot log house. The opening has no door. No other windows or entrances were present in the original or current building. Some of the logs and chinking on the southwest corner of the cabin has have begun to deteriorate and fail. Patching and additional bracing has have been added to this corner. As with the dogtrot log house, it appears likely that most chinking repair work occurred during the mid-1970s or was done subsequently by Park and Recreation Department staff.

Cabin Interiors:

Both of the log cabins have crude interiors with a mix of finishes dating from their original construction through the mid-1970s. Exposed log walls are retained throughout with original white lime mortar chinking evidenced in most areas. The logs have obtained a dark brown patina befitting their 100 to 130 year age. Deteriorated wall sections and roof boards are most evident in the Single-Room Log Cabin causing exposure to multiple rain leaks. The floors are unfinished fir or cedar boards measuring 4 inches in width. The floors most likely date from the 1918 move for the Single-Room Log Cabin and were part of the original construction of the Double Log Cabin. In both cases, the floor boards are laid in a north and south alignment.

The most significant interior feature in the cabins is the rock fireplace in the north pen of the Double Log Cabin. Centered on the northwest gable end wall, the exposed portion of the fireplace includes narrow vertical columns of limestone that end at the metal top piece. The balance of the fireplace chimney is set behind the log wall in the manner adapted for early log structures where fires were a concern. The fireplace has a deep fire box. The original multi-light windows are visible from the interiors of both the north and south pens. Shelving and peg wall hangers were likely added after the mid-1970s for the display of artifacts when the buildings were used for day camps and camping.

The Single-Room Log Cabin also features a non-original fireplace built by volunteers in 1976 at the south gable end of the cabin. It was intended to serve as part of a "Pioneer Life in Iowa" exhibit for the Children's Museum program that operated in the cabins from 1977 to 1987. The chimney does not have an exposed side and there is no external chimney stack currently present. In the only view of the cabin in its original location at the fairgrounds in ca. 1900, no chimney is shown. The fireplace is constructed of fieldstone with a wide hearth, a shallow wood mantle, and a wide but shallow firebox. Its design suggests it was a stylized fireplace used as a teaching aid during the decade 1977-1987. The Single-Room Log Cabin has no other major interior features

Grand Army of the Republic Tree Boulder:

The Grand Army of the Republic Tree Boulder is located west southwest of the two cabins. It consists of a lichen-covered red granite boulder, and its slightly irregular shape measures roughly 2 feet by 4 feet by 2 feet. A bronze plaque is affixed to the west-facing, lichen covered surface. The plaque contains a Civil War medal in relief with a dedication, sponsor name and date.

The boulder was installed in 1929 as part of a tree planting to commemorate completion of the section of the "Grand Army of the Republic Highway" between Chicago and Omaha that year. The route followed U.S. Highway 6 as it passed through Iowa City. The route of the highway at that time is believed to have gone along North Dubuque Street approximately a quarter mile east of Upper City Park and easily accessible to the municipal park via Park Road. In 2013 the commemorative tree is no longer growing but the plaque and boulder remain in their original location.

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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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1913 - ca. 1939

Significant Dates

1913

1918

1929

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Old Settlers' Association of Johnson County

Period of Significance (justification)

The period of significance spans the years from the construction of the Double Log Cabin in 1913 and the moving of the Single-Room Log Cabin in 1918 through the period that the cabins served as a meeting place for the Old Settlers' Association of Johnson County annual meetings and picnics until 1939. In subsequent years, the cabins continued to serve as focal points for local history commemoration, camping programs, and local history education. They were built as a memorial to early settlers in Johnson County and continued their role as a commemorative park feature acknowledging the way of life of Johnson County pioneers from 1913 through ca. 1939 when the Old Settlers' Association informally disbanded and quite holding annual picnics in the park. The Grand Army Tree Boulder was installed in 1929 during the period of significance for the cabins. The cabins and the boulder served their commemorative roles in the modern City Park until present day but these years fall outside of the period of significance associated with the Old Settlers Association.

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Criteria Considerations (explanation, if necessary)

The Old Settlers' Association of Johnson Co. Cabins are nominated under Criteria Considerations B and F. Under Criterion Consideration B, the Single-Room Log Cabin was relocated from its original site in 1918 to the current location. Details of this move are described in elsewhere in Sections 7 and 8. According to historic photos, the Single-Room Log Cabin substantially retains its physical integrity and the space occupied in Upper City Park provides a similar setting to the fairgrounds site it occupied from 1889-1917.

Once moved to Upper City Park, the 1889 Single-Room Log Cabin joined the Double-Log Cabin erected in situ in the park in 1913. Together the two cabins are nominated under Criteria Consideration F as a commemorative property. Once assembled in the Upper City Park site between 1913 and 1918, the cabins became a meeting place for Old Settlers' Association picnics and annual meetings drawing hundreds of members and special guests until the organization disbanded in ca. 1939. During that time and in subsequent years, the log cabins served as a visual reminder and commemorative monument for early pioneer settlers in Johnson County. The cabins prompted tours, speeches and celebrations by members of the Old Settlers' Association and the larger community.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Old Settlers' Association of Johnson Co. Cabins are significant under Criteria A and C at the local level. Under Criterion A, the cabins are examples of an early 20th century commemorative effort by a social organization that sought to celebrate and reflect on their common pioneer heritage. The commemoration involved the construction and relocation of replica log buildings in City Park in Iowa City in 1913 and 1918. Until the end of the Old Settlers' Association of Johnson County in 1939, these cabins were the centerpiece for annual patriotic celebrations and summer picnics for the group. Under Criterion C, the Old Settlers' Association of Johnson Co. Cabins are examples of two distinct log house forms typical of the Midwest – the Double Log Cabin or dogtrot log house, which was erected in situ in 1913 in Upper City Park and the Single-Room Log Cabin originally erected in 1889 and moved to Upper City Park in 1918. Together, the two buildings provide examples of log building forms and sizes that were commonly used in Johnson County and Iowa City prior to Iowa statehood but are rare in 2012. The particulars of log building construction including log hewing techniques, notching styles, chinking work, stone chimney building, an expansion technique for log structures known as a dog trot, and other aspects of log building architecture are evidenced in the two building examples nominated.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Informally organized in 1840 and formally established in 1866, the Old Settlers' Association of Johnson County was likely the oldest such pioneer group in Iowa. The Old Settlers' Association of Johnson County celebrated their pioneer past in 1889 with the construction of a pair of log cabins at the county fairgrounds, 50 years after Johnson County was organized in 1839. When the buildings fell into disrepair by 1912, a replica Double Log Cabin was erected in City Park and five years later the surviving 1889 Single-Room Log Cabin was relocated to the park. Together their construction and relocation continued a local tradition that celebrated pioneer immigration and fraternity within the larger community. The group's continuing efforts preserve log building traditions, were acknowledged by other historical groups in the state as early models for local commemoration activities. These associations demonstrate significance under Criterion A.

Under Criterion C, the cabins are significant as replica examples of the first generation of domestic log structures in Iowa City and Johnson County built during the 1830s and 1840s. Though built as replicas of vernacular architectural forms, the buildings employed the log building skills of the Old Settlers' Association members who completed their construction 50 to 60 years after such pioneer forms were used. The fact that the log buildings continue in place in 2012, nearly a century later, is testimony to their builders' skill. Together, these aspects of historic and architectural significance make the Old Settler's Association Cabin significant at the local level.

Old Settlers' Association of Johnson Co. Cabins
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Developmental history/additional historic context information (if appropriate)

Old Settlers' Association of Johnson County Organizational and Cabin Building History:

The first European-Americans came to the vicinity of Iowa City and Johnson County in the mid-1830s. Johnson County was formally organized within Iowa Territory in 1839, and a group of early settlers of Johnson County first met the following year in 1840. The informal gathering occurred on the grounds of Capitol Square in Iowa City – the future site of the Iowa Territorial Capitol or Old Capitol (NHL) during the laying of the cornerstone for Old Capitol. Regular old settler gatherings occurred in subsequent years in various locations. The get-togethers were of both a social and patriotic nature for early settlers who shared a common immigrant experience and pioneer life style as well as shared social relationships and personal friendships. At the end of the Civil War in February 22, 1866 the organization was officially formed as the "Old Settlers' Association of Johnson County" and incorporated. At that time, membership was limited to those who had lived in Johnson County prior to May 1, 1843. In succeeding years, membership was extended to anyone who had lived in the county for at least 20 years.

By 1886, the Old Settlers numbered more than 1,000 attendees at their 20th anniversary, which also marked the 50th anniversary for pioneer settlement in Johnson County. Speaker C.W. Irish was able to identify individuals that day in the crowd who had surveyed the first land in the county, erected the first log buildings, made the first brick and served as the county's first officials. Irish's patriotic statements and historic observations were recorded in newspaper accounts of the day. ("Pioneers Themselves Attended Semi-Centennials of 1886, '89," *Iowa City Press-Citizen*, July 1, 1939)

Three years later in 1889 as part of the anniversary of Johnson County's formation 50 years earlier, the Old Settlers' Association led efforts for the Semi-Centennial celebration's parades, speeches and exhibitions. On September 28, 1889 in advance of the Agricultural Society's county fair the following month, more than 300 Old Settlers attended a picnic and cabin raising at the fairgrounds. The cabin plans had been approved the previous year. The Old Settlers erected two log buildings – one was a replica of pioneer trader John Gilbert's double log cabin. The second was a single room log cabin intended to demonstrate the small scale of a typical cabin built for family occupancy. The second cabin was described at the time as "the log cabin of advanced civilization" (*Old Settlers' Association Proceedings*, 1899, p. 75) because of its hewn rather than natural logs. Their construction involved members of the Old Settlers, and together the log buildings became an exhibition of pioneer life for all who attended the county fair during the Semi-Centennial year and in succeeding years. According to Old Settlers' published accounts, construction of both log buildings was completed in 1889 but chinking and plastering were not finished until the following year at the Old Settlers' reunion.

Over the next several decades, Old Settlers' annual reunions continued to pay tribute to the lives of early settlers at the cabin site at the fairgrounds. Original poetry, songs, and patriotic speeches were delivered by prominent members of the community and elected officials. At each picnic "fraternal feelings" were shared by the old settlers on hand. Each reunion recorded the earliest settlers present and their contributions to the pioneer community. (*Old Settlers' Association Proceedings*, 1899, August 18, 1892, p. 99) On August 24, 1893 a special oration discussed the role played by pioneer women in Johnson County and included a list of women by township and the years they settled in the county. The following year an account of Johnson County's early legal system and its judges was provided. All of these celebrations were given on the grounds surrounding the cabins built by the Old Settlers' Association.

In 1895, the Old Settlers' annual necrological report noted that 46 members had passed away. By 1901, more than 100 members had died in the previous year. Despite the shrinking numbers of the county's earliest settlers, the Old Settlers group continued to attract new members and to hold reunions at the fairgrounds site of the cabins until 1912. At that time, plans for the sale of the fairgrounds were discussed by the group and consideration was given to the idea of moving one or both of the log buildings. The Iowa City Park Commission made it known to the Old Settlers' Association that land in City Park would be available for the relocation of the log cabins and the future site of Old Settlers' meetings. At their annual meeting in 1912, the members voted to move the cabins to City Park by an affirmative margin of 108 to 18. However, as the time for relocation drew near, the Association's proceedings show that opposition developed from the "old settlers who had taken part in the erection of the log cabins." (*Old Settlers Association of Johnson County, Reunion Proceedings*, 1911-1921, p. 4). In a follow-up meeting, the Old Settlers' Secretary stated that "investigation showed that the log cabins at the fairgrounds were decayed to such an extent as to necessitate the substitution of many new logs in case of removal" (*Old Settlers Association of Johnson County, Reunion Proceedings*, 1911-1921, p. 5). The group changed their earlier decision, declaring it was impractical to move the old cabins, and "more satisfactory" to build new cabins.

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On May 31, 1913, the Old Settlers began construction of the first log building in Upper City Park. The first structure was to include two one-story cabins "20 x16 feet with a 10 foot space between and all under one roof." (*Old Settlers Association of Johnson County, Reunion Proceedings*, 1911-1921, p. 5). This building is referred to in this nomination as the Double Log Cabin or Dogtrot Log House. The first log building was to be constructed "to be as nearly as practicable a replica of the old trading house formerly standing at Napoleon, the old county seat" (*Old Settlers Association of Johnson County, Reunion Proceedings*, 1911-1921, p. 5). A June 1913 article in the *Iowa City Daily Press* claimed that the cabin was a "monument" to the pioneers, and that even the "anti-removals" were now pleased with the change from the fairgrounds to the new site. Many Old Settlers donated logs to the cause, and were given the option to have bronze letters placed on the interior side of the log, to show in whose memory it was laid (*Iowa City Daily Press*, June 2, 1913). They were hauled to the site in January 1913 by Christian Galaucher. According to local historian Irving Weber, the construction of the cabin began with a "notching contest" between two noted axe men, Peter Rohret and Emory Westcott (Weber, "Log Cabins – How's Your history IQ?," *Iowa City Press-Citizen*, February 23, 1976), though there is no formal documentation of this in the Old Settlers' Association proceedings. The involvement of early Johnson County residents in the log buildings through participation in the cabin raising and donation of materials marked the commemorative quality of the buildings.

Construction was completed on the Double Log Cabin on August 30, 1913 with the dedication completed the following year during the Old Settlers' Association annual reunion. At that time Elizabeth Irish gave the dedication speech. She began by noting that "Another year...has come and gone since we...met on the banks of this beautiful Iowa [River], to dedicate these cabins...in this lovely natural park beneath the shade of its beautiful trees and beside the stream..." She was clear about the purpose of the replica double-cabin's construction being "...to commemorate their [early settlers of Johnson County] virtues, their high ideals, and their pioneer struggles, we have, their descendents builded (sic) these cabins which we today hold ornamenting the landscape before us, and forming a link in the chain of our development which has gone steadily forward..." ("Brave Empire Builders Now in Great Park," *Iowa City Daily Press*, September 4, 1914). More than 135 Old Settlers had passed since the previous reunion giving rise to a proposal by Irish that a commemorative tablet be prepared identifying the early settlers and placed in the park. This was never done.

Five years after the new Double Log Cabin was completed in 1918, the 1889 Single-Room Log Cabin still remained standing on the old fairgrounds site. After the building was given further inspection, the Old Settlers' Association decided that the single-room cabin was in sufficiently sound condition to be moved to Upper City Park where it was placed next to the 1913 Double Log Cabin. As noted previously, Iowa City house mover, W.C. Mott, handled the moving of the Single Room Cabin as a single, intact unit while also completing minor log repairs. The following year in August 1919, the cabin site played host again to the Old Settlers' reunion picnic. This time special invited guests were wounded veterans of World War I from the State University of Iowa Hospital. The *Iowa City Daily Citizen* reported on August 18, 1919 that there were "plans to royally entertain Uncle Sam's returned heroes" with a splendid patriotic program and "good eats."

From the 1930s to the 1960s, the log cabins were given pioneer furnishings and used for class field trips. Students from Henry Sabin School were typical of the hundreds of elementary students who visited the cabins to hear accounts of pioneer life and Iowa City founders ("Third Graders of Henry Sabin School Visit Park Cabins," *Iowa City Press-Citizen*, Iowa City, Iowa, November 2, 1938) during the 1930s. The Old Settlers continued to hold their reunions at the City Park cabins through 1939 according to newspaper reports and oral accounts. By the 1940s Girl Scout camps and cookouts were being held at the cabin site ("Scout Council Holds Cookout Monday at City Park Cabins" and "Scouts Will Give Program Tonight," *Iowa City Press-Citizen*, Iowa City, Iowa, April 20 and June 13, 1946). Articles in the *Press Citizen* in the 1940s referred to them as the "scout cabins" and historian Irving Weber says that the Girl Scouts used the cabins from the early 40s through the mid-60s (Weber, "Log Cabins – How's Your History IQ?," *Iowa City Press Citizen*, February 23, 1976).

In the mid-1970s as planning for the Bicentennial began in earnest, the Iowa City Park and Recreation Commission undertook plans to stabilize and restore the cabins. The buildings had been vacant and unused for about a decade at the time and were suffering from benign neglect. At the same time, the newly formed Friends of the Children's Museum non-profit approached the Park and Recreation Commission about locating a children's museum in City Park. A plan was eventually negotiated that had the Park and Recreation Commission complete minimal repairs to the cabins and lease them to the Friends of the Children's Museum in 1977 for a period of ten years ("Restored Log Cabin is Door to 1839s Iowa Wilderness," *Des Moines Register*, June 3, 1977). Friends used the log cabins for a summer-long project called "Pioneer Life in Iowa." The program opened on May 1, 1977 (Iowa City Park and Recreation Commission Minutes, May 12, 1976). Children could see how pioneer families survived with limited resources and be able to "spin the spinning wheel, mash make-believe potatoes with a pair of hand-carved wooden potato mashers, dress up in pioneer clothing, sit on stools constructed of logs split in half and see what it is like to lie on a bed with a mattress stuffed with straw." ("Friends of the

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Children's Museum, Special Project: Pioneer Life in Iowa," ca. 1975-1977). Visitorship grew from 2,500 the first year to 7,500 the second year. The program continued through the Children's Museum until ca. 1984. The Iowa City Parks and Recreation Department, according to their internal records, ran their own summer folk arts and nature programming at the cabins from 1985 -1987. The cabins were not opened for the summer season of 1988, due to budget constraints, but were reopened in 1989, at which point their contents were inventoried and purchased by a local antique dealer (Parks and Recreation Department records). Later, the cabins hosted Girl Scout and recreation special events, and the Johnson County Historical Society's Time Machine Summer Camps (Parks and Recreation Department records) during the 1990s.

In June of 2000, the *Cedar Rapids Gazette* reported that the City was making plans to renovate the cabins the following year. Various reuse options were under consideration for use of the cabins in conjunction with Park and Recreation Department programming. However, these renovations never took place and elements of the two cabins remain in moderate to poor condition in 2012. Nomination of the buildings to the National Register of Historic Places is considered the first step in a preservation process for the Old Settlers' Association of Johnson County Log Cabins. Work towards that end is being coordinated by the Iowa City Park and Recreation Department.

Commemorative Property Movement Nationally and in Iowa

The national movement to commemorate and preserve historic structures began in the 1850s with the efforts of the women of the Mount Vernon Ladies Association to buy, restore, maintain and interpret Mount Vernon, the Virginia home of George and Martha Washington located along the Potomac River. A national campaign to save the threatened mansion and outbuildings was undertaken in 1858 and included the involvement of women from all 30 states to raise money and direct efforts to preserve the building. The organization was successful in raising more than \$200,000 to acquire the property through a national campaign, and the Ladies in took possession of the 200-acre property on February 22, 1860 on the eve of the Civil War. Just six years later in January 1866, the Old Settlers' Association of Johnson County was formally organized. The organization considered it their patriotic mission to preserve an historic record of the pioneers who made Johnson County their home and educate successive generations about their early hardships and way of life.

In succeeding decades, commemorative activities of organizations in Iowa including those of the Old Settlers' Association of Johnson County paralleled projects undertaken at the national level. After President Abraham Lincoln was assassinated in 1865 there was an outpouring of grief and eventually interest in Lincoln's log cabin birthplace. By 1894 just five years after the Old Settlers of Johnson County had completed construction of their Semi-Centennial Cabins at the Johnson County Fairgrounds, an effort was underway to establish a memorial to President Lincoln. By 1905 his birthplace log cabin was acquired at public auction and several years later the Lincoln Farm Association was formed to preserve it. A memorial building was erected to house the disassembled building and in 1911 the memorial was opened to the public on a portion of the Lincoln family farm outside of Hodgenville, Kentucky. In 1916 the farm property and memorial building became a National Historic Site operated by the National Park Service.

Other commemorative log buildings either built or moved on the national level included six historic log structures in an "Old Plantation" display in 1901 at the Buffalo Exposition. Three years later in 1904 at the Louisiana Purchase Exposition in St. Louis four historic log buildings were brought to the expositions grounds including President Grant's birthplace, an 1803 log cabin removed from Patrick Henry's farm, and a log house lived in by President Lincoln as a child.

The commemorative movement that began with interest in the Lincoln log cabin and building associated with other nationally significant historic figures was taking root elsewhere in the country as well before and after 1900. In a number of locations, the efforts were frequently linked to anniversary dates and celebrated events. In the Midwest, that meant that by the 1880s and 1890s as communities began to celebrate semi-centennials, replica or relocated log cabins were identified for featured exhibits and commemorative tributes. This time period also coincided with efforts through the Grand Army of the Republic to commemorate 25 and 30-year anniversaries for the end of the Civil War. In Davenport, Iowa where five campgrounds were established during the war and where post-war interest was high, the Civil War Soldiers' Monument (NRHP-listed) was among the first commemorative monuments to be erected in the state in 1880. Planting of the a tree by the local chapter of the Veterans of the Grand Army of the Republic, Samuel J. Kirkwood Post No. 8 and installation of a memorial plaque on a large rock near the log cabins in 1929 was in keeping with the commemorative tradition of the Old Settlers' Association of Johnson County log structures in City Park.

The cabins built by the Old Settlers' Association of Johnson County at the Johnson County Fairgrounds were among the first log structures used to commemorate the first wave of pioneer settlement in the state 50 years after Johnson County was formally organized. Their construction in 1889 came 23 years after the organization itself formed with a stated

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mission in the preamble to the organization's constitutions as follows – "Whereas: The old settlers are rapidly passing away, we feel it to be our duty to gather and preserve the memories of a settlement that has resulted in a growth and development so great, and feeling that the recollections of the past and the hope of the future link us together as a brotherhood, we do now ordain and establish this Constitution." (*Old Settlers Proceedings*, 1899, February 22, 1866)

Other commemorative activities in Iowa during the late 19th and early 20th centuries included organization of dozens of old settlers and old soldiers associations. They celebrated with reunions, picnics, orations and parades, always reminding current and younger generation of their past. Examples included the Old Settlers' Association of Linn County first organized in 1891 celebrating annually in communities around the county for at least a decade. The Old Soldiers' and Old Settlers' picnic in Pella in 1903 merged the gathering of the two groups. Similar gatherings included the Old Settlers and American Legion Men of Lenox in 1922, the Old Settlers and Old Soldiers meeting in Glenwood in 1901, and the Black Hawk County Veterans and Old Settlers in 1910 in Waterloo. The most common gathering remained that of old settlers, however, including the Burlington Old Settlers in 1896, the Carroll County Old Settlers in 1901, the Old Settlers picnic in Chester in 1916, the Titonka Old Settlers picnic in 1926, and the Roland Old Settlers gathering in 1938.

A handful of other old settlers groups in Iowa like the Johnson County group sought to establish a physical representation or visual link with the past to remind their contemporaries of the hardships and self-sacrifice of earlier generations. One example was the Old Settlers' Association Park and Rhodham Bonnifield House (NRHP listed) established by the Jefferson County Old Settlers' Association on an 11½ acre park in 1907 in Fairfield. The NRHP nomination for the property notes that the goal was to provide a "preserve for natural grasses, plants, and fauna." The park also served as the setting for the relocated Bonnifield House, a log building constructed in 1838 in Section 4 of Round Prairie Township. The property was approved for listing on the NRHP based on Criterion A.

Another NRHP-listed log cabin in Iowa was constructed as a private undertaking as part of the building of a wayside park near Gladbrook in Tama County. The Conant's Cabin and Park (NRHP listed) are located along Iowa Highway 96 and were established in 1920. The cabin and outbuildings as well as the park itself were listed on the NRHP in 2000 for their importance under Criteria A and C in the history of parks and the erection of log structures in parks, in this case a wayside park.

Other log structures in Iowa that were handled as commemorative properties after the turn of the 20th century included reconstructions or replicas such as the Livermore Log Cabin in Fort Madison and the Morris Memorial Log Cabin at Birmingham. Still others were moved from their original sites to locations where they could more easily be protected or serve a public education purpose. These included the Alexander Young Log House (NRHP-listed, 1973; moved in 1912 to Washington from rural Washington County) and the Ronze-Morgan Log House (moved in 1929 to Oskaloosa from rural Marion County and later to the Nelson Pioneer Farm. At least one other log cabin considered a noncontributing resource is part of a listed NRHP resource – the Walker Park and Memorial Building in River Junction Iowa. The replica cabin built in 1915 burned in 1959 and was rebuilt as the present noncontributing cabin in the park. By mid-20th century log building relocations also included one in Selma, Van Buren County and one in Corydon, Wayne County.

Research completed by Iowa historians Jim Jacobsen and Will Page in the 1980s indicates that on-site preservation of log buildings is rarer in Iowa than the reconstructions and relocations of buildings noted above. Examples include the Mars Hill Church (built in ca.1857 in rural Wapello County), which was listed in the NRHP in 1974. It was severely damaged by arson fire in 2006 but two years later the building was restored. Other log structures suffered major deterioration such as the Michael Hildebrand House in Jefferson County or were completely engulfed by later construction such as the Elmer Sheppard House in Van Buren County thus having lost their integrity as a log structure (Old Settlers' Association Park and Rhodham Bonnifield House NRHP nomination, July 14, 1986).

World War II marked the discontinuation of many old settler gatherings, picnics, reunions and picnics around the state as the nation refocused its attention on war news and important international events. The activity of the Old Settlers' Association of Johnson County was such an example. The last reunion formally held by the Old Settlers' Association of Johnson County was its 73rd annual picnic held on September 15, 1939 at the cabin site in City Park. The following year members of the group joined the 100th anniversary celebration of the laying of the cornerstone for Old Capitol. After World War II, in Iowa City and other Iowa communities, historic celebrations were more often associated with centennials of a county's or town's founding such as that held in Iowa City during the summer of 1939. Iowa's settlement pattern saw dozens of towns reach this anniversary annually in the 1940s and 1950s.

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The next major wave of commemorative celebrations related to log structures in the United States and in Iowa occurred during the Bicentennial Era. Plans for log cabin reconstruction and restoration occurred throughout the state with efforts to restore and reuse the Old Settlers' cabins in City Park included in local plans. Local historian Irving Weber recounted the cabins' history in a lengthy newspaper article in February 1976 along with the story of the Old Settlers' Association itself. Later that year, the cabins were "restored" to make way for a new children's museum activity program headquartered in them. They remained in use for more than a decade as a result of this reawakening of local history sponsored by the Children's Museum and the Johnson County Historical Society. The integration of local history into museum programming was typical of history programming around the country during the 1970s and 1980s.

A total of approximately 200 log building resources are listed in the Iowa Inventory of historic resources in 2012. They include log cabins, churches, barns and outbuildings, park shelters and schools. One of a kind structure included a log jail in Laurel, Marshall County and another was a log ticket booth at the Iowa State Fair and Exposition Grounds in Des Moines. Log structures date from the 1830s through the 1970s with a large number constructed during the 1930s as a part of local and state park development. Many have been removed from their original locations and the level of integrity varies considerably. Of the 200 documented log buildings and structures, a total of 18 resources are listed on the NRHP individually or as resources within a historic district (see Figure 13: Log Building National Register Listings in Iowa – August 2012, page 28).

Grand Army Tree Boulder

The third contributing resource within this nomination, the *Grand Army Tree Boulder*, has commemorative significance unrelated to the log cabins. Its installation, however, was a part of the same commemorative movement that swept the country prior to World War II. In 1929, members of the local Grand Army of the Republic Governor Samuel J. Kirkwood Post No. 8 of Iowa City sponsored the planting of a memorial tree in Upper City Park. Some sources credit the Women's Relief Corps as being responsible for installation of the monument itself but this has not been confirmed. The tree planting location appears to have been chosen for two reasons. First, the cabin site was already well identified with commemorative historic activities sponsored by the Old Settlers' Association of Johnson County. Second, the location was close to the route of the national Grand Army of the Republic Highway that had the section of the highway completed between Chicago and Omaha in 1929.

To identify the tree and commemorate its planting, a bronze plaque was attached to a granite boulder and placed near the tree. Its dedication stated the following:

**GRAND ARMY TREE
DEDICATED IN MEMORY,
AND IN HONOR, OF THE
GRAND ARMY OF THE
REPUBLIC, AND ALL
CIVIL WAR VETERANS.
BY
SAMUEL J. KIRKWOOD POST NO. 8
1929**

The *Grand Army Tree Boulder* was one of several commemorative monuments installed in Iowa City beginning in the 1890s. Though not technically erected as a Civil War monument, the massive *Governor Kirkwood Tombstone* installed after the death of Iowa's Civil War governor, Samuel J. Kirkwood (1813-1894), acknowledges the Governor's association with the war. It is located in Oakdale Cemetery and was installed after his death in 1894. The cemetery is located in northeast Iowa City and the burial site and tombstone have a prominent location near the Brown Street entrance. The gray granite monument features a large polished sphere as well as a copy of the seal of the State of Iowa and a relief image of Governor Kirkwood.

Two years after Governor Kirkwood's death, another monument was erected in Oakdale Cemetery connected to the war. The *Living Tree Monument*, a limestone sculpture that replicated a tree form was installed in 1896 in the GAR Section of the cemetery. The monument is to the right of the entrance and its inscription suggests a connection with a Memorial Day installation on May 30, 1896. Grand Army of the Republic Governor Samuel J. Kirkwood Corps No.78 of Iowa City sponsored the monument's installation.

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There are two similar undated Civil War related monuments flanking the steps of the Johnson County Courthouse (NRHP-listed) on South Clinton Street. Both monuments, the *Memorial Day Order Monument* and the *Gettysburg Address Monument*, contain over-sized bronze plaques mounted on large multi-stone bases; it is not known if these bases are original or subsequent rebuilt structures. The one to the left of the steps has General John Logan's Memorial Day Order of 1868 and the one on the right has a relief bust of President Abraham Lincoln with the full text of his Gettysburg Address. The courthouse, the second on this site, is located just south of the business district at the corner of Clinton and Court streets. It is not known if the monuments pre or post-date the current building erected between 1899 and 1901.

The *Camp Pope Boulder and Plaque* were installed on the campus of Longfellow School (NRHP-listed) at 1130 Seymour Avenue in the central part of Iowa City. The school site was the former location of Camp Pope, a Civil War training camp that operated from 1861 to 1865. Like the Grand Army Tree Boulder at the cabin site, this monument includes a granite boulder with a bronze plaque briefly describing the historic events of the site. It was sponsored by Samuel J. Kirkwood Camp No. 155 and their Auxiliary No. 9 Sons of Union Veterans of the Civil War. It was installed in 1926.

The last "monument" in Iowa City associated with the Civil War, technically has highway bridge rather than a monument associated with it. As noted previously, the coast-to-coast route of U.S. Highway 6 was named the Grand Army of the Republic Highway during the 1920s. Since then, the Sons of Union Veterans of the Civil War as the successor organization to the GAR in Iowa has named 11 bridges on the highway after Iowa Civil War generals. The *Corse Bridge* that crosses the Iowa River on the south edge of Iowa City has been named after General John Corse, a Burlington, Iowa native. A street sign identifies the bridge name but there is no memorial on or near the bridge. (research for Civil War monuments compiled using the *Iowa Civil War Monuments* website of the Sons of Union Veterans of the Civil War available at: <http://www.iowacivilwarmonuments.com/index.html>)

Integrity:

The Old Settlers' Association of Johnson County Cabins retain sufficient integrity from the period of significance identified, 1913 - ca. 1939, to qualify for National Register listing. A summary of the seven aspects or qualities of integrity appears below:

- **Location:** The location for the Double Log Cabin and the Single-Room Log Cabin in City Park included in this nomination remains the same as the dates of significance when the two buildings were built and moved in 1913 and 1918 respectively. The cabin site continues to be within Upper City Park with scattered, mature deciduous trees and lawn surrounding the buildings. Views to and from the buildings are similar to those of the period of significance (1913 – ca. 1939). Details of the site are further discussed in Section 7 and under "Setting" below.
- **Design:** Both the Double Log Cabin and the Single-Room Log Cabin retain elements of design from their period of significance. Their designs were conceived and executed by members of the Old Settlers' Association who were experienced with log building construction based on their early immigration to Johnson County. The dogtrot design for the Double Log Cabin was discussed in 1912 meetings of the Old Settlers' Association and was carried out in 1913 as discussed. The only change to this design came in the 1940s to 1970s when a frame half wall, screening above, and a wood plank passage door were added to the northeast and south west sides of the dogtrot section so that the cabin could be used for camping. Screen panels for windows were used during this time period as well but are no longer present.
- **Setting:** The setting for the Double Log Cabin and the Single-Room Log Cabin remains substantially the same as 1913 and 1918. In the case of the Double Log Cabin, historic photographs confirm that the area surrounding the cabins held mature deciduous trees with bushes and other smaller native trees along of hillside overlooking the river valley. For the Single-Room Log Cabin, both its 1889 original site at the fairgrounds (historic photograph) and post-move 1918 setting in Upper City Park (historic photograph of Double Log Cabin) were similar to the park setting in 2012. In both instances, the grass covered site is surrounded by deciduous trees. The third resource is the Grand Army Tree boulder, and it remains positioned in the same location southwest of the cabins themselves. It appears that the tree planted in 1929, however, has been removed most likely through natural causes.
- **Materials:** The principal materials originally used for construction of both buildings – hewn oak logs varying in length from 16 to 21 feet – continue in use in 2012 with a few exceptions. Members of the Old Settlers' Association of Johnson County in 1913 and 1889 contributed the individual logs when the cabins were erected. Records describe several unspecified logs in the 1889 Single-Room Log Cabin in deteriorated condition and

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having been replaced at the time of the 1918 move. Members of the Association also participated in construction of both cabins including completion of notching, building, roofing, window installation, door hanging, flooring, and chinking of the logs. Although both buildings have subsequently been repaired and modified, evidence of the original craftsmanship of the Old Settler craftsmen remains visible. Alteration of the original materials has taken place through the years including undated roof replacements (asphalt shingles and wood shake shingles, ca. mid-1970s), Portland cement chinking, screening for the dogtrot section's formerly open walls, installation of a concrete floor for the dogtrot section, and the addition of a poured concrete foundation for a section of one of the Double Log Cabin's pens.

- Feeling: The Old Settlers' Association of Johnson County Cabins retain their sense of place largely due to the presence of the Iowa River and the tree-covered site that has been occupied by the cabins since their location in Upper City Park in 1913 and 1918. The cabins have been visited by thousands of park users through the years while picnicking, listening to patriotic speeches, attending school tours, participating in summer camping, and re-enacting 19th century life-style experiences. The preservation of open spaces surrounding the cabins has continued to provide the sense of place and respect originally considered by the managers of City Park and sought by the Old Settlers' Association of Johnson County before they were placed here.

Preservation Plan

The Old Settlers' Association of Johnson County Cabins have been identified by the City of Iowa City as valuable historic resources in their community and worthy of historic preservation for future generations. Beginning in the 1970s, their retention has been supported for educational purposes and short-term repairs were made. The advice of experts in the field of log buildings has been sought and the City obtained preliminary assistance in the form of a TAN grant from the State Historic Historical Department of Iowa. One of the recommendations received was to secure National Register listing for the buildings so that State grants might be able to be sought for their restoration. In 2010 the City of Iowa City's historic preservation planner, Christina Kuecker, completed preliminary documentary for the building. In 2012 the Iowa City Park and Recreation Department authorized preparation of a National Register nomination for the property as a first step toward preserving the buildings and heightening awareness in their history.

Summary

In summary, the Old Settlers' Association of Johnson County Cabins, one constructed in 1913 and one built in 1889 and moved in 1918 to City Park serve to commemorate the lives of the first European-American settlers in Johnson County. As spoken by Elizabeth Irish in her address to the Old Settlers in 1914, the cabins commemorate our early settlers' "brave and noble deeds...their virtues, their high ideals, and their pioneer struggles," and form "a link in the chain of our development" ("Brave Empire Builders," *Iowa City Daily Press*, September 4, 1914). These cabins are also a visible link to the Johnson County Old Settlers organization, which played an important role in preserving and relating the community's history for nearly 100 years. During these years, many other groups used the cabins to rediscover the Iowa City and Johnson County's pioneer heritage and to retain a tangible link to their collective past. For a list of other log cabins listed on the NRHP in Iowa, see Figure 13, page 28.

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- "Old Settlers Thursday, the Annual Reunion Here," *Iowa City Press Citizen*, Iowa City, Iowa, August 16, 1909.
- "Pioneers Themselves Attended Semi-Centennials of 1886 '89," *Iowa City Press-Citizen*, Iowa City, Iowa, July 1, 1939.
- Reports of the Annual Reunions of the Old Settlers' Association of Johnson County, Iowa (Annual Proceedings through 1917 amended)*. Iowa City, Iowa: Old Settlers' Association of Johnson County, Iowa, 1899. [note: also titled *Proceedings of the Old Settlers' Association of Johnson County, Iowa, 1866-1899, 1900-1917*; Harvard Library copy has publication date changed to 1897 from 1899]; available online at Google Books available at: http://books.google.com/books?id=F6EUAAAAYAAJ&printse=frontcover&d=old+settlers+iowa&source=bl&ots=xcCIVxuOfJ&sig=kdrhKs344qpgQIJPpG1SholxWDs&hl=en&sa=X&ei=cy_8T9isJYj arAGRoL2LCQ&ved=0CD0Q6AEwAQ#v=onepage&q=1889&f=false; accessed 7/10/2012.
- "Restored Log Cabin is Door to 1839s Iowa Wilderness," *Des Moines Register*, June 3, 1977.

Old Settlers' Association of Johnson Co. Cabins
Name of Property

Johnson Co., Iowa
County and State

"Scout Council Holds Cookout Monday at City Park Cabins," *Iowa City Press-Citizen*, Iowa City, Iowa, April 20, 1946.

"Scouts Will Give Program Tonight," *Iowa City Press-Citizen*, Iowa City, Iowa, June 13, 1946.

"Third Graders of Henry Sabin School Visit Park Cabins," *Iowa City Press-Citizen*, Iowa City, Iowa, November 2, 1938.

Weber, Irving B. "Item 14. Fairgrounds," *Iowa City Press Citizen*, February 28, 1967, p. 8C.

Weber, Irving B. "Log Cabins – How's Your History IQ?," *Iowa City Press Citizen*, February 23, 1976.

"Friends of the Children's Museum, Special Project: Pioneer Life in Iowa," Friends of the Children's Museum, ca. 1975-1977.

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: State Historical Society of Iowa Library, Iowa City, IA

Historic Resources Survey Number (if assigned): Not applicable

10. Geographical Data

Acreage of Property 0.6 acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>621800</u>	<u>4614320</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Commencing at the Northeast corner of the log cabin known as the 'Double Log Cabin', in the park known as 'City Park', in the City of Iowa City, County of Johnson, State of Iowa; thence Easterly 50 feet to the Point of Beginning; thence Northerly 4 feet; thence North 35 degrees West, 80 feet; thence Westerly 128 feet; thence Southerly 157.5 feet; thence Easterly 173.9 feet; thence Northerly 87.9 feet to the Point of Beginning. See Figures 1 and 2: Nominated Site Boundary, pp. 20-21.

Old Settlers' Association of Johnson Co. Cabins
Name of Property

Johnson Co., Iowa
County and State

Boundary Justification (Explain why the boundaries were selected.)

The irregular boundary includes a gently sloping to flat parcel of ground in Upper City Park occupied by the two log cabins comprising the site in 1918 after one was built in situ and the other was moved to the property. The site includes a wide buffer of green space surrounding the cabins that is occupied by mature white oak and American linden trees, some of which occupied the site in 1918. The northeast boundary extends along the tree covered ridge that overlooks Lower City Park and the Iowa River. This ridge edge was part of the view shed present when the cabins were originally sited in 1913 and 1918. The northwestern boundary extends to the edge of a dense tree covered area and drops off sharply towards Lower City Park. A section of the service road for Upper City Park marks the southwest boundary while a line midway between the cabins and a modern park shelter forms the south southeasterly boundary. Alterations to the balance of City Park from its establishment until present day preclude considering the entire park for listing on the National Register in 2012.

11. Form Prepared By

name/title Marlys A. Svendsen, Svendsen Tyler, Inc.
organization for City of Iowa City, Park and Recreation Department date 7/31/2012
street & number N3834 Deep Lake Road telephone 715/469-3300
city or town Sarona state WI zip code 54870
e-mail svendsent Tyler@centurytel.net

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Old Settlers' Association Cabins

City or Vicinity: Iowa City

County: Johnson State: Iowa

Photographer: Marlys A. Svendsen, Svendsen Tyler, Inc. for City of Iowa City, Park and Recreation Department

Date Photographed: May 2012

Description of Photograph(s) and number: See Photographs 1 through 20 & Photograph Map Key, pages 29-30.

Old Settlers' Association of Johnson Co. Cabins
Name of Property

Johnson Co., Iowa
County and State

Property Owner: _____ Complete this item at the request of the SHPO or FPO.)

name City of Iowa City, Parks and Recreation Department, attn: Joyce Carroll, Program Supervisor
street & number 220 South Gilbert Street telephone 319-356-5100
city or town Iowa City state IA zip code 52240

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

United States Department of the Interior
National Park Service

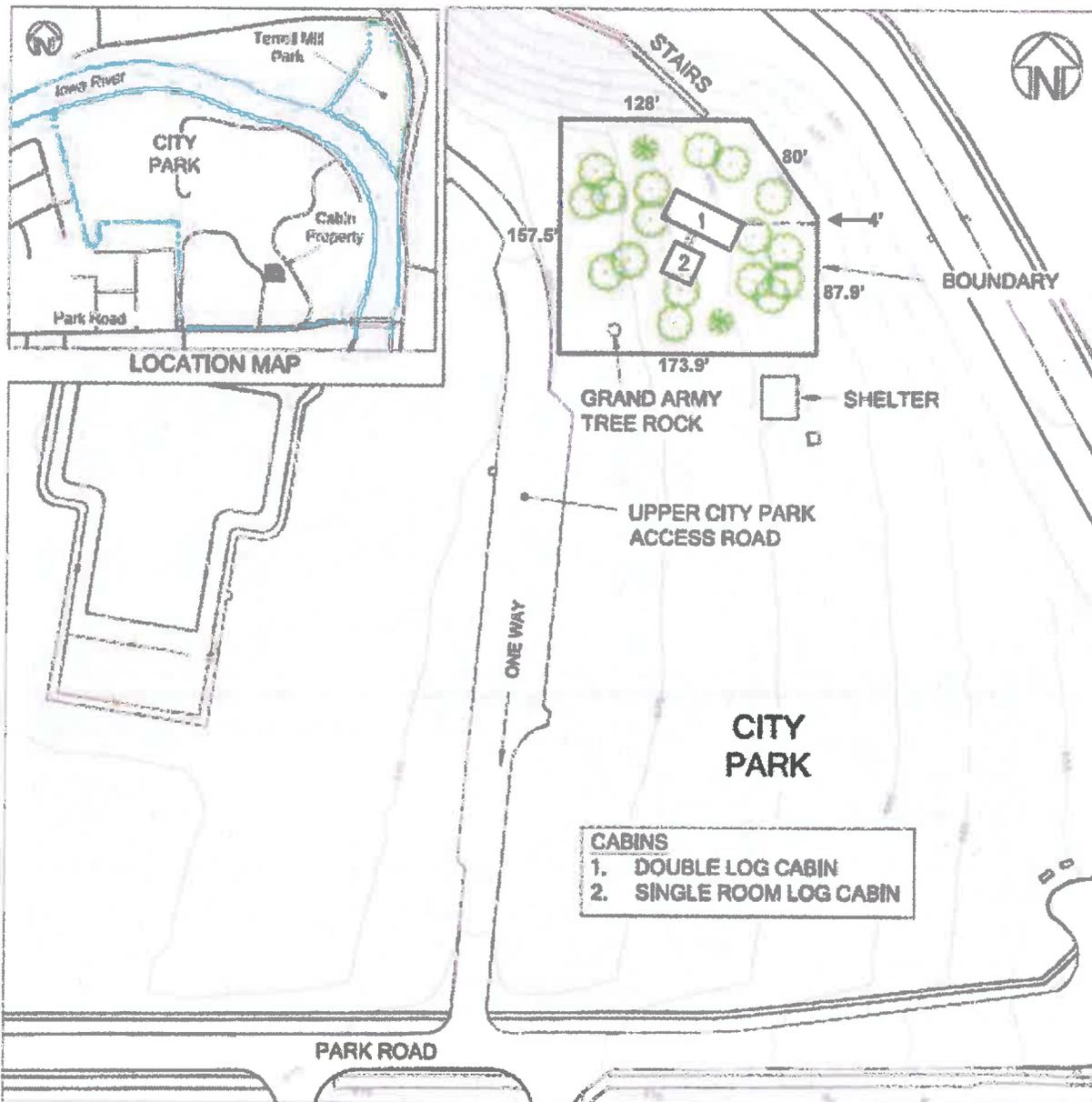
National Register of Historic Places Continuation Sheet

Old Settlers' Association of Johnson Co. Cabins
Name of Property Johnson County, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Information

Page 19

Figure 1: Map of the Old Settlers' Association of Johnson Co. Cabins – Nominated Site Boundary and measurements (map provided by the City of Iowa City Engineering Department, July 2012)



United States Department of the Interior
National Park Service

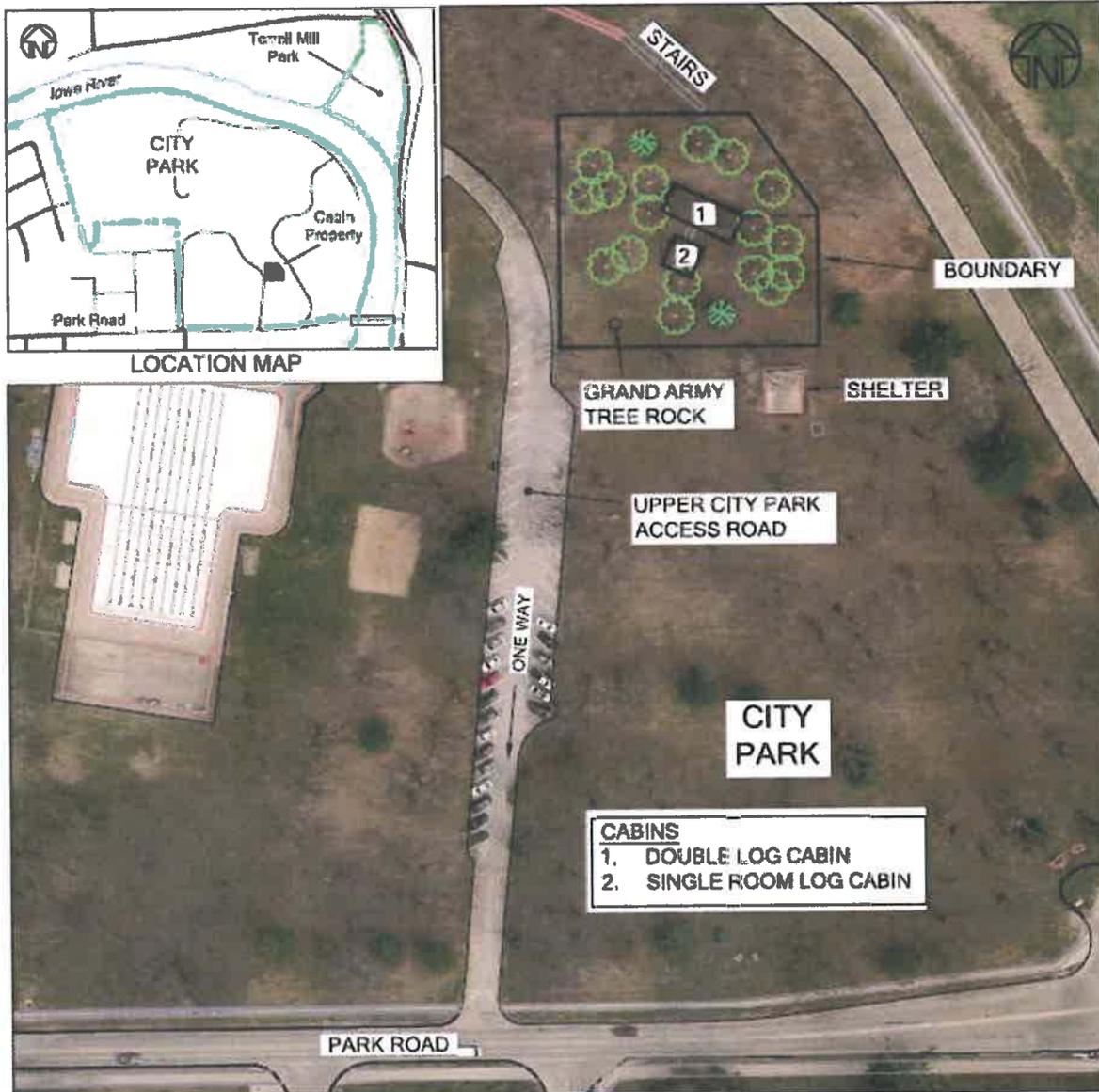
National Register of Historic Places Continuation Sheet

Old Settlers' Association of Johnson Co. Cabins
Name of Property Johnson County, Iowa
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Figure 2: Old Settlers' Association of Johnson Co. Cabins – Aerial Photograph of Nominated Site Boundary (map provided by the City of Iowa City Engineering Department, July 2012)



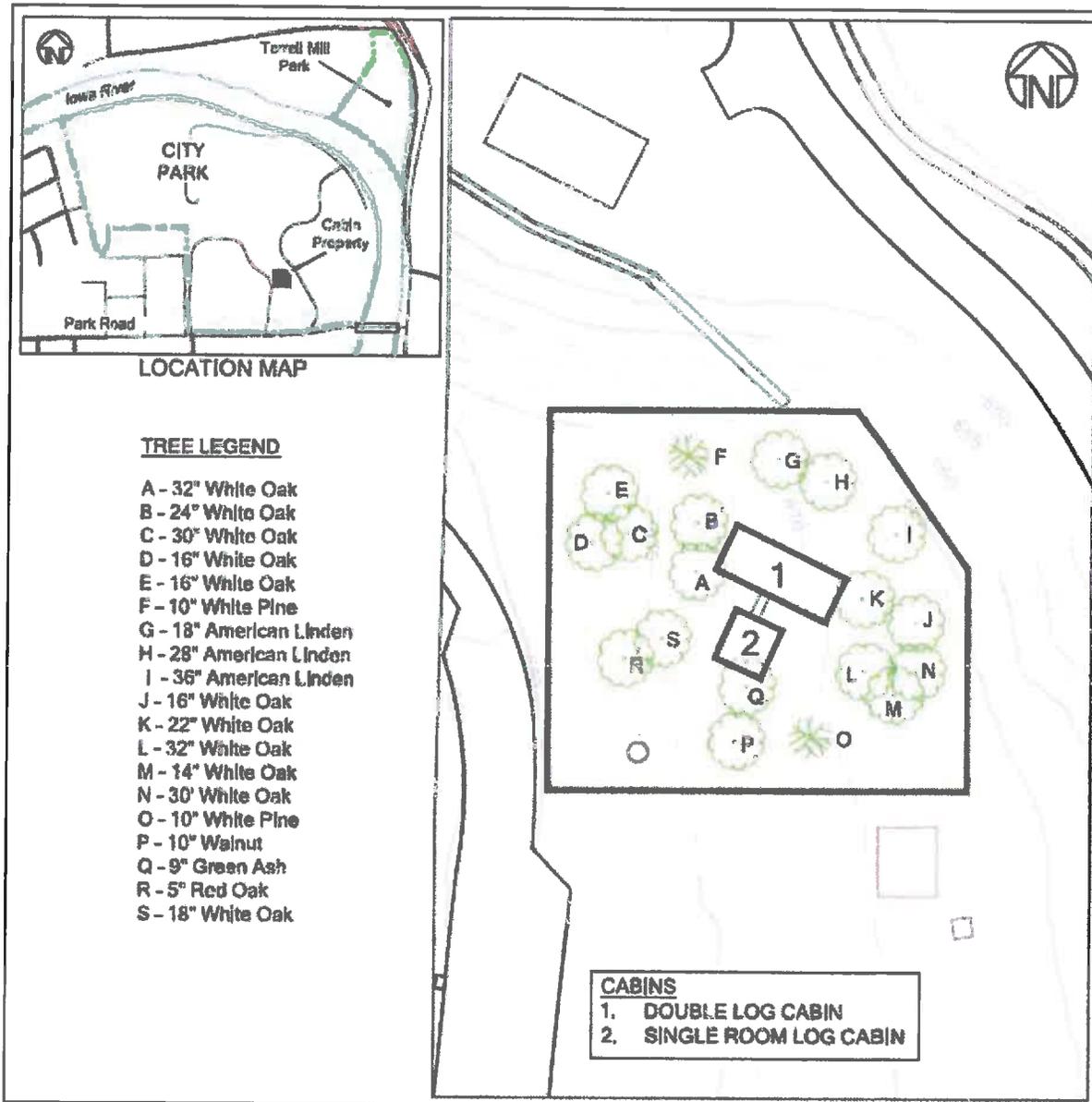
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Old Settlers' Association of Johnson Co. Cabins
Name of Property
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Figure 3: Old Settlers' Association of Johnson Co. Cabins – Tree Survey of Nominated Site (map provided by the City of Iowa City Engineering Department, July 2012)



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National Park Service

Old Settlers' Association of Johnson Co. Cabins

Name of Property
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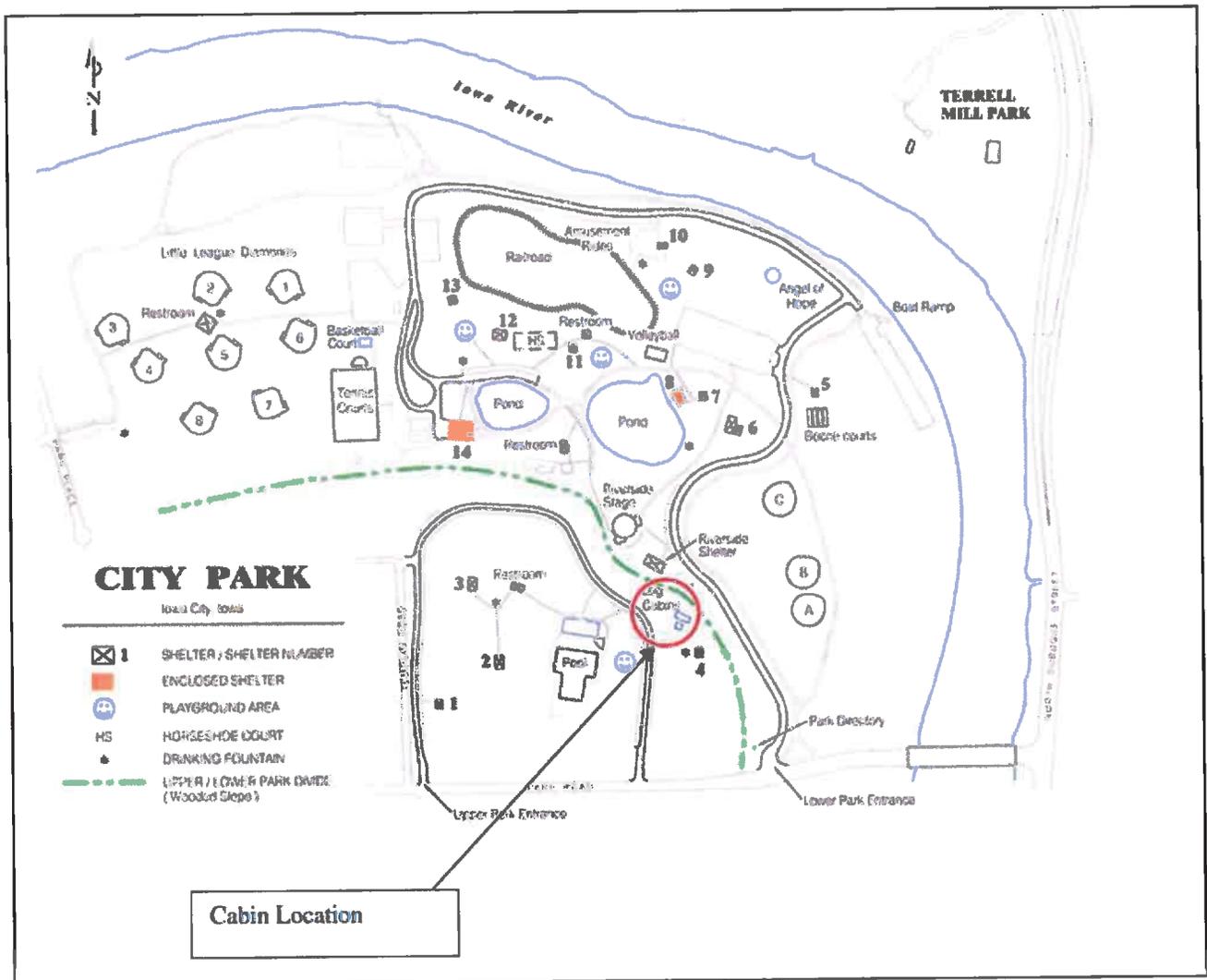
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

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Page 22

Figure 4: City Park with numbered shelters and other facilities (map provided by the City of Iowa City, Park and Recreation Department, May 2012)



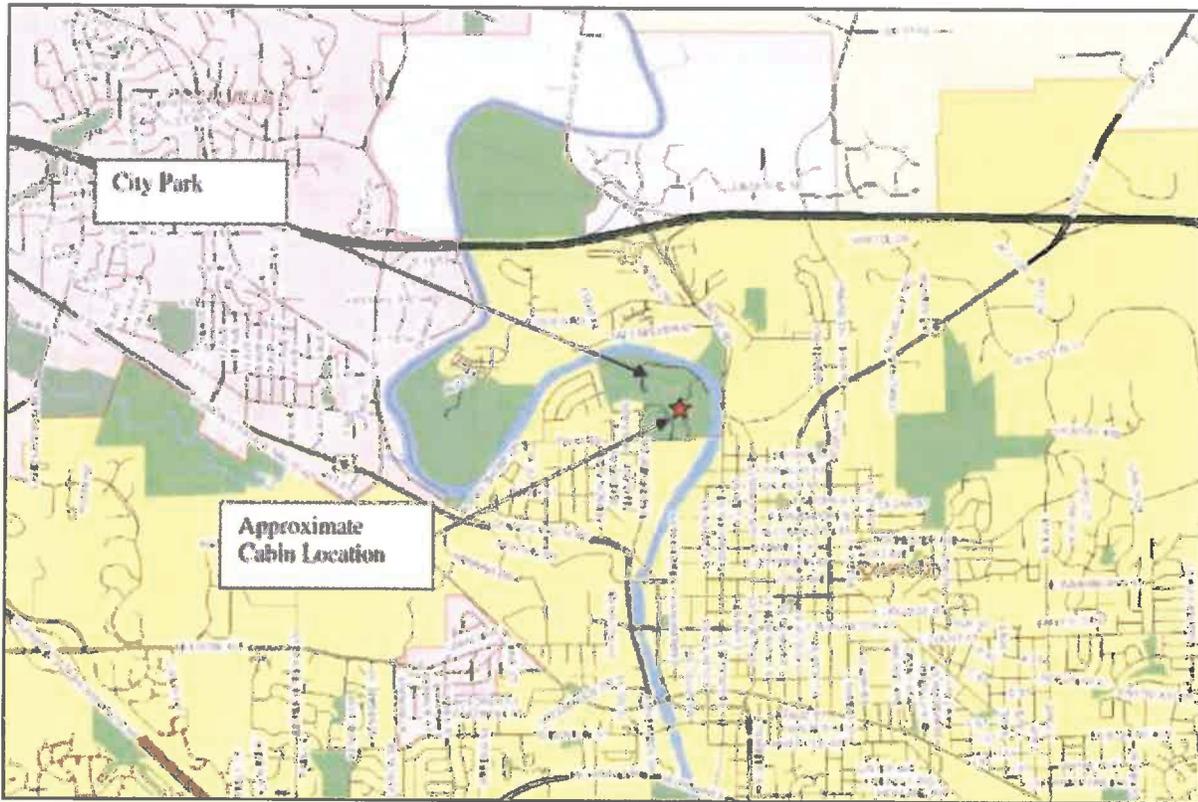
United States Department of the Interior
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Continuation Sheet**

Old Settlers' Association of Johnson Co. Cabins
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Section number Additional Information Page 23

Figure 5: Location map for City Park in northwest Iowa City (map provided by the City of Iowa City, Park and Recreation Department, May 2012)



United States Department of the Interior
National Park Service

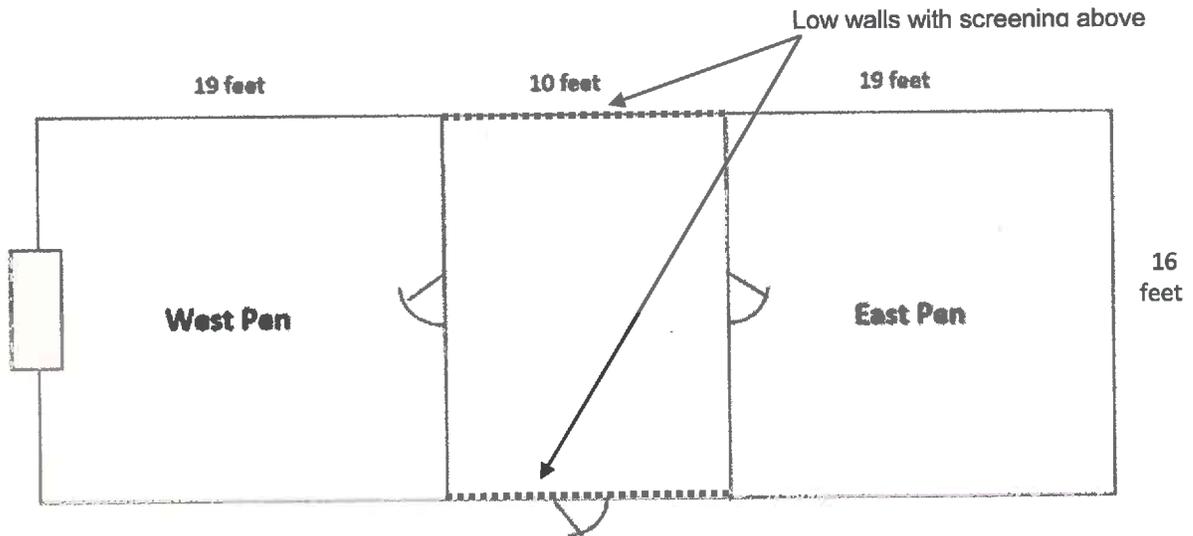
Old Settlers' Association of Johnson Co. Cabins	
Name of Property	Johnson County, Iowa
County and State	
Name of multiple listing (if applicable)	

National Register of Historic Places Continuation Sheet

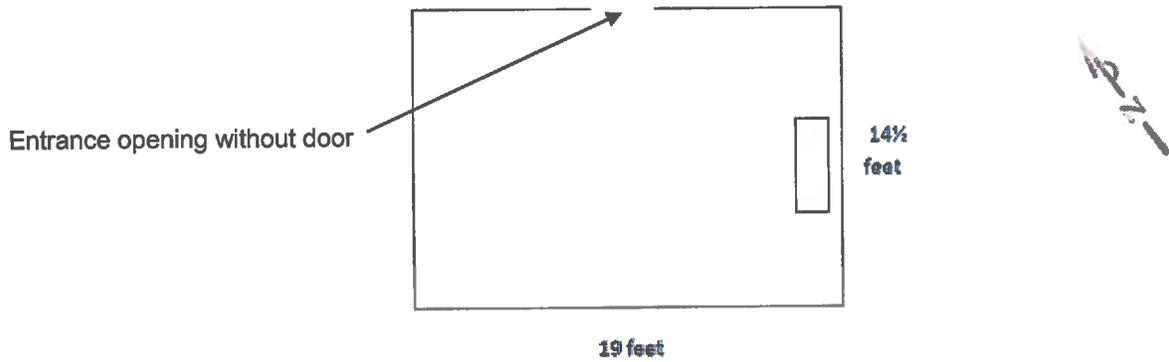
Section number Additional Information Page 24

Figure 6: Sketch Floor Plans (not to scale) for Double Log Cabin or Dogtrot Log Cabin (above) and Single Room Log Cabin (below) - plans prepared by Svendsen Tyler, Inc. based on building diagrams in the Iowa Site Inventory Form plan completed by Christina Kuecker, November 2010.

- Room Dimensions – Double Log Cabin -



- Room Dimensions – Single-Room Log Cabin -



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Old Settlers' Association of Johnson Co. Cabins
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Figures 7 and 8: Historic photographs of "Log Cabin City Park," April 9, 1916, and close-up, same photo, looking northeast (Patterson Collection, State Historical Society of Iowa Library, Iowa City, Iowa)



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Old Settlers' Association of Johnson Co. Cabins

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Figures 9 and 10: Historic photographs of "Replica of Iowa City Trading Post in City Park," (top) prior to relocation of Single-Room Log Cabin in 1918, looking northeast (State Historical Society of Iowa Library, Iowa City, Iowa) and "Replica of Iowa City Trading Post in City Park," (bottom) April 1950, looking east (Weber Collection, State Historical Society of Iowa Library, Iowa City, Iowa).



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Continuation Sheet

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Figures 11 and 12: Historic photograph of "Old Settlers' Cabins on the fairgrounds" (top), ca. 1890s, 1889 Single-Room Log Cabin on left, direction unknown; cabin on right, nonextant (Patterson Collection, State Historical Society of Iowa Library) and (below) Iowa City local historian, Irving Weber in front of Double Log Cabin, looking south, June 5, 1991 (courtesy of Douglas S. Russell, photographer).



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Old Settlers' Association of Johnson Co. Cabins

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Figure 13: Log Building National Register Listings in Iowa – August 2012

Resource	Date Built	Location	County	NRHP Listed
Abbe Gardner Sharp Cabin	ca.1856	74 Monument Dr., Arnolds Park	Dickinson County	1973
Philip & Anna Kirchner Log House	1867	Peterson Twp.	Clay County	1993
Picnic Shelters (two)	Undated	Richland Twp.	Delaware County	1991
Park Shelters, Maquoketa Caves State Park (three)	1934	South Fork Twp.	Jackson County	1991
Old Settlers' Association Park & Rhodham Bonnifield House	1838	B St., Fairfield	Jefferson County	1986
Henek and Mary Horecky Log Cabin	1857	Franklin Twp.	Linn County	2000
Iowa State Fair & Exposition Grounds: Ticket Booth	1974	E. 30 th St., Des Moines	Polk County	1987
Iowa State Fair & Exposition Grounds:	1973	E. 30 th St., Des Moines	Polk County	1987
Iowa State Fair & Exposition Grounds: Church	1967	E. 30 th St., Des Moines	Polk County	1987
Park Shelters, Black Hawk State Park (three)	1934	3 rd Street, Lake View	Sac County	1990
Mars Hill Church	1857	Keokuk Twp.	Wapello County	1974
Conant's Cabins	1920	Spring Creek Twp.	Tama County	2000
Alexander Young Cabin	1840	W. Madison St., Washington	Washington County	1973
Theophile Bruguier Cabin	Undated	Riverside Blvd., Sioux City	Woodbury County	2000

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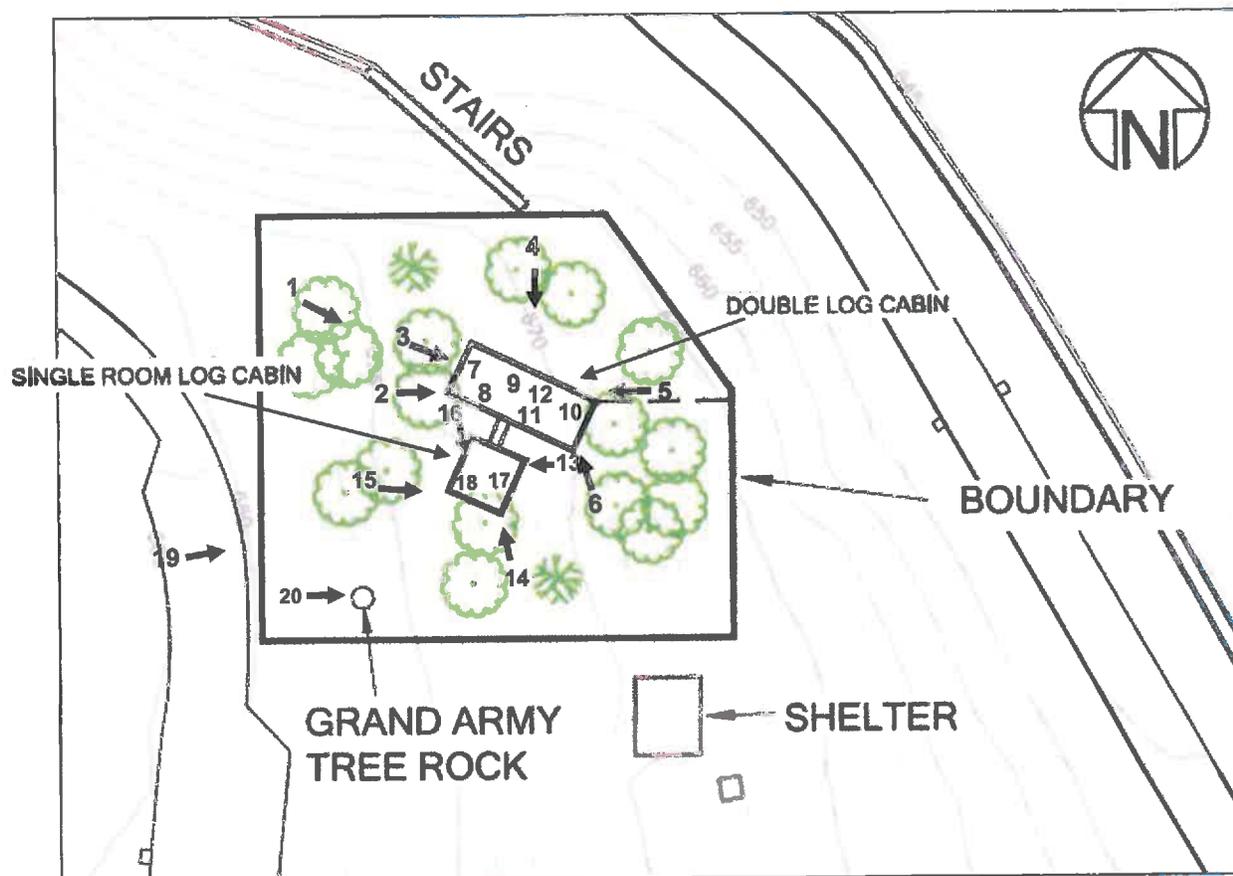
Old Settlers' Association of Johnson Co. Cabins
Name of Property Johnson County, Iowa
County and State
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

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Photograph Key Map: Old Settlers' Association of Johnson Co. Cabins



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Old Settlers' Association of Johnson Co. Cabins

Name of Property

Johnson County, Iowa

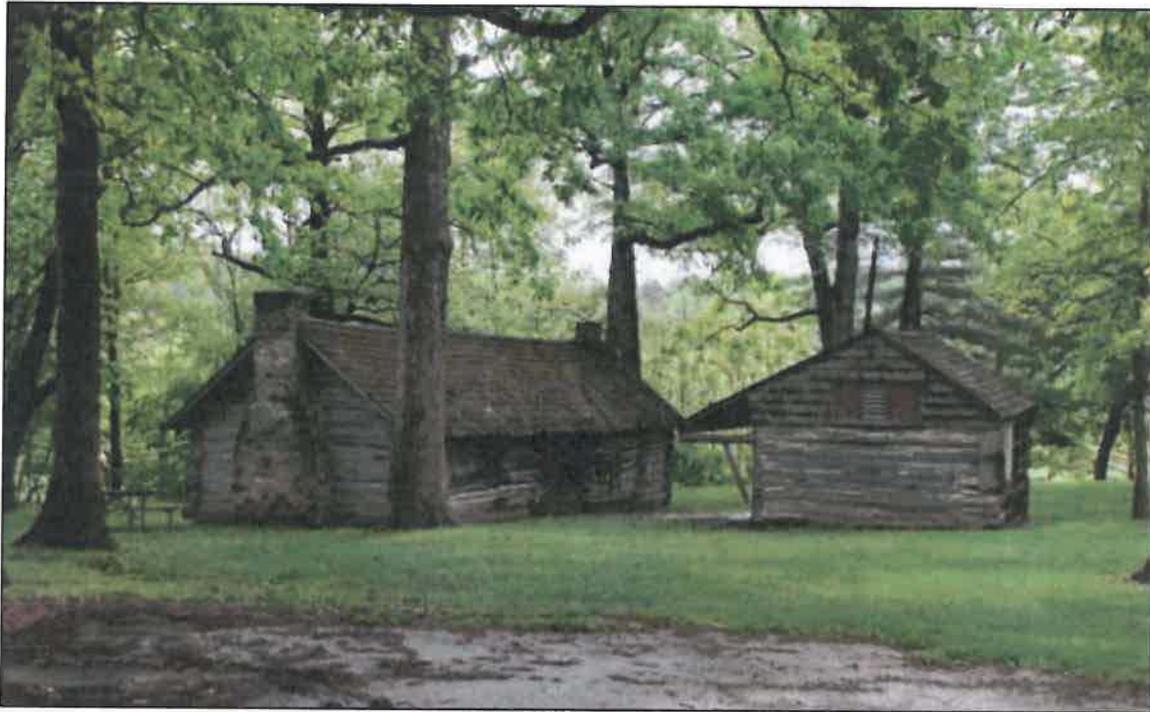
County and State

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Photograph 1: Double Log Cabin (left) and Single Room Log Cabin (right) looking southeast



Photograph 2: Double Log Cabin, looking east



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Old Settlers' Association of Johnson Co. Cabins

Name of Property

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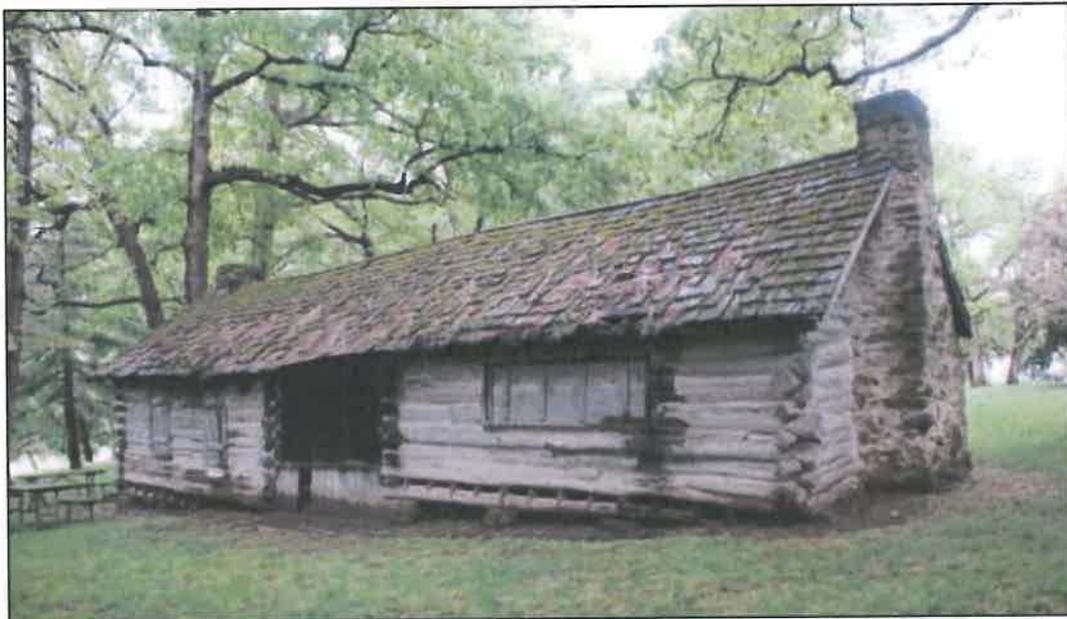
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Photograph 3: Double Log Cabin, gable end exposed chimney, looking south



Photograph 4: Double Log Cabin, looking south



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Old Settlers' Association of Johnson Co. Cabins
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Photograph 5: Double Log Cabin, looking west



Photograph 6: Double Log Cabin, looking north



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Old Settlers' Association of Johnson Co. Cabins

Name of Property

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Photograph 7: Double Log Cabin, interior, west pen, fireplace, looking northwest



Photograph 8: Double Log Cabin, interior, west pen, 6-light windows and plank floor detail, looking west



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Old Settlers' Association of Johnson Co. Cabins
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Photograph 9: Double Log Cabin, interior, west pen, entrance wall and paneled door, looking southeast



Photograph 10: Double Log Cabin, interior, east pen, opposite entrance wall, looking southeast



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National Park Service

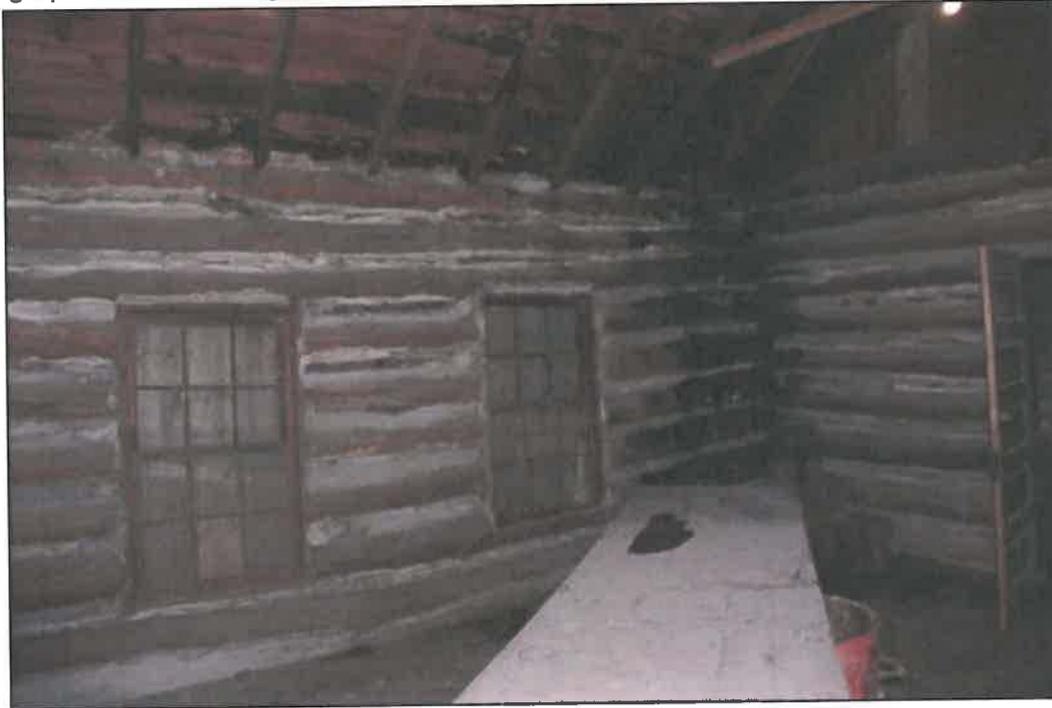
National Register of Historic Places
Continuation Sheet

Old Settlers' Association of Johnson Co. Cabins
Name of Property Johnson County, Iowa
County and State
Name of multiple listing (if applicable)

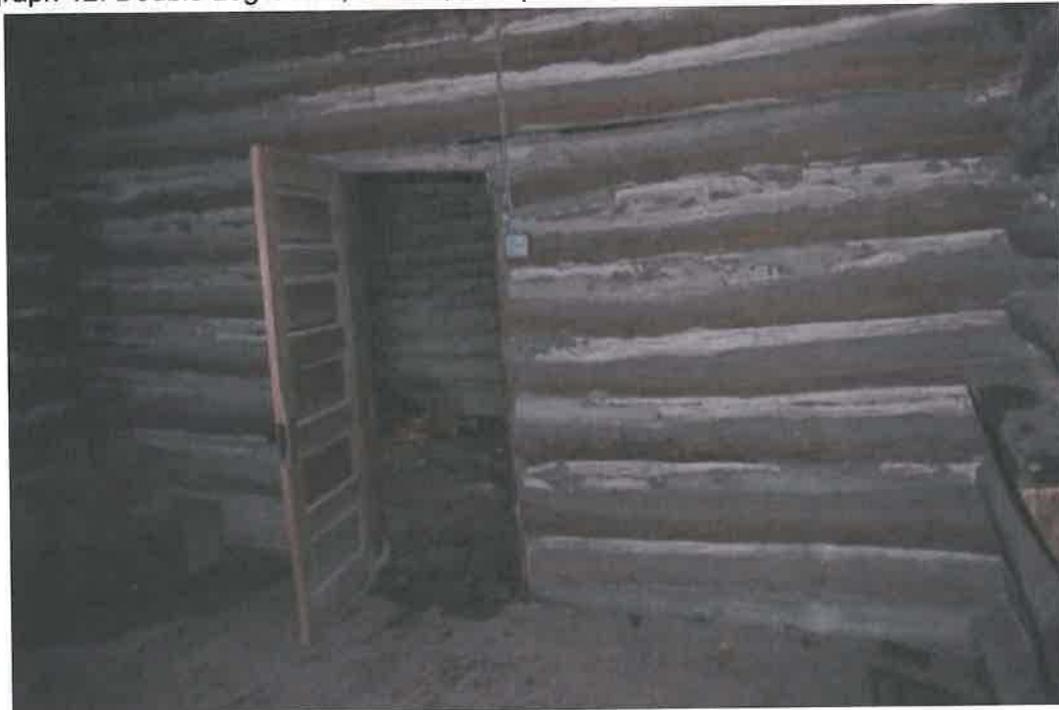
Section number Additional Information

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Photograph 11: Double Log Cabin, interior, east pen, 6/6 windows and entrance wall, looking west



Photograph 12: Double Log Cabin, interior, east pen, entrance wall and panel door, looking northwest



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Old Settlers' Association of Johnson Co. Cabins

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Photograph 13: Single Room Log Cabin, looking west



Photograph 14: Single Room Log Cabin, looking north



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Photograph 15: Single Room Log Cabin, looking east



Photograph 16: Single Room Log Cabin, looking south



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Old Settlers' Association of Johnson Co. Cabins
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Photograph 17: Single Room Log Cabin, interior, non-original 1976 fireplace, looking southeast



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Old Settlers' Association of Johnson Co. Cabins

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Photograph 18: Single Room Log Cabin, interior, deteriorated wall with missing logs, looking north



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Old Settlers' Association of Johnson Co. Cabins

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Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

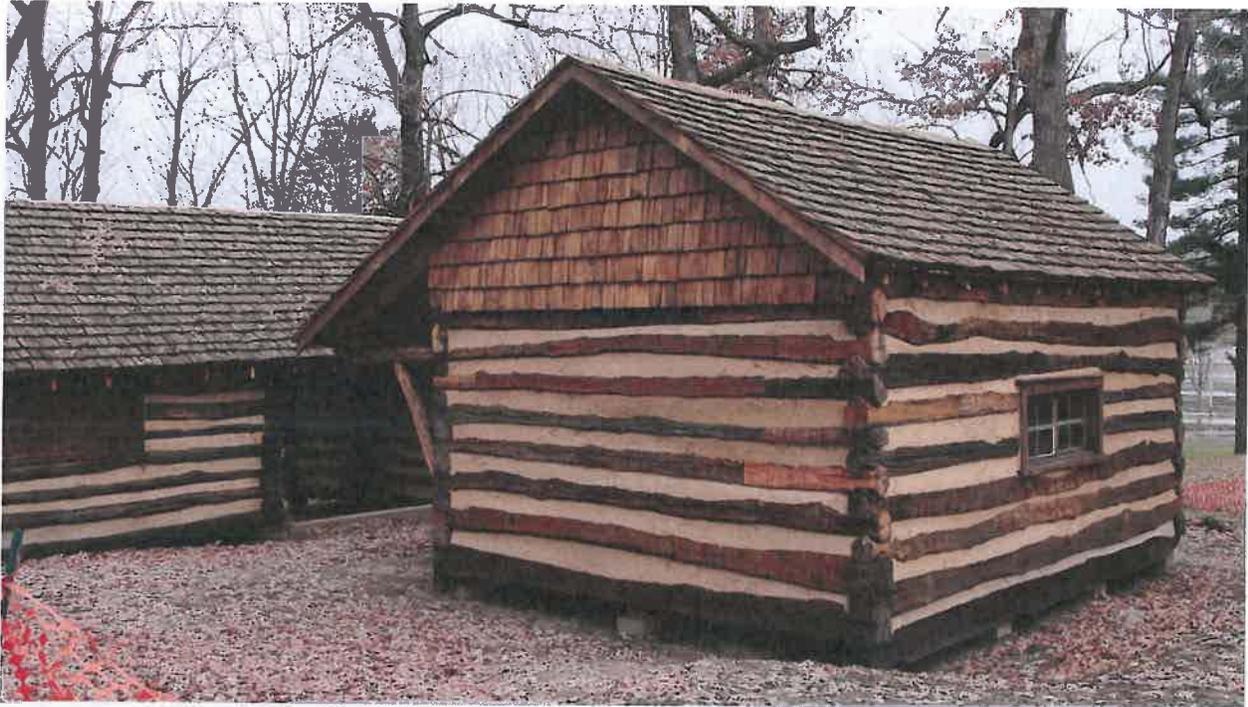
Section number Additional Information Page 41

Photographs 19 and 20: left to right, Double Log Cabin, Single Room Log Cabin, and Grand Army Tree Rock, from service road, looking east (top) and GAR plaque



Cabin photos November 2018

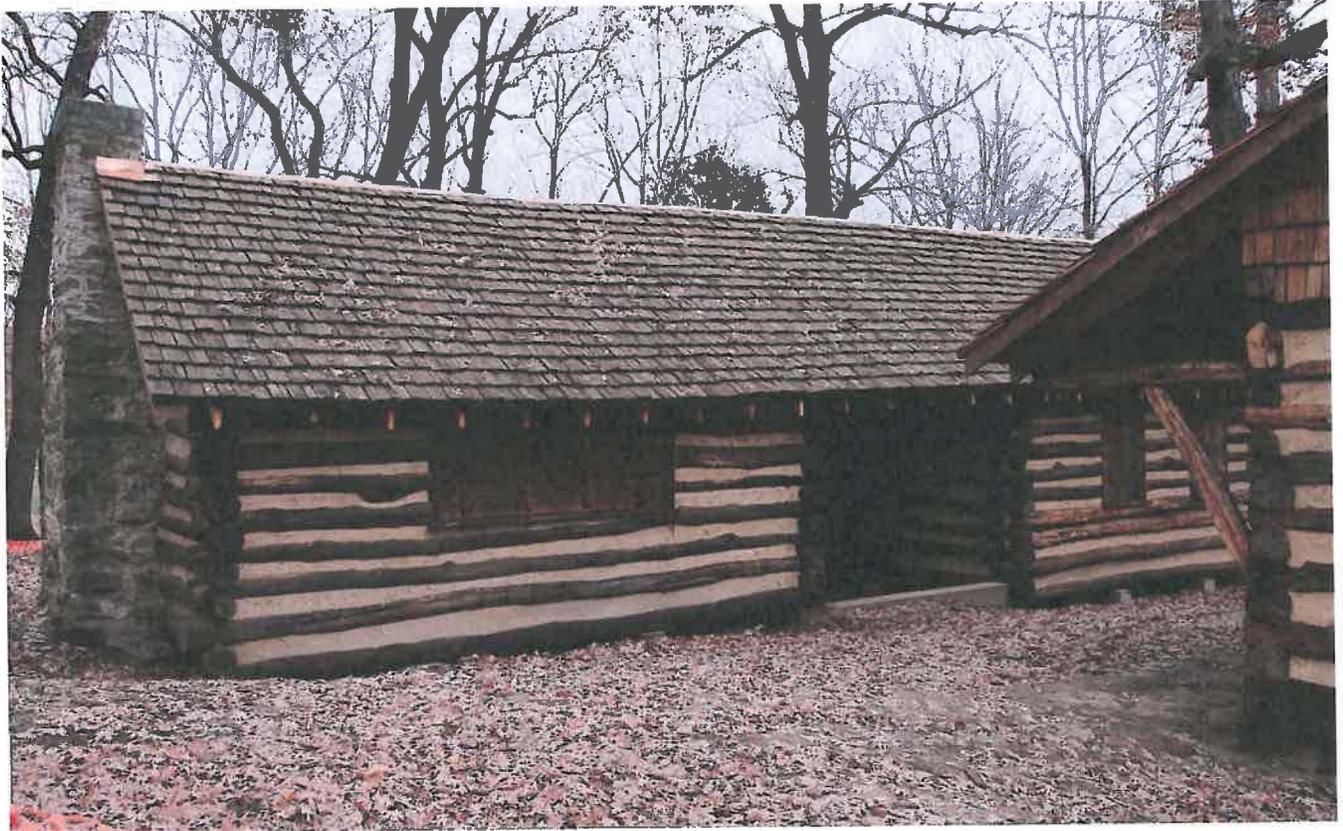
Small cabin- Southwest corner



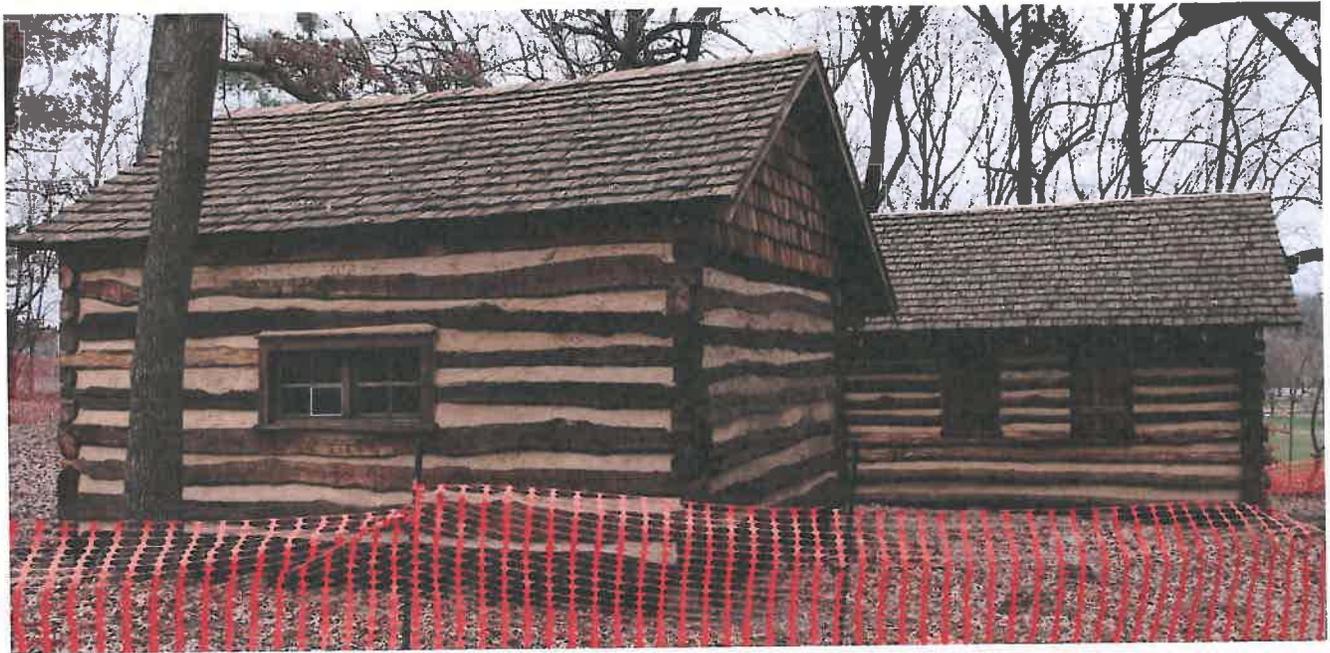
North elevation of east portion of dogtrot cabin

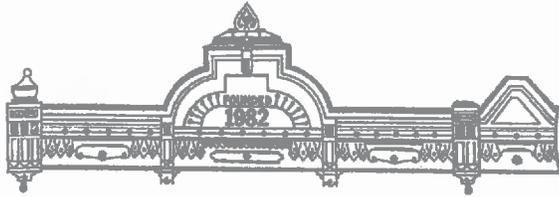


South elevation of dogtrot cabin



South elevation of small cabin





Memorandum

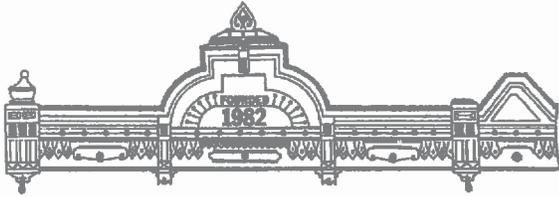
Date: March 7, 2019
To: Historic Preservation Commission
From: Jessica Bristow, Historic Preservation Planner
Re: Ned Ashton House, 820 Park Road

City Staff has requested that the Ned Ashton House, 820 Park Road, be designated as an Iowa City Historic Landmark. Designation of the property as an Iowa City Historic Landmark will require Commission approval of any significant changes to the exterior of the building. While the benefits for a city-owned, public property are not as evident, it could be noted that generally landmark status will also make the property eligible for special exceptions that would allow the Board of Adjustment to waive or modify certain zoning requirements and for State Tax Credit funding of rehabilitation work for a non-governmental owner.

The Ned Ashton House, was listed in the National Register of Historic Places in January 2001. Built by Edward L. Ashton and his family in 1947, the house is of complex, engineered concrete construction at the ground level with frame construction at the main floor, all clad in Stone City limestone veneer. While the house design is influenced by Mid-Century Modern design, an architectural style is not the hallmark of its historic character. The importance of this house rests in the reputation of its designer/builder/owner and how his prominence in the field of bridge engineering is manifest in its design and construction.

The attached National Register of Historic Places Registration Form provides a detailed description of the house (page 2+), the significance of the design (pages 4- 9), and the details of his respected career (page 11+). Ashton designed the house through the principles of bridge design, allowing the house to survive inundation from the adjacent river by opening the river-side pair of doors and allowing the flood waters to flow out through the garage.

Ashton built the house with the help of his family, digging a small well to provide water for concrete mixing and having his wife and a daughter mix the concrete which he moved by wheelbarrow load. Lumber was salvaged from tank crates used in the war that were dismantled and then de-nailed by his daughters. The wood was used for the concrete forms and then reused for the main floor framing. Even many of the removed nails were reused. He brought in large chunks of limestone which he split and then hand faced. The house required minimal maintenance and was designed to provide significant cross-ventilation. As stated on page 10, "the house reflects the values he followed in his professional life and taught his students – cost efficiency, innovative solutions, salvage of materials, and the meeting of a challenge".



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240

The Ned Ashton House was found to be individually eligible for listing in the National Register of Historic places under Criterion B, Significant Persons and C, Design/Construction, and is locally significant. For local landmark designation, the Commission should determine if the property meets criterion a. and b. and at least one of the criteria c., d., e., or f. for local designation listed below:

- a. Significant to American and/or Iowa City history, architecture, archaeology and culture;
- b. Possesses integrity of location, design, setting, materials and workmanship;
- c. Associated with events that have made a significant contribution to the broad patterns of our history;
- d. Associated with the lives of persons significant in our past;
- e. 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 may lack individual distinction;
- f. Has yielded or may likely yield information important in prehistory or history.

Based on the information provided in the National Register of Historic Places Registration Form, staff finds that the property meets criteria a, b, d and e and therefore qualifies as an Iowa City Historic Landmark.

Recommended Motion:

Move to approve the designation of the Ned Ashton House, 820 Park Road, as an Iowa City Historic Landmark based on the following criteria for local designation: criteria a, b, d, and e.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

COPY

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 Ashton, Ned Residence
other names/site number Edward L. Ashton House/Ashton House

2. Location

street & number 820 Park Road N/A not for publication
city or town Iowa City vicinity
state Iowa code 019 county Johnson code 103 zip code 52246

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.)

Patricia Oshinski
Signature of certifying official
STATE HISTORICAL SOCIETY OF IOWA

12-8-00
Date

State of 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 commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- 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):

Ashton Residence
Name of Property

Johnson 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	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from Instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from Instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
Modern Movement

Materials
(Enter categories from instructions)
Concrete

foundation

walls Stone/limestone
Concrete

roof Asphalt

other

Narrative Description

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

Ashton Residence
Name of Property

Johanna, 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.

Areas of Significance

(Enter categories from instructions)

Engineering

Architecture

Period of Significance

1948-1950

Significant Dates

1948

Significant Person

(Complete if Criterion B is marked above)

Ashton, Edward L. "Ned"

Cultural Affiliation

N/A

Architect/Builder

Ashton, Edward L. "Ned"

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 # _____

Primary location of additional data:

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

Name of repository:

State Historical Society of Iowa, Iowa City

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National Park Service

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Ashton Residence
Johnson County, Iowa

CFN-256-1116

DESCRIPTIVE SUMMARY:

The Edward L. Ashton House, on its flood plain site, is as much an engineering feat as it is a private residence. It structurally consists of massive concrete footings, columns, main floor column support beams, and floors. Its "curtain walls" consist of rock-faced limestone veneer faced over interior concrete block masonry on the ground floor and rock-faced limestone veneer over wood frame construction on the main floor.

STYLE:

Because the house was designed by an engineer for his own residence no high style was employed. The style of the house, as such, is characteristic of popular style trends following World War II and can be classified as a vernacular expression of the Modern Movement incorporating eclectic elements such as a mid-nineteenth century marble fireplace surround.

SITE AND LANDSCAPING:

The original house was sited on a three-acre lot with a driveway leading south to Park Road. The nomination boundary includes 2.22 acres (almost three-quarters of the original land) and includes a landscaped approach, the house and its immediate surroundings, and the river front west and north of the house.

The siting of the house takes advantage of the relative isolation and views of the woods and the river views which was enhanced by large expanses of windows.

ASHTON TRACT

The original Ashton property was about 3 acres with 330 feet of frontage on the Iowa River. During the 1950s the property was nearly doubled until it was subdivided in the late 1980s. Without going into details the core area has remained intact. It is 2.22 acres without other houses and a slightly enlarged river frontage of 352 feet. In 1999 over half of the riverfront has been set aside as a Designated Natural Area (defined by the Iowa City Code). This purpose allows reforestation following major tree loss in the major 1993 flood and 1995-96 windstorms

Ned and Gladys Ashtons bought their property in 1944 when it was a cornfield just outside the Iowa City boundary marked by Park Road. It was classified as rural Johnson County until 1958 when Park Road and Rocky Shore Drive were graded and paved. The original farm gates and barbed wire fencing around the Ashton property was maintained for privacy until removal in 1987.

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FOUNDATION:

The house employs three distinct parts of the foundation - footing, foundation walls, and support columns for the main floor beams. All of these were calculated in terms of stresses and weights.

Some problems were encountered with the original plan. Ashton told the story that when the footing trench was laid out around the northwest corner he was very disappointed to find that the ground was soft and he doubted that the footing would be strong enough to hold the cantilevered turret. His solution was to drive rock by hand into the soft ground until it stabilized and no more rock could be driven into the ground with his maul. He also found soft ground where the footing supported the pillar for the massive lintel beam over the garage door - the only area in the foundation where the perimeter footing is not continuous. Steel reinforcement bars measured $3/4$ and $7/8$ inches in diameter.

Reinforcing bars were used wherever Ashton poured concrete - a carryover from his engineering practices. As one example, reinforcing bars were laid on the ground floor before the concrete was poured and the positions of these looped bars is partially depicted, appearing more clearly on the original drawing than on the copy. As another example, a photograph depicts reinforcing bars laid prior to the pouring of the connect driveway.

Lack of internal house supports put all of the weight on the perimeter footings. This design seemingly was conceived to eliminate a problem if central supports settled over time. In a traditional house central supports can be jacked without much damage, but in a concrete house central support weakness through subsidence would shift loads and crack the main floor, causing problems difficult to remedy. For this reason Ashton designed massive beams to carry the loads to perimeter columns and their footings.

The design required accurate calculations because all foundations settle to some extent and the problem was to ensure even settling throughout the perimeter. Ashton calculated such factors as roof load and truss reactions, earth pressure, as well as dead load weight of stone, concrete block masonry, main floor columns, and footings. These factors all entered into the final design. These and other calculations were needed to build when building small bridge footings which he commonly did in his professional practice. It is not necessary to say that this is not residential construction where lighter loads seldom require a structural engineer. The integral footing-wall-column-beam system that Ashton designed has remained solid and undamaged to the present time.

The footings, although continuous, varied in depth according to location. On the south bank side they did not need to be deep since they were already well below the frost line but where the outside ground level is even with the floor, particularly on the north around the garage, the footings are probably deeper. The footing design called for 12-inch footings, but the medial cross section suggest they were built somewhat thick - some 16 to 18 inches - because ground conditions were softer than originally estimated in the calculations. The base wall of reinforced concrete were built wide at 16 inches to carry the outer masonry and its facing inner concrete block wall. These base walls, made integral with the footings, provided horizontal stiffening. When one looks closely at the foundation the line of their support wall and the beginning of the masonry is seen where the outside dirt has settled. It is also seen by the east entry to the ground floor.

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Ashton Residence
Johnson County, Iowa

CFN-250-1116

MAIN FLOOR CONCRETE BEAMS:

Large beams tied the columns together. One set paralleled the perimeter footings and supported the concrete floor and wooden framing above it on the main floor. Because the exterior limestone masonry continues from the ground floor without a break upwards to the eaves line its entire weight is separate from the beam structure as well as serving a non-bearing structural capacity for the floor system. The entire limestone masonry wall, two stories high on the west facade, is carried on the foundation wall-footings unit. The same foundation unit, on the interior, carries the column, beam, and poured concrete structure. The beam design seems to have tied the structure together sufficiently to keep the walls true and no sign of wall tilt is evident. The upright columns were made integral with the reinforced concrete beams which support the main floor and roof loads.

It may be said that Ashton did not just determine the load on one beam and use it for an estimate of loads for all of the others. The diagonal beam shown is presented as an example. The calculations were made individually for each beam in the notes, and the beams carried different loads because of the complexity of house design although he cast them to a uniform shape with some variations up to an inch or two thinner on beams calculated to carry lighter loads. The beam design represents a complex form, thickened on the outside where more load occurs. The columns, too, are thickened where they meet the beams. The aesthetic effect is striking when viewing the dark brown painted beams from the ground floor. Cast in wooden forms, the beams retain a wood texture and look like old Tudor woodwork. It requires a close inspection to determine that these beams are, in fact, poured concrete.

The main floor beams each had four reinforcement bars of thick 7/8 inch steel tied with 1/2 inch bars and stirrups. The concrete floor poured over the beams was reinforced with wire mesh. Where holes have been cut through the floor for utilities, the thickness can be seen and it is only two inches thick or less. While thin, it has been adequate and nowhere has cracked or broken away. While of good quality, the floor concrete is relatively simple to drill and lacks the extreme density of the beams and columns.

The foundation footings were enlarged during construction, but the upper concrete work needed no modification. The primary change made involved turning the internal stairwell 90 degrees. As originally designed, the stairway ran upstairs from the west side of the ground floor, which was an awkward arrangement. The blocked doorway with wooden lintel in place seen in the garage wall behind what is now the downstairs kitchen seems to be a remnant of this original plan which entered the ground floor from the back of the garage. An east entry adjacent to the garage provides direct outside access. The garage entry is now by this exterior door where it is more convenient.

The electrical system had to be installed before the concrete was poured to avoid major drilling later. The service access was brought in on the east side of the house by the garage down from the eaves on the inside to the ground floor entry service box. It was planned before the columns were poured. Two-wire BX flexible conduit was laid in the columns and their electrical box outlets and also in the ceiling. The conduit was laid out in rectangular patterns so most boxes opening from the ceiling side have four leads running into the box. The purpose was to provide a flexible system because the four leads can be wired together in various ways or bypassed to provide access to different circuit combinations. This proved useful in later years when the ground floor was turned into an engineering shop with more electrical needs and the fixed circuitry was altered by simple changes to outlet box splices to provide more outlets.

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MAIN FLOOR ROOM DESIGN:

The main floor plan is one of the areas of design that was the most substantially altered during construction. The upper area of the house was of wood frame construction rather than the concrete block masonry construction of the ground floor. It consisted of wooden plates bolted to the concrete floor with wood studs sheathed diagonally for strength. The exterior was not changed, but inside the house the walls were modified from their planned location. Because the concrete floor and beam structure was so strong it made no difference where the interior walls were placed and they show no particular orientation to the concrete beams in either their initial planned placement or their actual constructed positions.

The kitchen was constructed narrower (a more useful arrangement) by removing a half wall between the kitchen and breakfast room and adding a broom closet in the different entry to the dining room area. With a narrower kitchen the north bedroom then had room for a sliding-door closet on the west wall. The closet on the south wall was expanded to a half bath although the toilet was never installed. The full north bathroom was rearranged into a narrower but more efficient design and the full south bathroom was rearranged to allow for a large square tub rather than a smaller shower stall. The closets were changed, as well. The living room, south bedroom, center bedroom, and master bedroom closets were altered, as well as the north bedroom closet previously described. Originally designed with full-length screening on the porch, it was decided to bring the masonry up to window height. Finally, a full flight of stairs, shut off by a door, now opened from the hallway and led to the attic storage area. These changes, individually minor, were well thought out and made the house more convenient and livable.

ROOF DESIGN:

The relatively complex outline of the house made roof design difficult. The final form was reached after a number of drawing revisions. The original plan seen in the southeast elevation shows that an additional half story was planned with a fairly high pitched roof and a large dormer window on the east side and probably on the west side, as well. The roof became more complex in shape in the next design with windows added to the half story on both the north and south elevations. As the final planning was done the roof was lowered in pitch, had wider eaves, and the idea of a dormer was dropped because the roof line was too low for a full half story.

A 1948 roof plan was used to estimate rafter lengths. As finally constructed, the roof ridge is centered. The middle section of the house has the ridge weight carried by uprights to the dining room wall directly below. Uprights bearing on the hallway wall similarly carry the north section ridge. The wall and door lintels dividing the living room from the porch carry the southern section ridge. This line is 3 feet off center but provides enough support and no problems occur.

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DESIGN CHANGES:

The cantilevered balcony, breakfast room, and the north entry deck are shown as they were built on the original 1946 concrete framing plan. The curving stairway was also a construction alteration. The original design had been a straight-run stair with a flare at its base. No sketch seems to have survived of the interior stairway, the curving stair, or the north exterior stairway designs. The porch entry stairs were also altered in their design during the construction.

LIMESTONE MASONRY VENEER:

The well-known Stone City Quarry near Anamosa was the source of the limestone used for the exterior facing of the walls. Ashton had selected the strata he wanted and it was delivered in large chunks which he then split on a steel railroad rail and hand faced with a large rock hammer. Stone City limestone is a dolomitic limestone bonded with magnesium. When fresh, it is easily worked and one of its characteristics is hardening upon exposure to the air.

The numerous window openings were finished by pouring a reinforced concrete sill for each. Window openings on the ground floor also required a reinforced concrete cap or lintel. The window openings on the main floor were all designed with the top of the frame at the eaves level regardless of window size. They require poured concrete sill, but no concrete lintels.

The stone veneer is nowhere set beneath ground level because mortared stone would not weather well as a foundation material. Structurally, the stone facade is a freestanding veneer with the immense weight carried by the poured concrete footings and by concrete block masonry interior walls. However, a completely freestanding wall unattached to the concrete beams and interior framing would tend to shift away from the house over time. For this reason the wall was tied to the concrete block masonry walls and poured concrete structure of the house, although this does not affect weight distribution. Where the stone wall is outside the ground floor the stone and interior concrete block wall were mortared together. The interior frame wall was constructed of studs nailed to a wood sill plate bolted to the concrete floor. As noted above the studs were then sheathed with diagonal boards for strength. Tar paper was then applied for weather proofing over the sheathing.

THE GROUND FLOOR:

Structurally, the ground floor is a clear-span enclosure with the garage area separated by a non-bearing wall of 4-inch thick concrete block masonry. The ground floor of some 1600 square feet was primarily intended as an occasional recreational area. Double French doors lead to the patio and there is a massive stone fireplace. Carrying out the recreational theme, the light fixtures were glass globes set against a ship wheel motif.

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The furnace was never completely walled from the workroom area, but a wall partially obscured it and formed a storage room lined with shelves for canned goods. A somewhat primitive bathroom served the employees of the engineering shop and eventually the security room was constructed in the southeast corner for the safe files of classified naval radar plans. After Ashton's retirement, Joye and her daughter Deborah built an apartment in the basement by enclosing part of the workroom for drafting equipment and file storage, adding a bathtub to the washroom, putting in a kitchen, and walling off the last section of the open stairwell.

The ground floor workroom had a humidity problem. The massive walls and ceiling kept the area cool in summer, but on humid summer days outside ventilation brought in warm air which condensed its water vapor on walls and floor. Air conditioning alleviated the problem. Today, ceiling fans and a dehumidifier provide a better solution.

WINDOWS AND INTERIOR TRIM:

TABLE 1 ASHTON HOUSE WINDOWS AND DOORS

MAIN FLOOR WINDOWS AND DOORS

Window Style	No.
Vertical casement sash, side opening	24
Double-hung sash	11
Picture window sash	5
<u>Porch window sash</u>	<u>7*</u>
Total main floor window sash	47
Door Style	No.
Pairs of French doors	4
Exterior doors	2*
Interior flush, hollow core, hinged	18
Interior flush, hollow core, sliding	4*
<u>Interior flush, 1-inch plywood, hinged</u>	<u>2*</u>
Total main floor doors	30

GROUND FLOOR WINDOWS AND DOORS

Window Style	No.
Horizontal awning sash, bottom opening	7
Double-hung sash	2
Picture window sash	1
<u>Glass block masonry</u>	<u>12*</u>
Total ground floor window sash	22

*Non-Curtis origin

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Door Style	No.
Pairs of French doors	2
Exterior doors	2*
Steel security door	1*
Interior flush, solid core	1
<u>(Doors removed in 1986 remodeling)</u>	<u>(5)*</u>
Total ground floor doors	11

*Non-Curtis origin

There are 47 windows on the main floor in addition to two fully-glazed sets of French doors and glazed panels in both entry doors. Every window and entry door has a removable storm sash and screen. The numerous windows provide river views and also reflect house design before residential air conditioning became common. The house plan provides cross ventilation through every room. The wide eaves have protected the original millwork intact. Maintenance today is minimal. All sash windows have the storms left on year round. Ample ventilation comes through the vertical casement windows that are double glazed and have inside screens easily removed and stored in a closet during the winter.

The ground floor has 11 block windows that are maintenance free. Other windows are left year round with storm sash. Because of the potential summer humidity condensation problem, outside ventilation is limited to circulation through the screened doors.

The Curtis millwork catalogue illustrates the birch trim around all the windows and doors on the main floor and also surrounding the large picture window on the ground floor. The trim had mitered corners which the Curtis Company named "mitertite", and there are adjustable door jambs made of fir stained to closely match the birch woodwork and door veneer. The catalogue identifies the grooved woodwork pattern as its "Regency" style.

THE 1986 RENOVATION OF ASHTON HOUSE

New owners in 1986 faced the consequences of deferred maintenance. Repairs included complete replacement of the plumbing, replacement of the septic system with a lift station to the city sewer, new air conditioning, water heater and furnace, a new kitchen, complete renovation of the ground floor, as well as interior renovation. The stonework protected by the wide eaves remained in a remarkable state of preservation with its original mortar and the well-designed house needed no structural repairs. Even with its original millwork the thick walls provide effective insulation against temperature variations and the yearly gas-electric bill averaged \$100 per month through 1999.

On the main floor plaster repairs and paint transformed the interior. The white tint chosen sets off the birch woodwork that is in excellent condition. Sills required refinishing, but cleaning and wax restored the luster to the other birch trim. An unexpectedly difficult project was the restoration of the mid-nineteenth century marble fireplace that had come from the family home in Clinton, Iowa. Light fixtures were cleaned and left except in the north bedroom and the kitchen where replacements were needed. New carpeting throughout completed the renovation. On the porch, a new slate floor replaced the composition tile. The porch was restored to its original function as a summer sitting room off the living room.

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After considerable discussion the kitchen was judged to be a hopeless case and it was removed to the bare walls. Replacement oak cabinets match the tone of birch trim around the 9 windows in the kitchen and adjoining breakfast room. The north kitchen entry was enlarged by moving the washer and dryer to a new utility area in the former half bath off the north bedroom. The main floor renovation has restored the house to its original design after years of deferred maintenance. It is not a new house, but a unique older one.

The ground floor was originally intended to be a great hall type of recreational and party room. Later modifications had been added over the years. The entry had been enclosed into a room for the washer and dryer and a sink with counter added for canning. A narrow room was added as a fruit cellar and later used for engineering journal storage. After Ned's retirement, his large workroom was subdivided with a wall to form a storage room and an efficiency apartment with full bath and kitchen.

The 1986-87 renovation removed all later additions to return the ground floor into a great hall with an open stairway leading down to it. Removing the partitions recreated a huge expanse some 60 feet long and 26 feet wide highlighting the limestone fireplace and showing off the massive dark brown structural beams against the white walls and ceiling. Once the ground floor was cleared, the old asbestos floor tiles were removed and replaced with water-resistant carpeting.

At this same time the water system was changed with new copper lines running in a more efficient pattern to avoid freezing which had always been a problem. The furnace, water heater, and air conditioner were also replaced with high efficiency units cutting utility bills in half. The only utility requiring eventual replacement is the 50-year old electrical system. It is a daunting task because the original two-wire system runs through conduit buried in the concrete beams at the time of construction. It will require a new service entry and complete replacement through the house.

THE GREAT 1993 FLOOD

The previous massive flooding of the Iowa River crested on 16 June 1947. This occasion was just prior to completion of Coralville dam upstream. As house construction pictures show, it covered the footings and most of what would become the adjacent Park View Terrace subdivision and lower City Park.

By late 1992 heavy rains raised the Iowa River and the lower floodplain was covered most of the winter. In 1993 wet weather caused rivers to flood throughout the Midwest. Beginning in June, the Iowa River flood continued with fluctuations over ten weeks. There is some controversy because the final crest came at night when the dam was opened near full and unmanned. Its outflow then combined with unexpected downstream flooding to create a near disaster. Early morning the flood was a foot above the 1947 crest Ashton marked with an iron pipe set in concrete. The 1993 crest measured 28 inches over the ground floor by the lower pair of French doors.

By design, no structural damage occurred and the McKusicks continued to live on the main floor during the entire flood with only minor interruptions in utility services. The electrical system and air conditioner were undamaged. The furnace and water on a concrete pedestal were required minor repairs after the final crest. After the crest passed, the ground floor drained its water through the garage and outside without any impeding sill. It was a messy cleanup but even the carpet was cleaned and is still in use.

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SIGNIFICANCE SUMMARY:

The Edward Lowell Ashton house in Iowa City is associated with the productive career of a noted bridge engineer, said to have been the most distinguished bridge engineer in the history of Iowa. Designed and constructed by Ashton and used as his office and drafting room, it directly embodies his career and his Iowa aesthetics.

The Ashton house is likely to survive as one of Ned Ashton's most unique engineering accomplishments. Already locally considered to be a landmark, the great stone house with its cantilevered turret and exterior stairway reflects the bridge designs of its builder. Overlooking the Iowa River, the house incorporates Ashton's engineering skills combined with his aesthetic sense of setting and use of native materials.

EMBODIMENT OF ENGINEERING PRINCIPLES:

Ashton's career as a bridge and structural engineer show through in the reinforced concrete beam construction of the frame which incorporates such sophisticated elements as curving concrete stairs and a cantilevered turret. The very siting of the house with a river view was a constant reminder of one of his chief professional concerns - the bridging of great rivers. The lower floor of the house was designed for, and served as, his work room.

Much of the distinctive architecture of the Ashton house has nothing to do with architectural styles. Ashton brought his knowledge as a bridge designer and structural engineer to the house plan, choosing reinforced concrete and masonry as major materials because he was expert in their use. Some distinctive engineering features of the house include the following:

- The professionally designed poured concrete footing to carry the immense weight of stone and concrete masonry on a soft flood plain.
- The poured concrete pillar and beam system of support of the house core.
- The reinforced concrete floor poured in place over the clear span of the ground floor.
- The offset exterior walls of the porch resting on a concrete sill designed to balance the weight of interior stone masonry.
- The interior ground-level stairway - a concrete monolith supported only by a ceiling beam and a floor footing. The lateral stress against the bearing ceiling beam is, of course, distributed through secondary beams to the next adjacent main beam and to the entire ceiling support system.

In addition to these enumerated engineering characteristics, a group of others relate to cantilever construction, here defined as weight balanced upon the pillars by extending main interior beams outside the wall line. Please note the following examples:

- The front concrete balcony is cantilevered upon two integral beam extensions from the interior.
- The monolithic curving stairway of reinforced concrete is tied diagonally into the footing disguised as the two lowest steps.

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- The most spectacular example of cantilever support is the round breakfast room where three-quarters of this small room rests upon the cantilever system of beams carried beyond the pillar in the house corner below it.
- The breakfast room support system continues along and outside the north wall of the house facade where the north upstairs entry deck floor is cantilevered on concrete beams structurally continuing the level of the kitchen and breakfast room floor.
- From this outside entry deck the north exterior stairway, a reinforced concrete monolith, leads to the ground. This stairway, only three inches from the masonry facade, is not supported by it, but bears entirely upon the cantilevered entry deck system above and upon a ground footing below.

As an engineer who had specialized in hydraulics, Ned Ashton was well aware of the potential for another great flood in the Iowa River valley which would be beyond the capacity of the Coralville Reservoir to control. The ground floor is designed to minimize the damage of a major flood. Opening the French doors equalizes the pressure and entering water will flow through into the garage unhindered by a threshold or sill, and from there runs out at ground level into the yard. The furnace and utilities are set up on a concrete platform out of harm's way. This system was put to its greatest test in the Flood of 1993. The result was that the house stands firm and unharmed to the present.

Ashton's embodiment of the Iowa aesthetic can be seen in the use of local limestone for wall facing and in the siting heretofore mentioned.

Ashton is credited with the design or restoration of more than 100 bridges throughout his active career. His bridges span the Mississippi River at Greenville, Natchez, Vicksburg, Burlington, Rock Island, and Dubuque. Others bridge the Ohio, Missouri, Neches, Columbia, and Colorado Rivers. His other structures include the Diamond Truss Towers for Pioneer Industries of Sioux City which were built in various locations for the U.S. Air Force. He also built antennae for Collins Radio. Ashton designed the 140 foot telescope in Green Bank, West Virginia for Associated Universities, Inc., a group organized by the National Science Foundation. He also worked for the Army on the Army Reserve Training Center in Iowa City and for the Crandic Railroad in eastern Iowa.

Among all of these engineering projects, his own house is among his more intriguing designs and the place where he carried out his work. The limestone veneer conceals a surprisingly elegant support system of concrete beams, each one individually calculated to spread the stress and mass to the foundation plates floating on the flood plain. It was sited in a private woodland by a river he bridged and is like others where he spent so much of his professional and personal life. Knowing the danger of these rivers he also designed the house to be strong and simple enough to withstand the worst floods that he, as a hydraulic engineer, could foresee. In several other ways the house reflects the values he followed in his professional life and taught his students - cost efficiency, innovative solutions, salvage of materials, and the meeting of challenge. Of all of his commercial and public projects, his own house expresses these values by which Ashton lived.

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MAJOR PROJECTS, PRE-1946

Structure/Location	Date
Tieton Reservoir	1917-1924
Minidoka Dam	1921
Cape Girardeau Bridge - Mississippi River	1926-1927
Mobile Bay Bridge	1926
Arkansas River Bridge at Little Rock	1927
Vicksburg Bridge	1929
Trinity River Bridge at Dallas, Texas	1930
Alcova Dam	1933
Boulder Dam	1933
Hoover Dam	1933
Wheeler Dam	1934
Ogden River Project	1934
Baton Rouge Bridge	1934
Grand Coulee Dam	1935
Floyd River Bridge	1936
Greenville Bridge - Mississippi River	1938-1939
Neches River Bridge - Beaumont, Texas	1939
Natchez Bridge - Mississippi River	1940
Brownsville, Nebraska Bridge - Missouri River	1940
St. Croix Bridge - Prescott, Wisconsin	1940
Grand Avenue Viaduct - Sioux City	1940
Manchester Avenue Bridge - Kansas City	1940
Rock Island Centennial Bridge	1940
Current River Bridge at Highway 106	1941
Douglas Aircraft Assembly Plant - Oklahoma City	1942-1943
Dubuque Bridge - Mississippi River	1943

ENGINEERING CAREER, PRE-PERIOD OF SIGNIFICANCE:

Ned Ashton completed his professional training in 1927 and first served as an apprentice engineer working with Kansas City bridge construction for two years. He "cut his teeth" as a designer and detailer of the main spans for the Mississippi River bridge at Vicksburg, constructed in 1929. He worked for four years with the Saint Louis Electric Terminal Railroad project where he was associated with the construction of a six-track underground station. This project was terminated by the Great Depression in mid-1933. He next worked with the U.S. Reclamation Bureau at Denver where for three years, 1933-35, he was responsible for large dam design work, principally the design of intake towers, bridges, hoist houses (Alcova, Boulder, Hoover Dams in 1933, Wheeler Dam and the Ogden River Project in 1934, Grand Coulee Dam, 1935). His major project was the design of an arch bridge over the Arizona Spillway at the Boulder Dam.

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He next worked for the Kansas City engineering firm of Howard, Needles, Tammen & Bergendorf, primarily with the construction of a series of major bridges. The Mississippi River Bridge at Greenville (1939-1940) was paralleled by the construction of the Neches River Bridge at Port Arthur, Texas. The latter bridge was planned with an underclearance of 176 feet, and the superstructure towered 176 feet above its supports, with a total length of 8,800 feet. The bridge featured "V" shaped support towers. The Mississippi River Bridge at Natchez (1940) features a 875 foot long main truss, approach trusses of 570 and 790 feet, and stood 375 feet high. The Missouri River Bridge at Brownsville, Nebraska, featured two continuous girder truss spans each 420 feet long and steel pile piers, both innovative. Notable area works on a smaller scale included the Grand Avenue Viaduct in Kansas City with 131 and 127 foot long spans, the Manchester Avenue Bridge over the Blue River in Kansas City, featuring variable depth continuous box girders and all welded continuous curbs. Several major bridges were completed. The Rock Island Centennial Bridge over the Mississippi River (1939-40) employed box girders, steel sheet pile piers, a main span of 540 feet, and outer 396 foot long spans. An open bracing system allowed for considerable economy of construction. The Current River Bridge, Powder Creek, Kentucky, followed in 1941. In 1943 the Mississippi River Bridge at Dubuque again employed a triple span (1,540 feet) continuous truss system and the approaches used a continuous variable depth girder system. The 800 foot clear span was a true tied arch. The Dubuque design had only two antecedents, the Merrimac Bridge at St. Louis and the Coognawaga Bridge at Montreal, both of which were smaller than that designed by Ashton et. al. The last bridge, a 550 foot clear span suspension design, was over the Osage River at Finey, Missouri. Ashton designed the Douglas Aircraft Plant at Oklahoma City (1942-43), his final design effort before the war shut down projects and he relocated to Iowa City in September 1943.

MAJOR PROJECTS, 1946-1974

Structure/Location	Date
Cambridge Antenna - Massachusetts	1945-53
Market Street Bridge - Ottumwa, Iowa	1945-72
Benton Street Bridge - Iowa City, Iowa*	1947-51
Lyons Fulton Bridge - Vinton, Iowa	1949-56
Vine Street Bridge - Ottumwa, Iowa	1950-71
Sandusky Bay Bridge	1951-62
MacArthur Bridge - Burlington, Iowa	1951-53
Burlington City Swimming Pool	1952-55
Iowa River Bridge (Crandic) - Iowa City, Iowa	1953-58
354' Radar Telescope (Collins) - Cedar Rapids, Iowa	1954-55
Self-supporting Microwave Radio Relay and VHF Towers, Pioneer Industries, Iowa City	1955-61
Curtis Bridge (Crandic) - Curtis, Iowa	1955-56
Wolf Avenue Bridge - Iowa City, Iowa	1956-58
Central Avenue Viaduct - Burlington, Iowa	1956-71
Prairie Creek Bridge (Crandic)	1957
Clive Road Bridge - Des Moines, Iowa*	1957-61
U.S. Army/Navy Reserve Training Center - Iowa City, Iowa	1957-60
F Avenue Bridge - Cedar Rapids, Iowa*	1961-74
Second Avenue Bridge - Cedar Rapids, Iowa*	1961-65
First Avenue Bridge - Cedar Rapids, Iowa*	1961-63

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MAJOR PROJECTS, 1946-1974 (continued)

Structure/Location	Date
Third Avenue Bridge - Cedar Rapids, Iowa*	1963-69
Northwest Overpass - Iowa City, Iowa	1964
Rocky Shore Overpass (Crandic) - Iowa City, Iowa	1964-66
140' Telescope - National Observatory - Green Bank, West Virginia*	1964
College Street Bridge - Iowa City, Iowa	1965-72
Kent Park Dam - Johnson County, Iowa	1966-71
Iowa Avenue Bridge - Iowa City, Iowa	1967-72
Eighth Avenue Bridge - Cedar Rapids, Iowa*	1967-71
Hancher Foot Bridge - Iowa City, Iowa*	1967-74
Edgewood Road Bridge - Cedar Rapids, Iowa*	1967-71
Bear Creek Bridge - Iowa City, Iowa	1969-70
South Bleachers - Kinnick Stadium - Iowa City, Iowa	1970-71
Twelfth Avenue Bridge - Cedar Rapids, Iowa	1972-74
Ironton Bridge - Ironton, Ohio	ca. 1950
Wheeling Bridge - West Virginia	ca. 1951
Resnatron Antenna - Cedar Rapids, Iowa Airport	mid-1950's
Omaha Air Force Base Steel Cable Transmitting Antenna	mid-1950's
140' and 600' Telescopes	1950-60

Note: Dates refer to complete range of paper relating to the project in the Ashton papers
* significant works

THE CONSULTING PROFESSOR 1943-1955:

With that news (the rejection by the Navy) in hand Ashton contacted his former professor, B. J. Lambert, Head of Civil Engineering and former Acting Dean of the College of Engineering at the University of Iowa in Iowa City. He was offered a position as Assistant Professor, at the bottom of the academic hierarchy, teaching graduate and advanced engineers in the Army Specialized Training Program. He was by now forty years old. Working with his mentor, Ashton rose rapidly, becoming a tenured Associate Professor in 1947 and a Full Professor three years later. He fully enjoyed academic life and teaching but, as soon as the war was over he became submerged in incredible activity of various kinds - teaching, campus affairs, some research and publication, personally constructing his complex and large residence with hand-split limestone masonry and, at the same time, developing a large and successful consulting practice.

The Army training program effectively ended with the War and he developed courses in his specialties listed in his vita - steel structures, structural design, masonry structures, and mechanics. He was well regarded by his students and they found him full of entertaining anecdotes from his years as a practicing, professional engineer. He found his classroom activities to be stimulating and he enjoyed the company of students. He and his wife, Gladys, frequently entertained graduate students and they respected him as a man whose outside consulting enabled him to employ them on their first professional jobs. By 1958 he correctly noted that he had already employed 40 to 50 students at one time or another and in later years he employed others (Alumni Review, 1958, *ibid*, p. 15). He also organized the student program with the help of his wife at First Congregational Church in Iowa City.

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From 1946 to 1949 Ashton's professional involvement with the Benton Street Bridge and personal commitment to building his house absorbed his time and energy. After finishing the exterior facade of his home he let interior finishing slide, sub-contracting some of it and putting off the rest to the sometime dismay of Gladys. The interior was incomplete until 1952.

By the early 1950's he was sufficiently clear of house construction to undertake some campus involvement and here his primary contribution was as a member of the faculty committee on athletics. He was also active in the faculty Triangle Club. Meanwhile, his growing consulting practice was becoming remunerative financially and he began to obtain prestigious contracts with the Navy and the National Science Foundation. This work was carried out in his workshop area at his home where he employed other engineering students.

A review of the Ashton Papers shows that many of the projects were fairly routine in scope. However, he gained wide recognition for his farsighted emphasis upon welding structural steel members to avoid the structural weakness, heavy reinforcing plates, and expense of riveting. This subject was discussed at length by Ashton in sections he wrote in the Procedure Handbook of Arc Welding Design and Practice which was widely used by engineers, fabrication designers, and others in industry. Issued and published by the leading manufacturer of commercial welding equipment, Lincoln Electric, this Handbook had an enviable record of editions and reprintings. Aston made major contributions to the ninth edition of 1950, reprinted in 1951 and 1952, the tenth edition of 1955 reprinted in 1956, and the eleventh edition of 1957. As an example of his contributions, chapter 6, by Ashton, ran to 470 pages in the eleventh edition and the list of contributors and consultants, which was not in alphabetical order, placed him at its head. Ashton also published two articles in Civil Engineering, the premier academic journal in his field, during his early academic career. The articles covered his laboratory research on steel and reinforcement bar materials strength testing.

Some shipyards had experimented with welding rather than riveting prior to World War II, particularly to lighten and strengthen warships, but it was not until World War II itself that welding became commonplace on cargo ships because of its strength and efficiency in construction. Following the war one of the first all-welded truss bridges to be constructed in the United States was the Benton Street Bridge in Iowa City, designed in 1947 by Ashton and built in 1949. This bridge had clean lines for paint maintenance, provided a considerable cost savings in fabrication and steel weight over a comparable riveted structure, and was erected in far less time because sections were fabricated prior to erection. The

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Benton Street Bridge, now replaced despite its historical interest, was an industrial landmark. It attracted a great deal of professional interest among engineers. Lincoln Electric loved the bridge because it sold commercial welding equipment and years later was still giving out reprints of Ashton's article published in the Welding Journal. Although welding was probably inevitable given the great success of shipyards, and Ashton's bridge may not have been the first of its kind worldwide, it was an extremely important example which, as much as any single structure made riveted girder bridges a largely obsolete technology within a very few years. In view of bridge construction techniques in use in the 1940's, the Benton Street Bridge represented a conceptual breakthrough in design, theory, practice, and of equal importance actually persuading the City fathers to finance its construction. Unfortunately, Ashton failed to convince the Iowa City Council to make the Benton Street Bridge four lanes in width, thereby dooming it for replacement by the present four-lane bridge.

Meanwhile, the concept of welded bridges spread throughout the United States and into Europe. A representative list of dated articles from the 1957 Procedural Handbook (Eleventh Edition, pp. 6-466) illustrates how the idea took hold. Articles were published in the prestigious journal Civil Engineering such as *California's All Welded Viaduct Points Way to Improved Design*, 1952; *Sequence and Continuity Mark Modern Welding Practice*, 1952; *Are We Ready for All-Welded Railroad Bridges*, 1952; or *Welded Railroad Bridges - Why Not?*. These appeared all three years after the Benton Street Bridge experiment and Ashton's publication of 1949 in the industrial Welding Journal. The Engineering News-Record (McGraw Hill) which kept readers up to date on contemporary advanced construction began publishing examples of the new breakthrough such as *Welded Bridges of the Future - Less Steel*, 1951; *New Plate Girder Span Record, 676 Feet, Is Set by Germans on Rhine Crossing*, 1952; *New Span Record Set for Welded Girders*, 1954; *New York State's First-All-Welded Railroad Bridge*, 1955. Meanwhile, other journals were reporting firsts in the 1950's such as the Pennsylvania Railroad in 1955, Switzerland in 1952, The French Seine Bridge in Paris in 1953, and elsewhere.

At this time Ashton turned his attention briefly to welded steel frameworks for forming the core of high-rise commercial buildings, publishing an article on the proper use of tab supports to avoid stressing the welds. He did not pursue this theme because he had contracts to design these structures (Ashton, *Arc-Welded Beam and Column Framing*, Progressive Architecture, September, 1949).

Meanwhile, the City of Burlington, Iowa employed him to study a number of their structures, including the MacArthur Bridge across the Mississippi. As described in his publications in The American City *The Bridge is Better Than New*, November, 1954 and in more detail in the Welding Journal *The Reconstruction of the MacArthur Bridge*, April 1954, the structure had been erected in 1916 by a private company until it paid for itself in 1923 when it reverted to the City of Burlington. Ashton wrote:

The construction of this bridge could well serve as a good exercise for the engineer. Its 2,460-foot span contains beam spans, six varieties of girder spans, and three lengths of deck-truss spans, in addition to 1,000 feet of main cantilever spans. (American City, 1954 ibid.)

Ashton estimated that the most cost-effective approach was reconstruction which finally cost \$806,200 compared with the price of a new bridge in excess of \$3,500,000. Because the details of the work were published it is enough to say here that the bridge, condemned for heavy traffic and shaking under lighter traffic was restored far in excess of its original specifications and was given another thirty years of useful life.

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Ashton's work in radio and radar antenna towers apparently began in 1951 when he designed a 50-foot radar antenna on top of the Naval Research Laboratory in Washington, D.C. It needed to rotate so Ashton's solution used a surplus naval gun mount which he redesigned as the most cost-effective solution and it has worked very well ever since. The admirals were delighted with the nautical solution. The Director of the Naval Research Laboratory, Dr. John P. Hagen, next asked Ashton if he would be interested in working on a much larger project, and the result was that he began work on a 600-foot wide dish and mount for a radio telescope, receiving a two-year leave of absence from the University of Iowa beginning in 1955. This project, like all others during his employment at the University, was designed in Ashton's ground-floor workshop in his home in Iowa City. The fifth design was accepted and classified, but he was greatly disappointed when the completion of the project was taken out of his hands and given to a traditional defense contractor, Rockwell. According to later newspaper clippings, Ashton bitterly complained that Rockwell wasted \$15,000,000 in half-completed construction at Sugar Grove, West Virginia, on an alternative design which could not be built because of flaws (later comment by Ashton in *The Cedar Rapids Gazette*, Sunday, November, 1964, Section B.)

At the same time Ashton was asked to design the 140-foot radio telescope for the National Observatory at Green Bank, West Virginia. Associated Universities, a non-profit consortium of universities contracted with the National Science Foundation to operate major facilities which included the National Radio Telescope Observatory at Green Bank. They also operate the Brookhaven National Laboratory at Upton, Long Island. Associated Universities represented major Northeastern Ivy League universities - Columbia, Cornell, Harvard, Johns Hopkins, Massachusetts Institute of Technology, Pennsylvania, Princeton, Rochester, and Yale. They contracted for Ashton's services on a consulting basis for conceptual plans and for every stage of construction through completion. This arrangement was made to avoid Rockwell's disaster with the 600-foot dish for the Air Force. Meanwhile, he designed a 300-foot radio telescope for the Navy. Unfortunately, it was never built.

INDEPENDENT CONSULTING PRACTICE 1955-1973:

Ashton emotionally left the Engineering College in the mid-1950's with his leave of absence from 1955-57 to work on the 600-foot telescope. His daughter, Joye, has said he also took the leave to confirm that, indeed, he could support himself solely by consulting.

The ground floor workroom was crowded with as many as twelve draftsmen working out details on the 140-foot telescope and numerous other projects. In his interview recorded in the *Alumni Review* (1958, *ibid*, pp. 13,14) the flurry of activity was described as follows:

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The first glimpse I had of Ned Ashton, he was certainly in his element. He stood in the presence of several men in shirt sleeves, all of them standing around a table on which were spread many drawings of one of Ned's present projects. Handing over a stack of background materials he had promised me, he returned to conclude his conference in the next room after committing me temporarily to the care of Mrs. Ashton. At present, Ashton is consulting engineer on thirty-three projects from bridges and radio telescopes to radio towers and a swimming pool.

These projects are described in the Ashton Papers (Section 26) and this discussion is limited to four of the best examples of his structural engineering activity.

The first example is the Clive Road aluminum bridge in Des Moines which, unfortunately, has been demolished. The major journal Civil Engineering published his article (October, 1958, vol. p. 761, pp. 79,80). The title, *First Welded Aluminum Girder Bridge Spans Interstate Highway in Iowa*, is expanded in the opening sentence to correctly state that it is the world's first welded aluminum girder highway bridge. The pioneering structure was built as research and extra costs were paid for by the Alcoa, Kaiser Aluminum and Reynolds Metal Co., the three largest producers. Ashton was the conceptual engineer and supervised every stage of construction. The major advantage in using magnesium aluminum alloys is that they will last a lifetime without maintenance or painting and do not rust or corrode as ferrous metals do. Ashton also emphasized that these alloys are as strong as steel but much easier to handle and he predicted that aluminum would be cheaper than steel if mass produced. The Clive Road Bridge near Des Moines is described in other articles and for details see *Iowa Tries a Welded Aluminum Bridge*, Engineering News-Record, February 20, 1958 and locally The Central Constructor, October, 1958, vol. 36, no. 4, *Dedicate Welded Aluminum Girder Bridge* (p. 14) and *Experimental Structural Behavior of Iowa's Aluminum Bridge* (p. 15) by E. G. Prentzas, Project Engineer for the State Highway Commission.

The second major project was the giant 140-foot telescope at the National Observatory at Green Bank, West Virginia. During the late 1950's and early 1960's Ashton made repeated visits to iron out problems which came up during construction. He and Gladys always drove to West Virginia because he was uneasy in airplanes. In describing the problem of design Ashton was faced with complex stress calculations involving the mounting of the huge dish on a structure seven stories high. Ashton himself did not publish a discussion of this project, but a very complete article appeared with photographs illustrating the stages of construction and providing some technical detail. This article is *The New 140-Foot Radio Telescope* by Maxwell M. Small, National Radio Astronomy Observatory, Sky and Telescope, November, 1965, vol. 30, no. 5, pp. 267-274. This journal is published for the serious amateur and until recently was a public service of Harvard College Observatory Cambridge, Massachusetts. It is now independent. To provide one aspect of the engineering design problems, Maxwell Small wrote:

The mass moment of inertia of the instrument about the polar axis results in a (gear) tooth loading of 37,800 pounds in 35-mile-per-hour winds and 124,900 pounds in 80-mile-per-hour winds. (ibid, p. 274)

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The design allows operation in winds up to 15 miles per hour. There are larger radio telescopes but these are fixed, transit types. Ashton's 140-foot design was the largest equatorially mounted, moveable radio telescope in the world at the time it was designed and has proven to be a very useful research instrument. It is accurate and considered to be unequalled for its type. Dedicated in February, 1965 it was operated by Associated Universities as previously discussed. In more recent astronomical research the Very Large Array system for directional antenna replaces single large instruments with a series of spaced smaller instruments with a combined greater theoretical amplification and thus the earlier emphasis in the 1950's on instruments such as Ashton designed has shifted. Nevertheless, it was a striking achievement in structural engineering. Aston said in the 1958 Alumni Review article that one of the major concerns was the effect of movements on the huge yoke and pole shafts as the instrument was shifted from one position to another. Every change in direction set up a new stress complex, tending to pull it apart. Ashton proved here that size makes no difference if the stresses are plotted correctly.

The third major project which won wide recognition during his years in private practice was far removed from the two *tour de force* breakthroughs in structural engineering represented by his famous aluminum bridge and giant radio telescope. It was equally typical of his work, however, because it emphasized the concept of cost effectiveness. The project concerned the deteriorating concrete spandrel bridges in Cedar Rapids which had reached the state of being condemned for heavy traffic because of the crumbling concrete which had not been carefully supervised during the initial pours. The spans were hollow and filled with clay upon which the roadway was laid. It was a construction technique dating back to the time when brick roads were laid on sand over clay. His analysis showed that the spandrel bridges could be saved through reconstruction and the public expense would be far less than tearing down the old bridges and building completely new ones in their place. This entire project - rebuilding the downtown bridges - was accomplished rapidly and efficiently. At the end the old bridges were far stronger than the original designs. This was accomplished by removing the clay fill and building open supports tied to an integrated reinforced concrete deck. The load on the span was considerably lightened and the roadway directly contributed to the integral strength of the other braces and arches instead of merely resting upon them as was the original design. The project was featured on the cover of Civil Engineering, American Society of Civil Engineers, November, 1968, Vol. 38, No. 11, with Ashton's article *New Bridges Founded on Old* on pages 44-48. The technical details are discussed in the article and it is only noted here that Ashton estimated he had extended the life of the bridges another 40 or 50 years, provided 17 lanes of traffic where only 12 had existed before, and substantially improved the river channel as a floodway. Not only were these bridges interesting to view, but in saving them Ashton estimated that he saved the City \$2,000,000 over the cost of new bridges.

The Civil Engineering article concluded with a boxed editorial noting *This project received an honorable mention in the U.S. Consulting Engineers Council's competition for the 1968 Award for Engineering Excellence.*

The Cedar Rapids bridge reconstruction led other cities to reconsider rebuilding rather than simply tearing down and replacing their period-piece concrete spandrel bridges. One example is the reconstruction of the spandrel bridges on Iowa Avenue and Burlington Street in Iowa City, carried out in the 1980's by an associate of Ashton affiliated with the original Cedar Rapids project, Robert Lenther.

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The final project which represents Ashton's approach to structural engineering is the redesign of the College Street Bridge in Iowa City. This replaced a less-well-designed, narrower bridge of the late 1920's which was flawed by poor quality control of the concrete pours. By the late 1960s the bridge was closed to traffic. Ashton had previously inspected the bridge in 1965 and recommended reconstruction or rebuilding, and five years later, in 1970 he won the contract for design. This led to an acrimonious public debate in the Iowa City Press-Citizen (August 21, 1970) with the story, *Ethics Questioned in Bridge Study*, with complaints by the firm of Shive-Hattery because they had expected to be awarded the contract as a matter of course. The firm did not appreciate Ashton's published comment that it was *not worth fighting over such a little job* since he had both won the contract and made Shive-Hattery look small at the same time. Ashton's conceptual design published in the Iowa City Press-Citizen (December 8, 1970, p. 5A) used the old abutments at both ends spanned by a concrete flat arch resembling his late 1960s design of the Hancher footbridge. It removed the central supports of the old bridge, opening up the area below and reducing floodwater backup from the adjacent Ralston Creek. He estimated the cost at only \$350,000 and his replacement had widened the traffic lanes four feet, provided parking on both sides to allow for more traffic in future, and eliminated the four-foot crown in the bridge center while having a higher clearance below. Seen today, the College Street Bridge revitalized the area below it in conjunction with Project Green's successful plan for a civic plaza.

There were Ashton designs in his later years, among them the Edgewood Bridge of 1968 in Cedar Rapids which won a national award. This interstate highway bridge crosses the Cedar River. The Hancher footbridge of 1969 on the University of Iowa campus should have won an award and did not. It is a visual delight.

During the 1960's Ashton received national recognition for his designs. In 1964 he was the medallist for his contributions to industrial welding from the James F. Lincoln Arc Welding Foundation. The next year he was honored at the dedication of the 140-foot telescope at the National Observatory in Green Bank, West Virginia, as the project's conceptual engineer (see the Dedication Program, 1965). In 1968 he received honorable mention in the Award for Excellence from the U.S. Consulting Engineers Council for his Cedar Rapids spandrel bridge reconstruction. In 1970 he won the American Institute of Steel award, category medium span high clearance, for his Edgewood Road Bridge in Cedar Rapids. In the Iowa City Press-Citizen (Thursday, July 30, 1970, p. 12A) he was quoted as saying that he had designed well over 100 bridges in addition to his other projects.

RETIREMENT 1973-1985:

Ned Ashton disregarded legal advice to incorporate his business. Running his own business without named partners or associates gave the consulting practice a sequence of employees over the years. Ashton would not have worked for such a business in his younger years. One consequence was that the sometimes fiercely competitive rival firms expanded with partnerships while his own consulting contracts dwindled as he neared his seventies. While in his late sixties he began to wind up his engineering business and reduced his staff. Gladys had always served as secretary and business manager and as her health began to fail a part-time secretary was employed. There was no sudden break, but rather a tapering off of activity for a period of several years.

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The lack of incorporation did have one interesting long-term effect - the business reports and contract reports were kept intact instead of going with the firm or sold and this made it possible after Ashton's death for his heirs to donate them to the Iowa State Historical Society.

For most of his life Ned Ashton had been favored with remarkably robust health. In the 1960s, about 1963, he suffered his first major heart attack and the family thought it was brought on by the pressure of business and disappointment over the fate of his 600-foot telescope which was not being built. Some ten years later, as his business was winding down he suffered a second major heart attack in 1973. He was not visibly impaired by either one. Although overweight, he maintained a high level of physical activity for a man of his age, cutting timber on the Ashton Tract and at his cabin, digging, and doing yard work. In 1983, at the age of eighty, he spent the summer completely reroofing his house - a project neglected for some years as evidenced by the deterioration of interior plaster on the perimeter walls. This job was undertaken a section at a time, taking off shingles and tar paper down to the wood sheathing planks, replacing rotten boards as he found them. The same summer he also replaced the roof at his cabin. Late in the summer of 1983 he overstressed himself severely. While fishing in the Mississippi River he jumped into the river to try and untangle and salvage his lines. He was alone, in chest deep water and, as he later told the story himself, he was surprised to find that he could not muscle his way back over the gunwale of his boat. He was far out in the shallow, mud-bottomed flood pool and said he waded two miles, pulling his boat behind him, to get back to his mooring. The next day, deciding to lay up his boat for the fall, he trailered it from the Army Corps of Engineers landing to his garage at the cabin. It was there that he lifted the trailer tongue to wheel the boat inside when it was heavy with boat water not completely drained. The resultant strain brought on his third heart attack. He recovered sufficiently to get to the cabin where he spent the night and the next noon he drove to Iowa City to consult with his doctor and was immediately hospitalized. With his permission a crew finished the last roof section over the kitchen and he was no sooner out of the hospital than he climbed the two-story ladder to check progress on the roof. Following this heart attack he continued his physical activity, maintaining the yards at the house and cabin, walking to Kinnick Stadium, and doing chores, but carefully pacing himself. He also continued fishing from his boat on the Mississippi River.

The day he died, December 1, 1985, a heavy snow had fallen. He cleared his 300-foot driveway with his large snow blower and then set up a ladder and trimmed some snow-broken dead branches on the driveway with his chain saw. He then decided to drive out to fill his car with gasoline. At the intersection of Rocky Shore Drive and Highway 6, about one-half mile from his home he realized he was having a major heart attack. He stopped the car in the middle of the intersection, turned off the ignition, and, minutes later, was found in a coma by the police. He died quietly at the University of Iowa Hospital an hour later where efforts to revive him failed.

Ned Ashton maintained his interest in structural engineering through his last years of retirement. He often had uncomplimentary remarks about modern projects based upon what he felt were design flaws and lack of knowledge about structural details. The design of the new Carver Hawkeye Arena came in for particular criticism because he considered the exposed roof trusses to be far more expensive and heavy than were necessary. Moreover, the exposed trusses became a radiator, radiating heat from the arena during the winter and absorbing heat during the summer and greatly inflating utility costs. He also criticized the cantilever design of the roof, predicting that winter contraction and summer expansion would soon break down the seals at the outer walls, providing a number of examples of the expansion of exposed bridge

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beams on the Mississippi River which caused temporary flexing, most readily seen on swing bridges. The Rock Island swing bridge would not close properly if one side was in the sun and the other in shade and it had to be set for even expansion before closing upon occasion. He also studied the collapse of the Kansas City hotel skywalk from technical reports and was shocked to learn it had been supported by bolts and washers too light in design to carry the weight. His last consulting job, an informal one given to him by a former student in practice in Cedar Rapids concerned whether the new Kinnick Stadium scoreboard could take additional weight for advertising. His study of the plans convinced him that the scoreboard was improperly seated on the foundations and was a potential danger even without additional stress. This last plan review was in 1983. Among other stories he told in his latter years were several related to over-caution when it was not needed. In prior years he had studied the steel beam structure over the University of Iowa Fieldhouse and felt that closing it for replacement had been unnecessary as it was repairable. Similarly, the closing of the Mississippi River bridge north of McGregor, Iowa in the early 1980s because of a cracked plate had been an unneeded precaution, stating that such a flaw was repairable and the bridge was strong enough for one-way traffic during repairs. Other stories could be mentioned, but a few have been provided to provide the context for a final disappointment. About 1983 Ashton's professional certification as a professional registered engineer in Iowa was removed because he had not taken continuing education courses at the University of Iowa. He retained his Missouri certification, but protested the Iowa decision in vain.

ASHTON HOUSE CONSTRUCTION; A FAMILY SAGA

Ned Ashton finalized his house structural plans in the spring of 1945 and fully intended to do much of the work himself while he and his family lived in a rental house near downtown Iowa City. However, circumstances soon required a much more burdensome family involvement.

Immediately after the war new lumber was impossible to buy. One of Ned's engineering friends had successfully bid on hundreds of thousands of feet of salvageable lumber owned by the government, but it was in the form of built up crates designed for shipping Army tanks overseas. Using this source Ned bought four railway flatcar loads of flattened crates, had it delivered to an Iowa City siding, and then trucked to his house construction site. One crate was rebuilt as his temporary tool shed. His two older teenage daughters were then put to work pulling nails to make useable lumber. Reusable nails were tossed in one barrel, bent nails that could be straightened went into a second and junk nails ended in a third. This source of lumber was used for all the concrete forms and subsequently reused in the timber construction of the main floor walls and roof. Even the tool shed was recycled. In the attic today some of the boards still have traces of concrete from their previous use in forms. Other lumber was subsequently bought as needed.

The first concrete was ready mix delivered and poured into his footing forms. However, the drivers stopped delivery because Ashton was not hiring union labor. In response, he sank a shallow sand point well with a hand pump, bought a hand concrete mixer, and bulk ordered sand, gravel, and bags of concrete. His wife Gladys and oldest daughter Joye mixed concrete a small load at a time, which Ned moved to each pour in a wheelbarrow. He soon added a motor to the mixed using temporary electrical service. The small pours are still evident today.

When the house was completed, Ned tallied his receipts and estimated his total costs at \$17,000 that included the original purchase of the cornfield. Paid for along the way, the house had no mortgage.

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BIBLIOGRAPHY: THE ASHTON PAPERS

A convenient date for the house is the inscription, *ASHTONS 1947*, which was impressed with rope during the pouring of the massive reinforced concrete lintel beam above the garage on the east elevation.

The primary and most important source on the Ashton House consists of unpublished plans and drawings by Ned Ashton. These were assembled and photocopied at original scale by Technigraphics of Iowa City in the fall of 1986. The folio, Ashton House Survey and Plans 1945-1986, is an integral part of it.

Other unpublished documentary material is the very incomplete photographic file taken during construction (Ashton House photographs and negatives 1946-1955). His late professional engineering projects documented each set of reinforcing bars and individual concrete pours to demonstrate that contractual specifications were followed. This procedure was followed because in his professional life he had frequently encountered inferior construction because of inadequate project supervision. His detailed project photographs accompany his engineering records (Ashton Papers, Iowa State Historical Society). Building Ashton House himself, he saw no need for a continuous photographic record, although his set of annotated plans notes all construction deviations from the working drawings. The result was that the house construction photographs are merely snapshots and often of poor quality. It is hoped that additional photographs will be found when the Ashton Papers are organized by the Historical Society.

In summary of sources, published descriptions and photographs by themselves are inadequate, but there is a very complete and unique unpublished record including calculations, receipts, house plans, annotated design changes, and construction notes, all providing a wealth of detail. Not considered here are the family anecdotes of this epic house construction.

Primary sources on Ashton's engineering consulting practice associated with the house as a workshop are the Ashton Papers which are his professional engineering files on major and minor projects. As mentioned previously, these papers are at the Iowa State Historical Society. The Index to the Ashton Papers dates from the 1960s and was a working guide used in the office for information retrieval, but it does not include the last projects in the files. The Index is a useful document although now obsolete because the papers themselves have been reorganized but not yet catalogued. Sources on individual projects vary. Some were published in professional engineering journals, others as pamphlets, and a few newspaper clippings provide some insights. Much of what Ashton designed during his early years as a professional (1926-1943) has not survived in any retrievable form. A few bridge study plans are in the Ashton papers from his years with the Harrington et. al. Engineering Company, but no complete list of projects which he designed or supervised is known to survive, nor is it known if the company is still in existence, much less that they would retain these files. Most engineering companies do not keep extensive files for lengthy periods of time because of storage costs. Similarly, nothing is known of the Austin Company which employed Ashton as design engineer to build the huge Douglas aircraft factory in Oklahoma City. A short, published note is the only record reported for the project. His work with Hooks and Associates in St. Louis was to supervise the project and, with the death of Hooks, Ashton kept all of the plans which are available. They were, in fact, stored for many years in the Ashton House attic. These plans show that Ashton was not the designer of the subway. His work with the U.S. Department of the Interior, Bureau of Reclamation is probably on file somewhere in the labyrinth of the federal archives.

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As Ashton established himself as a consulting engineer he produced a number of publications. Into the 1950s the two best general sources on Ashton's career are his own 1955 professional vita and the subsequent article *Bridges Are His Business* in the 1958 Alumni Review which clearly draws upon the vita for some source material, even to a few phrases.

There is a wealth of unpublished and unwritten family anecdotal information, together with genealogical records. His University of Iowa athletic prowess and that of Gladys, who was equally proficient, is documented by Hawkeyes of the mid-1920s. Taken together, there is enough background information and specific project documentation to provide a fuller sketch than is summarized here.

Ashton's record as a professor of civil engineering (1943-55) is part of the University of Iowa archives. It is likely to be of little value in understanding his conceptual work as a designer. The Ashton Papers start with his consulting on projects during the immediate post-war period where there was money for both civilian and military projects. One may suppose that as a contractor and consultant, Ashton appears in project archives of the U.S. Navy, Office of Naval Research, the U.S. Air Force, and, perhaps, the U.S. Army. There is also Associated Universities, Inc. and the National Science Foundation. However, these projects are fully covered in the Ashton Papers themselves.

The Ashton House was locally considered to be a seven-day wonder during initial construction because of the unusual concrete framework. For this reason it is surprising that little was published about the house. The first article to appear was in the Iowa City Press-Citizen, 1949, where the society editor wrote a quaint fable telling of the Ashton womenfolk building the house while the engineer performed the necessary slide rule calculations and installed the Clinton marble fireplace mantelpiece. A more complete and accurate story was published in the 1955 University of Iowa Staff Magazine. Some information also appears in the Alumni Review, 1958, which is not the most significant source on Ashton's career. Because the house was not a professional project, nothing about it is known to have appeared in any engineering journal. Finally, the Curtis Woodwork Style Book, 1946 provides descriptions of all of the catalogue birch millwork, framing, windows, and interior doors used in the house.

The Ashton Papers are in the custody of the State Historical Society of Iowa in Iowa City and the original organization by file drawers has been disrupted in the process of filing them permanently. With restricted state funding it is unclear as to when the Papers will be organized for reference and research. The original file index is available and it lists the projects, but it was originally planned merely for retrieval reference during the consulting practice. Rather than simply repeat the index here, or reorganize them serially by year, they have been grouped by client, which may be of assistance in depicting the scope of the projects. Additional entries may be found among the papers once they are researched as, in Ashton's later years, they became slightly disorganized and there was also duplication of materials as he tended to save everything. It comes as a surprise to discover that plans of public engineering works have often had an uncertain and short shelf life in years past because of the absence of a public archival program. It is hoped that the Ashton Papers will provide a further impetus toward this necessary public program organized at the State Archives in Des Moines.

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Ashton Residence
Johnson County, Iowa

CFN-259-1116

ASHTON ENGINEERING CLIENTS

- ASSOCIATED UNIVERSITIES:** National Science Foundation. Design and construction supervision of 140-foot radio telescope, National Observatory, Green Bank, West Virginia (1955-65).
- BURLINGTON, IOWA, CITY OF:** New Maintenance building (1955), Burlington Garage (1955), Burlington Swimming Pool (1955), Cascade Bridge Reconstruction (1955), MacArthur Bridge Redesign and Reconstruction (1953-54), Main Street Subway Preliminary Design (1967), Sixth and Seventh Avenue Viaduct, Preliminary Design (1967), Central Viaduct (1967-1969).
- CEDAR RAPIDS, IOWA, CITY OF:** A Avenue Viaduct (1954), F Avenue Bridge Inspection (1962), Mays Island Parkade Parking Ramp and Memorial Coliseum (1963), First Avenue Bridge Reconstruction (1961-1966), Second Avenue Bridge Reconstruction (1961-1966), Third Avenue Bridge Reconstruction (1963-1965), Fifth Avenue Bridge Specifications (n.d.), Mays Island Retaining Walls (1965), Access Northwestern Bell Manhole, Third Avenue and Second Street (1965), F Avenue Dam and Freeway, Flood Control (1967), Eighth Avenue Dam Estimate (1967).
- CHICAGO BRIDGE AND IRON:** Information on wave tank design, offshore structures ((1968).
- CLINTON (IOWA) COUNTY:** Lyons-Fulton High Bridge, Studied and Dismantled (1955).
- COLLINS RADIO, CEDAR RAPIDS, IOWA:** Proposed Foundation, Collins Radio Antenna (n.d.), Steerable Beam Antenna (n.d.), 50-foot Radar Telescope (1955?), 20-foot bi-conical horn (1955).
- CRANDIC RAILROAD (acronym: CEDAR RAPIDS AND IOWA CITY):** Consulting engineer on Bridge Repair and Design. Bridge at Iowa River Coralville Reservoir (1955-1966), Prairie Creek Bridge (1957), Iowa River at Iowa City Bridge and Overpasses: Report Specifications (1957-1958), Chicago and Northwestern Overpass (1964), Rocky Shore Drive Overpass (1964-1965), Ralston Creek Bridge (1966), Interstate 518 (1968), North Riverside Drive, Iowa City (1968).
- CULLEN AND SEHLITZ, IOWA:** Tricking Filter Cover, Dyersville, Iowa (1966).
- F.S. FEED SERVICES MILL, IOWA CITY, IOWA:** Report on Bin Failure (1964).
- HIGHWAY COMMISSION, STATE OF IOWA, AMES:** Reconstruction of Blue Earth Creek Bridge, Winnebago County (1954), Continuous Girder Bridge, Scott County (1956), Aluminum Bridge, Clive Road Overpass on Interstate 80, Des Moines (1957), Delmar Junction, C.M. St. Paul and Pacific R.R. over U.S. 61 (1958), Loveland Bridge, 111, Cent. over Interstate 80 (1959), Edgewood Road Interstate over Cedar River, Cedar Rapids (1968).
- IOWA CITY, IOWA, CITY OF:** Municipal Swimming Pool, City Park (1944-48), Benton Street Welded Bridge, Specifications (1948) and Plans (1949), Wolf Avenue Bridge Specifications (1958), Ralston Creek Bridges including South Dodge, Glendale Road, Sheridan Road, Third Avenue, and Center Street (1953-1959), New Park Road Bridge (1959) (contract not awarded to Ashton), College Street Viaduct Inspection (1965) and Rebuilding (1970).

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IRONTON, OHIO (OHIO STATE HIGHWAY COMISSION?): Reconstruction of Ironton Bridge,
Highway 52 (n.d.).

JOHNSON COUNTY, IOWA: Kent Park Dam (1968).

JOHNSON, ROBERT: Repair Weld on Tainter Gate (1965).

KAHILL ENGINEERING: Hubinger Conveyer Structure, Keokuk, Iowa (n.d.)

KOPPERS COMPANY: Report and Recommendation, Urea Bulk Storage Building, Port Neal, Iowa
(1967).

OTTUMWA, IOWA, CITY OF: Vine Street Bridge Inspection (1968), Market Street Bridge Inspection
(1968-1969).

PIONEER INDUSTRIES, SIOUX CITY, IOWA: Designs for Diamond Truss Towers, Aluminum
Garbage Trucks, Load King Trailers (n.d.).

U.S. AIR FORCE: 300-foot Radio Telescope (1954), Air Force Towers (n.d.).

U.S. ARMY: 50-foot antenna, Naval Research Laboratory, Washington, D.C. (1949), Erected (1951),
Remounting Calculations (1959-60), 600-foot Radio Telescope (1956-1957).

UNIVERSITY OF IOWA, IOWA CITY, IOWA: 60-foot Kennedy Disk, Physics Department, MacBride
Field Campus (n.d.), Hancher Fine Arts Center Iowa River Footbridge (1968), Kinnick Stadium
Report (1970).

The foregoing list of clients is reorganized from the Index to the Files because the Reports themselves are temporarily unavailable for reference. (n.d.) means that the entry is not dated in the source index. These files date from 1944 to 1970 and later and represent Ashton's period as a consulting engineer. Work from his earlier professional career is more sparsely represented. The St. Louis Railroad Subway (1929-1933) is explained in the text (pages 52-54). Indexed plans from the late 1930s through the early 1940s are major bridges: Greenville, Mississippi; Natchez, Mississippi; and Centennial Bridge, Rock Island, Illinois. Bill Ashton believes there are other bridge plans, as well, from his commercial designing period. There is another group of plans of railroad bridges: Milwaukee Lift Bridge, and two Milwaukee Bascule bridges, one at South First Street and the other at Jureau. These are presumed to be Burlington Railroad bridges where Ned Ashton's older brother, George, was chief engineer, but it is unlikely that Ned Ashton designed them, although he may have been consulted informally about them. A more complete list of the Ashton Papers from the State Historical Society is yet awaited.

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Ashton Residence
Johnson County, Iowa

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ANNOTATED BIBLOGRPAHY

Part A. Publications and Printed Materials

Ashton, Ned L.

- 1944 *The Design of a 1,540-foot, Three Span Continuous Tied Arch Truss.* The Transit, University of Iowa College of Engineering, vol. 48, No. 7, cover and pp. 5-11, 14-17. and 22. Various calculation tables, 8 photographs, 3 drawings. Also available as University of Iowa College of Engineering Reprint paginated continuously. Technical review of conceptual design of Julien Dubuque Bridge with comparisons to other Ashton bridges and the designs of others.
- 1949 *Prestretching Increases Strength of Steel T-beams in University of Iowa Tests.* Civil Engineering, American Society of Civil Engineers, Vol., 182, pp. 42,43. March Reprint.
- 1949 *Welded Deck Girder Highway Bridge.* Welding Journal, September. Reprint, University of Iowa Reprints in Engineering, No. 80, pp. 1-9. Three tables, 23 construction photographs. Subject is Benton Street Bridge, Iowa City, Iowa
- 1949 *Arc-welded Beam and Column Framing.* Progressive Architecture, September, pp. 86-89, 11 drawings, 2 tables, 1 photograph. Reprint with no vol. or no. given.
- 1950 *A Modern Steel Deck Girder Highway Bridge.* Studies in Structural Arc Welding, File No. 13c2, Plate 119, pp. 1-6, 7 photographs, 7 drawings, 1 table. Subject is Benton Street Bridge, Iowa City, Iowa.
Note: These studies were punched for addition to a ring binder. They were sent to commercial customers of Lincoln Electric. Each of these reprints was termed a plate in confusing terminology. Ned Ashton, Vita 1955, states that he wrote 45 of these studies and names 14 by title. These were subsequently incorporated in Chapter Six, Procedure Handbook of Arc Welding Design and Practice (see Ashton, Editor) and only one specimen copy is with his reprints.
- 1954 *The Reconstruction of the MacArthur Bridge.* The Welding Journal, April, 1954, pp. 1-12, 9 photos, 2 drawings, 2 tables. Reprint with no vol. or no. and probably paginated differently.
- 1954 *This Bridge is Better than New.* American City, November, 1954, 1 page, 1 photograph. Reprint, no author, no vol., or page. Subject: MacArthur Bridge and attributed to Ashton.
- 1954 *Reinforced Concrete Bridge Economy.* Journal, American Concrete Institution Proceedings, vol. 25, no. 7, May, p. 804, 1 table. Subject: Ralston Creek Bridge, Iowa City, comparing costs with more expensive pre-stressed concrete. Published in Letters from Readers. Reprint.
- 1958 *First Welded Aluminum Girder Bridge Spans Interstate Highway in Iowa.* Civil Engineering, American Society of Civil Engineers, vol. p. 762 pp. 78-80, 5 photographs, 1 table, 1 drawing. Reprint. Subject: Clive Road Bridge.

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1958 *Iowa Tries a Welded Aluminum Bridge: Design of First Structure of This Type Required Special Considerations: State Considers the Project as Research*, Engineering News-Record, February 20, 2 pages, McGraw-Hill Publishing. Reprint with no vol. or pp. given.

1958 *Cars Will Soon Cross New Aluminum Bridge*, Welding Engineer, August, 1 page, 3 photographs. Reprint with no vol. or pp. given. Attributed to Ashton.

1968 *New Bridges Founded on Old*, Civil Engineering, American Society of Civil Engineers, vol. 38, no. 11, pp. 44-48, 6 photographs, 2 diagrams, cover photo feature. Subject: Cedar Rapids bridge reconstructions.

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Johnson County, Iowa

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VERBAL BOUNDARY DESCRIPTION:

Part of T-79N, R-6W, Sec. 4 (S.E. 1/4 of S.W. 1/4): Beginning 230' west of S.E. corner of S.W. quarter of Section 4, thence N.12°26'E.171.6', thence N72°8'W.223' to the east bank of the Iowa River, generally northeast along the same to the point where the bank intersects with east-west line which run 500' north of and parallel to the stated south boundary line of Section 4, thence 160' due east, thence 155' due south, thence 151.5' due east, thence 345' due south to a point 180' east of the point of beginning, thence 180' west to the same point.

BOUNDARY JUSTIFICATION:

The original Ashton property was about 3 acres with 330 feet of frontage on the Iowa River. During the 1950s the property was nearly doubled until it was subdivided in the late 1980s. Without going into detail the core area has remained intact. It is 2.22 acres without other houses and a slightly enlarged river frontage of 352 feet. Over half of the river front has been set aside as a Designated Natural Area defined by the Iowa City Code. This purpose for this is to permit reforestation following major tree loss in the 1993 flood and the 1995-96 wind storms.

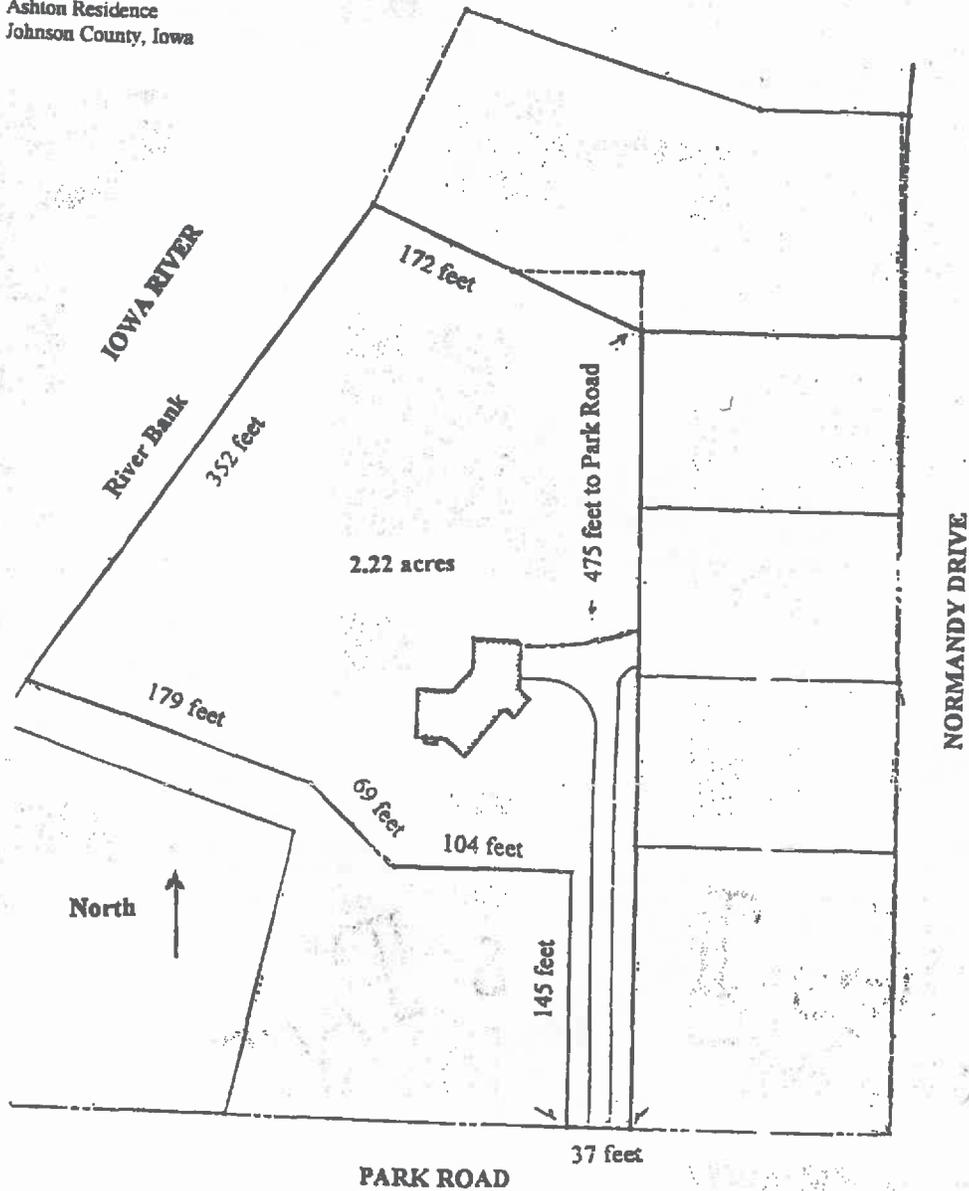
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National Park Service

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Ashton Residence
Johnson County, Iowa



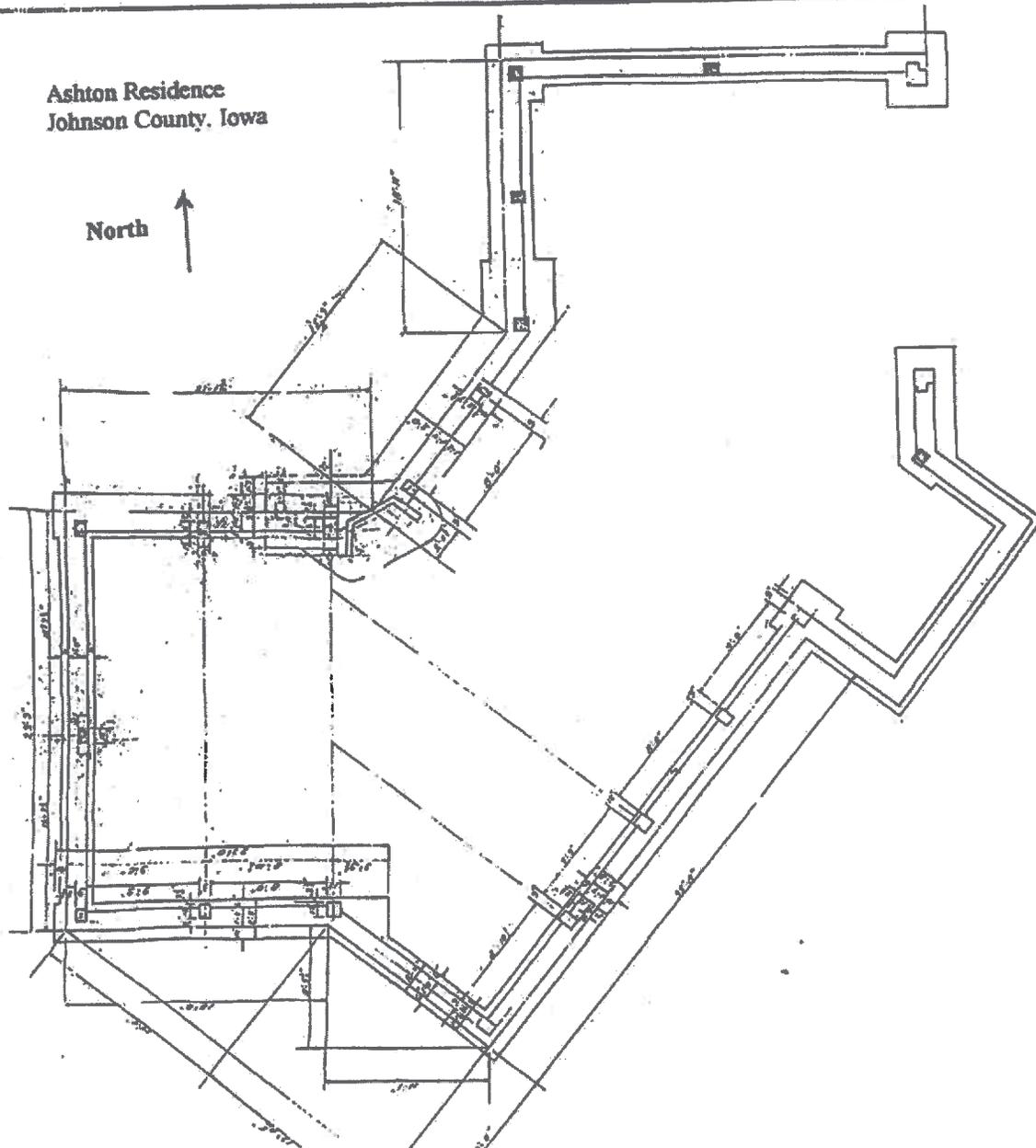
Ashton-McKusick property June 2000 after subdivision of adjacent lots. Sketch reduced and simplified survey plat of March 1989 by MMS Consultants Inc., Iowa City. Position of Ashton House and driveway taken from earlier Lambert-Ashton plan.

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National Park Service

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CFN-223-1118



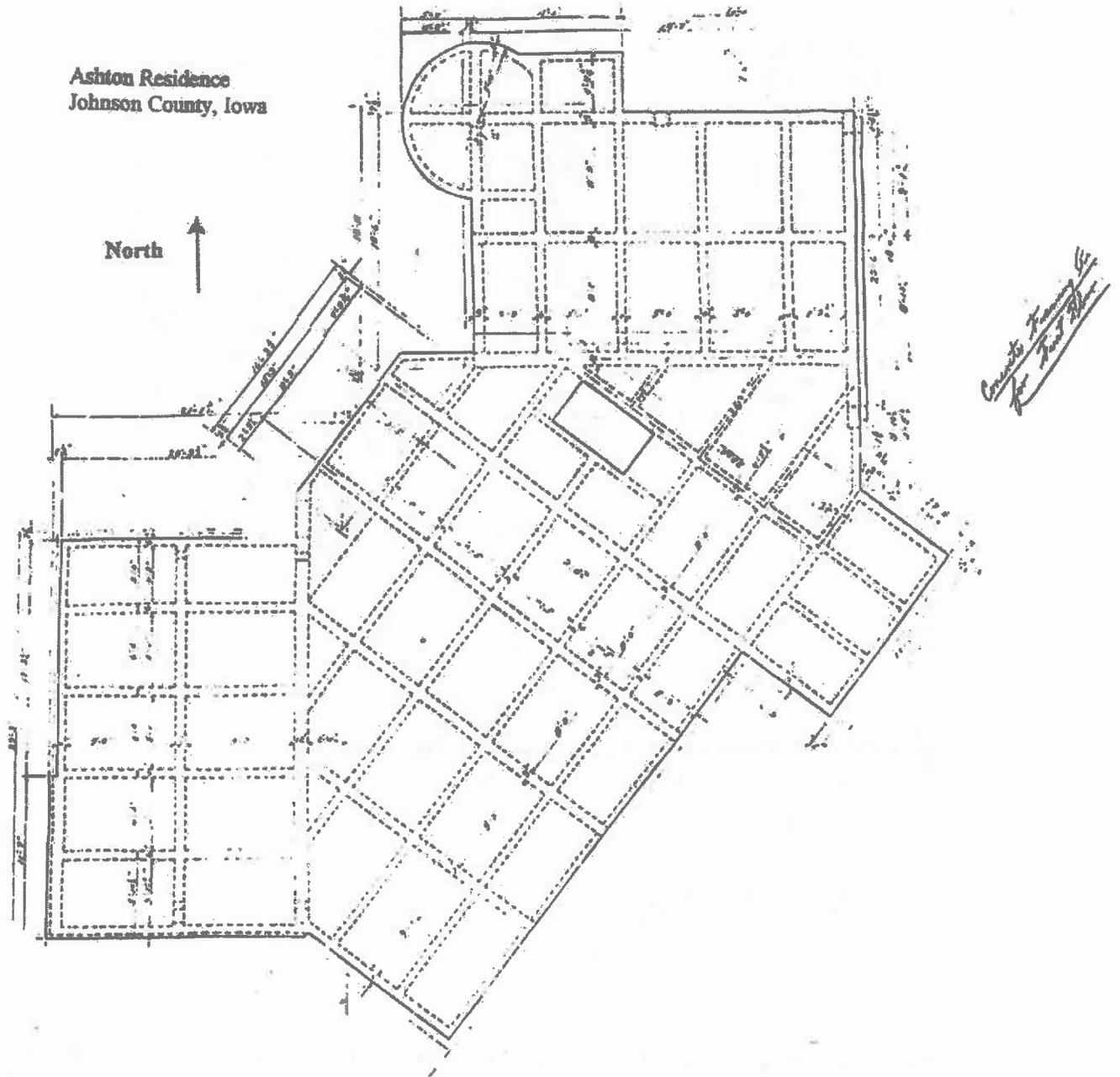
Ashton House Foundation Plan. Reduced from original of June 1946. In cross section the reinforced concrete foundation has an inverted T-shape. The bottom is a plate 6-inches thick and of variable width, 2 feet 8 inches to 5 feet. The plate is strengthened with the masonry platform 16 inches wide. Most of this platform is exposed on the lower interior walls of the ground floor. Because of the surface slope, the northern foundation is deeper to extend below the frost line.

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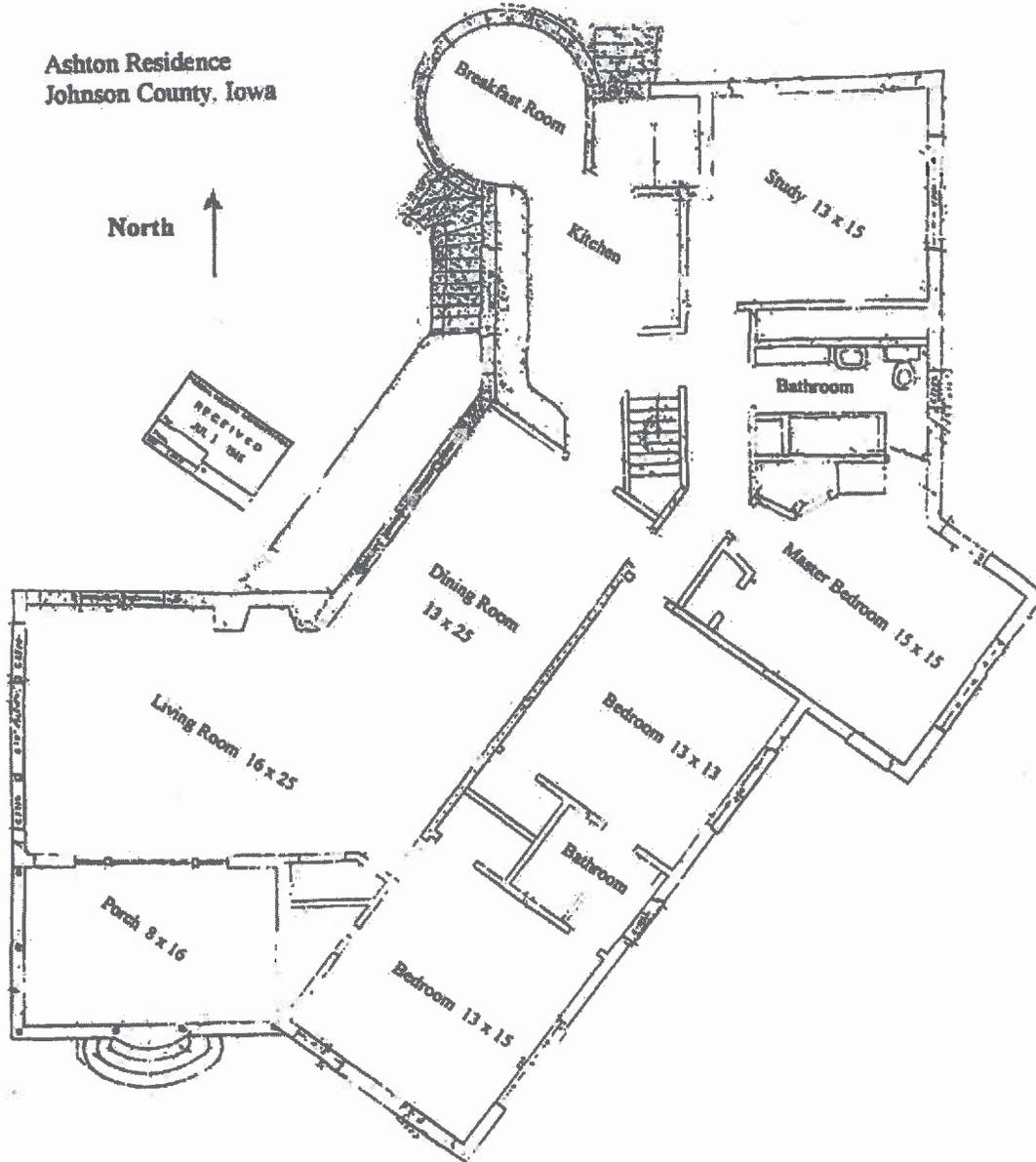
Ashton House Concrete Framing Plan for First Floor. Reduced from original of June 1946.

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National Park Service

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Ashton House Main Floor. Reduced and simplified from the plan of June 1946. The main rooms were unchanged, but closets, both baths and the kitchen were redesigned during construction. Also modified were both decks and the stairways.

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National Park ServiceNational Register of Historic Places
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CPN-229-1118

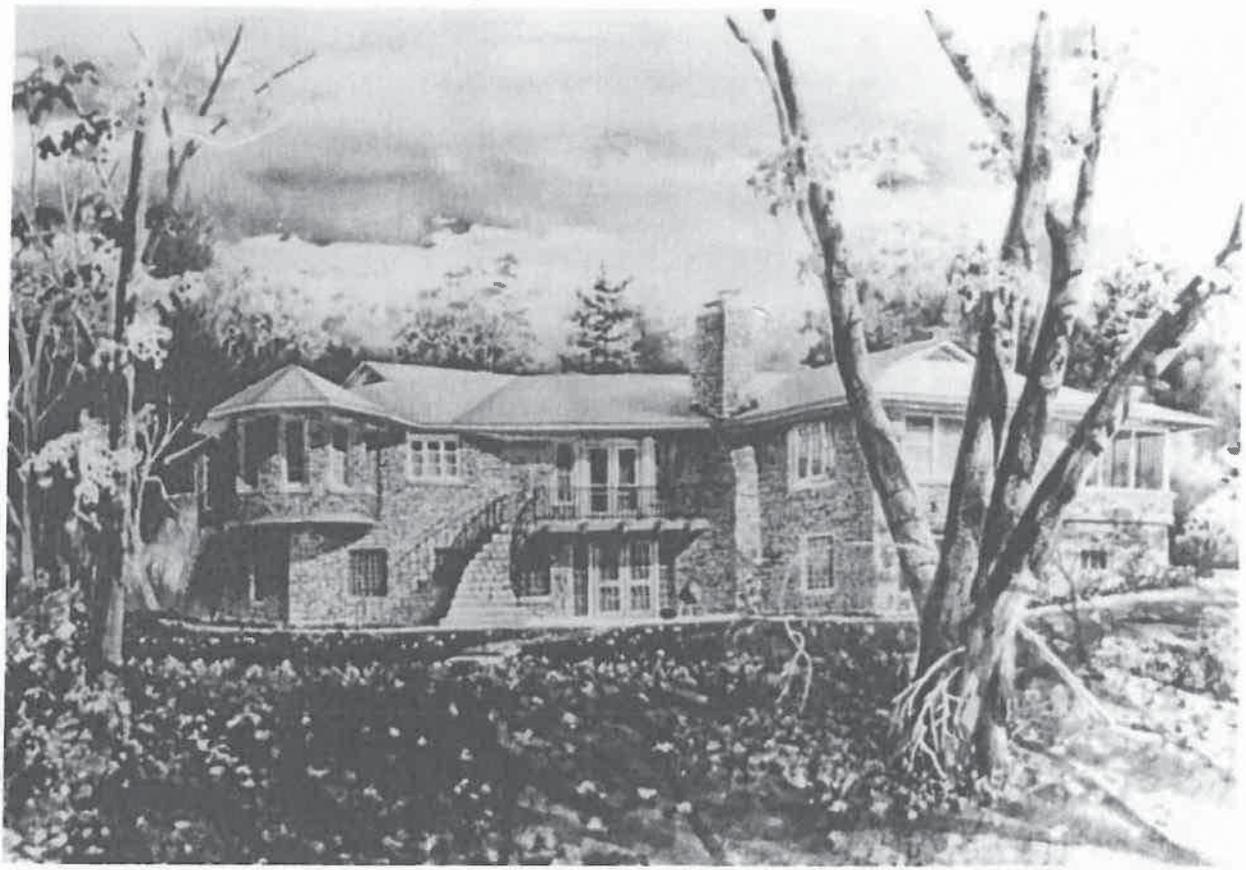
PHOTOGRAPHS, ASHTON RESIDENCE, JOHNSON COUNTY, IOWA

1. Ashton house, west facade that overlooks Iowa River. May 25, 2000. M. McKusick prints 1-6.
2. Ashton house, northwest corner. May 25, 2000.
3. Ashton house, northeast corner. May 25, 2000.
4. Ashton house, east facade inscribed *Ashtons 1947*. May 25, 2000.
5. Ashton house, southeast facade. May 25, 2000.
6. Ashton house, southwest corner. May 25, 2000.
7. Ned L. Ashton removing foundation forms, east wall, the section that later became ground floor bathroom. Copy of print attributed to Fred Kent, August 1946.
8. Crest of the great flood, 16 June 1947, river stage 18.3 feet at the University footbridge. View from construction looking northeast across Mosquito Flats floodplain to City Park timber. Twenty years later this floodplain was renamed Park View Terrace, subdivided, and totally built up with houses. Foreground above garage shows main floor in progress reinforced with steel bars and mesh. In the immediate background, the fence is the east boundary of the Ashton tract with an Army tank crate serving as tool shed. Four flatcar loads of flattened crates provided most of the lumber used for forms and house construction. Copy of print attributed to Fred Kent 16 June 1947.
9. The crest receded but high water remained three days later when this photo was taken. View of northwest house corner from a ladder leaned against a tree. The wading girl is Ruth Ashton, age 12. Copy of print attributed to Fred Kent, about 21 June 1947.
10. Ned Ashton standing beside the south-reinforced column designed to support the huge concrete lintel that now spans the garage door. Ned used the high water to float his forms into position and then jacked them up. Copy of print attributed to Fred Kent about 21 June 1947.
11. In late summer of 1948 the Ashtons lost their lease to their rental house and moved into their new home before it was ready. While camped out on the main floor, the rush was on to weatherproof the living area for the coming winter? The roof shingling is finished but much remains to be done. Copy of print attributed to Ned Ashton about early September 1948.
12. Ned L. Ashton at work at his desk by the picture window in his ground floor engineering office. Copy of print attributed to Fred Kent, fall 1957. It was published in a cropped form in *Bridges are His Business*, *Iowa Alumni Review*, 1958, page 12.



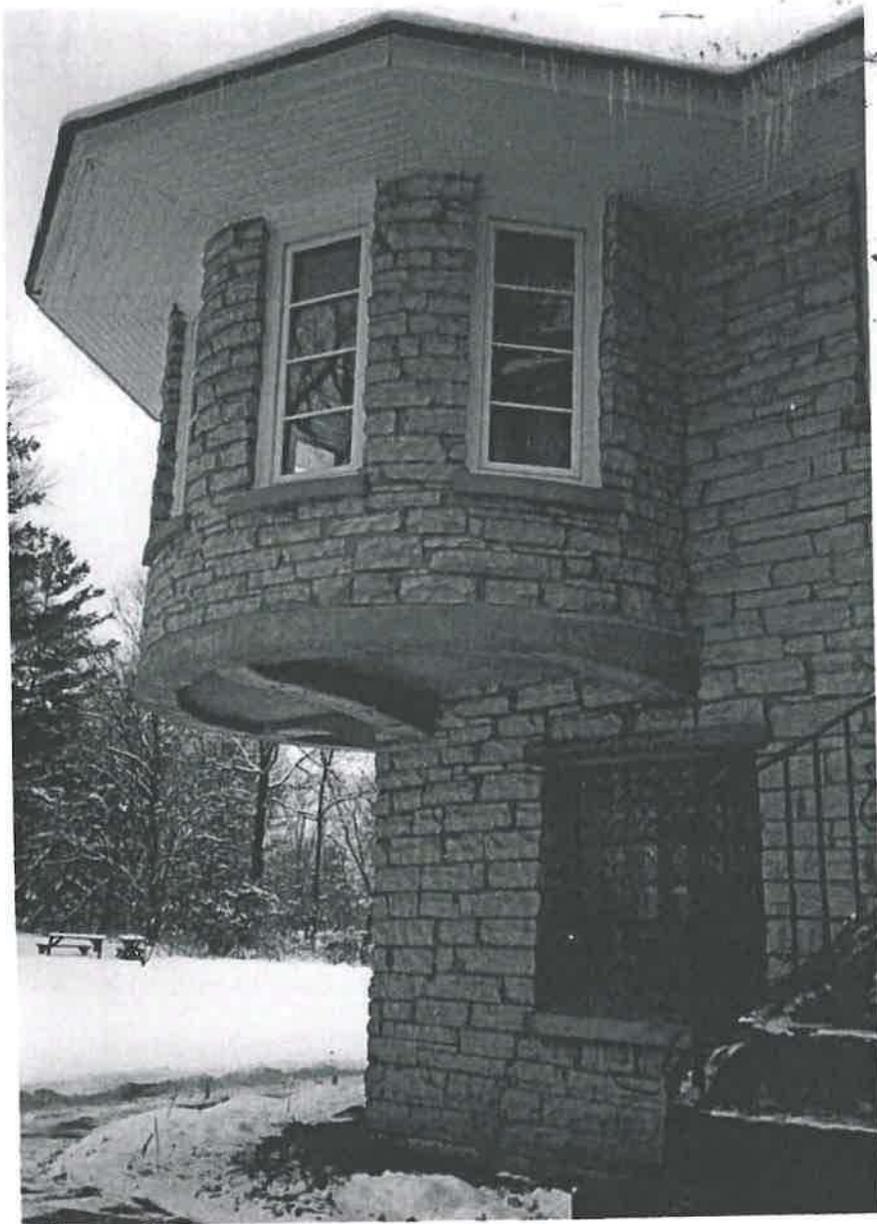
















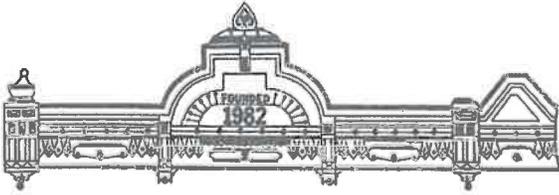












Memorandum

Date: March 7, 2019
To: Historic Preservation Commission
From: Jessica Bristow, Historic Preservation Planner
Re: Old Post Office, 28 South Linn Street

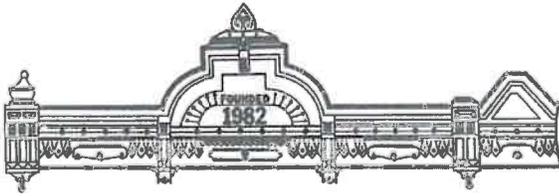
City Staff has requested that the Old Post Office, 28 South Linn Street, be designated as an Iowa City Historic Landmark. Designation of the property as an Iowa City Historic Landmark will require Commission approval of any significant changes to the exterior of the building. While the benefits for a city-owned, public property are not as evident, it could be noted that generally landmark status will also make the property eligible for special exceptions that would allow the Board of Adjustment to waive or modify certain zoning requirements and for State Tax Credit funding of rehabilitation work for a non-governmental owner.

The Old Post Office, was listed in the National Register of Historic Places in April 1979. Built in 1904, as a Neo-Classical Revival building, the Post Office had a central stair and entrance toward Washington Street. It was greatly enlarged in 1931 with two new entrances on Linn Street. In 1975 it was rehabilitated and then opened as the Senior Center in 1981. Since the National Register of Historic Places Nomination Form for this property is from an earlier period when nominations required significantly less information than nominations today, the form is supplemented by more recent Site Inventory forms, all of which are attached. These forms provide a minimal amount of necessary information needed to support a local landmark designation.

As stated in the 2001 Site Inventory Form by Marlys Svendsen, the Post Office "is an excellent example of the Neo-Classical Revival Style that was popularized in the United States between 1900 and the World War 1." The dressed limestone blocks are faced over brick walls which are plastered on the interior. Decorative details include the quoins along the corners of the building and the limestone balustrade along the roof parapet. During the 1970s rehabilitation a large portion of the 1931 lobby was retained. The building is very well preserved and along with the Carnegie Library, the only remaining portion of what was a new "civic corridor" constructed along Linn Street with City Hall originally directly to the west.

The Old Post Office was found to be individually eligible for listing in the National Register of Historic places under Criterion C, Design/Construction, and is locally significant. For local landmark designation, the Commission should determine if the property meets criterion a. and b. and at least one of the criteria c., d., e., or f. for local designation listed below:

- a. Significant to American and/or Iowa City history, architecture, archaeology and culture;



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240

- b. Possesses integrity of location, design, setting, materials and workmanship;
- c. Associated with events that have made a significant contribution to the broad patterns of our history;
- d. Associated with the lives of persons significant in our past;
- e. 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 may lack individual distinction;
- f. Has yielded or may likely yield information important in prehistory or history.

Based on the information provided in the National Register of Historic Places Registration Form and site inventory forms, staff finds that the property meets criteria a, b, and e and therefore qualifies as an Iowa City Historic Landmark.

Recommended Motion:

Move to approve the designation of the Old Post Office, 28 South Linn Street, as an Iowa City Historic Landmark based on the following criteria for local designation: criteria a, b, and e.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
FOR FEDERAL PROPERTIES

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

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

1 NAME

HISTORIC

AND/OR COMMON

Old Post Office (former Main Post Office)

2 LOCATION

STREET & NUMBER

28 South Linn Street

CITY, TOWN

Iowa City

STATE

Iowa

VICINITY OF
CODE

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

Johnson
COUNTY

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" 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 type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<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 checked="" type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> OTHER

4 AGENCY

REGIONAL HEADQUARTERS (if applicable)
United States Postal Service

STREET & NUMBER

475 L'Enfant Plaza West, S. W.

CITY, TOWN

Wash., D. C. 20260

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC
County Court House - Iowa City, IA

STREET & NUMBER

CITY, TOWN

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The present building is an exterior wall bearing structure with steel columns and beams, fire proofed with concrete. All interior floors are wood walls plaster ceiling-plaster, except the public lobby has terrazzo floor, marble base, oak wainscot with a special door and carved pedament over treatment for the door to the Postmaster's office. The interior is modern beau art with Buff Indiana Limestone. The original building constructed in 1904 measured 50' x 90'. The building was expanded in 1931 to measure 35' x 90' by extending the north wall.

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 checked="" type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input 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

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The old post office represents an example which is not common today of putting on an addition to an existing structure and to do so in such a manner that the addition actually was undistinguishable from the original. The sensitivity of one architect's work to another architect's design is nonexistent today. The conservation of materials including the reuse of stone, door and windows is evidenced by the two 1931 photos.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Consultant Report Prepared by Wagner, Marquart, Wetherell Architects
1106 High Street
Des Moines, IA 50309

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A	ZONE	EASTING	NORTHING	B	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING	D	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

Property is located at 28 South Linn Street, Iowa City, IA.

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

STATE	CODE	COUNTY	CODE
Iowa	19	Johnson	103
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Robert M. O'Brien, Realty Specialist

ORGANIZATION

Realty Management Div., Office of Real Estate, Real Estate & Bldgs. Dept., USPS

STREET & NUMBER

475 L'Enfant Plaza West, S.W.

CITY OR TOWN

Wash., D. C. 20260

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES _____

NO _____

NONE _____

[Signature]
STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is _____ National _____ State _____ Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

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

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

Iowa Site Inventory

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

Site Number 52-010-050

District Name _____

Map Reference # _____

Identification

1. Site Name U.S. Post Office (former)
2. Village/Town/City Iowa City Township _____ County Johnson
3. Street Address 28 S. Linn St.
4. Legal Location _____
Urban: _____ Rural: _____ subdivision township _____ block range _____ parcel section _____ subdivided to section of 36 section _____
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name City of Iowa City
7. Owner(s) Address 410 E. Washington St. Iowa City Iowa 52240
(Street address) (City) (State) (Zip)
8. Use: Present Senior Citizen's Center Original Post Office

Description

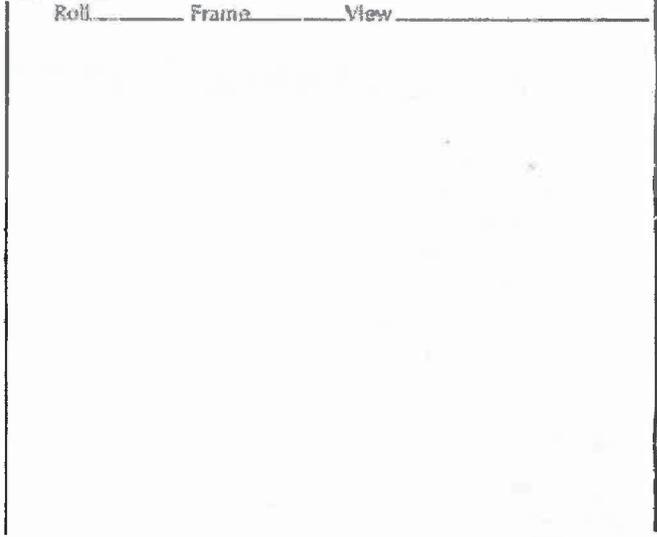
9. Date of Construction 1904 Architect/Builder _____
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site:
In 1931 the building was expanded
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____



Significance

(Indicate sources of information for all statements)

19. Architectural significance

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

"The old pose office represents an example which is not common today of putting on an addition to an existing structure and to do so in such a manner that the addition actually was undistinguishable from the original. The sensitivity of one architect's work to another architect's design is nonexistent today. The conservation of materials including the reuse of stone, door and windows is evidenced by the two 1931 photos."

Building description: "The present building is an exterior wall bearing structure with steel columns and beams, fire proofed with concrete...The exterior is modern beaux art with Buff Indiana Limestone. The original building constructed in 1904 measured 50' x 90'. The building was expanded in 1931 to measure 109' x 90' by extending the north wall.

Theme(s) engineering

20. Historical Significance

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

21. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):
National Register Nomination form

Prepared by Robert M. O'Brien, Realty Specialist Date _____
Address 475 L'Enfant Plaza West, S.W. Wash. D.C. Telephone _____
Organization Realty Management Div., Office of Real Estate, Real Estate & Bldgs. Dept. USPS

For Division of Historic Preservation Use Only

1. Office Information Sources on this Property

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

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

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

3. Photo Images 290/2A-19A 809/5-7c
341/1-20c
342/1-20c

Site Inventory Form
 State Historical Society of Iowa
 (December 1, 1999)

State Inventory No. 52-02227 New Supplemental
 Part of a district with known boundaries (enter inventory no.)
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status:(any that apply) Listed De-listed NHL DOE
 9-Digit SHPO Review & Compliance Number
 Non-Exant (enter year)

1. Name of Property

historic name Iowa City Post Office
 other names/site number Iowa City Senior Center

2. Location

street & number 28 South Linn Street
 city or town Iowa City vicinity, county Johnson
 Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____
 (If Urban) Subdivision Original Town Block(s) 61 Lot(s) Lot 5, W.29'
Lot 6

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	— buildings	<u>1</u> buildings
<input type="checkbox"/> district	— sites	— sites
<input type="checkbox"/> site	— structures	— structures
<input type="checkbox"/> structure	— objects	— objects
<input type="checkbox"/> object	— Total	<u>1</u> Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
 Title Iowa City Central Business District Study Historical Architectural Data Base Number 52-040

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>04F GOVERNMENT/post office</u>	<u>03CC01 SOCIAL/facility of volunteer/pub. service org. -</u>
<u>01B02 DOMESTIC/multiple dwelling/apartment building</u>	<u>(senior center)</u>
_____	<u>01B02 DOMESTIC/multiple dwelling/apartment building</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>06C LATE 19th & EARLY 20th CENTURY REVIVALS/</u>	foundation <u>03 BRICK or 04 STONE</u>
<u>Neo-Classical Revival</u>	walls <u>04 STONE (vener over brick)</u>
_____	roof <u>17 OTHER</u>
_____	other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Johnson
City Iowa City

Address 28 South Linn Street

Site Number 52-02227
District Number

Criteria Considerations

- 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.

Areas of Significance (Enter categories from instructions)

02 ARCHITECTURE

Significant Dates

Construction date
1904 check if circa or estimated date
Other dates
1931 (remodeling & addition)

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
unknown
Builder
unknown

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1			2		
3			4		

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Marlys A. Svendsen

organization Svendsen Tyler, Inc.

date 9/2000

street & number N3834 Deep Lake Road

telephone 715/469-3300

city or town Sarona

state WI

zip code 54870

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map: showing the property's location in a town/city or township.
- Site plan: showing position of buildings and structures on the site in relation to public road(s).
- Photographs: representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	<u>9642</u>	Frame/slot #	<u>23</u>	Date Taken	<u>10/29/99</u>
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

- See continuation sheet or attached photo & slide catalog sheet for list of photo roll or slide entries.
 Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District: (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended

This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____

Date: _____

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 52-02227
Related District Number

Page 1

<u>Iowa City Post Office</u>	<u>Johnson</u>
Name of Property	County
<u>28 South Linn Street</u>	<u>Iowa City</u>
Address	City

7. Narrative Description

This 2-story stone post office building was constructed in 1904 with a major remodeling and addition completed in 1931.

This building is an excellent example of the Neo-Classical Revival Style that was popularized in the United States between 1900 and the World War I. The south one third of the building was completed in 1904 with a central entrance with stairs facing Washington Street. The 1931 addition saw an addition completed on the north or rear wall which more than doubled the size of the building. Two new entrances were located on the west side opening onto Linn Street. The post office's exterior walls are of a faced wall construction with cut stones faced over brick walls acting as a common load bearing structure. Ornamental stonework on the building includes quoins, keystones, and a stone balustrade along the parapet. A series of 2-story segmental arched openings face the streets. The multilight windows that filled these openings have been replaced with tinted glass set in metal frames. The entrances originally had double doors with a horizontal transom, a closed pediment, and a second multilight transom above. The original mullion configurations have been retained in the current openings but the multi-light windows have been replaced with single lights. The original 6/6 double-hung windows set in the corner bays where offices are located have been replaced with 1/1 sash. The second floor – actually at the height where a third floor might be expected – has 1/1 sash in place of the original 6/6 windows as well. In 1975 the building was rehabilitated for use as senior citizen center with offices and meeting rooms. Portions of the 1931 lobby were retained. The building measures 120' across the front (facing Linn Street) and 96' along the Washington Street side.

8. Statement of Significance

This building is a relatively well-preserved example of the Neo-Classical Revival Style. It was one of a series of quasi-public or civic buildings constructed along South Linn Street in the decades immediately preceding and following the turn-of-the 20th century. Because of its architectural significance this building was individually listed on the National Register of Historic Places under Criterion C. It is also a contributing structure in a potential historic or conservation district.

This Iowa City Post Office building was the first building constructed for this purpose in Iowa City. Prior to that time postal services had been provided in various leased spaces including the former St. James Hotel (site of Dey Building, southwest corner of Clinton and Iowa) and the former Foster Grocery and General Store on the west side of Clinton Street south of Old Brick Presbyterian Church. Construction of the Post Office saw several frame and brick houses along Linn and Washington Street replaced. During the remodeling completed in 1931, the Post Office temporarily moved to the building formerly occupied by the C.O.D. Laundry at 211 Iowa Avenue. In 1974-75 a new post office was constructed to serve Iowa City and this building was converted into the Iowa City Senior Center with a connection to the high rise apartment complex for senior tenants built by the Ecumenical Housing Corporation at 320 East Washington Street.

9. Major Bibliographic References

Iowa City city directories.

Property Transfer Records, Johnson County Auditor's Office.

Tax Assessor's Records, City of Iowa City Assessor.

Summary Sheet, 28 South Linn Street, Urban Revitalization Act Study Area Survey, 1981.

Sanborn maps, 1874, 1879, 1888, 1892, 1899, 1906, 1912, 1920, 1926, 1933, and 1933 updated to 1970.

Weber, Irving. *Irving Weber's Iowa City - Volume 1*. Iowa City, Iowa: Iowa City Lions Club, 1976, pp. 22-23

Weber, Irving. *Irving Weber's Iowa City - Volume 5*. Iowa City, Iowa: Iowa City Lions Club, 1989, pp. 17-20

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 52-02227
Related District Number

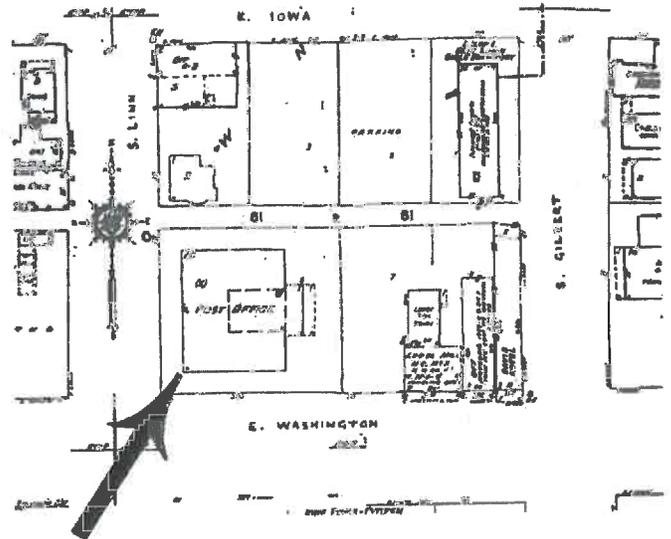
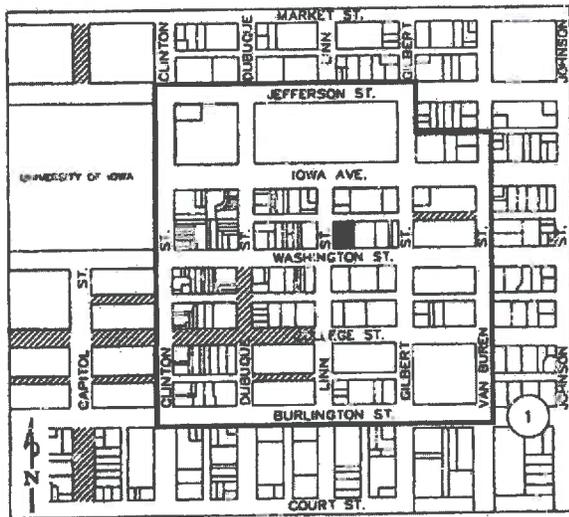
Page 2

Iowa City Post Office
Name of Property
28 South Linn Street
Address

Johnson
County
Iowa City
City

Additional Documentation

Plat Map:



Photograph:

Site Inventory Form
State Historical Society of Iowa
(November 2005)

State Inventory No. 52-02227 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
National Register Status:(any that apply) Listed De-listed NHL DOE
9-Digit SHPO Review & Compliance (R&C) Number _____
 Non-Extant (enter year) _____

100452145

1. Name of Property

historic name Iowa City Post Office

other names/site number Iowa City Senior Center

2. Location

street & number 28 S Linn Street

city or town Iowa City

vicinity, county Johnson

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Town Block(s) 61 Lot(s) Lot 5, W 29' of Lot 6

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing Noncontributing
<input type="checkbox"/> building(s)	— buildings	1 buildings
<input type="checkbox"/> district	— sites	— sites
<input type="checkbox"/> site	— structures	— structures
<input type="checkbox"/> structure	— objects	— objects
<input type="checkbox"/> object	— Total	1 Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).
Title NA Historical Architectural Data Base Number _____

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

04F GOVERNMENT/post office

03CC01 SOCIAL/facility of volunteer/pub. service org

01B02 DOMESTIC/multiple dwelling/apartment building

(senior center)

01B02 DOMESTIC/multiple dwelling/apartment building

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

06C LATE 19TH & EARLY 20TH CENTURY REVIVALS

foundation 03 BRICK or 04 STONE

Neo-Classical Revival

walls (visible material) 04 STONE (veneer over brick)

roof 17 OTHER

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "X" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Johnson
City Iowa City

Address 28 S Linn Street

Site Number 52-02227
District Number

Criteria Considerations

- 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.

Areas of Significance (Enter categories from instructions)

02 ARCHITECTURE

Significant Dates

Construction date
1904 check if circa or estimated date
Other dates, including renovation
1931 (remodeling and addition)

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
unknown
Builder
unknown

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Christina Kuecker, Associate Planner
organization City of Iowa City
street & number 410 E Washington St
city or town Iowa City state IA
date 4/2010
telephone 319.356.5243
zip code 52240

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map: showing the property's location in a town/city or township.
- Site plan: showing position of buildings and structures on the site in relation to public road(s).
- Photographs: representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

See continuation sheet or attached photo & slide catalog sheet for list of photo roll or slide entries.

Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District: (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

Iowa Department of Cultural Affairs
 State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 52-02227

Related District Number

Page 1

Iowa City Post Office

Johnson

Name of Property

County

28 S Linn Street

Iowa City

Address

City

7. Narrative Description

This 2-story stone post office building was constructed in 1904 with a major remodeling and addition completed in 1931. This building is an excellent example of the Neo-Classical Revival Style that was popularized in the United States between 1900 and World War I.

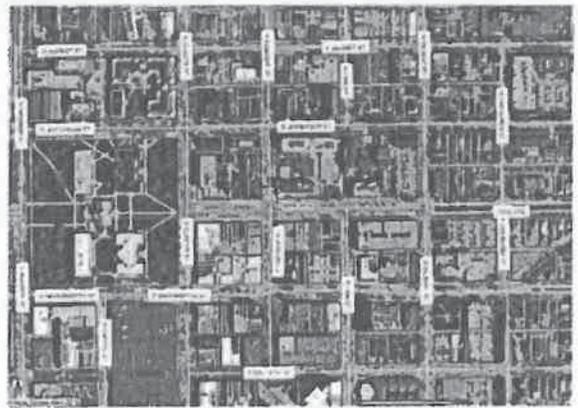
See Site Inventory form completed by Marlys A Svendsen in September 2000 for further information

8. Statement of Significance

This building is a relatively well-preserved example of the Neo-Classical Revival Style. It was one of a series of quasi-public or civic buildings constructed along S Linn Street in the decades immediately preceding and following the turn of the 20th century. Because of its architectural significance, this building was individually listed on the National Register of Historic Places under Criterion C.

See Site Inventory form completed by Marlys A Svendsen in September 2000 for further information

Maps:



Iowa Department of Cultural Affairs
State Historical Society of Iowa
**Iowa Site Inventory Form
Continuation Sheet**

Site Number 52-02227

Related District Number

Page 2

Iowa City Post Office

Name of Property

28 S Linn Street

Address

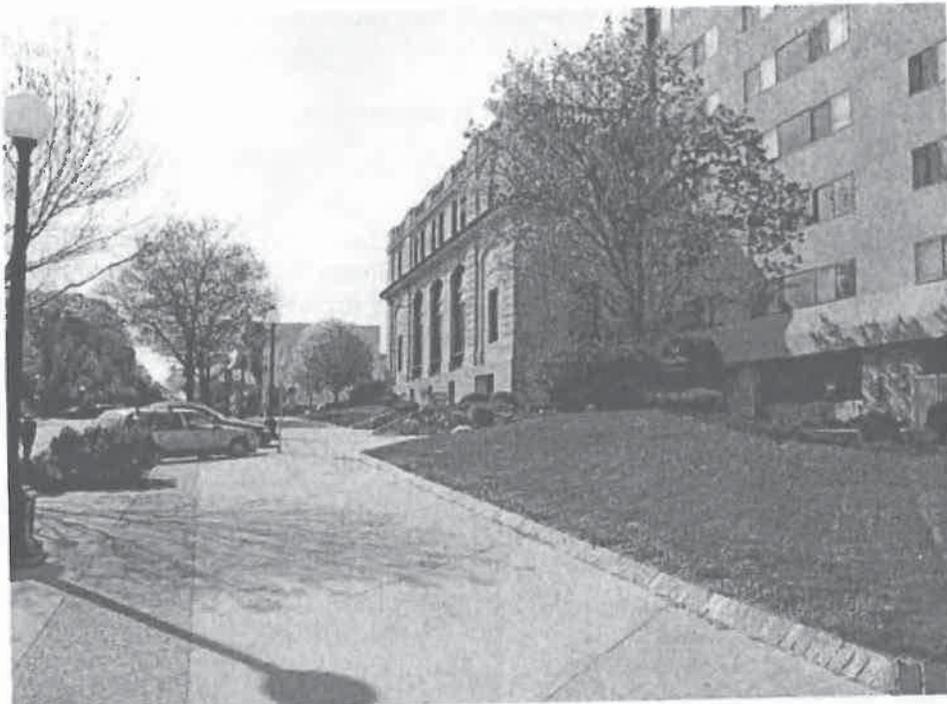
Johnson

County

Iowa City

City

Photographs:



South Elevation/Streetscape

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 52-02227

Related District Number

Page 3

Iowa City Post Office

Johnson

Name of Property

County

28 S Linn Street

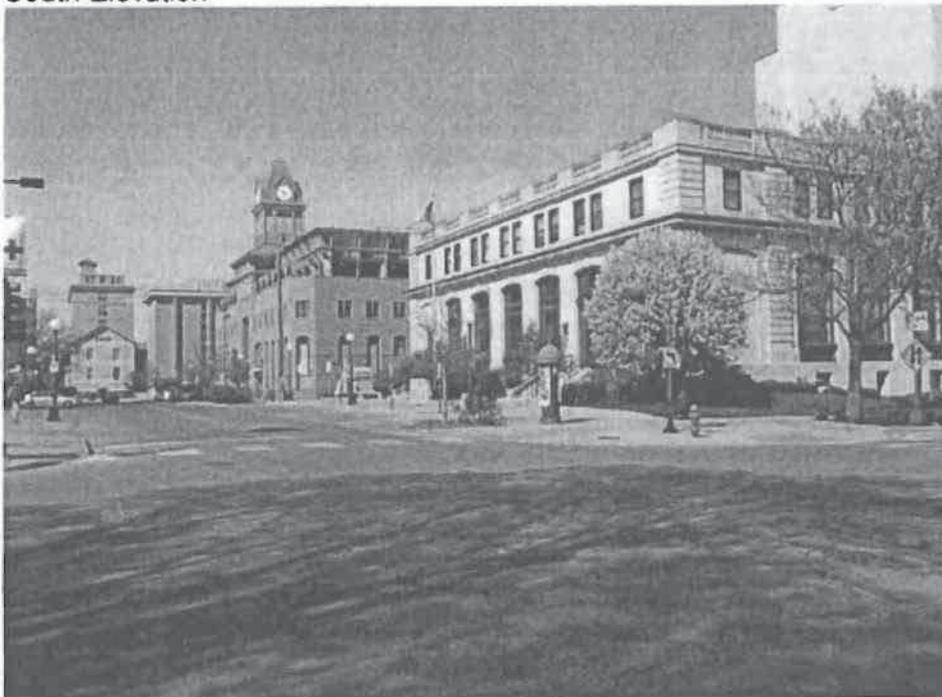
Iowa City

Address

City



South Elevation



Southwest corner/streetscape

Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 52-02227
Related District Number

Page 4

Iowa City Post Office
Name of Property
28 S Linn Street
Address

Johnson
County
Iowa City
City



Southwest corner/streetscape



West (front) elevation

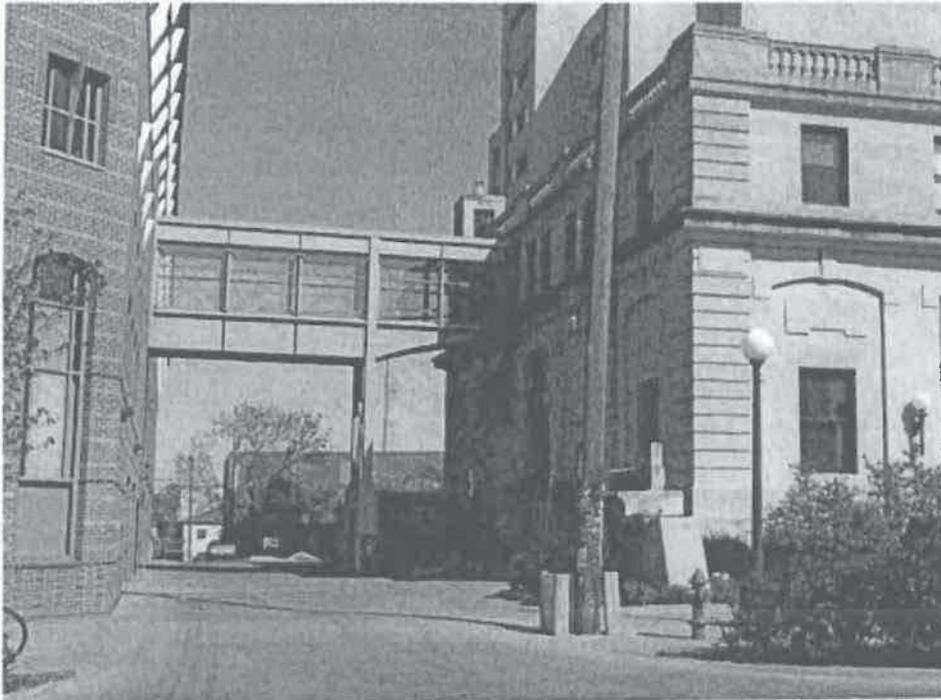
Iowa Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 52-02227
Related District Number

Page 5

Iowa City Post Office
Name of Property
28 S Linn Street
Address

Johnson
County
Iowa City
City



North elevation



East elevation

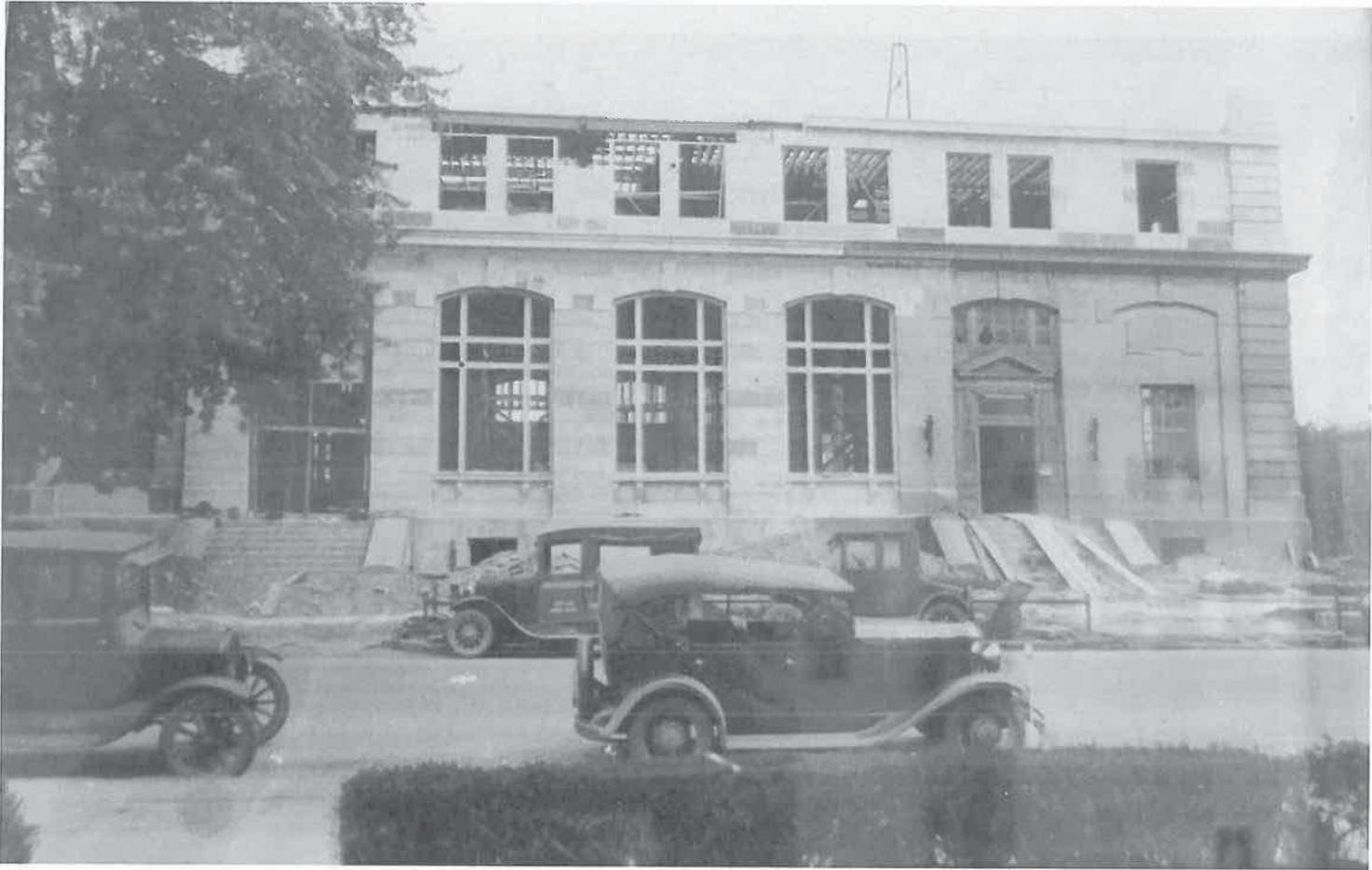
Original 1904 Post Office under Construction. View from NE corner with Old City Hall to the right in the now-vacant ban parking lot



Original 1904 Post office with mansard roof and Washington Street main entrance

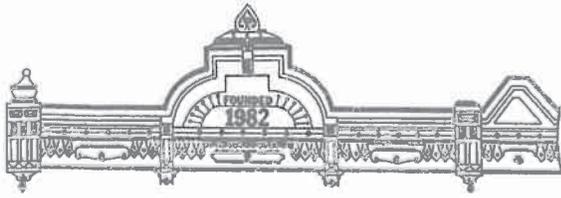


June 1931 photograph of the expansion project. View from across Linn Street looking east.



Old Post Office following rehabilitation and reopening as the Senior Center. photo date unknown (post 1981)





Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240

Memorandum

Date: March 6, 2019
To: Historic Preservation Commission
From: Jessica Bristow, Historic Preservation Planner
Re: 2019 Historic Preservation Commission Work Plan

At the March 14 meeting, we will discuss the Commission's work plan for 2019 and beyond. The Commission's 2018 work plan is attached. In addition, a strategic planning document created in November 2017 is attached for further reference. Staff will report on the progress of these issues during the meeting and the Commission will create a new work plan that will be shared with the City Manager and City Council.

You may also want to refer to the Executive Summary or the Historic Preservation Plan or the complete preservation plan for details regarding the goals and objectives of the Commission. Commissioners should use the preservation plan to formulate a work plan for the year.



CITY OF IOWA CITY MEMORANDUM

Date: February 15, 2018

To: City Council
Geoff Fruin, City Manager

From: Ginalie Swaim, Chair, Historic Preservation Commission
Jessica Bristow, Historic Preservation Planner

Re: Historic Preservation Commission Annual Planning Session Report and Work Plan
for Calendar Year 2018

IOWA CITY HISTORIC PRESERVATION COMMISSION

Annual Planning Session Report

Priority Issues for 2018

The Iowa City Historic Preservation Commission held its annual planning session on Thursday, February 8, 2018, as part of its regular monthly meeting, at 5:30 p.m. in Emma Harvat Hall. At this time, the Commission discussed and prioritized its activities and projects for the 2018 calendar year. Each year the Commission holds a planning session to review its progress in implementing the goals and objectives of the Historic Preservation Plan, and to set objectives for the upcoming year. This report details the results of that planning session, and is intended to serve as a guide for the Commission's activities for the upcoming calendar year.

Key Projects:

The Commission felt it was important to focus its efforts on current active projects for the upcoming year. These key projects include elements of many of the Goals outlined in Iowa City's Historic Preservation Plan.

Local Landmark Designations: Originally added to the work plan during the 2015 calendar year, the Commission determined that the proactive effort to identify and nominate potential landmark properties is a critical project for continuation. Properties have been identified and researched by staff and a Commission Sub-committee. In 2017, a selection of 6 brick structures that represent selections of city history began the local landmark process. A National Register listed property was included in the group. In March the properties will be presented to the Planning and Zoning Commission. They will come before City Council after that. Once completed the Commission will likely begin the process for more properties.

Civil Rights Grant Implementation: In late 2016, the City was successful in a grant request for the National Register Nomination, signage, and educational materials for the Tate Arms on Dubuque Street and Iowa Federation Home on Iowa Avenue. A committee including individuals in both the Preservation and African American communities has begun to discuss educational materials for those properties. The Office of the State Archeologist is preparing the National Register Nomination.

Downtown District Survey Implementation: At the request of City Council, an updated downtown survey is underway and will be completed by June 1, 2018. The Commission is working with Alexa McDowell of Akay Consulting to review and update the 2001 survey to identify properties and/or areas of downtown that are eligible for listing in the National Register of Historic Places. Upon receipt of the results and recommendations generated from this survey, the Commission will have to re-evaluate its work plan to see how downtown preservation initiatives should be prioritized.

Other Current Issues:

HRDP Cabin Grant Implementation: In June 2016, the City was successful in a grant request to rehabilitate the roof structures of the City Park Cabins. Staff will continue to work with the Parks and Recreation Department as they implement the grant. The entire cabin rehabilitation project, including roof rehabilitation, is set to be complete by October 1, 2018.

Historic Preservation Fund rollout: Staff and the Commission had a soft rollout of the new Historic Preservation Fund. A press release will soon be sent out to increase public knowledge of the program.

Certified Local Government (CLG) Grants: In September 2017 the Commission was successful in three grant requests. Staff will create a Request for Proposal for each project. Consultants will then be hired. The grants include a preservation plan for the Summit Street Monument, National Register Nomination for the proposed

Clinton Street and Railroad Historic District, and an intensive-level survey of the property at 2040 Waterfront Drive.

Efforts to preserve the Sanxay-Gilmore House and the Park House Hotel/ St. Agatha's historic courtyard: The Chair of the Commission will continue to work on efforts to save the house from demolition while maintaining the Park House Hotel/St. Agatha's historic courtyard.

Walking and Biking Tour Maps: In the past, the Commission had developed walking-tour maps of historic districts and landmark properties. The Commission will update them with volunteer help so that they may be included for RAGBRAI celebrations if needed and for public use.

Commission Members: In July 2018, the Commission will lose four of its longest-serving Commissioners. In order to meet the Certified Local Government conditions, the Commission will make an effort to recruit applicants that meet several of the professional areas required by the State.

Other Issues for Future Consideration beyond 2018:

Preservation Conference: The Commission will work toward preparing for the possibility of hosting the Annual Iowa Preservation Summit in 2021. Working with Economic Development and the Chamber of Commerce the Commission will apply for a Certified Local Government Grant in 2019 to host the Summit.

Education/Outreach: This includes efforts to organize special events and assist in the planning for the annual awards program in January. Many of the maps, brochures and other publications produced by the Commission in the past are in need of an update for web-based distribution.

Digital Library: The City has valuable resources and information on historic properties in several different formats. Currently the ability for the public to access this information is dependent upon the format of the information. Digitizing hardcopy information and combining it in with existing digital information in a searchable online database would make this information about city history more available for property owners and researchers.

Design Guideline Update: The current Historic Preservation Handbook, adopted in September 2010 and revised from the original adoption in June 2000, will need to be revised to include the current updated maps of all districts, revised lists of local and National Register landmarks, and updated guidelines. While it does not appear that major changes will be necessary, the update will ensure consistency.

Tax Abatement: The Commission and other local preservation groups may consider working with the county to develop and implement a state-mandated property tax abatement program.

Additional Survey and Evaluation Work: Additional survey areas for the Commission to consider in future years include Kirkwood Avenue and the Lucas Farms Neighborhood.

Other Items:

- Continue annual reminder letter to Historic and Conservation District and Landmark property owners and possibly develop this into a friendly brochure.
- Continue to update the Iowa City Historic Preservation Facebook Page.
- Continue to work with other Iowa City and Johnson County preservation organizations.

February 2018

Strategic Plan: Historic Preservation

Top 3-5 accomplishments over the past two years

- **Successful Grant Applications**
 - HRDP Grant for Cabins- Summer 2016
 - National Park Service Civil Grant for Tate Arms and Iowa Federation Home
 - National Trust Grant toward the budget of the Downtown survey
- **Implementation of the Historic Preservation Fund**
- **Greater Commission social Media Presence- Facebook page**
- **Successful preservation of historic properties such as the Unitarian-Universalist Church**
- **Disseminated information about State and Federal Tax Credits. Several owners are seeking them based on our recommendation**
 - 917 Bowery Street
 - 304 Summit Street
 - 623 College Street
 - 317 Fairchild Street
 - 706 College Street
 - 120 Fairchild Street
 - 414 Brown Street

All in progress items for the upcoming two years

- **Completion of Clinton Street and Railroad Historic District**
- **Completion of seven individual local landmarks**
- **Completion of the Downtown District Survey Evaluation and the formation of any Historic District found**
- **Implementation of any CLG grants received of the three submitted (will know in December)**
- **2020 Preservation Summit in Iowa City**
 - CLG Grant Application due September 1, 2018
 - Organization of the local component of the Preservation Summit
- **Update of the Iowa City Preservation Handbook**
 - Review needs for individual guideline changes, all windows, doors, roofs, etc
 - Review property contribution status for accuracy

3-5 highest priorities for upcoming two years

- **2020 Preservation Summit in Iowa City of Iowa City**
- **Update of the Iowa City Preservation Handbook**
- **Local landmarks for the remaining properties in the Commission's work plan**
 - Northside District expansion
 - Foxhead District

Strategic Plan: Historic Preservation

- 8 additional individual landmarks
- Formation of a Kirkwood Avenue Historic District

1-2 top focus areas for Management team for next two years

- Staffing to be able to pursue the Commission's long term planning goals in addition to the review of applications (which consume most of the staff time currently)
- Public education and outreach

3-5 biggest challenges for next two years

- 4 longtime Commissioners including Chair, Vice Chair and Contractor Representative will be leaving the Commission. As new leaders emerge there will be a steep learning curve
- Getting our local State and Federal tax credit projects to finish
 - This is up to the owner but can we help in a way that would get them closer to the finish line
 - We have had fewer state and federal tax credit projects than many communities our size
 - Could we help write architectural descriptions and draw sketch plans to help owners without these skills and have the staff time to do so?
- Guidelines need to be updated
- Extremely limited digital presence increases the need for staff to provide information
 - Continuing to educate the public on the guidelines and benefits of preservation
 - Providing information needed for researchers and for tax credits

3-5 biggest opportunities for next two years

- 2020 Preservation Summit in Iowa City of Iowa City
 - Apply for a CLG grant in 2018 to pay for elements
 - Will bring in about 300 preservationists from across the Midwest to see our preservation efforts
 - Many educational sessions
 - Opportunities for tours and workshops related to our Community
- Formation of a Kirkwood Avenue Historic District
- HRDP grant application to digitize and disseminate HPC collection
 - All historic analysis
 - Photography
 - Online database
 - Grant implementation
 - Increase digital presence
- Utilizing the Preservation Fund widely in the Community

Strategic Plan: Historic Preservation

- Improving the condition of our historic properties
- Improving our relationship with property owners in the community
- Initial evaluation of our Mid-Century Modern Housing Stock and plan for preservation

MINUTES
HISTORIC PRESERVATION COMMISSION
EMMA J. HARVAT HALL
February 14, 2019

PRELIMINARY

MEMBERS PRESENT: Kevin Boyd, Zach Builta, Helen Burford, Gosia Clore, G. T. Karr, Quentin Pitzen, Lee Shope

MEMBERS ABSENT: Thomas Agran, Sharon DeGraw, Cecile Kuenzli

STAFF PRESENT: Jessica Bristow

OTHERS PRESENT: Ray Heitner, John Yapp, Michael Nolan

RECOMMENDATIONS TO COUNCIL: (become effective only after separate Council action)

CALL TO ORDER: Chairperson Boyd called the meeting to order at 5:30 p.m.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

Stone Railroad Bridge.

Bristow said the Development Committee asked that this item be brought before the Historic Preservation Committee as a late addition to the agenda.

Bristow said Florence Stockman researched this stone railroad bridge in 2007 and her document is filed with the State Historical Society. Handouts of this document were provided.

Bristow said the bridge was located on the northeast side of Iowa City. She used an 1892 Sanborn Fire Insurance map to show the railroad branch. The railroad was started around the 1870s. It was a branch line that connected a junction point called Elmira to the railroad that ran through the south side of Iowa City around the station on Wright.

Boyd asked if the bridge was near the southwest corner of Taft and Lower West Branch.

Bristow confirmed. She shared a 2011 aerial map from the Johnson County Property Information Viewer. She pointed out some stone abutments that were visible due to tree leaf loss. She believed there to be one on each side of the stream and another in the middle. She said she was able to trace the rail line from a 1930s aerial map. The stone bridge abutments are the last remaining visual representation of the rail line.

Bristow noted that historically Iowa City and some of its subdivisions were platted to follow this train line. On a 2011 aerial map she showed the line went right through the corner by the coop. It jogged over across Iowa Avenue, followed Jefferson Street, went behind the Woodlawn District, then cut down through an area where there are still some alleys and some evidence of the rail line running through. The Chadek Green Park had a factory for many years. The rail line had a point where they could off-load material to that factory. Bristow said the newer developments in town obliterated evidence of the rail line, but the older developments show an outline of the rail line.

Bristow displayed the preliminary plat for the area being discussed. In this development, where the stream jogs, the rail line was going north-south. She pointed out the general location of the limestone abutments; giant, dressed limestone. One of them has the date of 1892 carved into it.

She said in order to get sanitary sewer line across this stream, the stream bed would need to be regraded, and the remaining abutments could then cause in flooding.

Bristow said it was her understanding that only the middle abutment would need to be removed. The Development Committee was looking for feedback from the Commission regarding this possibility.

Bristow had provided the Commission with copies of Other Planning Districts from the City's Historic Preservation Plan. She said this area was not included in the Historic Preservation Plan directly but would be included in the category other districts. She went over the objectives outlined in the plan for these other areas, which included consideration of transportation resources such as bridges and early roadways.

Bristow noted the North District Plan included an image of part of the stone bridge and talked about it. The plan said according to a longtime resident, a portion of a Rock Island Railroad spur connected Iowa City with a small settlement northeast of Iowa City called Digby. This railroad spur generally followed the south branch of Ralston Creek out from Iowa City through what was now called Scott Park and cut diagonally across the Lindemann Hills SE quadrant, the area being discussed. It said although the rail spur had been abandoned and virtually disappeared as agricultural uses displaced the line, a remnant of the original stone railroad bridge over Ralston Creek was located on the Jerry Lindemann farm near Taft Avenue.

Bristow explained the bridge remnant is barely visible when there is plant growth.

Bristow also shared a drawing showing the planned sanitary sewer line and new trail.

Bristow said the Development Committee wanted to know if the Commission felt it was important to retain any portion of the stone bridge. She said Staff recommended the idea of removing the minimal amount necessary to prevent flooding. If removed, direction is needed on what to do with the remnant.

Boyd said he was a little uncomfortable having the Commission weigh in formally on something they hadn't had time to read and that members of the public weren't aware was going to be discussed. He wondered why it was added to the agenda in this manner.

Bristow was not certain of the scheduled timeline for this project and deferred to representatives present at the meeting. She believed the Development Committee wanted HPC to be aware of this project to determine if it should be added to a future agenda or, if HPC did not feel it was important to look at in more depth, they could move on from here. She agreed if this needed formal discussion, it should be on the agenda so the public would know about it in advance.

Ray Heitner, Neighborhood and Development Services, said this issue did have a bit of urgency, which is why it was being discussed at this time. Ray said the applicant was committed to listening to the Commission's feedback and incorporating any suggestion that might come out of discussion here. He said City engineers and the applicant's engineers have gone back and forth with several iterations, several concepts of how this site might be properly designed and engineered. Heitner said City Engineering Staff felt removal of the middle pier would probably be all that would be necessary to accommodate adequate flow level for the creek.

Karr asked if they were worried about flooding houses that were being added on the lower side of the creek. He wondered if that's what made this an urgent issue now.

Heitner said with the elevation change from raising the creek bed in order to accommodate the sanitary main, flooding could occur upstream from where the current stone abutments are located.

Heitner wanted to know if the Commission wanted more research and discussion or if it didn't engender much thought or discussion.

John Yapp, with Allen Homes, representing the developer, said he understood the concern about this not being on the agenda.

Yapp said originally, when they started planning for this development, their goal was to use those abutments as a trail bridge and to preserve them in place. After inspection by their engineers, it was determined this was not possible because of the age and because there had been some scouring underneath those stones and uncertainty as to whether they could survive as a trail bridge.

Yapp said their second goal was to leave them in place, maybe putting up a plaque explaining the history of them. He said the sewer line will require raising the creek bed because of City requirements for separation between water and a sewer line. Through that process, the City Engineering Staff became concerned about the flooding issue. If you raise the creek bed, that decreases the capacity of the creek. The stone piers become a pinch point in the creek.

Yapp said if they had to remove the stone piers, their goal would be to create a monument adjacent to the trail to help explain the history. He said they recognize the history they provide. He noted that currently the piers are not accessible, in the middle of a creek, and not visible in summer. As a monument example, he shared slides showing a girder off the old Benton Street bridge that was turned into a trail monument with a plaque explaining its history.

Boyd confirmed there were three pieces of bridge remnant and asked Yapp if he was suggesting moving all pieces to the monument.

Yapp said they wanted to have the most minimal impact, removing only what was necessary to prevent flooding.

Shope asked if the remaining two piers would be inaccessible to the public if left in place.

Yapp believed that to be true because there is a steep creekbank with a lot of vegetation.

Shope asked if there was any provision for a park along the trail.

Yapp said to the south of the creek, Stonebridge Estates Part 8 will be land dedicated to the City as park space. He said the area to be dedicated goes to the creek. The east-west trail already is in place and they will be building the north-south trail all the way through and to the street.

Pitzen asked if the stones were dry stacked, which would make them easier to move and restack.

Yapp said they would probably need a small crane to move the stones.

Bristow asked about timing.

Yapp said they prefer not to wait a month.

Karr asked if they were moving dirt in March and trying to get everything permitted.

Yapp said they would begin when weather allows.

Bristow noted that upper level City Staff asked her to find out how the Commission felt about this subject instead of waiting to put it on the March meeting agenda officially.

Builta thought it might make sense to remove all the pieces to prevent flooding and because they are not serving their original purpose. He thought the pieces could be used for a better purpose, whether that be a monument or something else.

Karr liked the idea of removing the middle stone and using it for a monument of some sort, while keeping the remainder intact.

Pitzen agreed.

Burford said she liked the idea of making a monument or incorporating it into the neighborhood.

Boyd liked the idea of the monument and said if the middle piece needed to go for engineering purposes, his preference was to preserve in place the other pieces and hopefully find a way to make them more accessible in the future. He thought this would add character to the neighborhood.

Clore agreed with Karr.

Shope agreed with Boyd. He said it was fortunate there was a park space planned in that area.

Bristow wondered if accessibility to the remaining parts might be improved with the planned regrading of the stream.

Yapp said he would talk to the engineers about that.

Boyd said in terms of due diligence, at the next meeting this should be a Commission Information and Discussion item. That way members of the public would be aware and could come and comment if desired, and any additional information or questions could be discussed.

Boyd asked if there was any other public discussion. There was none.

CERTIFICATE OF APPROPRIATENESS:

1117 Seymour Avenue – Longfellow Historic District (garage demolition and reconstruction and house addition).

Bristow explained this property is the farthest west in the Longfellow Historic District. She said it was unique because it had frontage and sight line from Seymour Avenue but, because of the alley right next to it, you can also see the side of the house

Bristow shared a head shot of the house. It is a minimal traditional house, a very popular post-war type of construction and infill that we had in this district and others in town. It has a side

gable with a front gable projection. She said it had a little bit of a bump-out in the back originally, but it did not have a gable there.

A view showing the relationship of the house and the garage was shared. Bristow assumed the metal awnings would be removed. She said they were not original and could be approved as a minor review. She said they also plan to redo the concrete slab used as an entry stoop.

Bristow explained there would be an addition to the house and removal of the synthetic siding, as well as removal of the garage and the construction of a new one.

Bristow said the garage is in poor condition. Staff had worked with the architect through the idea of saving it and building another one to moving it, to finally to taking it down and building a new one. She said the whole sill plate is rotted at the bottom and has had structural issues that previous owners have unsuccessfully tried to remedy.

A shot of the garage from the alley showed a typical, small garage. She said the windows do not have any trim around them and are not in good condition. The siding is a Dutch lap that is weathered and split. Bowing and warping of the structure, in multiple directions, can be seen.

Bristow showed a picture of the garage interior showing the poor condition of the sill plate and some of the bracing. She said they had the roof completely redone with sheathing and shingles at one point in time, but it now needs to be replaced. She said the slab underneath is cracked and everything has shifted. She said there is a slope from one side of the overhead door to the other that is probably 4 inches or so because of the settling of this garage. Because of its condition, Staff recommends taking it down. While the new garage would be a two-car garage, they would match some of the details like siding and the same kind of windows.

Bristow said on the house, a side entry door will be removed because of interior space reconfiguration.

Bristow said the greatest setback of the new addition would be on the west side of the house, with some visibility from the alley.

Bristow showed a picture of the rear of the house. A screened porch was added in 1996. She said removing that would not be an issue for this Commission.

Bristow said the house had an interesting roof line. Instead of copying the front facing gable on the back with the projection, they just slopped the roof down further.

The east side of the house is closest to the neighbor and where the foundation wall is the easiest to see. The concrete block would be replicated with a facing block on the new foundation. Bristow said in the past they had some foundation issues with this house. They had parge-coated the area below in some attempt at waterproofing. She said the buttresses were not original and were probably added to help stabilize the foundation from bowing.

Bristow explained this house will have the windows replaced. It does have typical double-hung windows. She said it was right at that time when builders were moving from the minimal traditional to a ranch style, but this house does not have ranch style windows such as a big picture window in the front.

Bristow pointed out the sashes have some rot. They have broken panes, broken cords; those typical things we look at to repair. She said this house also had some issues in the frames, leading to a recommendation for replacement. She said when they put the synthetic siding on, they wrapped all the frames with metal. The metal trapped in moisture and has caused the frames to rot away. Some of the metal trim cover has been removed to verify this.

Bristow shared the demolition plan showing the screened porch, garage and windows to be removed. The side door would be removed because of the reconfiguration of the spaces inside. It would just be walled over. A window would be removed since the addition is going to come up there.

With the addition there is a slight step-in on the east side, only about 9 inches. The corner of the house will be retained. That's also where the neighbor is the closet, so being able to see that side from the street is not possible. Bristow thought retaining the corner and stepping it in a bit would be considered acceptable.

Bristow showed the other, larger step-in on the west side. A dashed line showed where the actual wall will be. She said the roof comes over this space because they want to keep it as a covered porch and entry. They will enter here into a mudroom space.

Bristow said the new two-car garage would enter off the alley.

Bristow shared the basement plan; a new full basement. There will be an egress window because all new basements are required to have one by code.

The plan showed the existing house was 30 feet and the new addition will be 25-27 feet in length. The roofline will also be stepped down so the height of the roofline on the new addition will be lower than all of the existing roofline on the house. Bristow explained it will have a couple bedrooms and a master bath in that space. Because of the door being relocated, they are relocating the basement stairs into this new addition.

On the front of the house the changes will be siding and windows, and removal of the awning. The existing trim around the door, a Colonial Revival trim, will be repaired – stripped/painted.

Bristow said the garage will be further back on the property. She said they are looking at plain, flat-panel doors here.

Bristow explained Sanborn maps and other evidence say this house was originally clad in asbestos siding. No one knows what is underneath the existing synthetic siding and insulation. If they find asbestos shingle siding in good condition, they may keep it. She said nothing would require that they remove it. If the original siding was completely removed or found to be in poor condition, staff recommends new cement board shingle siding to capture the original intent.

Bristow reiterated that this project has a large scope: Removal of the garage, construction of a new garage, a house addition, and window and siding replacement. Staff recommends approval.

Boyd asked if anyone had clarifying questions.

Pitzen wanted to know if the new garage would be using Dutch lap siding because that's what the old garage had.

Bristow said yes, to match what was already there. She said the garage was built at the same time as the house and was not sure why they had different siding.

Pitzen thought the garage probably did not have sheathing behind it, so that's why they used the Dutch lap siding.

Michael Nolan, architect with Horizon Architecture, thanked the Commission and Bristow for reviewing the project. He explained the family living in the house love the location and the neighborhood and wanted to get it to a level where it will keep the same character and style for the neighborhood, but also take the next leap to be a livable home for a slightly larger family and also add in single-level living so it can continue to grow with them as they get older. He acknowledged the many what-ifs with this project. He said they planned to use hardieplank shingle siding of some sort.

MOTION: Shope moved to approve the Certificate of Appropriateness for the project at 1117 Seymour Avenue as presented in the application and Staff report with the following conditions:

- **All door and window products approved by Staff.**
- **Existing siding and trim assessed, and removal/replacement approved by Staff.**

Clore seconded the motion. The motion carried on a vote of 7-0.

REVIEW DRAFT CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT.

Bristow explained the annual report is the Commission's time to show the State all the great work we have done. Bristow explained the Commission should review what had been written and add or tweak the report as needed. She said the Commission had been very busy over the last year and this increased work could help demonstrate the need for additional staffing hours.

In 2018 Bristow said there were 104 reviews, a 28% increase in reviews since 2015 when there were 81. There were other additions to staff time including the new preservation fund, new local landmarks, the Facebook page and increased public outreach, and the many grant projects currently underway. During 2018 Staff temporarily had an extra 10 hours per week, for a total of 30 hours per week. She said the last time they had only 20 hours per week was in 2017. Between 2017 and 2018 there was a 13% increase in reviews. Now they were back to 20 hours and had lost the assistance of the intern and the assistance of the Senior Planner, so it had been a really big cut. Bristow said that senior staff said that they will be looking at cutting back on Staff's responsibilities.

Bristow noted the Commission had reviewed quite a few National Register nominations. For project reviews, Bristow said the State only counts any reviews that are for a primary structure, not a garage, and only those that are in a National Register Historic District. She said all our historic districts were also on the National Register, so we could count all of those, but we could not count the ones in the Conservation District. Bristow said certificates of no material effect were not counted because they are basically a repair or replacement with like materials. Even so, she said last year we had 28 reviews and this year we have 34.

Local designations are included in the report. Bristow said the Commission did present seven local landmarks and five of them were approved. She said we did have a change to a locally designated property. That was approving the demolition of the house in the Conservation

District on South Lucas. The State wants to make sure we go through and work on protecting properties, so we have the work plan from last year.

Bristow included another attachment for information. The Assistant City Manager and Tracy Hightshoe, the Neighborhood and Development Services Director asked in November 2017 for some strategic planning information just from Staff. This wasn't something that went through the Commission. This strategic planning document was included in the packet.

Boyd said he had never seen this before.

Bristow explained it was for overall strategic planning by upper level City management Staff. They wanted to know what we were doing in historic preservation. It does not get into the staffing shortfalls, but it does talk about the work of staff and the Commission. This Commission and historic preservation in our community have done quite a bit and will continue to do quite a bit. It includes the idea of the preservation summit held in Iowa City that they asked us to postpone. Generally, City management still wants us to try to move forward with holding a preservation summit here as soon as we can. This is not something we can do with the current staffing level, but it would be great for our community.

Bristow said the next thing in the annual report to the state is to list all the ways that the Commission and Commission Staff provide technical assistance to the community and property owners.

Bristow said the report talks about educational programming. She noted an outpouring of requests for interviews in the last year and said the podcast she and Agran were involved in went well. HPC former chair, Ginalie, and the former Executive Director of Friends of Historic Preservation, Alicia Trimble, presented for the Women's Club. This presentation could be repeated for other organizations.

Bristow said no ordinances or resolutions were amended this year, but guidelines were updated, moving a few things from major reviews to minor reviews.

Particular issues, challenges, and successes are included in the report. Bristow said she did add one because she thought it was important. The Commission approved seven potential local landmarks and five were approved by City Council this year. Two were not approved by City Council because of owner objections. No local landmarks have been approved when the owner objects. She noted some districts were approved when 20% of the owners objected, but not a local landmark, an individual property. She said recently we had a local landmark that would have protected some affordable housing which is a huge agenda for our City, but was not approved by City Council.

Bristow noted that she thought Staff maintenance of the Facebook page would be cut due to short staffing. Without regular postings, she thought the Facebook page would also be at risk for removal.

Bristow said a page would be filled out for each Commission member and training would be noted. She said the report is due at the State February 28th and must be signed by the Mayor prior to that. She asked that any report additions or modifications be submitted as soon as possible.

DISCUSSION OF HISTORIC PRESERVATION PLAN PRIORITIES AND ANNUAL WORK PROGRAM.

Bristow explained that staff feel short of time to discuss this at this meeting and requests that it be deferred to the next meeting. The Commission agreed. She said once it is discussed, she will write up the HPC work plan and give it to City Council and the City Manager, including a memo. A few things were discussed so that the Commission could consider them for the future.

Local Landmarks

Bristow noted the City owns three properties that are all listed on the National Register of Historic Places but are not local landmarks: The Senior Center, which is the old Post Office, the Ned Ashton House, and the City Park Cabins. The goal is to designate them as local landmarks.

She said Parks is looking at having a celebration sometime in early or late May for the cabins project. We would like to have that landmark designation completed by then. That means these will need to come before you next month so they can get through City Council on a contracted schedule by the time the celebration happens.

Montgomery Butler House.

Bristow wanted to mention the Montgomery Butler House as something to be considered for the work plan because it has been tabled. It was mothballed years ago and the enclosure had been compromised.

She said that in 2015 a meeting was held with interested people from the public and some Staff about what to do. The problem with the Montgomery Butler House is there is no potential use.

It is on the hill next to Dubuque Street with the Waterworks Park. She said in 2015 it was so overgrown with poison ivy it was hard to get to. Bristow said staff suggests the Commission take it on as a project since the mothballing has been compromised.

Boyd asked the Commissioners to review the plan and, if they had specific things to add, to submit those items ahead of time for discussion at the next meeting, as well as adding a timeline.

CONSIDERATION OF MINUTES FOR JANUARY 10, 2019

Boyd had emailed Bristow to make sure to fill in the time sheet in the back of the minutes. This has been done.

MOTION: Karr moved to approve the minutes of the Historic Preservation Commission's January 10, 2019 meeting. Pitzen seconded the motion. The motion carried on a vote of 7-0.

COMMISSION INFORMATION AND DISCUSSION:

Iowa City Downtown Update.

Bristow said City Council was onboard with the idea of pursuing the National Register nomination. The State has approved the idea of using the urban renewal boundary as long as the additional necessary research is completed. An estimate for the project has been requested

from the consultant. It will still probably be early 2020 before we have a Downtown National Historic District.

The idea of a downtown steering committee was discussed. Bristow said staff recommended that specific questions were answered before the committee was formed, including:

- What is the role of the committee?
- How often would they meet?
- What kind of agenda would they have?
- Is the entire goal of that committee a potential local district or is the goal somehow greater than that?

Sanxay-Gilmore House Update.

Bristow said a consultant was hired to do a study, which has been completed. She said soon the report will go to the Commission and City Council. The report includes costs for preparing it to move and mothballing it, which involves monitoring it to make sure it does not deteriorate. It does provide some conjectures on possible rehab costs, but since the site and use are unknown, the rehab costs are a really wide range. It could be anything from just a rehab to make it function to a total historic rehab that makes the main staircase intact.

She said they suggested completely removing the chimney on the exterior, as it had been added. All chimneys would be taken down to the roof to move the house and then rebuilt, except for this piece that runs up along the side of the house. She believed the City Manager and the Mayor were in talks with the University to just see if it could remain in place because of the costs, which are very high.

225 North Gilbert and 229 North Gilbert.

Boyd noted these two houses are north of the Haunted Bookshop and just east of Dr. Smollen's office, which was a proposed landmark that was unsuccessful. The City purchased them from Mercy Hospital and put out an RFP for people interested in rehabilitating and occupying them in a commercial use. There were several proposals in. The Council gave guidance to the City Manager to start pursuing conversations with these.

The house that's directly north of the bookstore would potentially go to public space one, possibly a public gallery. He said there is a broader proposal so if you want more information, it's there. The Community Foundation is interested in buying the second building, the one to the north of there that's on the corner, for their offices. They are currently renting some space in the Chamber of Commerce. Their lease is up soon, and they are probably moving out. They are looking for their own space.

Boyd emailed the City Manager about the houses. The City bought them at the direction of the City Council to preserve them. If there is not enough evidence to make them eligible as local landmarks, they will be preserved in the contract. The potential future owners know they could be landmarked.

Bristow said she toured the houses with the consultant. She said the one to the north at 229 could be a house museum. It has its original wallpaper and everything. She said the consultant will likely have a draft of the study by April 2nd.

Preserve Iowa Summit Theme: Reinvention through Rehabilitation, Newtown IA, June 6-8.

Bristow said the summit will be nearby and drivable. If interested in attending, she asked the Commissioners to let her know sooner than later, as well as if they would want to stay there or commute back and forth.

Other.

Boyd handed out an article with interesting ideas about natural light in the second floor and how to make older buildings more useful. He said Nancy and the Downtown District asked him to share it.

ADJOURNMENT: Clore moved to adjourn the meeting. Seconded by Karr.

The meeting was adjourned at 6:50 p.m.

Minutes submitted by Judy Jones

