

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 South 8th Street Historic District

other names/site number _____

Name of Multiple Property Listing _____

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

2. Location

street & number Bounded by S. 7th St., S. 8th St., 1st Ave., 7th Ave., with segment along 2nd Ave. extending to S. 10th St. not for publication

city or town Council Bluffs

vicinity

state Iowa

county Pottawattamie

zip code 51501

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

Applicable National Register Criteria: x A B x C D

Signature of certifying official>Title: Deputy State Historic Preservation Officer Date

State Historical Society of Iowa

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

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property
(Check only one box.)

- | | |
|-------------------------------------|-------------|
| <input type="checkbox"/> | building(s) |
| <input checked="" type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

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

Contributing Noncontributing

95	25	buildings
1	0	site
		structure
		object
96	25	Total

Number of contributing resources previously listed in the National Register: 3

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

EDUCATION/schools

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/professional

EDUCATION/schools

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS/Bungalow/Craftsman

LATE VICTORIAN/Italianate

LATE 19TH EARLY 20TH CENTURY REVIVALS/

Italian Renaissance

LATE VICTORIAN/Victorian

Materials

(Enter categories from instructions.)

foundation: BRICK, CONCRETE

walls: WOOD/Weatherboard; WOOD/Shingle;

BRICK; STUCCO; SYNTHETICS/Vinyl

roof: ASPHALT; CERAMIC TILE

other:

LATE 19TH EARLY 20TH CENTURY REVIVALS/
Colonial Revival

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Narrative Description

Summary Paragraph (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The South 8th Street Historic District is located in the city of Council Bluffs in Pottawattamie County in southwestern Iowa. The district lies near the eastern edge of the city's rectilinear street grid system, about 3.5 miles east and 2 miles southeast of the winding Missouri River. The district is inside a residential area outlined by modern commercial buildings along West Broadway (Highway 6) to the north, a historic commercial core on the opposite side of South 7th Street to the east, an industrial area along 9th Avenue to the south, Indian Creek to the west, and train tracks to the northwest. The tracks run diagonally from West Broadway and South 12th Street to 5th Avenue and Indian Creek. Within the larger neighborhood, the district is distinguished by its concentration of large and elaborate examples of late-nineteenth and early-twentieth-century architectural styles and by its continuity of high-integrity historic resources. The district is named for South 8th Street, which serves as a north-south spine. The historic development of the neighborhood created a proliferation of notable residences in the South 8th Street district due to its proximity to the urban business core to the east. The district contains 123 buildings including 95 contributing buildings (single-family houses, multi-family dwellings, garages, and other support buildings), 25 non-contributing buildings, and one (1) contributing structure. In addition, three contributing buildings were previously listed on the National Register. The non-contributing resources were either constructed or substantially altered after the period of significance (1868-1941). The most common building type is the wood-framed residence, two or two and a half stories in height, and embodying one of various Late Victorian styles. Queen Anne examples are particularly prevalent. The earliest buildings in the district are typically Italianate with brick most commonly used during this era. Early-twentieth-century developments introduced noteworthy examples of revivalist styles and a litany of Craftsman houses, many of which lack individual distinction but contribute to the continuity of the district.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(Iowa SHPO Additional Instructions: After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, and the seven aspects of integrity as it applies to the resource in a **Statement of Integrity** with each aspect discussed in its own paragraph.)

The South 8th Street Historic District is a late nineteenth-and early-twentieth-century residential district in Council Bluffs, Iowa. The city of Council Bluffs in Pottawattamie County is situated on the Missouri River in southwestern Iowa. The city of Omaha, Nebraska, lies directly across the Missouri River and the two cities form the heart of a metropolitan area with nearly one million residents. The city ranges from roughly five to seven miles in distance between its eastern and western boundaries. The distance between its northern and southern boundaries is roughly five miles. The South 8th Street Historic District occupies 29.7 acres that are near the city's geographical center but at the eastern edge of the densely developed rectilinear street grid system laid out in the early 1850s. The local topology is largely flat and the lots are rectangular.

Setting Beyond the Boundaries of the South 8th Street Historic District

The following four paragraphs describe areas outside of the district boundaries. West Broadway (Highway 6) runs to the north of the district. The street is the city's primary east-west thoroughfare and its development

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includes typical late-twentieth-century commercial architecture, featuring a preponderance of one-story, concrete-or steel-framed buildings. At the intersection with 8th Street, West Broadway forks, with one segment turning to the southeast as West Broadway and a second segment turning northeast as Kanesville Boulevard. The split occurs near the eastern terminus of the Broadway Viaduct, which spans the tracks of the Union Pacific Railroad and the Canadian National Railway. At the foot of the bridge, the three-story, brick Kelly's Carpet and Furniture Building stands as an exception to the typically modern buildings of West Broadway. The area north of West Broadway/Kanesville Boulevard is largely residential in character, though buildings along the railroad are typically industrial. To the northeast of the district, the Congregation B'nai Israel Synagogue stands at 618 Mynster Street and is listed on the NRHP.

Council Bluffs' historic business district lies to the east of the South 8th Street Historic District. In a 1982 historic preservation plan, authors Jennings, Gottfried, Cheek/Preservationists referred to this area as the Central Business District (CBD).¹ The CBD extends along South Main Street and is characterized by brick commercial and public buildings constructed during the 1880s as business development moved southward from Broadway. This development played a major role in spurring the development of the South 8th Street Historic District as an adjacent residential neighborhood.

Several buildings and districts inside the CBD are listed on the NRHP. A few of these buildings line West Broadway after its split from Kanesville Boulevard: the State Savings Bank Building, the Bennett Building, the Hughes-Irons Motor Company Building, and the 100 Block of West Broadway Historic District. More resources are about two blocks east of the South 8th Street Historic District: the Haymarket Historic District, Hotel Chieftain, the Council Bluffs Free Public Library, and the Pottawattamie County Jail. Also in the vicinity are the YMCA Building at 618 1st Avenue, the Thomas Jefferis House at 523 6th Avenue, and Reverend Little's Young Ladies Seminary, all listed on the National Register. To the east of the CBD, the Willow-Bluff-3rd Street Historic District includes 159 contributing buildings.

Areas immediately to the south and the west of the South 8th Street District are largely residential in character. As properties developed in these areas during the late nineteenth and early twentieth centuries, the size and architectural style of the houses changed within a distance of two to three blocks from the CBD. The nearer buildings—primarily two or two-and-a-half story houses with elaborate designs—constitute the South 8th Street Historic District. The buildings farther south and west and outside of the district boundaries are one or two stories in height with simpler designs and, generally, later construction dates. These buildings have also been altered to a greater extent than those inside the district. The greater residential area stretches to 9th Avenue, which marks the beginning of an industrial area. The industrial district includes three properties listed on the NRHP: the McCormick Harvesting Machine Company Building at 1001 South 6th Street, the Pioneer Implement Company Building at 1000 South Main Street, and the Sandwich-Marseilles Manufacturing Building at 1216-1230 South Main Street.

¹ Jennings, Gottfried, Cheek/Preservationists. *Council Bluffs: A Plan for Historic Preservation*. Council Bluffs, October 1982, pp.23-24.

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Setting Inside the Boundaries of the South 8th Street Historic District

The ensuing sections describe geographical characteristics inside the district. Streets in the district follow the city's grid system. Numbered streets run north-south. Because the entire district lies south of West Broadway/Kanesville Boulevard, the numbered streets carry the "South" designation. Avenues run east-west. They are numbered in ascending order from north to south except for Willow Avenue between 2nd and 3rd avenues. On the west side of South 8th Street, all streets are rectilinear and regular. All streets in the district had earlier, original names; the names remained in use alongside the numbered system until the end of the nineteenth century. Table 1 summarizes these alternate names.

Table 1 - Current and original names of streets inside and bordering the South 8th Street Historic District. (Ruger, Albert. *Bird's Eye View of the City of Council Bluffs, Pottawattamie Co., Iowa 1868*. Chicago: Merchants Lithographing Co., 1868.)

Current name	Original name
South 7th Street	Marcy Street
South 8th Street	Baldwin Street
South 9th Street	Chestnut Street
South 10th Street	Nebraska Street
1st Avenue	Court Street
2nd Avenue	Clay Street
Willow Avenue	Willow Street
3rd Avenue	Filmore Street
4th Avenue	Curtiss Street
5th Avenue	Buckingham Street
6th Avenue	Rassey Street
7th Avenue	Wall Street

On the east side of South 8th Street, the grid undergoes a few changes. 2nd, 3rd, and 4th avenues terminate with T-intersections at South 8th Street. Willow Avenue commences eastward with a T-intersection roughly halfway between 2nd and 3rd avenues. Willow and 1st Avenues extend generally east South 8th Street and turn to the southeast following the angle of West Broadway after the West Broadway/Kanesville Boulevard fork. All roads have asphalt paving. Concrete-paved sidewalks uniformly line streets on all sides of each block. Curb heights and curb cuts are roughly consistent and do not exhibit features of late-nineteenth-or early-twentieth-century character.

The terrain inside the district is entirely flat. The bluffs are visible to the east. Lot boundaries are largely rectilinear and typical suburban property features are common, including modern wooden and chain-link fencing. The Wickham House at 616 South 7th Street (Inventory #62) has a modern iron fence. The Shyken Duplex at 824 2nd Avenue (#70) is fronted by a stone wall of undetermined age. The Maurer House at 831 2nd Avenue (#87) has a stone and iron fence that likely dates to the nineteenth century. Throughout the district, most properties have lawns and popular suburban tree species, including oaks and maples.

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The district includes four complete blocks between South 8th and South 7th streets, including the large, polygonal Bloomer School block south of Willow Avenue and north of 5th Avenue. A fifth complete block, bound by 2nd Avenue, South 8th Street, 3rd Avenue, and South 9th Street, is also included. In addition to these blocks, the district includes portions of five other blocks. In two of these cases, the district includes properties on the north and south sides of the 900 Block of 2nd Avenue. In two others, the district includes houses on the west side of the 300 and 400 blocks of South 8th Street. Lastly, the district includes houses on the east side of the 500 Block of South 7th Street.

Development density in the district is mostly consistent. Many lots retain their original dimensions and contain one house and frequently one secondary building, most often a garage. In a few areas, the subdivision of lots has created higher density. This most frequently occurs at corner lots; the intersection of South 10th Street and 2nd Avenue and the intersection of South 8th Street and 6th Avenue stand out as examples. Areas of lower density are found in the 700 Block of 1st Avenue, where twentieth-century demolitions have resulted in a group of vacant lots, and along the west side of South 7th Street between 1st and 5th avenues, where the Bloomer School and surface parking lots comprise most of each block.

The construction dates of existing houses suggest that development first occurred in areas closest to commercial areas along West Broadway and the CBD to the east. The north side of the 700 Block of Willow Avenue features a concentration of houses built by the end of the 1870s. The oldest of these houses is the Officer/Blaine/Wirt House at 716 Willow Avenue (#96), portions of which date to 1868. The remaining houses on the west side of South 7th Street—those north or south of the Bloomer School (#49) and adjacent parking lots—largely date to the 1880s. Among this group is the Wickham House at 616 South 7th Street (#62). Likewise, the east side of South 8th Street has a row of houses between 301 South 8th and 413 South 8th (#18-#30) that was nearly completely intact by the end of the 1880s. Included in this group are the 1886 Farnsworth House at 301 South 8th Street (#18) and the 1888 Shea House at 309 South 8th Street (#23). Lastly, the south side of 2nd Avenue between South 8th and South 10th streets has houses that largely date to the 1880s.

Though the west side of South 8th Street has a few nineteenth-century examples, houses on that side of the street are more likely to date to the first decade or so of the twentieth century. On this side of the street, the district does not extend beyond the intersection with 5th Avenue as houses farther south are more likely to date to the mid and late twentieth century.

At the north end of the district, a grouping of multi-family residential buildings serves as a transition towards the bordering commercial districts. A few of these buildings were constructed within the district's period of significance and listed as contributing resources. Among this group are the Forest Smith Double House No. 1 at 114 South 7th Street (#46), the Forest Smith Double house No. 2 at 118 South 7th Street (#47), the Hansen Court Apartments at 119 South 8th Street (#10), and the Simon and Bertha Shyken Rental Duplex at 824 2nd Avenue (#70). The Smith double houses in the northeastern corner of the district date to the late nineteenth century. The Shyken Duplex and the Hansen Court Apartments date to the 1920s. The Hansen Court Apartments, constructed with 14 units, served as a departure from previous development patterns in the district. Previously, buildings had either served as single-family houses or double houses. The Hansen Court

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Apartments are included in the district due to their age architectural compatibility, and as a representation of the development of the community during the period of significance. A grouping of apartment buildings on the opposite side of South 8th Street, however, is not included due to their more recent construction date (1957) and disparate architectural style.



Figure 1 – The South 8th Street neighborhood as depicted in various sheets of the 1891 Sanborn fire insurance maps of Council Bluffs. The district boundaries are indicated in black. Maps from this year did not illustrate the neighborhood comprehensively, resulting in gaps. All segments depicted in the map set are included here.

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Figure 2 – The South 8th Street neighborhood as depicted in various sheets of the 1896 Sanborn fire insurance maps of Council Bluffs. The district boundaries are indicated in black.

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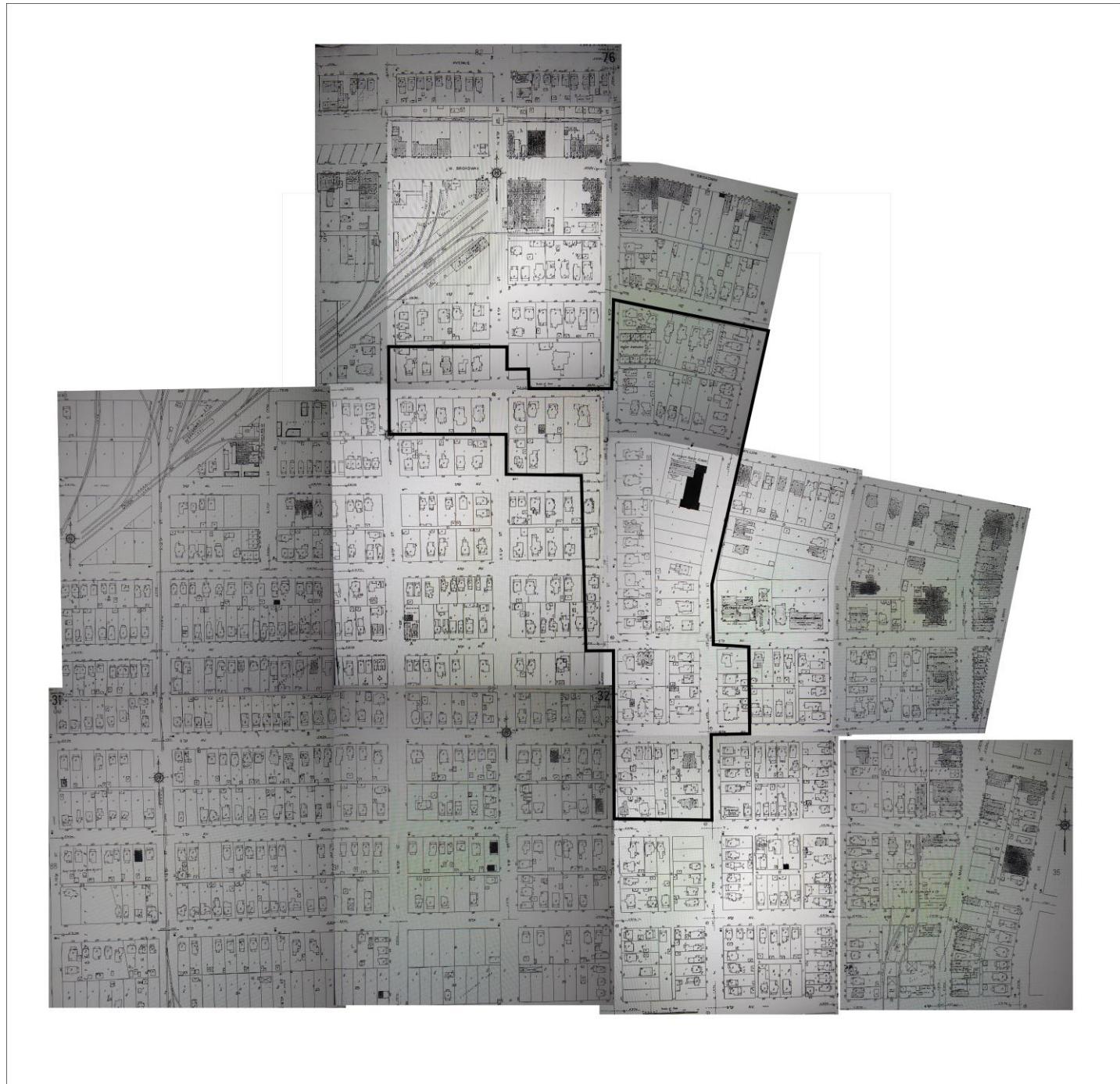


Figure 3 – The South 8th Street neighborhood as depicted in various sheets of the 1928 Sanborn fire insurance maps of Council Bluffs. The district boundaries are indicated in black.

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Resource count

The district contains 95 contributing buildings, 25 noncontributing buildings, and one (1) contributing structure (a property wall and fence) for a total of 121 resources. In addition, the district includes three (3) houses previously listed on the National Register. All resources are detached with independent structural systems. Thirty (30) of the resources are smaller, one-story “secondary” buildings that share lots with larger buildings. These secondary buildings are most often located at the rear of the property. They were alternatively built as garages, backhouses, or carriage houses, and most now serve as garages. The term “secondary” used here refers solely to the differentiate buildings that occupy the same piece of property and does not imply any distinction in the historical significance of the resources or their contributing or noncontributing status.

Integrity

While portions of the neighborhood farther south and west were subject to more substantial mid-and-late-twentieth-century alterations, properties along South 8th Street, South 7th Street, Willow Avenue, and 2nd Avenue retain their character-defining features from the period of significance. The most typical alterations in the district are:

- Porch alterations. The replacement of Victorian-era porches with Craftsman/Bungalow-era porches is common. Additionally, many houses have porches with modern materials.
- Window and door replacements. Late-twentieth-century window and door replacement projects occurred within the district at a rate typical of residential neighborhoods in the Midwestern climate. For windows, replacements are most frequently of vinyl or aluminum materials.
- Re-cladding. Several wood-framed houses in the district have undergone re-cladding with cementitious fiberboard or vinyl materials. Aluminum siding is present but less common. It was a common practice during twentieth-century re-cladding to install new materials on top of historic wood siding. It is unknown which if any of the buildings in the district retain their original wood siding obscured by the modern materials.
- Roofing material. Re-roofing projects occurred in the district at a rate typical of residential neighborhoods during the late twentieth century. Asphalt and composite shingles are the most common roofing material.
- Interior configuration. Many of the large houses in the district were reconfigured to serve as multi-unit residences during the middle and late twentieth century.

Location

The resources in the district remain in their exact original locations with four exceptions. First, the 1883 Ferdinand Wies House at 119 South 8th Street was relocated to the back of its lot in 1926 as part of the construction of the Hansen Court Apartments (#10). Second, the 1924 Shyken Duplex at 824 2nd Avenue (#70) was repositioned on its lot in 1941. In both cases, the buildings continue to stand on their original properties. In the third case, the house at 136 South 7th Street (#38) was relocated from its original location at 601 Mynster in 1922. All three were moved during the period of significance. In none of these cases does the change in location impact the extent to which the resources convey the district’s period of

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significance. The house originally at 726 1st Avenue in the middle of the block was relocated east to 809 2nd Avenue (#81) in the early 1950s. The original location of the house is visible in Sanborn maps (figures 1-3). The house retains good or excellent integrity of design, materials, workmanship, feeling, and association. Furthermore, because the house was relocated one-half of a block, degradations to the integrity of setting are more minimal than in instances involving a farther relocation. And while the house now faces north in opposition to its original south-facing situation on 1st Avenue, its orientation within its block is similar; it stands in the middle of the block and on towards the left side if viewing the streetscape from the street. For these reasons, the building retains its architectural significance within the context historic district, and it is designated as contributing. Overall, the district's integrity of location is good.

Design

The layout of the district's streets and lot lines remains unchanged from the configuration at the end of the period of significance. The contributing resources were designed in the various nationally popular architectural styles, with Italianate, Queen Anne, and Bungalow/Craftsman styles predominating, although other styles are represented in fewer numbers. The contributing resources retain the essential features of their historic designs: form, scale, and style. Typical alterations discussed above—porches, windows and doors, cladding, roofing material, and interior configuration—do not undermine the ability of the contributing resources to convey the period of significance. The integrity of design is good.

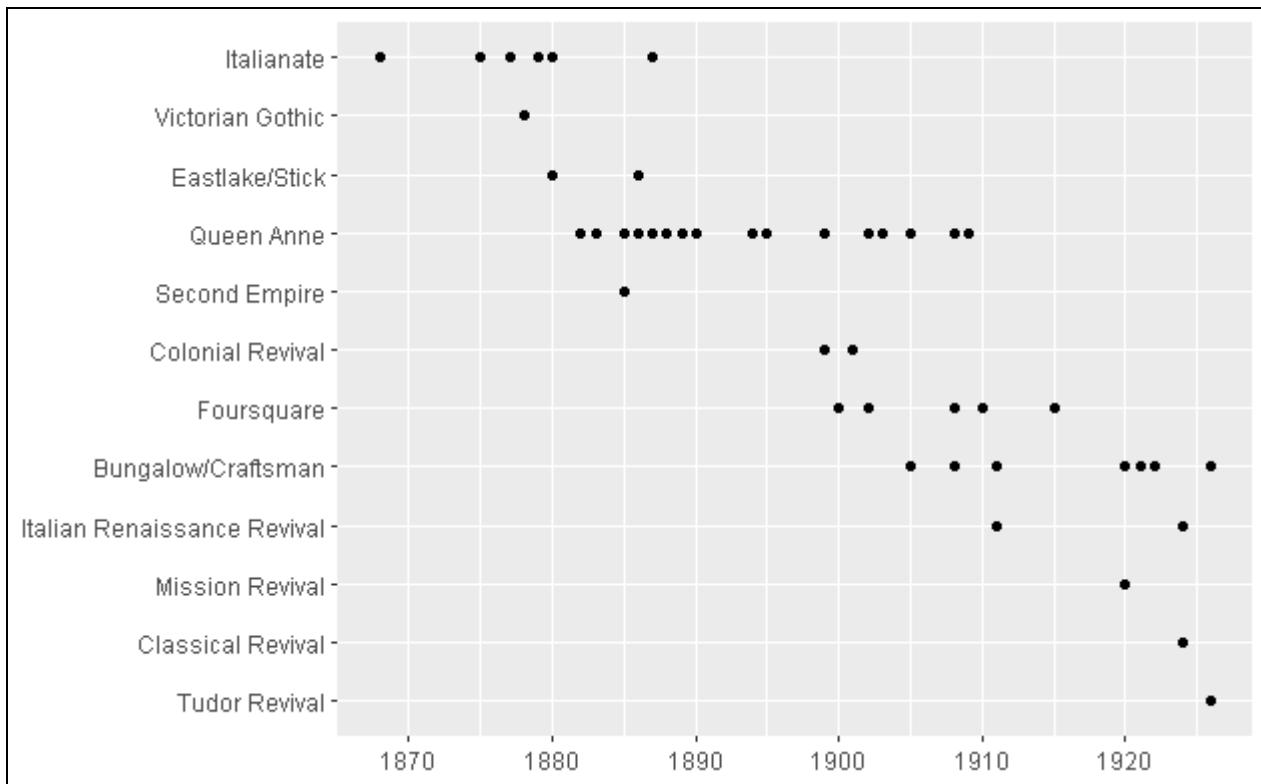


Figure 4 - Distribution of the district's architectural styles (as originally constructed) across time. Each dot represents a year in which one or more existing buildings exemplifying the given style were constructed in the district. The various styles are categorized so as to fit National Register Architectural Classification Data Categories.

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Setting

The district emerged during the period of significance as the core of a residential neighborhood bounded by commercial districts to the north and east, an industrial district to the south, and train tracks to the west. All of these bordering areas retain their historic categorizations though in each case the historic fabric of the district has been altered to some extent. The most substantial change in setting occurs at the north end of the district, where mid-and late-twentieth-century commercial developments impacted the setting along 1st Avenue and Broadway. These changes were taken into account when identifying the district's northern boundary. Within the district, the district's setting as a residential neighborhood remains intact and is particularly embodied by the preservation of historic setbacks, lot configurations, and street layout. The appearance of lawns, ornamental plantings, and mature trees is consistent with conditions seen in historic photographs (see figures 10-17). The South 8th Street Historic District's resources retain good integrity of setting.

Materials

The district's resources retain a high degree of integrity in historic materials, including brick and other masonry materials, decorative woodwork, wood siding, decorative windows, and in many cases porches and entrance assemblies. Common alterations, including porches, windows and doors, cladding, roofing material, and interior configuration--are discussed above. These instances do not outweigh the material integrity of the district's large, elaborate architectural examples. The houses in the district's Queen Anne core—on the east side of South 8th Street between Willow and 5th avenues—retain good material integrity. Although most if not all the resources in the historic district have seen some level of alterations over the years, the South 8th Street Historic District, as a whole, retains good integrity of materials.

Workmanship

Intact decorative features convey the craftsmanship of masons and carpenters who constructed the buildings during the period of significance. Common in Victorian examples, particularly the Queen Anne houses, decorative woodwork demonstrates the patterns and technologies in use. Decorative brickwork is less common but still noteworthy in a few Italianate and Victorian buildings as well as in corbeled chimneys of wood-framed buildings. In several cases, workmanship is attributed to builders Owen P. and James Wickham and Vincent Battin. Overall, the South 8th Street Historic District retains good integrity of workmanship.

Feeling

The resources in the district demonstrate the development of a residential neighborhood and residential architecture in Council Bluffs through the period of significance, indicating both national trends in architecture as well as changes in the local economic climate. Aided by its proximity to the historic commercial district to the east, the South 8th Street Historic District retains sufficient integrity to convey the neighborhood's development through the period of significance. Overall, it retains fair integrity of feeling.

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Association

The South 8th Street Historic District retains integrity of association due to the geographical and contextual features that connect the resources to the neighborhood's history as an important residential development during the late nineteenth and early twentieth centuries. As the historic district also has overall fair to good integrity of location, design, setting, materials, workmanship, and feeling, the South 8th Street Historic District has good integrity of association.

Notes on Comprehensive Inventory (Table 3)

1. Properties are ordered with deference to the visual continuity of South 8th Street, South 7th Street, and 2nd Avenue, which together form the core of the district. Resources along these streets are ordered from north to south or east to west. Resources located along 3rd, 4th, 5th, 6th, and 7th avenues that do not border South 7th or South 8th streets are listed at the end, ordered from east to west. See Figure 5 for illustration.
2. All photographs taken by Matthew Pelz on January 6, 2019 except #48 and #123, which were taken on July 29, 2019.
3. The 2016 *Intensive-Level Historic Architectural Survey of the South 8th Street Neighborhood* (Technical Report 341, principal investor Richard J. Carlson) serves as principal resource for historical notes and physical descriptions. Entries below are syntheses of the 2016 site inventory forms and the observations of the authors of this nomination. The most relevant sources utilized in the 2016 survey are included in the bibliography here. Full lists of the works cited by Carlson are available in the site inventory forms. Sources pertaining to buildings not included in the 2016 survey are listed in the bibliography here.
4. The identifier "C" indicates buildings that are categorized as contributing resources. "NC" signifies noncontributing resources. Where two identifiers are separated by a slash "/", the first identifier corresponds to the primary building on the property and the second identifier corresponds to a secondary building.

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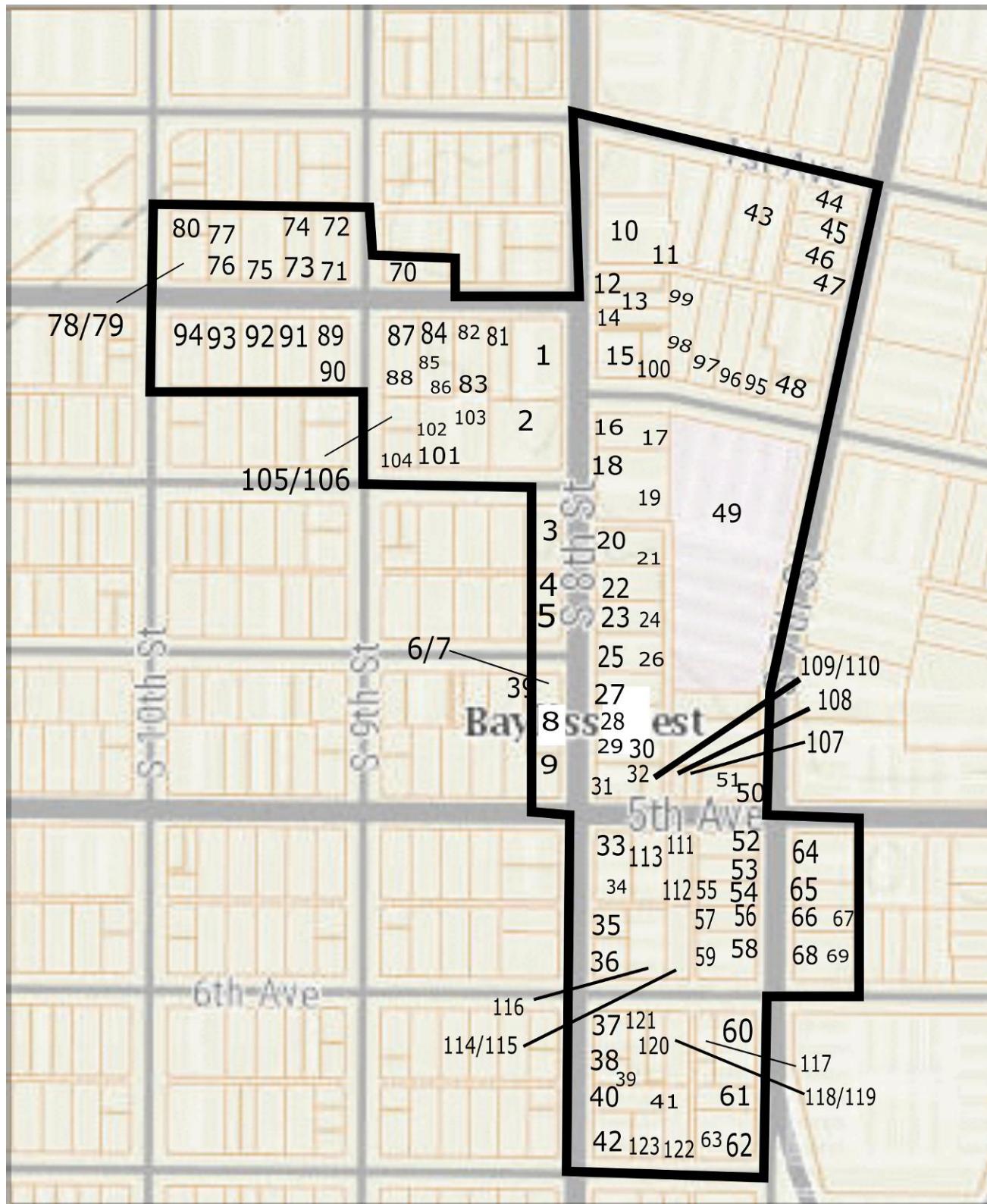


Figure 5 – The boundaries of the South 8th Street Historic District with buildings noted by their inventory numbers. Inventory #124, a property wall, is not included on this map. Its location corresponds to #87.

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Table 3 – Comprehensive inventory of South 8th Street Historic District.

#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
West side of S. 8th St. between 1st Ave. and 7th Ave.					
1		805 2nd Ave.	Isaac A. and Annie E. Miller House No. 2	<p>1886</p> <p>Stiles Ezra Maxon (architect)</p> <p>Located at the southwest corner of 2nd Ave. and S. 8th St., the two-and-a-half-story, wood-framed Miller House showcases Queen Anne features on both of its street frontages. The roof has a hipped general form, but a total of five large gables with scaled shingles add complexity to the east, north, and west elevations. The house has two one-story porches: one extending along the southern portion of the house's elongated eastern facade and a second wrapping around the house's northwestern corner. The round-columned porches likely date to the early twentieth century. Hardware merchant Isaac A. Miller hired architect Stiles E. Maxon to design the house. The Miller family lived at the house from 1886 until 1893. Between 1940 and 1950, the house modified for use as apartments.</p>	C
2		224 S. 8th St.	George W. and Hazel Van Brunt House	<p>1911</p> <p>Edward Philip Schoentgen (architect), William Hansen (builder)</p> <p>This two-and-a-half-story, brick house has a red-ceramic-tile, hip roof with a central hipped dormer and projecting, hip-roofed wings. Constructed for single-family use, the house is the district's largest and latest architecturally elaborate work, as well as the most outstanding example of the Italian Renaissance Revival style. In addition to the characteristic roof, notable features include bracketed</p>	C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				eaves, round-arched openings of the first story, the segmentally arched windows of the second story, and the tripartite windows with built in window boxes on the flanking wings. George and Hazel Van Brunt hired Edward Philip Schoentgen in 1911 to design the house. George was a carriage and automobile dealer in Council Bluffs. The building housed the Jewish Community Center of Council Bluffs for nearly twenty years following World War II.	
3		803 3rd Ave.	Stephen H. and Emma J. Miner House	1878, c. 1890 This two-story, wood-framed house has a steeply-sloped, cross-gabled roof. The pointed apogees of gables, the corner turret, and the gable faces of the windows indicate the influence of the Victorian Gothic style. A southern addition likely dating to the late nineteenth century has a gable roof with scaled shingling in the gable face, and modern brick-veneer cladding. Farther south, a one-and-a-half story addition dating to late in the twentieth century also has brick-veneer facing. Both the main house and the garage addition have shed-roofed dormers, though that of the main house retains its nineteenth-century ornamentation. Dry goods merchant Stephen H. Miner and his wife Emma J. Miner built the house in 1878. They sold the house to W.J. Hancock, superintendent of the American Express company, in 1881.	C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
4		312 S. 8th St.	Edward Dowling House	<p>c. 1900</p> <p>This two-and-a-half-story, wood-framed house has a hip roof with hipped dormers on the eastern and southern slopes. The house has a characteristic Foursquare form, augmented by an oriel window on the north side, a two-story sunporch projecting southward at the rear of the building, and a one-story rear section. The sunporch and the rear section are either original or early additions. The wood sash windows appear to be original. The first story has an assortment of multi-light windows and the second story has one-over-one windows. A full-width front porch is in its original footprint but some materials were replaced in the twentieth century.</p> <p>Dry goods merchant Edward Dowling owned the property between 1889 and 1901. As the house does not appear on the 1896 Sanborn map, the construction date is estimated at 1900. Emmett Tinley, the father of Judge John Tinley who resided at 301 S. 8th Street, purchased the house in 1901. Members of the Tinley family owned the property well into the twentieth century.</p>	C
5		316 S. 8th St.	Harry M. and Hazel T. Strowig House	<p>1958</p> <p>Albert L. Jensen Company (builder)</p> <p>This one-story, brick-veneer house has a jerkinhead roof with a central, boxed gable in the front (east) façade. The brick veneer has a basket weave pattern. The three-bay east façade has paired, one-over-one sash windows in the peripheral bays and a central entrance, accessed by a metal-railed staircase. The front porch assembly appears to date to the second half of the</p>	NC

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				twentieth century. Harry M. and Hazel T. Strowig hired contractors Arthur and Raymond Jensen to build the house. Harry Strowig was an office worker for International Harvester. The house was constructed after the period of significance and is listed as a noncontributing resource.	
6/7	 	801 4th Ave.	E.I. Woodbury Rental House	c. 1885 This one-and-a-half-story, wood-framed house stands at the southwest corner of 4th Ave. and S. 8th St., with the front door addressing the avenue. The house has a gable roof with a small, shed-roofed entrance porch, a gable-roofed western addition, and a hip-roofed southern addition. The one-over-one sash windows of the house are replacements. Visual evidence suggests that the original windows were larger than the current ones. Cementitious fiberboard cladding obscures or replaced the original wood siding. The house was likely constructed as a rental property by E.I. Woodbury, E.R. Paige, or Sarah C. Key. A garage to the rear of the property dates to the 1990s and is counted as noncontributing.	C/ NC
8		410 S. 8th St.	Sarah C. Key Rental House	c. 1902 This two-story, wood-framed house has a hip roof with a central, hipped dormer on the east elevation. Some features of the two-bay front (east) façade have been altered, but the off-center position of the front entrance is likely original. The door is located inside a recessed porch, the posts and spindles of which are modern replacements. In the southern bay, a first-story bay window is a modern installation.	C

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				Despite these modifications, the form and essential Foursquare features remain in place. The brackets under the eaves of the hipped dormer standout as extant original details. Sarah C. Key, the widow of Marshall Key, built the house as a rental property. The property remained in the Key family until 1942.	
9		412 S. 8th St.	Egbert R. and Marcella R. Aylesworth House	c. 1901 This one-and-a-half-story, wood-framed house stands next to the vacant lot at the corner of S. 8th St. and 5th Ave. A gambrel roof distinguishes the house within the district. In his analysis of the building, Richard Carlson observed that the gable ends of the roof had eaves that were unusually close for gambrel roof. He also found this trait in the house at 405 S. 8th St., indicated a close stylistic relationship between the two buildings. The primary (east) facade is characterized by two gable dormers, a three-sided projecting bay, and a recessed entry porch. The lateral facades reveal two types of siding, both of which contain modern materials. Egbert E. and Marcella R. Aylesworth built the house. Egbert, a judge, appears to have had ongoing financial troubles, and the family lost the house at sheriff's sale in 1907.	C

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East side of S. 8th St. between 1st Ave. and 5th Ave.

10/ 11	 	119 S. 8th St.	Hansen Court Apartments (Ferdinand Wies House)	<p>1883, 1926</p> <p>This two-story, brick apartment building has a U-shaped plan. The central portion, setback at the east end of the lot, has a cross-hipped roof. Two flat-roofed wings project perpendicularly westward, creating a partially enclosed front yard which accesses all of the entrances to the building. Each entrance is shaded by a bracketed, ceramic-tiled awning, demonstrating Italian Renaissance Revival influences on the building's design. One-over-one sash windows are arranged in pairs around the building. The central portion of the apartments is the remnant of a Queen-Anne-style house constructed by general goods merchant Ferdinand Wies in 1883. Real estate developer George Hansen moved the house to the rear of the lot, added the wings, and renovated the Wies House to match the new design. In its new configuration, the building had 14 apartments units. A small, gable-roofed one-stall garage located in the southeast corner of the property is not visible on the 1960 Sanborn map and is listed here as noncontributing. During the twentieth century, the building was renamed "Ambassador Court."</p>	C/ NC
12		125 S. 8th St.	Wiley J. and Bonnie Smiley House	<p>c. 1922</p> <p>This two-and-a-half-story, brick-veneer house has a hipped dormer in the center of the west slope. The house exemplifies the Craftsman style. It retains its original front entrance porch, with a hipped roof supported by brick columns, as well as its original eight-over-one and</p>	C

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				ten-over-one wood sash windows. Wiley J. Smiley and his wife Bonnie likely constructed the house after purchasing the property in 1922. They sold the property in 1931.	
13		127 S. 8th St.	Levi and Celeste Bullard House	c. 1905 This two-story, stucco-and brick-veneer house has a hip roof. The house has a Craftsman form minus the frequently found central, hipped dormer. A full-width, one-story front porch is supported by brick columns and appears to remain in its original configuration, though the railing has been replaced. The house has six-over-six vinyl sash windows. Levi and Celeste Bullard owned the property between 1895 and 1912 and they likely built the house.	C
14		129 S. 8th St.	Mary C. Benson Rental House No. 1	c. 1880 This two-story, wood-framed house has a hipped roof. A wrought-iron-column-supported, one-story front porch has a shed roof. The three-bay front (west) façade has tall window openings demonstrating the house's original Italianate design. Other Italianate features include bracketed eaves at the roofline and a projecting bay on the south side. A chimney on the south side is cladded with vinyl siding. The porch columns and the rear addition likely date to the second half of the twentieth century. Mary C. Benson built the house as a rental property around 1880. At some point between 1940 and 1950, the house was modified for use as apartments, but it is now used as a single-family residence.	C

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15		734 Willow Ave.	Mary C. Benson House	<p>1880, c. 1920</p> <p>This two-story, brick house stands on the northeastern corner of S. 8th St. and Willow Ave. The house has a cross-hipped roof with a flattened peak. The brick exterior is coated with stucco. A one-story porch wraps around the primary (south) façade and half of the western side. The porch is enclosed with picture windows on both sides. A recessed entryway at the eastern end of the south facade is supported by round columns atop a knee wall of exposed brick. The second story of the house has one-over-one wood sash windows. The porch layout dates to the first quarter of the twentieth century.</p>	C
16/ 17	 	295 S. 8th St.	Thomas S. and Cora K Farnsworth House	<p>1903</p> <p>This two-and-a-half-story, wood-framed house stands at the southeast corner of S. 8th St. and Willow Ave. The house has a hip roof with gable ends on the west, north, and east elevations. A flat-roofed, two-story addition, dating to the 1920s, extends into the rear of the lot in the building's northeastern corner. The original portion of the house demonstrates Queen Anne features, including clapboards on the lower level and shingling on the upper level, tripartite windows in the gable faces, a one-story front porch wrapping around the northwest corner, and multiple bay windows of assorted shapes. A garage at the eastern end of the property has two sections: a hip-roofed square building that is likely original and a gable-roofed northern addition that serves as the frontage on Willow Ave. The northern addition is not</p>	C/ NC

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				present on the 1928 Sanborn map and features modern materials. Because the addition dominates the appearance of the garage, it is designated as noncontributing. Thomas K. and Cora Farnsworth built the house in 1903. Thomas was the vice president of Keller-Farnsworth Furniture Company and the son of Shepard and Emma Farnsworth, who constructed the neighboring house to the south.	
18/ 19	 	301 S. 8th St.	Shepard and Emma Farnsworth House	1886 Stiles Ezra Mason (architect), Vincent Battin (builder) The Farnsworth House is individually listed on the National Register. Shepard and Emma Farnsworth built the house in 1886. A front-gable-roofed garage was built circa 1925. The following description is excerpted from the 2017 National Register nomination: <i>The Farnsworth House is a two-and-a-half story, three-bay, Queen-Anne-style building [with] asymmetrical elevations and floor plans [and] wooden clapboards on the first two stories and fish-scale shingles on the upper half-story within the gable peaks... The house has an asphalt-shingle, gable roof. The fenestration pattern of the house is irregular [and] the windows share a one-over-one configuration, but their sizes vary. The wooden double doors of the primary entrance are fronted by storm doors with wooden lower panels and glazed upper panels... The L-shaped, one-story porch ...fronts the main gable-front bay, and wraps around to the cross-gable, which houses the primary entrance on the west façade.</i>	C/C

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20/ 21	 	307 S. 8th St.	Esterbee Apartments	<p>1926</p> <p>This two-and-a-half-story, wood-framed fourplex has jerkinhead gables on all four sides of its roof. The lower level of the exterior is clad with a brick veneer and the upper level is stuccoed to resemble half-timbering. Most of the windows are modern, one-over-one sash replacements, but four six-over-one wood sash windows remain above the porch on the front (west) facade. A one-story, brick-veneer porch accesses to the entrances, both of which contain modern doors. The fourplex occupies a similar footprint of the 1880 George D. Brown House which had previously stood on the site. The existing house was constructed by Abraham and Ester Bromberg in 1926. The project may have coincided with the construction of the garage at the rear (east) of the lot, which appears on the 1928 Sanborn map and has jerkinhead gable roof matching that of the apartment building.</p>	C/C
22		309 S. 8th St.	John J. and Agnes Shea House	<p>c. 1888</p> <p>Wickham Brothers (builder)</p> <p>The Shea House is individually listed on the National Register. John J. and Agnes Shea built the house in 1888. The following description is excerpted from the 1995 National Register nomination:</p> <p><i>The Shea House is a massive 2 1/2 story brick home in the Queen Anne style...The exterior of the house, with the exception of the porches and the wooden faces of the gables, is built of fired, dark reddish-brown brick... Each window is ornamented ... with a slightly curved arch of vertical brick which</i></p>	C

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				<i>is connected with the stone bands traversing the house...The house has a central-hipped roof with four lower cross gables...The northwest corner at the front of the house is embellished with a round turret rising from the basement level up through the attic, [with] a conical shaped roof with wooden supports, curved windows capped with stained glass and a brick-framed pointed-arch window at the attic level with a decorative stone keystone...The entrance is approached through a large front porch which wraps around the turret to the north.</i>	
23/ 24	 	311 S. 8th St.	Delia S. Stubbs House	1886 Frank Cody (builder) This two-and-a-half-story, wood-framed house has an intricate front-gable roof with an assortment of pitches on both the northern and southern slopes. The complex massing is characteristic of the house's Queen Anne style, which is also demonstrated by varied window shapes and cladding types. The primary (west) facade has two arch-topped windows: one in the gable face and one under the eave of the northern slope. The one-story front porch has a pedimented gable and round columns supported by stuccoed brick piers. The front entrance retains its original configuration with sidelights. A modern, one-stall garage is located behind the house at the eastern edge of the property. Delia Stubbs, presumed to be separated from her husband Frank Stubbs at the time, hired contractor Frank Cody to build the house in 1886. She sold the house in 1892.	C/ NC

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
25/ 26	 	331 S. 8th St.	William W. and Ella G. Loomis House	<p>c. 1888</p> <p>This two-and-a-half-story, wood-framed house stands at the termination of 4th Ave. where the road intersects with S. 8th St. The house has a hip roof with gable ends on all four sides. In addition to the pinwheel plan, extant Queen Anne features include the scaled shingling and sunburst-decorated windows of the gable ends, a recessed balcony in the central bay of the west facade, and a two-story bay window on the south side. A one-story porch with squared columns wraps around the west and south sides, and appears to be a twentieth-century addition. The gable-roofed garage was constructed circa 1925 and is listed as a contributing resource. William W. and Ella G. Loomis likely built the house. William worked as treasurer of David Bradley & Co., wholesale dealers of agricultural supplies and wagons.</p>	C/C
27		405 S. 8th St.	Wilbur L. and Mary W. Douglass House	<p>1899</p> <p>John Clarence Woodward and Winfield S. Woodward (architects), Furgason & Son (builder), Wickham Bros (masonry)</p> <p>This two-and-a-half-story, wood-framed house stands on the east side of S. 8th St. near its intersection with 4th Ave. With its gambrel roof, the house is the district's best example of the Dutch Colonial Style. Noteworthy features of the west façade include a neoclassical entrance portico in the central bay, shed-roofed dormers in the lateral bays of the upper stories, and a dormer with a swan's-neck pediment in the central bay of the second story. The portico replaced</p>	C

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				an earlier porch that extended farther south and supported a balcony. The north facade has a tripartite window with a swan's-neck pediment. Wilbur L. and Mary W. Douglass used a design by architects John C. and Winfield S. Woodward. Douglass owned the Eagle Laundry Co. The family lived in the house until 1995.	
28		409 S. 8th St.	Frank S. and Mary E. Stelling House	1890 Maxon and Bourgeois (architect) This two-and-a-half-story, wood-framed house has a hip-roofed core with projecting gable wings west and north sides as well as a distinctive corner gable facing the northwest. The house is one of the district's highlight Queen Anne examples. The front (west) facade features an assortment of shapes and textures, highlighted by a projecting southern bay under the front gable, a band of shingling separating the wood-sided upper and lower portions, and one-over-one sash windows of various sizes. A one-story, hip-roofed front porch shades the northern bays of the front facade, including the slightly off-centered entrance. The porch, featuring battered square posts atop brick piers, likely an early-twentieth-century alteration. Stiles Ezra Maxon designed the house in 1890 on behalf of Frank Stelling, a teller at First National Bank in Omaha, and his wife Mary.	C

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29/ 30		413 S. 8th St.	John A. and Louisa Murphy House	<p>1885</p> <p>John Murphy (builder)</p> <p>This two-and-a-half-story wood-framed house is the district's only clear example of the Second Empire style. The mansard roof is lined with dormers featuring decorative mullions and gabled pediments. The eaves are bracketed. On the west façade, the northernmost bay extends towards the street and the first story bay window projects slightly farther. A one-story porch with a railed balcony runs along the southern two bays and wraps around the southwestern corner of the house. The porch features turned and jigsaw-cut woodwork. The front doors appear to be original. The gable-roofed garage appears on the 1928 Sanborn and is listed here as a contributing resource. The front garage door is a replacement of an earlier door of unknown design. The original use of the building is uncertain. A small shed in the northeast corner of the property is not substantial enough to constitute a separate resource.</p> <p>John A. and Louisa Murphy built the house. John Murphy worked as a builder and likely worked on the house.</p>	C/C
31/ 32		421 S. 8th St.	Robert and Myrtle M. Moth House	<p>c. 1920</p> <p>This two-and-a-half-story, wood-framed house stands at the northeast corner of S. 8th St. and 5th Ave. The Craftsman house has a hip roof with a central hipped dormer and a hip-roofed, one-story porch extending the full length of the front (west) facade and wrapping around the southwest corner. The porch retains its</p>	C/C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				original layout but was enclosed during the 1970s. The brick piers, battered square posts, and cladding of the lower portion of the porch are original. The upper portion of the house is stuccoed. A hip-roofed, one-stall garage located in the northeast corner of the property is contemporaneous with the house.	
33/ 34	 	725 5th Ave.	Jacob and Clara Simon House	<p>1909</p> <p>Jensen Brothers (builder)</p> <p>This two-and-a-half-story, wood-framed house has a brick foundation and a hip roof with a side gable and a central, gabled dormer. The house exhibits a Queen Anne form, highlighted by a wraparound porch on the north and west sides. The porch has been enclosed by a ribbon of modern, sash windows. The house has vinyl siding. Scaled shingles of the front dormer may be modern. The west side has two bay windows: a two-story central bay highlighted by an ornamented chimney and a one-story, hip-roofed bay with one-over-one sash windows. A gable-roofed garage at the south end of the property appears to be contemporaneous with the house. Wholesale grocer Jacob and Clara Simon built the house in 1909. J. Chris and L.H. Jensen served as contractors and are likely responsible for the design.</p>	C/C
35		509 S. 8th St.	William E. and Louise Kurtz House	<p>1908</p> <p>This two-story, wood-framed house has a hipped roof with gables on the north and west sides. The wood-shingled gable faces have open-cornice returns and fanlight windows. Other Queen Anne features include a small, bay window on the south side and an</p>	C

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				oriel window on the north side. The round-column, hip-roofed porch is likely original. Conductor William Kurtz and his wife Louise built the house in 1908.	
36		726 6th Ave.	James T. and Susan E. Hart House	<p>1879</p> <p>This two-story, wood-framed house is located at the northeast corner of 6th Ave. and S. 8th St. Unlike many of the corner buildings along S. 8th St., the house addresses the intersecting avenue in favor of 8th Street. The existing double house configuration is likely a twentieth-century alteration. The house has a hip roof and a T-shaped plan. The symmetrical, three-bay south facade is characterized by a central gable front and a full-width, one-story, hip-roofed porch. A one-story bay window is located on the house's east side. The porch, with brick piers and squared wooden posts, likely dates to the early twentieth century. The house is now clad with vinyl siding. James T. and Susan E. Hart constructed the house in 1879. James worked in the insurance business during the 1880s. The couple left Council Bluffs prior to 1898.</p>	C
37		725 6th Ave.	W.L. and Hattie T. Kerney House #1	<p>c. 1889</p> <p>This two-and-a-half-story, wood-framed house stands at the southeast corner of S. 8th St. and 6th Ave. The hip roof has gable faces on the north and west sides. The house retains intricate textures and complex massing indicative of its Queen Anne design. The primary frontage, addressing 6th Ave, has a recessed eastern bay with a small, one-story porch with turned columns. The main entrance is slightly off-center and is shaded</p>	C

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				<p>by a portico with a pedimented gable. Other Queen Anne features of this facade are the projecting tripartite window of the western bay and the scaled-shingling and scrolled lintel of the gable face. The western side has similar detailing in a one-story porch and a gable face with matching ornamentation. Most likely, W.L. and Hattie T. Kerney built the house after purchasing the property in 1889. Hattie Kerney retained ownership until 1922.</p>	
38/ 39	 	609 S. 8th St.	W.L. and Hattie T. Kerney House #2	<p>c. 1889, c. 1920</p> <p>This one-and-a-half story, wood-framed house has a steeply-pitched gable roof with lateral dormers. A one-story porch on the three-bay front façade is supported by rounded columns on brick piers. The southernmost bay of the porch is enclosed with a fixed window and cladding. The house's original Queen Anne features are obscured by later alterations, including the Craftsman-style front porch and a hip-roofed rear addition. To the northeast of the house, a gable-roofed garage has the same footprint as a secondary building—likely a carriage house—that appears on the 1891, 1896, and 1928 Sanborn maps. Aside from an unconnected carport structure on the S. 8th St. side, the character of the garage's siding indicates that it indeed dates to the nineteenth century. W.L. and Hattie T. Kerney likely built the house around the same time they built the neighboring house to the north. They sold this portion of the property to Arnie L. Craig in 1898.</p>	C/ C

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40/ 41	 	615 S. 8th St.		<p>c. 1885</p> <p>This one-and-a-half-story, wood-framed house has a gable roof. A one-story, gable-roofed southern addition dates to the nineteenth century. The main portion of the building and the southern addition both have entrances facing S. 8th St., and both entrances are shaded by bracketed, pedimented gables. Both sections of the building are clad with synthetic siding. The house has one-over-one sash windows. An exterior chimney on the north side of the building has exposed brick. To the northeast of the house, a gable-roofed garage stands in the footprint of a nineteenth-century building. Based on its construction type, the existing garage is likely a mid-twentieth-century replacement of the original building. An eastern extension to the garage is a late-twentieth-century addition.</p>	C/ NC
42		728 7th Ave.	Charles J. Beckman House	<p>1879</p> <p>This one-story, hip-roofed, brick house stands at the northeast corner of S. 8th St. and 7th Ave. The three-bay south façade has a centrally located, gabled portico. A one-story section of the house extends northwards with a porch facing S. 8th St. Windows on all sides demonstrate the house's Victorian character. They have four-over-four sashes and segmentally arched brick hoods. The configuration of the front porch is likely original, but its details are slightly modified. The back porch is a later addition. A small shed to the northeast of the house dates to the nineteenth century but is not substantial enough to count as a</p>	C

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				separately contributing building. The house was built by harness and saddlery dealer Charles J. Beckman in 1879. The house is similar to the current house at 802 7 th Avenue, located across South 8 th Street.	

West side of S. 7th St. between 1st Ave. and 7th Ave.

43		711 1st Ave		After 1960 This one-story, wood-framed, Ranch-style house dates to the second half of the twentieth century. This is the only house remaining in the middle portions of the south side of the 700 block of 1st Ave. Previously, the block was home to a row of four two-story, wood-framed house with identical footprints. This house is noncontributing due to age.	NC
44		102 S. 7th St.	Samuel and Mary Porterfield House	c. 1886, c. 1915 This two-and-a-half-story, wood-framed house stands at the southwest corner of S. 7th St. and 1st Ave. The house an L-shaped plan with a gable roof with a hipped dormer on the eastern slope. Gable faces on the north and east sides have half-timbering. The first story openings have segmentally arched tops and the main entrance addressing S. 7th St. is shaded by a bracketed, gabled awning with jigsaw-cut rafter tails. The house's nine-over-one wood sash windows are either original or early replacements. The stucco covering the house is a modern application. The house was likely constructed around 1886 by Samuel and Mary Porterfield. In 1910, the widowed Mary transferred the deed to their son Frank Porterfield and his wife Leonora. The younger couple retained ownership until 1914. In	C

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				the first quarter of the twentieth century, the house underwent a Craftsman-style alteration that included a front addition.	
45		112 S. 7th St.		c. 1890, late-20th-century alteration. This two-story, wood-framed double house has a front-gable roof. The house is a one-and-a-half-story, gable-roofed rear segment which is either original or an early addition. The double house has vinyl siding and modern, one-over-one sash windows. The primary (east) facade has two modern doors accessible via an unpainted deck. A newspaper advertisement reveals that units were available for rent as early as September 1890. However, the building has lost most of its character-defining features and is noncontributing.	NC
46		114 S. 7th St. Forest and Charlotte Smith Double House #1 114 S. 7th St.		c. 1880 This two-and-a-half-story, wood-framed double house has a hipped roof with front and side gables. The crest of the roof is flattened. A gable dormer is centrally located on the eastern slope. The primary (east) façade is symmetrical and vertically divided into two units. Several Stick-style features remain in place, including first-story bay windows with a continuous bracketed awning, tripartite sash windows of the upper story, and portions of some portions of porch decoration. The house is clad with vinyl siding. The exact date of construction is unknown, but the house appears in an 1891 Sanborn map. Forest and Charlotte Smith owned the property prior to 1892 and they are credited here with construction of the building.	C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
47		118 S. 7th St.	Forest and Charlotte Smith Double House #2	c. 1880 <p>This two-and-a-half-story, wood-framed double house has a hip roof with a flattened crest, two front gables, and a gabled dormer located centrally on the primary (east) façade. The symmetrical east façade is vertically divided into two units. The gable faces stand atop projecting, three-sided bays at the peripheral edges of the facade. A central, one-story porch, supported by ornamented iron columns, contains both entrances. The doors are modern, as are the one-over-one sash windows symmetrically configured around the house. The house has vinyl siding. Forest and Charlotte Smith owned the property prior to 1892 and they are credited here with construction of the building. Forest Smith was secretary of the Patents Manufacturing Company.</p>	C
48		136 S. 7th St.	James Anderson House	1880, 1922 <p>This two-and-a-half-story, wood-framed house stands on the northwest corner of S. 7th St. and Willow Ave. The house has a cross-gabled roof with a flattened peak and hipped dormers on the north and south slopes. The house bears signs of the Queen Anne style, but some of these features are obscured by the application of stucco. On the primary (east) facade, a sunburst pattern in the gable face is barely visible. A gargoyle ornament is inset in the gable window. A one-story porch with a balcony has decorative elements that are modern installations. The western portion of the porch is enclosed with stucco. The south facade has a two-story, three-sided projecting</p>	C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				bay, a small one-story addition, and a porch with a design similar to that of the front porch. The house was built in 1880 at 601 Mynster St. and relocated to the current site circa 1922 by Dr. James Anderson. There is another small, one-story addition at the northwest corner of the building. This addition was added during the mid-twentieth century. The other additions and the porches were added after 1960. The building is now used for offices.	
49		210 S. 7th St.	Bloomer School	1924 J. Chris Jensen and Bernard G. Larsen (architects), William Hansen (builder) This three-story, brick building was constructed in 1923 to serve as an elementary school. The building replaced an 1881 building on the same site, also called the Bloomer School. The first building on the site dated to 1866. The building is named in honor of Dexter C. Bloomer, the first President of the Council Bluffs Board of Education, a two-term mayor, and one of the founders of the Republican Party of Iowa. His wife, Amelia Jenks Bloomer, was a leader of the Women's Suffrage Movement. The building features red vitrified brick trimmed with Bedford stone. The building fronts Willow Ave. and S. 7 th St. as and has a south-facing entrance accessible from an adjacent parking lot to the south. The building is characteristic of public educational buildings of the 1920s in its stolid interpretation of Classical Revival architecture. J. Chris Jensen and Bernard G. Larsen served as architects. William G. Hansen served as contractor.	C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
50/ 51	 	460 S. 7th St.	James J. and Mary A. Brown House	<p>c. 1880, c. 1890</p> <p>This two-story, wood-framed house stands at the northwestern corner of S. 7th St. and 5th Ave. The hipped roof has central gables with widely overhanging eaves on all four sides. The eaves of the hip roof have jigsaw-cut, exposed rafter tails. The house has one-over-one sash windows and a set of double doors, which appear to be original, on the front entrance facing S. 7th St. The one-story, full-length front porch with rounded columns and no railing appears to be in its original configuration. To the rear of the house, an early-twentieth-century garage has a jerkinhead-gabled roof. The house is first documented in this location in 1906. The house was built as a barn on the property of the James J. Brown house, which formerly sat on the neighboring lot to the north, and then relocated to this lot around 1890.</p>	C/C
52		502 S. 7th St.	Charles R. and Anna Cornelius House	<p>1902</p> <p>This two-and-a-half story, wood-framed house stands at the southwest corner of S. 7th St. and 5th Avenue. The house has a hip roof with off-centered gable ends on all four sides. A gabled portico with fluted columns stands near the center of the front (east) façade, shading the entrance. A high-integrity example of Queen Anne architecture, the house features a cutaway window on the north side, a curved-glass window at the northeast corner, and a foliate design in the gable face. Built in 1902 by railroad conductor Charles and Anna Cornelius, the house was later home to Dr. J.D. Hennessy. It now serves as law offices.</p>	C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
53		506 S. 7th St.	Charles W. and Dora E. McDonald House	c. 1901 This two-and-a-half-story, wood-framed house has a side-gabled roof with two hipped dormers on the east slope. A two-story, full-width front porch is enclosed with one-over-one sash windows on the second level. The house is cladded with synthetic siding. An exterior chimney on the north side of the house has exposed brick. A cross-gabled section of the house projects from the rear and a shed-roofed addition projects farther towards the alley between S. 8th and S. 9th streets. The gables of the house are pedimented with flared eaves.	C
54/ 55	 	512 S. 7th St.	Alexander A. and Elizabeth Campbell House	c. 1920 This one-and-a-half story house has a brick-veneered lower section and a stuccoed upper section. The gable roof has a broken slope with the portion extending over the front porch having a shallower pitch. A large, shed-roofed dormer has three sash windows. The front porch demonstrates the house's Craftsman design with heavy brick-veneer piers separated by adjoining multilight windows. The central entrance is located beneath a pedimented gable. A gable-roofed, stucco-covered garage located to the rear (west) of the house is depicted on the 1928 Sanborn and is likely contemporaneous with the house. It is listed here as a contributing resource. The house was likely built during the 1920s for Alexander A. and Elizabeth Campbell.	C/C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
56/ 57	 	514 S. 7th St.	Bernard H. and Anna Mary Kohlwey House	<p>c. 1937</p> <p>This two-and-a-half story, brick-veneer has a side-gabled roof with a steeply-pitched front gable face characteristic of its Tudor Revival design. The projecting front gable lies above the house's entryway, which features a round-arched wooden door on the first story and a round-arched window on the second story. The recessed bay of the front facade has three one-over-one sash windows on the first story and two such windows on the second. A garage located to the rear of the house is of unknown age but has modern materials. The house was likely built by Bernard H. and Anna Mary Kohlwey around 1937. The garage is noncontributing due to age.</p>	C/N C
58/ 59	 	522 S. 7th St.	Jacob C. and Alla Grace Miller House	<p>1879</p> <p>This one-and-a-half-story, wood-framed house stands on the northwest corner of S. 7th St. and 6th Ave. The house has a hip roof with a large central gable on the five-bay front (east) façade. The center bay of the façade has a double-door entrance that may be original. The lateral two bays on either side of the entrance have floor-to-ceiling sash windows with a one-over-one light configuration. The full-width front porch has fluted square columns resting on brick piers. The central two columns support a pedimented gable with a foliate design. The south side, facing 6th Ave., has a three-sided, projecting bay and a side entrance with a modern door assembly. A shed-roofed rear addition extends to the west. A gable-roofed garage located in the</p>	C/ NC

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				northwest portion of the lot appears to be of modern construction and is noncontributing. Jacob and Alla Grace Miller built the house circa 1879.	
60		705 6th Ave.	Alphonso B. and Abbie Walker House	1877 Matthew John McBird (architect) This two-story, brick house stands at the southwest corner of S. 7th St. and 6th Ave. The house has a hip roof and shed-roofed addition. The house retains several features of its original Italianate design: heavy, bracketed eaves; tall windows with heavy and ornate hoodmolds, a three-sided projecting bay at the south end of the east facade. The five-bay north facade steps back from the street at the eastern end. The shed-roofed southern portion of the building is likely a nineteenth-century addition. A metal canopy shading the central entrance likely dates to the twentieth-century. The east facade of this segment has a one-story, column-supported porch and second story with segmentally arched windows. Alphonso B. and Abbie Walker built the house as their family home. Alphonso served as steward of the Iowa Institute for the Deaf and Dumb and later worked in real estate finance.	C
61		614 S. 7th St.	Walker/Keeline House	c. 1887 This two-story, wood-framed house has a hip roof and projecting wings with various roof shapes. The house has wood clapboard siding everywhere except for a two-story, rounded bay at the southeast corner of the house, which embodies the house's Queen Anne style and features squared, fish-scale, and hexagonal shingling. An exterior	C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				chimney on the house's south side has been partially removed, but the extant portion demonstrates decorative brickwork. A one-story front porch with round posts and brick piers wraps around the house's northeast corner. A small shed in the southwestern corner of the property does not constitute a separate resource. Oscar and Jessie B. (Walker) Keeline were the house's first occupants around 1887. The Walker family was likely responsible for its construction.	
62/ 63	 	616 S. 7th St.	Owen P. and Jennie Wickham House	c. 1888 Stiles Ezra Maxon (architect), O.P. Wickham (builder) The Wickham House is individually listed on the National Register. Owen P. and Jennie Wickham built the house in 1888. A front-gable-roofed garage dates to 2012. The following description is excerpted from the 1979 National Register nomination: <i>The Wickham house...is 2 1/2 stories, with outer walls of brick laid in stretcher bond. The foundation is brick, faced with concrete scored to resemble stone. Window hoods, sills, water table and belt coursing are also concrete...The [rectangular] house [has a] rear kitchen extension. The [hip roof has] a tall brick chimney with corbelled cap at the southeast, and two short interior chimneys toward the rear. At the front is a two-bay projection with double-curve jerkinhead gable roof. ... Windows, of varying sizes, are rectilinear with concrete hoods. First floor window hoods, on south and east sides, have incised decoration. The sills of the second-</i>	C/ NC

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				<i>floor windows are extended to form a belt course.... The rather narrow main cornice is bracketed, with vertically-incised frieze.</i>	

East side of S. 7th St. between 5th Ave. and 6th Ave.

64		639 5th Ave.	Corum's Flowers	c. 1967 This one-story, brick-veneer building has a hip roof. The north façade, addressing 5th Ave., has plate glass windows. The west façade, addressing S. 7th St., has a greenhouse extension. The building has served as the location for Corum's Flowers, a commercial flower store, since its construction in 1967. Because it was built after the period of significance, it is a noncontributing resource.	NC
65		515 S. 7th St.	Byron G. and Jessie M. Burington House	c. 1903 This two-and-a-half-story, wood-framed house has a hip roof with flared eaves and a modified Foursquare design. All four sides of the hip roof have small, hipped dormers. The front façade has an off-center, wrought-iron-column-supported portico over the front door. Directly above the hip roof of the portico is three-sided projecting bay. The house has modern windows and vinyl siding. Byron O. and Jessie M. Burington built the house in 1902 or 1903. Byron Burington worked as court reporter for the District Court. His family retained ownership until 1948. The house is designated as non-contributing due to late-twentieth-century alterations to the front façade.	NC
66/		517 S. 7th		c. 1880	C/

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
67	 	St.		<p>This two-story, wood-framed house has a cross-hipped roof. The box-like massing and the heavy brackets in the eaves indicate that the house was constructed as an Italianate example. The original siding, one-over-one sash windows, and porch have been replaced with modern materials. The porch, located at the northern end of the front (west) facade, has a hip roof supported by brick columns without a railing. A gable-roofed garage behind was constructed after 1960 and is a noncontributing resource.</p>	NC
68/ 69	 	525 S. 7th St.	Charles T. and Frank B. Stewart House	<p>1885, 1919 Stiles Ezra Maxon (architect) This two-and-a-half-story, wood-framed house stands at the northeast corner of S. 7th St. and 6th Ave. The green-ceramic-tiled, hip roof, the heavily denticulated eaves, and the paired sash windows indicate the influence of the revival styles in the design of this Craftsman house. The house has complex massing with overlapping square footprints creating recessed bays on all sides. The four-bay, west façade has three hipped dormers and a denticulated and bracketed one-story porch wrapping around the house's northwest corner. The southern facade, addressing 6th Ave., has a single hipped dormer located above a three-sided, projecting bay. A two-story garage at the east side of the lot was built as a one story shed before 1896. The second story and garage extension were added prior to 1928, likely during the 1919</p>	C/C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				<p>remodel of the main house. The tile roof also likely dates to the renovation. The green roof tiles, less prevalent than red versions, are very similar to those of the 1924 Kay Apartments at 120 N. 31st St. The tiles are somewhat similar to tiles currently offered by Ludovici, but the actual manufacturer of the tiles is unknown. The house was built in 1885 by Charles Waite using a Queen Anne design authored by Stiles Ezra Maxon. In 1919, Charles T. and Frank B. Stewart completed an extensive rehabilitation of the house, creating the existing Mediterranean-Revival-style appearance.</p>	

North side of 2nd Ave. near S. 9th and S. 10th Street

70		824 2nd Ave.	Simon and Bertha Shyken Rental Duplex No. 1	c. 1924, 1941 Standing at the northeast corner of 2nd Ave. and S. 9th St., this two-story duplex has a red-ceramic-tiled, hip roof and a brick-veneer body. The brick massing, the ceramic-tiled roof, and the bracketed awnings over the front entrances indicate influences of the Italian Renaissance Revival style, one of several revivalist styles popular during the 1910s and 1920s. Historian Richard Carlson discovered that Leonard and Louise Everett constructed the building as a garage with living quarters. Jewish community leader Simon Shyken moved the building to its current location from a different position on the lot, and renovated the building for use as a duplex in 1941. As part of this renovation, Shyken enclosed the former garage bays, and converted the garage space into living space. Shyken and	C
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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				his wife Bertha lived in one of the units. The building retains sufficient integrity to be a contributing resource.	
71/ 72	 	126 S. 9th St.	James B. and Julia D. Beard House	<p>1878</p> <p>This two-and-a-half-story, wood-framed house stands at the northwest corner of 2nd Ave. and S. 9th St. The original portion of the house has an L-shaped plan with gable faces addressing S. 9th St. and 2nd Ave. A two-story, gable-roofed rear addition extends northwards. Upon its construction, the house likely addressed 2nd Ave. with a main entrance in the westernmost bay of the three-bay south facade. The orientation has switched and now the main entrance is off-centered on the east facade. A garage in the north part of the lot is of modern construction and is noncontributing. Livestock dealer James B. and Julia D. Beard built the house in 1878.</p>	C/ NC
73/ 74	 	908 2nd Ave.	Nathaniel and Ruth E. Shepard House	<p>1908</p> <p>This one-and-a-half-story, wood-framed house has a gable roof with gabled dormers on both the east and west sides. The bracketed front gable has two multi-light windows characteristic of house's Craftsman style. The current configuration of the front porch is the result of a mid-twentieth-century enclosure, but easy visibility of the lateral elevations demonstrates the house's Craftsman character. A gable-roofed garage at the north end of the lot dates to 2018 and is noncontributing. Druggist Nathaniel Shepard and his wife Ruth were the house's first occupants. Their son Guy Shepard owned the property.</p>	C/ NC

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
75		916 2nd Ave.	Dennis B. and Mary E. Dailey House	<p>1880</p> <p>This two-story brick residence has a hip roof and an L-shaped plan. Bracketed eaves, tall sash windows, and a two-story bay window on the east side demonstrate the building's original Italianate character. A one-story front porch wrapping around the west side is an early-twentieth-century addition, as demonstrated by its rock-faced concrete piers. Irish-born Attorney and Civil War veteran Colonel Dennis B. Daley built the house with his wife Mary.</p>	C
76/ 77	 	924 2nd Ave.	Frank and Roxie A. Blank House	<p>1908</p> <p>This two-and-a-half-story, wood-framed house has a hip roof with a hipped dormer and a hip-roofed, one story front porch on the three-bay south elevation. The foundation and front porch steps are made of rock-faced concrete blocks. Each of the hip-roof buildings are covered with asbestos-tile shingles. The house retains its original Foursquare plan. A hip-roofed three-car garage, sitting at the rear of the lot, has materials matching those of the front house. Banking cashier Frank Black likely built the house.</p>	C/C
78/ 79		930 2nd Ave.	Thomas and Eva Metcalf House	<p>1880</p> <p>This two-story, wood-framed house stands at the northeast corner of 2nd Ave. and S. 10th St. The hip roof is flattened at the crest, indicating that the house may have had a roof deck. Bracketed eaves and window hoods give the building an Italianate character. The lower portion is stuccoed. The pedimented, pilastered entryway is a twentieth-century addition. The one-over-one windows are</p>	C/ C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				replacements. The west facade has a two-story bay window. A gable-roofed garage to the northwest appears on the 1928 Sanborn insurance map and is listed as contributing. Thomas Metcalf, co-owner of Metcalf Bros. furnishings and clothing store, built the house with his wife Eva. After 1889, it was used as rental property.	
80		109 S. 10th St.	Samuel M. and Helene E. Welch Rental House	c. 1911 This one-and-a-half-story, wood-framed house has a high front-gabled roof. The house is enclosed with metal siding. A gable-roofed front porch is in its original footprint but has been enclosed with rows of one-over-one metal sash windows and metal siding matching that of the rest of the house. A shed and detached carport located behind the house date to 2004 and do not constitute a separate resource. Samuel M. and Helene E. Welsh, who resided at 930 2nd Ave, built this house as a rental property around 1911.	C

South side of 2nd Ave. between S. 8th St. and S. 10th St.

81		809 2nd Ave.	Council Bluffs Dvlpmnt. Corp. Rental House	c. 1905, 1951 Located near the southwestern corner of the intersection of 2nd Ave. and S. 8th St., this two-and-a-half-story, wood-framed house stands amidst a row of front-gabled, Queen Anne-style houses that give the south side of 2nd Ave. a cohesive character. The large, gabled dormer features shingle cladding and a Palladian-style window. The rounded columns of the front porch are likely original, but its concrete-masonry-unit piers likely date to 1951, when Elmer B. Easton relocated the house from its	C
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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				original location at 726 1st Ave. Despite the relocation from its original location, the house retains sufficient architectural integrity to be listed as a contributing resource within the South 8 th Street Historic District. For a more in-depth analysis of considerations affecting the resource's contributing status, see the <i>Location</i> section on page 11.	
82/ 83	 	817 2nd Ave.	John W. and Melvina L. Peregoy Rental House	<p>1894</p> <p>Located in the middle of the 800 block of 2nd Ave., this two-and-a-half-story, wood-framed house has a hip roof with gable fronts on all four sides. Though the house's original window configuration has been altered, its Queen Anne character is still evident through its retained form and the front porch, which wraps around the east side of the building. A triangular pediment with foliated ornamentation identifies the main entryway. A front-gabled garage is depicted in the 1928 Sanborn map and is a contributing resource. Wholesale cigar merchant John W. Peregoy and his wife Melvina constructed the house as a rental property. After its relocation, the house was used as a multi-unit residence.</p>	C/C
84/ 85/ 86		829 2nd Ave.	Charles E. H. and Clara Campbell House	<p>c. 1888, c. 1920</p> <p>This two-story, wood-sided house with a gable front and a side gable on the eastern elevation. The house's Queen Anne character is most strikingly demonstrated by the turret, with an ogee-shaped roof, standing at the house's northwestern corner. The one-story porch with brick piers and paired, rounded column supports likely dates to the early twentieth century. To the</p>	C/ C/ NC

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
	 			southeast of the house, a residential back building on the property bears a stepped parapet characteristic of Mission-Style architecture and likely dates to the 1920s. A third building on the lot, a gable-roofed, one-stall garage, stands on the western edge of the property behind the main house. This building likely dates to the second half of the twentieth century. The main house and the mission-style back building are designated as contributing.	
87/ 88	 	831 2nd Ave.	William A. and Margaret Maurer House	c. 1891, c. 1920 This two-and-a-half-story, wood-framed house stands at the southeast corner of 2nd Ave. and S. 9th St. The house has a hip roof with a gable dormer on the north side, addressing 2nd Ave., and a shed-roofed dormer on the west side, addressing S. 9th St. The large wraparound front porch, which was constructed in the first quarter of the twentieth century, has brick piers, rounded columns arranged in pairs, and bracketed eaves. The central entrance on 2nd Ave. is defined by a gable-roofed awning with a vaulted ceiling. Cementitious fiberboard cladding was installed in the mid-to-late twentieth century, either replacing or obscuring the house's historic wood siding. A backhouse, addressing S. 9 th St., has a hipped roof and a one-stall garage. The backhouse dates to the first two decades of the twentieth century and may be contemporaneous with the	C/C

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				Craftsman-style porch of the front house. The back house retains its historic wood-siding and wooden garage doors. It is designated by the address "213 S. 9 th St." but the property has not been subdivided. William A. Maurer sold cookware in partnership with James H. Craig.	
89/ 90	 	901 2nd Ave.	Isaac A. and Annie E. Miller House No. 1	<p>c. 1868, c. 1900</p> <p>This one-and-a-half-story, wood-framed house is located at the southwest corner of 2nd Ave. and S. 9th St. Queen Anne features of the house are concentrated in the upper half-story, where the cross-gable roof structure provides three front-facing gable ends and one gable end on both the east and west sides. Details of the front porch, including the tripartite windows, likely date to a c. 1900 remodeling project. A modern, metal wheelchair access ramp leads to the porch from the front sidewalk. A hip-roofed garage in the southwest corner of the lot is visible in the 1928 Sanborn map and listed here as a contributing resource.</p> <p>Hardware merchant Isaac A. Miller built the house c. 1868 and lived there with his wife Annie until 1886.</p>	C/C
91		911 2nd Ave.	Charles D. and Bell Parmalee House	<p>c. 1881, c. 1915</p> <p>This one-story, wood-framed house has a steeply sloped hip roof. The shed-roofed front porch contains Craftsman features—a brick wall and brick piers, a tripartite picture window, and a glazed and paneled front door—which likely represent alterations to the original design.</p> <p>Charles D. and Bell Parmalee likely built the house around the time of their 1881 marriage. The house's original design, of an unknown</p>	C

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				style, was altered between 1896 and 1928, resulting in the current Craftsman appearance.	
92		917 2nd Ave.	N/A	2003 This one-story, wood-framed house was constructed in 2003 and is a noncontributing resource.	NC
93		925 2nd Ave.	John R. and Berthena Withrow House	c. 1887 This two-and-one-half-story, wood-framed house is located on the south side of 2nd Ave. to the east of the S. 10th St. intersection. The house retains many of its ornate and likely original Queen Anne-style features, including differentiated cladding and the sunburst vergeboard in the front face of the house's cross-gable roof. A one-story front porch give access to a double-doored front entrance. John R. Withrow, a stock agent for the Chicago & North Western Railway, built the house in 1887 with his wife Berthena. Between 1902 and 1921, City Treasurer Frank T. True and wife Anna lived at the house.	C
94		927 2nd Ave.	Clarence P. Swarm Rental Double House	1889 This two-story, wood-framed double house is located on the southwest corner of 2nd Ave. and S. 10th St. On the north elevation, two entrances are located in a one-story, hip-roofed porch accessible via a concrete stairway. At the corners of the elevation, bay windows give the building its Queen Anne character. Druggist Clarence P. Swarm built three matching double houses circa 1889. The second is located at 215-217 S.	C

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				10th St. and the third, formerly at 209-211 S. 10th St., is demolished.	

North side of Willow Ave. between S. 7th St. and St. 8th St.

95		710 Willow Ave.	Simon and Minnie Steinberg House	c. 1921 This two-and-a-half-story, wood-framed house is located at the eastern edge of the district. The house has a Craftsman design featuring a hip roof with a hipped central dormer. A hip-roofed portico, supported by square posts on brick piers, stands off-center on the otherwise symmetrical south facade. The wooden supports have been replaced. Multilight windows, including the tripartite windows of the second story, demonstrate the house's early-twentieth-century character. A one-story wing, projecting on the east side, matches the materials of the two-story portion of the house. Simon and Minnie Steinberg constructed the house around 1921. Simon owned the Farmers Mercantile Company grocery store at 132 W. Broadway.	C
96		716 Willow Ave.	Officer/ Blaine/ Wirt House	c. 1868, c. 1880, c. 1925 This two-and-a-half-story, wood-framed house with an L-shaped plan is the result of three construction projects, dating roughly to 1868, 1880, and 1925. The hip-roofed rear portion of the house corresponds to the oldest portion. The large front gable with decorative vergeboard corresponds to an update project from around 1880. The smaller, flared gable above the entryway and the tripartite picture window likely dates to a 1920s update. The shingle siding that covers the house likely dates to the last of these renovation projects. Given these	C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				distinct eras of development, the house exhibits a combination of stylistic influences, most notably Queen Anne and Craftsman. A shed in the rear of the yard is not large enough to be listed as a resource.	
97		722 Willow Ave.	Joseph and Harriet Mueller House	<p>1879</p> <p>This two-story brick house has a bracketed gable-on-hipped roof. The three-bay south façade has segmentally arched windows with plain hoodmolds in each bay. The front porch, with squared posts on brick piers, is a c. 1920s addition. The segmentally arched windows are carried over to the house's secondary elevations with the exception of the first story of the east elevation, which has hip-roofed, projecting bay windows. The bracketed eaves demonstrate the influence of the Italianate style. Joseph Mueller, a musician, music teacher, and instrument dealer, and his wife Harriet built the house in 1879.</p>	C
98/ 99		726 Willow Ave.	Elam R. and Eliza L. Paige Rental House	<p>1875</p> <p>Wickham Brothers (contractor)</p> <p>This two-story, brick house has a hip roof with a shed-roofed one-story front porch. The style is Italianate, though the building exhibits less ornamentation than its neighbor at 722 Willow. Here, the segmentally arched windows lack hoodmolds and the eaves lack brackets. The house has an L-shaped plan with a rear wing projecting slightly to the east. The front porch, with a concrete pad laid at ground level, is not original. A gable-roofed garage on the northern edge of the property likely dates to the late twentieth or early twenty-first centuries and is</p>	C/ NC

South 8th Street Historic District

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				noncontributing. Judge Elam R. Paige and his wife Eliza built the house in 1875 for use as a rental property.	
100		732 Willow Ave.	Mary C. Benson Rental House No. 2	c. 1880 This two-story, wood-framed house has a cross-gabled roof with a central front gable. The upper level has vinyl siding and the lower level has Permastone cladding. A one-story porch extends the full width of the primary (south) façade and wraps around the southwestern and southeastern corners of the building. The porch retains its original configuration but some materials have been replaced. It has squared columns and no railings. Tall, one-over-one wood sash windows with transoms on the first story demonstrate an influence of the Italianate style. The main entrance is setback on the east side of the building. A shed to the east of the house does not constitute listing as a separate resource. Mary C. Benton, who lived in the neighboring house at 734 Willow, may have built this house as a rental property.	C

North side of 3rd Ave. between S. 8th St. and S. 8th St.

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
101 /		824 3rd Ave.		c. 1880 This one-and-a-half-story, wood-framed house has a jerkinhead gabled roof with east and west side gables. Some details of the original Stick-style design, including the workmanship of the brick foundation and presumably decorative elements of the first-story projecting bay, have been lost. Surviving features include the jigsaw-cut brackets under the jerkinhead gables and the juxtaposition of horizontal and vertical cladding on the lower and upper portions of the house, respectively. Most of the windows are one-over-one wood sash windows, but two six-pane sashes survive on the front (south) facade. A gable-roofed shed in the northwest corner of the lot appears on the 1891 Sanborn map and may be contemporaneous with the house. A second building, abutting the parking lot behind the Van Brunt House to the east, was built after 1960 and is noncontributing.	C/ C/ NC
102 /					
103					
104		828 3rd Ave.		c. 1868 This one-and-a-half-story, wood-framed house stands on the northeast corner of 3rd Ave. and S. 9th St. The house has an L-shaped plan with a front-gabled roof and a hip-roofed western addition. The western pitch of the main gable has a small, gabled dormer. The two-bay primary facade has a one-story bay window and a recessed entrance porch supported by squared posts atop brick piers. The house has modern one-over-one sash windows. The central portion of the house appears to match the building depicted at the corner in	C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				the 1868 bird's eye. The western addition was in place by 1891 and the porch was present by 1928.	
105 / 106	 	215 S. 9th St.		<p>1915</p> <p>This two-and-a-half-story, wood-framed house is one of the district's examples of the Foursquare type. The hip roof has a central, hipped dormer on the primary (west) pitch. The two-bay primary façade has coupled, multi-light, wood sash windows in each bay of the first and second stories except the northern bay of the first story, where the original multi-light door assembly remains in place. An entrance portico has squared columns. The roof of the portico is a railed balcony accessible from second-story windows. The secondary facades of the house also retain their original multilight sash windows. A one-stall garage at the southeast corner of the property has a carport extension on its west end and is listed as noncontributing. The garage was constructed late in the twentieth century and is a noncontributing resource.</p>	C/ NC

North side of 5th Ave. between S. 7th St. and S. 8th St.

107		710 5th Ave.	George W. and Eva L. Gibson Rental House No. 1	<p>1922</p> <p>This one-and-a-half-story, wood-framed house is the easternmost of a pair of twin houses built as rental properties by George W. and Eva I. Gibson in 1922. Both houses maintain their essential form with a gabled roof and a gabled front porch. On this house, stucco covers the original wood siding, but elsewhere Craftsman details remain visible: the exposed rafter tails and the multi-light windows of the east facade and the gable front. The iron</p>	C
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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				supports and the concrete deck of the front porch are mid-to-late-century alterations. George W. Gibson was the Council Bluffs manager of the Fuller & Johnson Manufacturing Company of Madison, Wisconsin, specializing in farm equipment and gasoline engines.	
108		712 5th Ave.	George W. and Eva L. Gibson Rental House No. 2	1922 This one-and-a-half-story, wood-framed house is the westernmost of a pair of twin houses built as rental properties by George W. and Eva I. Gibson in 1922. Like its neighbor, this house maintains its gabled roof and gabled front porch. Here again, the house is covered with stucco. While this house does not have exposed rafter tails, it does exhibit brackets under the front gable. The windows are replacements. The wooden posts, rails, and spindles of the front porch are modern.	C
109 / 110	 	720 5th Ave.	Leslie M. and Marie J. Hays House	c. 1926 This two-and-a-half-story, wood-framed house has a side-gabled roof. It retains its original eight - over-one and ten-over-one sash windows, arranged symmetrically on the front façade and irregularly on the sides. A hip-roofed, full-width front porch has battered square posts atop brick piers. The multi-light front door may be original. The house demonstrates features characteristic of the Craftsman style. A gable-roofed garage behind the house is visible has a similar footprint to one depicted in the 1928 Sanborn map, but the building appears to be of modern construction and is listed as noncontributing. Leslie and Marie Hays built the house circa 1926.	C/ NC

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				Leslie was a school teacher and principal at Franklin Pierce School. The couple sold the house in 1947.	

South side of 5th Ave. between S. 7th St. and S. 8th St.

111 / 112		717 5th Ave.	John E. and Mary Ann Krettek House	1947 Hansen and Hansen (builder) This one-story, wood-frame house has a gable roof with gable-roofed entrances on the north and east sides. The vinyl siding and existing windows appear to be replacements of original materials. Dr. John E. and Mary Krettek built the house in 1947. Because it was built after the period of significance, it is listed as a noncontributing resource. A gable-roofed, one-stall garage at the south end of the property was also constructed after the period of significance and is noncontributing.	NC/ NC
113		721 5th Ave.	John D. Warren Flat Building	1887 Wickham Brothers (builder) This two-story, brick rowhouse consists of three attached residences. The pitched roof is obscured by a parapet wall and projecting cornice with heavy dentils. Window hoods provide additional Italianate ornamentation. The alternating full-height bays of the north facade create an undulating effect. The textured stucco that covers the building dates to the second half of the twentieth century, but was in place prior to 1982. Perhaps related to the coating of the building, upper level windows of the north facade were removed or reduced. John D. Warren, a St. Louis real estate investor, constructed the building as a rental property in 1887. Wickham	C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				Brothers served as contractors.	

North side of 6th Ave. between S. 7th St. and S. 8th St.

114 / 115	 	718 6th Ave.	David J. and Emma J. Gates House	<p>c. 1910.</p> <p>This two-and-a-half-story, wood-framed house has a hip roof with a central hipped dormer and a gabled portico. The four-bay south façade is symmetrical. The house's form demonstrates the Foursquare style. On each elevation, window openings are located in each of the four bays. Cementitious fiber board cladding obscured the original wood siding. A front-gabled garage located to the northeast of the house appears to be contemporaneous with the house. David J. and Emma J. Gates built the house circa 1910. Between 1911 and 1914, their son Reynold, a stenographer, lived at the house. The father David, a switchman for the Chicago, Rock Island & Pacific Railroad, resided here between 1915 and 1926.</p>	C/C
116		722 6th Ave.	Charles E. and Jessie Kimball House	<p>1899</p> <p>This two-and-a-half-story, wood-framed house has a hip roof with gabled dormers on the south, east, and west sides, and a gable end on the north side. Most of the original Queen Anne features were altered by late-twentieth-century renovation projects, which included the re-cladding of the house with vinyl siding, the replacement of historic windows, and a post-supported, two-story porch on the east side. The house is a noncontributing resource due to the loss of historic materials and substantial alterations to the form.</p>	NC

South side of 6th Ave. between S. 7th St. and S. 8th St.

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
117		709 6th Ave.	Timothy and Effie B. Kelly House	c. 1885, 1926 This one-and-a-half-story, wood-framed house has a hip roof with a central, hip-roofed dormer on the front (north) and rear sides. Broadly overhanging eaves on the gable ends indicate a Craftsman influence. The three-bay front facade has a recessed porch in its eastern two bays, which include the central entrance. On the rear of the building, modern deck and stairs addition accesses the first and second stories. Metal siding obscures the original wood. The house may be a remodeled version of a house appearing on 1891 and 1896 Sanborn fire insurance maps. Timothy and Effie Kelly, who owned the property between 1902 and 1958, are responsible for its current configuration.	C
118 /	 	715 6th Ave.		c. 1905 This one-and-a-half-story, wood-framed house has a front-gabled roof with two shed-roofed dormers on the eastern slope. The house has vinyl siding and one-over-one sash windows of modern material. The entrance is located in the western bay of the two-bay primary (north) facade. A portico with a pedimented gable has squared posts and railings of modern construction. The house underwent a post-World War II Colonial Revival renovation, as evidenced by the fixed, ornamental shutters and the wall eagle in the pediment of the portico. A one-and-a-half-story, gable-roofed garage stands at the southern end of the property. It was constructed prior to 1928, but it might not have served as a garage originally as it appears to	C/C

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
				have undergone a Colonial Revival renovation along with the main house. A small shed, standing in the southwest corner of the property, is not counted due to its minimal size.	
120		719 6th Ave.		c. 1890 This one-story, wood-framed house shares the form of the house on the neighboring property to the west. Both have front-gabled roofs and enclosed, shed-roofed front porches. The version has greater integrity of its original design. The house retains its original wood siding and one-over-one wood sash windows. An attic window in the front gable is covered by an aluminum storm shutter. The windows of the secondary facades have window hoods. A gable-roofed rear addition dates to the nineteenth century.	C
121		723 6th Ave.		c. 1890 This one-story, wood-framed house shares the form of the house on the neighboring property to the east. Both have front-gabled roofs and enclosed, shed-roofed front porches. This version has undergone more substantial alterations. The house is now clad with vinyl siding and the windows have been replaced. Details present in the neighboring house, including an attic window in the front gable and window hoods of the secondary facades, were likely once present here as well but have been removed. A gable-roofed rear addition dates to the nineteenth century.	C

North side of 7th Ave. between S. 7th St. and S. 8th St.

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#	Photograph	Address	Historic Name/ SI#	Description and History	C/ NC
122		714 7th Ave		c. 1895 This one-and-a-half-story, wood-framed house has a front-gabled roof and a projecting gable face on the primary (south) façade. The Queen-Anne house has vinyl siding and one-over-over sash windows. The off-centered main entrance sits within a hip-roofed front porch in the western portion of the primary facade. The porch has squared columns and is of twentieth-century construction. The southwest corner of the house, beneath the porch roof, has a cutaway angled window.	C
123		718 7th Ave	Cora Felt House	c. 1901 This one-and-a-half-story, wood-framed house has a front-gabled gable roof with a large, shed-roofed dormer on its western slope and a side gable on its eastern side. The rear portion of the roof is hipped and has a shed-roofed dormer matching the one on the western slope. The house has vinyl siding. A hip-roofed front porch is enclosed with vinyl siding and one-over-one sash windows. Cora Felt purchased the property in 1901 and resided there in 1920. As the house does not appear on the 1896 Sanborn map, construction is likely related to her acquisition of the property.	C
124		831 2 nd Ave	William A. and Margaret Maurer House Fence	An iron fence with a rusticated-stone base lines the north and west sides of the lot. The cast-iron railing is scrolled in a repeating pattern. The masonry matches the foundation of the house at 831 2 nd Ave. and is therefore believed to be an original feature of the property.	C

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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.

ARCHITECTURE

COMMUNITY PLANNING

Period of Significance

1868-1941

Significant Dates

1868, 1875-1890, 1911, 1924, 1926, 1941

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

Maxon, Stiles Ezra; Schoentgen, Edward P.

Wickham, O. P. and James; Battin, Vincent

Jensen, J. Chris; McBIRD, Matthew J.; Woodward

John C. and Winfield; Hansen, William; Cody,

Frank; Larsen, Bernard; Furgason & Son;

Bourgeois, L.J.B.

Areas of Significance

(Enter categories from instructions.)

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Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The South 8th Street Historic District is significant at the local level under Criterion A in the area of Community Planning and Development as a residential neighborhood that developed organically throughout the late nineteenth and early twentieth centuries. During the nineteenth and early twentieth centuries, the neighborhood was popular with Council Bluffs' emergent upper-class business figures. After 1900, the neighborhood became more associated with middle-class professionals, a movement culminating in the construction of multi-family apartment buildings during the 1920s. The South 8th Street Historic District is also significant at the local level under Criterion C in the area of Architecture due to its concentration of late-nineteenth-and early-twentieth-century buildings representing a variety of styles popular during the neighborhood's development. Late Victorian examples predominate due to the area's intense growth during the last three decades of the nineteenth century. Included in this group are Queen Anne and Italianate houses as well as examples of the Victorian Gothic and Second Empire styles. During the first three decades of the twentieth century, evolving architectural trends in the district produced examples of a range of revivalist and Craftsman-influenced styles. The spectrum of styles present in the district demonstrates the continuous evolution of residential architecture during the period of significance. Prominent architects and builders are documented to have contributed designs in the district. Most notable among them are Stiles Ezra Maxon, Owen P. Wickham, Matthew John McBIRD, Edward Philip Schoentgen, Vincent Battin, and J. Chris Jensen. Of the 87 single-or multi-family buildings inside the district, 82 were constructed within the period of significance. The years 1875 to 1890 are significant to the neighborhood as this is the period of the neighborhood's most intense period of development when the great majority of its buildings were constructed. The construction of the Van Brunt House (#2) in 1911 is significant as the last large, architect-designed house built in the historic district for a member of Council Bluffs' upper class. The construction of the Bloomer School building in 1924 is significant as the school served as an anchor guiding development of the neighborhood in the mid-1920s. The period of significance begins in 1868 with the earliest verified construction dates of existing houses and concludes in 1941 with the last pre-World War II construction project, the Shyken Duplex (#70), which involved the relocation and renovation of a 1924 Italian Renaissance Revival carriage house for use as a multi-dwelling building. Post-war development patterns and architectural trends exhibit a definitive shift.

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

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

General Historic Context

1800 – 1853: Pre-Railroad Development

Although founded in 1853, the city of Council Bluffs has a much more extensive history. In the journal that Patrick Gas kept during the Lewis & Clark "Voyage of Discovery," he indicated that on August 2, 1804, a delegation of "three Otoes and three Missouris" met with Captains Lewis and Clark. "This place," Gas

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continued, “we called Council Bluffs.”² The exact location of this historic meeting is not known. Nonetheless, the entry in Gas’ journal provides one of the earliest references to an area called *Council Bluffs*.

The Pottawattamie Indians, a tribe originally from northern Indiana, along the shores of the Great Lakes, signed the Treaty of Chicago in 1833, which forfeited the tribe’s lands around the Great Lakes and committed them to remove to a new reservation near present-day Council Bluffs. Two small groups of Pottawattamie arrived by steam boat in 1837.³ Davis Hardin, appointed to instruct the local Pottawattamie Indians in farming at the reservation established for them in the area, arrived with his family and a company of soldiers in the spring of 1838. The Hardin group settled near the present location of East Broadway. The group constructed a house for Hardin and a small fort on the bluff between present-day Lincoln and Franklin Avenues, approximately one-mile northeast of the present-day South 8th Street area.⁴ The Pottawattamie Indians eventually sold their lands and relocated again to a new reservation in present-day Kansas in 1846.⁵

Nearly concurrent with the departure of the Pottawattamie Indians was the arrival of the Latter-day Saints (LDS) from their earlier settlement in Nauvoo, Illinois. The LDS named their settlement on the east side of the Missouri River Kanesville in honor of Colonel Thomas L. Kane, a non-member who befriended the group during this period. As the population grew, it became necessary to organize the western parts of the state. The State of Iowa organized Pottawattamie County on September 21, 1848.⁶ In 1853, the Iowa legislature officially changed the name to Council Bluffs and incorporated it as a city. The same year, a federal land office opened in Council Bluffs to sell previously surveyed land within the county. Bayliss First Addition, which was platted in April 1853 and included areas inside the boundaries of the proposed South 8th Street Historic District, was among the earliest subdivisions in the city. Blocks between the streets now designated South 7th Street and South 8th Street were among the earliest to develop in the city.⁷

1854 – 1869: Early Railroad Development

For Council Bluffs, like many other towns, the most significant developments in transportation during the second half of the nineteenth century were related to railroad construction. During the late 1850s and early 1860s, local boosters soon began to argue in favor of a railroad connection to Council Bluffs. While in Council Bluffs to give a speech in 1859, future president Abraham Lincoln was introduced to Grenville M. Dodge.⁸ Lincoln asked Dodge about the best route for a railroad to the Pacific coast, and Dodge replied that the “most practical and economic” route was a line that approximated the 42nd parallel, starting at Council Bluffs and following the Platte River through much of the future state of Nebraska. Dodge continued that the on-going

² Field, Homer H. and Joseph R. Reed. *History of Pottawattamie County, Iowa*. Chicago: The S.J. Clarke Publishing Company, 1907, 5.

³ Citizen Potawatomi Nation. *History/19th Century: Removals*, http://www.potawatomihistory.com/19th-century/?_sm_au_=iVV1H5cDQNqrRPZV Electronic document. 2017.

⁴ Ibid., 6.

⁵ Ibid., 7.

⁶ Ibid., 11.

⁷ Carlson, *Intensive Level Historic Architectural Survey of the South 8th Street Neighborhood*, 5.

⁸ Ambrose, Stephen E., *Nothing Like It in the World: The Men Who Built the Transcontinental Railroad. 1863-1869*. New York, NY: Touchstone Books: 2000, 23.

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construction of railroads to Council Bluffs from other points, principally Chicago, made Council Bluffs the obvious eastern terminus of a transcontinental rail line.⁹

The construction of railroads to Council Bluffs from points in the East sparked the explosive growth that Council Bluffs experienced in the second half of the century. Where the population of Council Bluffs had been just over 2,000 in 1860, it grew to over 10,000 in 1870 and over 18,000 by 1880.¹⁰ Land speculators developed neighborhoods like those along South 8th Street during this period, and the city grew beyond its original boundaries. Ruger's 1868 bird's eye illustration (figures 6 and 7) depicts two existing houses inside the district boundaries: 716 Willow Avenue (Inventory #96) and 828 3rd Avenue (#104). The drawing also depicts the neighborhood's original school building at the corner of Willow and South 7th Street (then known as Marcy Street), which was built in 1866.¹¹

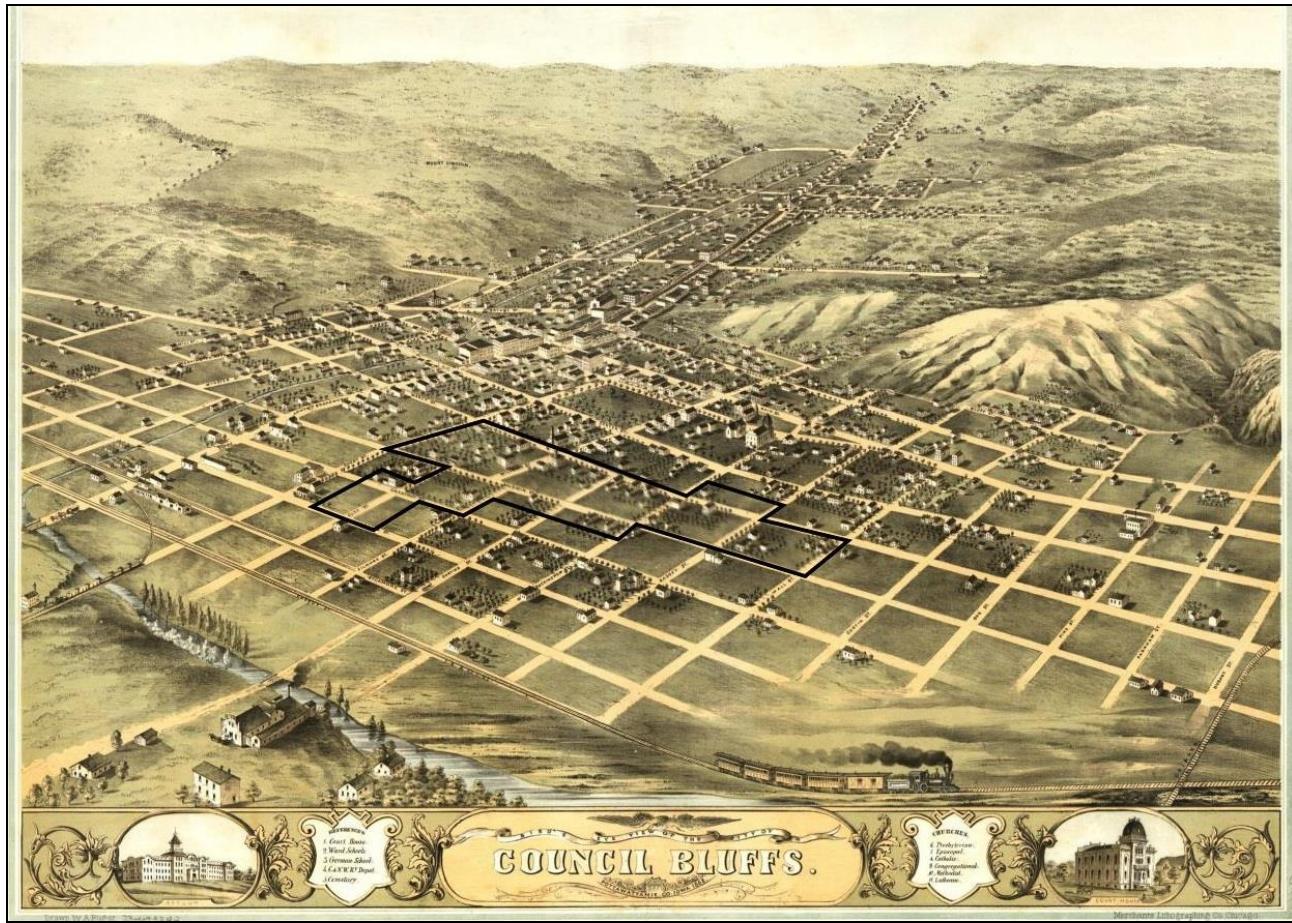


Figure 6 - The boundaries of the South 8th Street Historic District highlighted and outlined onto Ruger's 1868 Bird's Eye illustration. (Ruger, *Bird's Eye View of the City of Council Bluffs, Pottawattamie Co., Iowa 1868.*)

⁹ Ibid., 24.

¹⁰ Carlson, *Intensive Level Historic Architectural Survey of the South 8th Street Neighborhood*, 2016, 6

¹¹ Jennings, Gottfried, Cheek/Preservationists, *Council Bluffs: A Plan for Historic Preservation*, pp.46-49.

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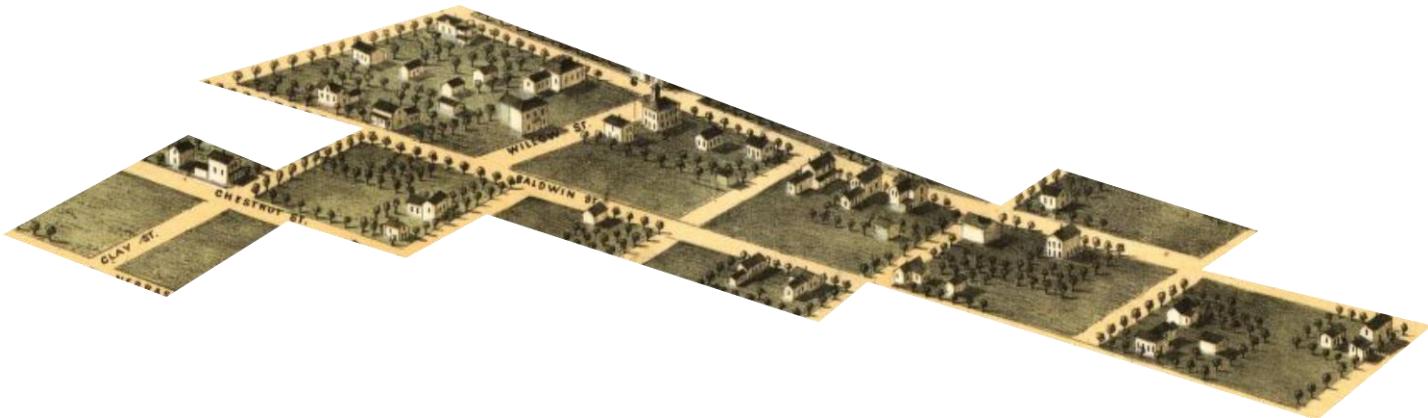


Figure 7 - A closeup view of the South 8th Street Historic District in Ruger's 1868 Bird's Eye illustration. (Ruger, Bird's Eye View of the City of Council Bluffs, Pottawattamie Co., Iowa 1868.)

The boosters of the transcontinental railroad, which promised to secure a direct route to the Pacific Ocean, lobbied the Federal government. They argued the project would both unite the east and west coasts of the nation and open heretofore undeveloped lands for cultivation and economic exploitation. Prior to the Civil War, legislators from southern states had blocked earlier legislation in favor of a southern route to California through Texas. In 1862, however, with the southerners absent, Congress passed the Union Pacific Act and Lincoln signed it on July 1.¹² The legislation created two railroad companies: the Central Pacific Railroad would construct a line from the western terminus at Sacramento, California to a point in the vicinity of Salt Lake City, and the Union Pacific Railroad would start from Omaha—on the west side of the Missouri River—and build a line across Nebraska and Colorado to meet the Central Pacific near Salt Lake City. The two railroads finally met at Promontory Point on May 10, 1869, with the ceremonial driving of the last, “golden” spike.¹³

1870 – 1899: Post-Railroad Growth

Even with the completion of the railroad line to Sacramento, the Union Pacific Railroad—and Council Bluffs—had two other obstacles to overcome, one physical and the other legal. The physical challenge was the Missouri River and the wide floodplain along its eastern banks. For the first few years, the lack of a bridge necessitated that goods and passengers be unloaded on one side of the river, carted and ferried across the river, and loaded back onto trains on the other side, before continuing westward. To solve the problem, the Union Pacific Railroad started construction of a bridge soon after the transcontinental line was finished. The first bridge opened to traffic on March 27, 1872.¹⁴

The legal challenge facing Council Bluffs was the contention made by both Omaha and the Union Pacific Railroad that Omaha, not Council Bluffs, was the eastern terminus of the transcontinental line. To the detriment of Council Bluffs, this determination resulted in the construction by the Union Pacific of warehouses, depots, and offices in Omaha. The Supreme Court resolved the legal problem in 1875, ruling that

¹² Bain, David H., *Empire Express: Building the First Transcontinental Railroad*, New York, NY: Penguin Books, 1999, n.p.

¹³ Athearn, Robert G., *Union Pacific Country*, Lincoln, NE: University of Nebraska Press, 1976, 98-100.

¹⁴ “Omaha.” *The Wheeling Daily Intelligencer*; Tuesday, March 26, 1872: 1

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it was the intention of the federal government, through executive orders and congressional legislation, to establish the eastern terminus of the railroad in Council Bluffs.¹⁵ For Council Bluffs, the court's clarification came too late to reverse the momentum of Omaha's growth and the negative impacts on the overall development of Council Bluffs during this period of dispute are immeasurable.

While Council Bluffs' growth failed to match that of Omaha, it did benefit from its association with the railroad industry. Union Pacific Railroad constructed its transfer yard southwest of downtown Council Bluffs, south of 9th Avenue and west of 17th Street. This led to developments west of the original town and closer to the Missouri River. Other railroads constructed lines to connect to the Union Pacific's transfer yard and almost all of them built rail depots and yards nearby.¹⁶ By 1880, Council Bluffs had three stockyards, three meatpacking plants, three flour mills, a cigar factory, 26 doctors, 28 law firms, three music halls, an opera house, and 20 saloons.¹⁷ The 1880s saw explosive growth in city services, businesses established, migration to the city, and further infrastructural improvements. Indeed, the local newspaper *Daily Nonpareil* announced in 1882 that Council Bluffs had "the makings of one of the largest and most important business centers in the entire West."¹⁸ Development in the city slowed during the 1890s following the Panic of 1893.

1900-1941: Early 20th Century Development

Along with the local and national economies, economic conditions in Council Bluffs recovered in the late 1890s and early 1900. Developments included the construction of new community amenities in the vicinity of the South 8th Street District neighborhood. In July 1905, the town completed a new library, partially financed with donations from Andrew Carnegie, on the corner of Willow Avenue and Pearl Street, three blocks east of South 8th Street.¹⁹ The city's school system grew to 18 schools by 1900, including Bloomer School (the 1881 building was replaced by the current building in 1924), on South 7th Street. Several nearby churches—one Lutheran, one Presbyterian, and one Roman Catholic—made the neighborhood attractive to a diverse population.²⁰

Agriculture and manufacturing continued to dominate the economy, and railroads were still the predominant mode of transportation. In the 1910s, however, both private owners and business started to turn increasingly to the mass-produced automobile. This shift, in turn, led to the city's adoption of the "Good Roads" movement, which sought to establish graded and paved highways in the nation. By 1920, the city's Chamber of Commerce boasted that 15 highways, four of which were transcontinental, traversed Council Bluffs. This didn't mean rail ceased to be important to the city's economy, however. That same year, 1920, "80 passenger trains and two thousand [freight] cars" traveled through the city each day.²¹

¹⁵ Ibid., 35.

¹⁶ Carlson, *Intensive Level Historic Architectural Survey of the South 8th Street Neighborhood*, 2016, 11

¹⁷ Rogers, Leah D. "National Register of Historic Places Nomination, Park/Glen Avenues Historic District." Council Bluffs, Pottawattamie County, Iowa. National Register #10000160. February 2010. Section 8, page 42.

¹⁸ "A Boom for the Bluffs," *Council Bluffs Daily Nonpareil*; Saturday, April 9, 1882, 8.

¹⁹ Field and Reed, *History of Pottawattamie County, Iowa*, 1907, 171.

²⁰ Carlson, *Intensive Level Historic Architectural Survey of the South 8th Street Neighborhood*, 2016, 14-15.

²¹ Ibid., 32.

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Because the city's economy was so closely tied to railroads, Council Bluffs was particularly affected by the Great Depression. In a preview of the calamity, agricultural commodity prices throughout the United States had been depressed throughout the 1920s. This led to a decrease in rail cars that hauled wheat and corn across the Midwest. As the depression deepened in 1930 and 1931, causing a slowdown in manufacturing across the nation, railroads were again hit hard. Council Bluffs' manufacturing base slowed and less freight was shipped by rail. The downturn is reflected by the drastic fall in total payrolls in Council Bluffs: from a high of over \$3 million in 1929 to \$1.5 million in 1933, and then being more than halved again to \$650,000 by 1937. The 1930s was the first decade since the city's founding that its population declined.²² The city's economy began to recover as the United States ramped up defense production prior to and during World War II, but the war effort left few materials available for new residential construction. By the time large-scale residential construction resumed after the war, the historical development of the South 8th Street neighborhood was effectively complete.

1946 – Present: Post World War II Suburban Development

After the economic austerity of the Great Depression and the rationing for World War II, the national economy continued to improve due to over 15 years of pent up consumer demand. While the railroad industry in Council Bluffs recovered temporarily, the percentage of railroad employees within the city's population declined by almost 25 percent beginning in the 1950s. After the slight decrease during the 1930s, the city's overall population increased from the 1940s through the 1970s. The post-war economic boom and increased suburbanization led to more residential construction in Council Bluffs, but by the beginning of World War II, the South 8th Street neighborhood had mostly been developed. There are only a few examples of new residential construction after 1941, and most of those are multi-family residences.

Criterion A: Community Planning and Development

The South 8th Street Historic District is significant at the local level under Criterion A: Community Planning and Development for its faithful representation of the development of the neighborhood and Council Bluffs between 1868 and 1941. The district is comprised by portions of seven subdivisions platted between 1853 and 1868 (Figure 8). The first two subdivisions, laid out in April 1853 and July 1854, are Bayliss' First and Second additions, named after Samuel S. and Martha Bayliss. These subdivisions comprise the northern section of the district. The district includes only the western tip of the first addition, which extends farther east. Samuel R. and Belinda Curtis and Silas and Mary D. Ramsey platted the Curtis and Ramsey Addition, extending south from Bayliss' Second Addition, in April 1856. Lots in the southern portion of the district were laid out as part of either Hyatt's Addition (c. 1857), Jefferis' Subdivision (January 1865), or Larimer's Subdivision (June 1868). Resources in the northwestern corner of the district are part of the Porterfield subdivision created by Samuel and Mary Porterfield in lots that were previously part of the Bayliss First Addition.

The 1868 bird's eye illustration (figures 6 and 7) shows that two extant houses in the district were constructed by that date: 716 Willow Avenue and 828 3rd Avenue. A third—901 2nd Avenue—was likely built shortly after

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the illustration was created. Lacking details on the origins of those houses, and in recognition of the late-nineteenth-and early-twentieth-century alterations each of them underwent, the 1868 date is adopted here as the beginning of the period of significance. The 1868 bird's eye illustration demonstrates that development had by then occurred on every block in the district except for the westernmost blocks between South 9th and South 10th streets. Though development in most areas was sparse, the map shows a concentration on the west side of South 7th Street. These houses stood on grounds now occupied by the Bloomer School and adjacent parking lots.

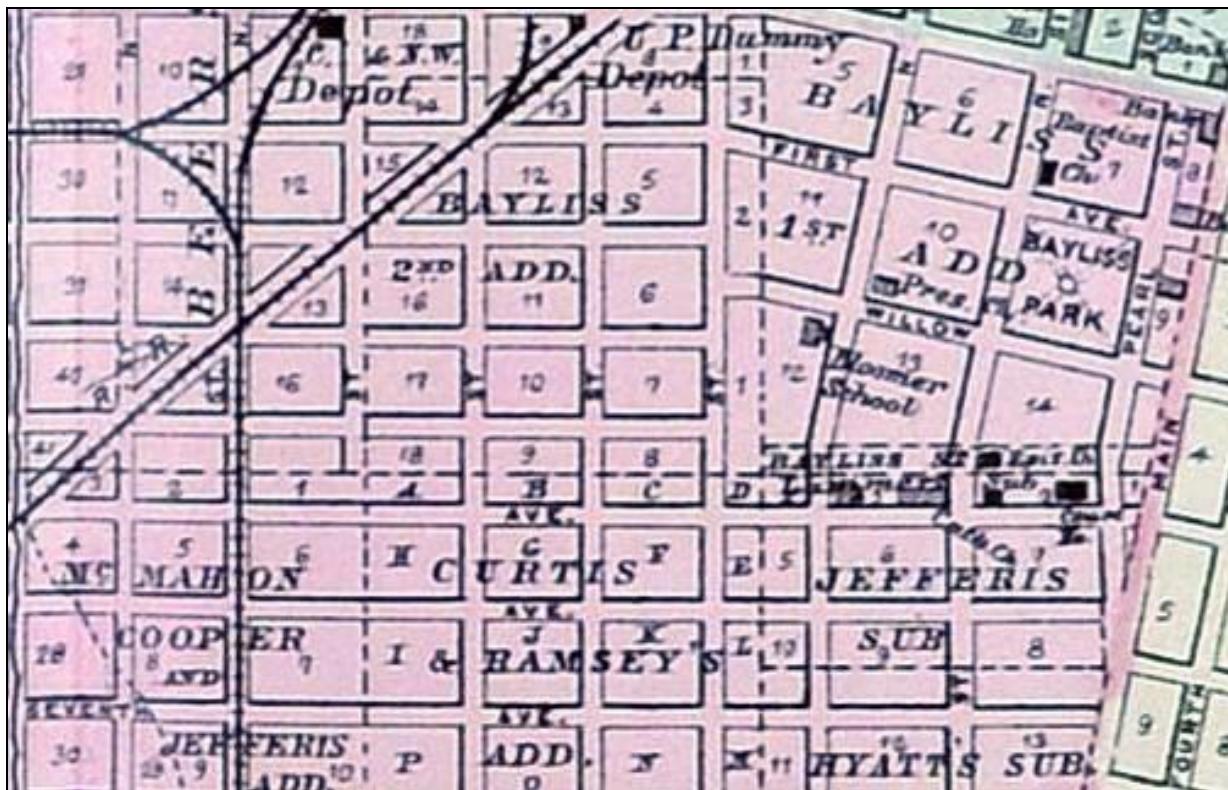


Figure 8 - Closeup of district area in 1885 map of platted areas of Council Bluffs. Bayliss First (1853) and Second (1854) additions were among the city's earliest subdivisions. (Allen, C.R. (compiler). *Illustrated Atlas of Pottawattamie County, Iowa*. Council Bluffs: C.R. Allen & Co., 1885).

The neighborhood developed slowly at first; it began a period of intense growth and development circa 1875 after the effects of the Panic of 1873 subsided. Eight houses in the South 8th Street Historic District are documented as dating to the 1870s and each was constructed in the second half of the decade. From the beginning, the neighborhood was exclusively residential, catering to owners and tenants working in the adjacent commercial districts. A survey of residents reveals that between 1868 and 1886, six businessmen specializing in dry goods and hardware built or purchased homes in the district. All of these men died or relocated before 1900.

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Figure 9 - Closeup views of two houses in the South 8th Street Historic District visible in Ruger's 1868 Bird's Eye illustration: 716 Willow Avenue (left) and 828 4th Avenue (right). Both have undergone multiple alterations since their construction. (Ruger, Bird's Eye View of the City of Council Bluffs, Pottawattamie Co., Iowa 1868.)

The city's dramatic growth during the 1880s, detailed in the context section above, greatly impacted the development of the South 8th Street district and its immediate surroundings. As the merchants, bankers, and professionals of Council Bluffs prospered, they sought to convey their growing affluence and sophistication by constructing large residences in fashionable styles. Due to its proximity to the business district to the east, the neighborhood was an attractive location for the residences of the city's growing business class. Between 1868 and 1910, 14 men working in banking or investing moved their residences into the district. At least seven of these men worked from offices along West Broadway or Main Street. Ten men working in the agricultural implements business moved into the district between 1879 and 1915. At least seven of these men worked in the central business district as well. Ten additional men in miscellaneous wholesale manufacturing businesses moved into the district between 1878 and 1909. At least five of these men worked along West Broadway. Other residents worked in legal practice or real estate investments.

Between 1880 and 1889, developers, speculators, or private individuals constructed 34 homes in the neighborhood, the bulk of them representing fashionable architectural styles.²³ By February 1886, when a *Nonpareil* reporter wrote of exploring "that vicinity wherein are found the most stately mansions, of which Council Bluffs boasts," he was referring to the South 8th Street neighborhood.²⁴ The report emphasized the impressive extravagance of the neighborhood's architecture:

"as one by one he passed the beautiful residences along an aimless route, he could hardly refrain from carrying out a strong desire to gaze upon the luxuries that external appearances indicated were certainly to be found within....to feast his eyes upon the innumerable comforts that only those who have a large balance on the credit side of their bank accounts can afford."

On the east side of South 7th Street and just outside the district, church buildings clustered along the boundary between residential and commercial districts. St. John's English Lutheran Church and First Presbyterian were located on the east side of 7th Street at the corner with Willow. A block south stood St. Francis Xavier Church

²³ Carlson, *Intensive Level Historic Architectural Survey of the South 8th Street Neighborhood*, 2016, 15.

²⁴ "Miller's Mansion," *Daily Nonpareil*; February 16, 1886, p.8.

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and St Francis Academy on 5th Avenue between South 6th and South 7th streets. None of these religious buildings survive, but at the time, the churches and the neighborhood surely had a symbiotic relationship: residents moved into the neighborhood to be near their churches, and the churches themselves grew from the influx of potential new congregants. Other community-oriented buildings developed along the eastern periphery of the district. In 1881, the city replaced the 1866 school building at the corner of Willow and South 7th Street with a three-story brick building (Figure 9) with a cupola that acted as a clocktower that became a vertical marker for the surrounding residential and commercial districts. The building was eventually named the Bloomer School in honor of Dexter C. Bloomer, a two-term mayor. His wife, Amelia Jenks Bloomer, was a leader of the Women's Suffrage Movement.

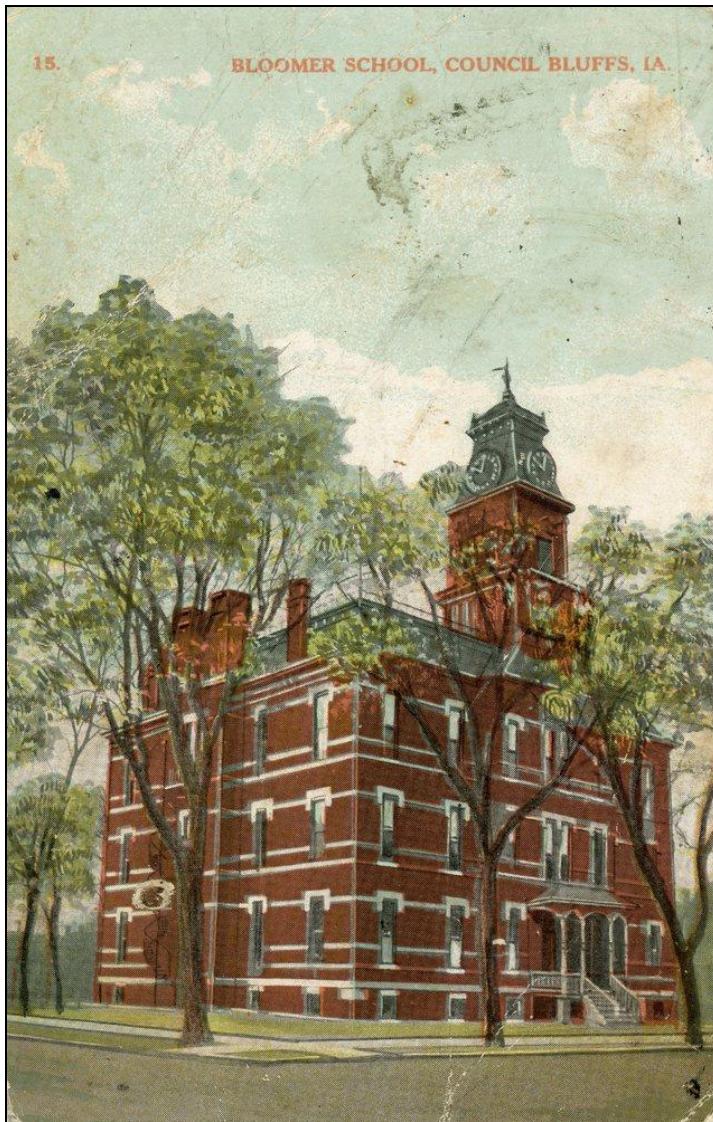


Figure 10 - A postcard image of the 1881 Bloomer School Building at 210 South 7th Street. Construction of the building demonstrates the neighborhood's development during the early 1880s. It was demolished and replaced by the current Bloomer School Building in 1924. (Council Bluffs Public Library Special Collections, Council Bluffs, Iowa).

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Figure 11 – A 1900 photograph looking south along the 300 Block the east side of South 8th Street. All visible houses, constructed in the last two decades of the nineteenth century, remain standing with the exception of the Brown House (left) at 307 South 8th Street. The Brown House was replaced by the Esterbee Apartments, constructed in 1926. (Courtesy of the Council Bluffs Public Library, Council Bluffs, Iowa).

The last three decades of the nineteenth century represent the greatest period of development of the South 8th Street District. The period saw the construction of 54 buildings in the district, many of which constitute outstanding architectural examples. The majority of these buildings date to the 1880s. Development within the neighborhood slowed in the last decades of the nineteenth century, in part due to the Panic of 1893. Ten buildings in the district have documented or estimated construction dates in the 1890s. The district's demographics remained similar, but with capital scarce, development slowed.

Never a homogeneous upper-class neighborhood, the South 8th Street neighborhood always included a mix of middle-and working-class residences from its earliest stages of development. After 1900, however, the neighborhood underwent a demographic shift with significant consequences for the neighborhood as a whole. After this period, Council Bluffs' elites were increasingly more likely to build houses to the east and farther away from downtown. The advent of automobiles and the City Beautiful movement likely played complementary roles in this shift—the former because it allowed for people to live in areas not served by available public transportation in the form of trolleys and beyond walking distance to jobs and shopping, and the latter because the new neighborhoods highlighted the natural topography of the bluffs which were east of

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downtown. As reported in the National Register nomination of the Haymarket Historic District, the height of development of the Lincoln-Fairview and Willow/Bluff/3rd Street districts was roughly 1897-1920.²⁵

The first generation of South 8th Street residents—working in Dry Goods or Hardware wholesale—had largely died or relocated prior to 1900. The second group, made up of bankers, investors, agricultural implement dealers, and other businessmen who made fortunes during the 1880s boom, mostly died or relocated during the first quarter of the twentieth century. The last group to emerge, briefly, to bolster the district's upper-class contingency were those working in automobile sales. Two men working in auto distribution established residences in the neighborhood between 1911 and 1915. One of them, George Van Brunt, constructed the 1911 house at 224 South 8th Street (#2), essentially marks the end of the neighborhood's era as a location for "elite" residential architecture.

As members of the upper-class settled in other neighborhoods during the first quarter of the twentieth century, new groups of middle-class professionals relocated to the South 8th Street district. The earliest and most numerous of these groups included 11 men who worked in the railroad industry with careers ranging from conductor and engineer to yardmaster and switchman. All of these men moved into the district between 1901 and 1927. Also among the middle-class professionals who moved into the district during the first decades of the century were six clerks, seven teachers or principals, eight medical professionals, and six salesmen. Several of these professionals worked in the vicinity. Several medical professionals had downtown offices, most of the salesmen worked in downtown retail locations, and at least one teacher worked at Bloomer School. In addition to these groups, 13 houses in the district served as long-term residences for widows or children of deceased members of the earlier business class. Several of these residents remained in the district through the first half of the century. Between 1900 and 1926, a total of 58 buildings were constructed or substantially altered in the district. For the most part, the houses built after 1900 were smaller and less elaborate architecturally than those built earlier. These new homes were, for the most part, constructed by the city's emergent middle class.²⁶

The construction of a new Bloomer School building (#49) in 1924 appears to have played a key role in the district's demographic transition. In the years following the school's construction, two substantial developments brought an influx of apartment units to the district. The Hanson Court Apartments at 119 South 8th Street (#10) and the Esterbee Apartments at 307 South 8th Street (#20) are both located within a block from the school and both set new standards for density in the district while demonstrating architectural computability with prevailing revivalist styles. The buildings are the most obvious examples of a broader movement towards the construction of multi-family residential buildings and the conversion of larger, former single-family residences into apartments.

The district's demographic transition towards middle-class residents concluded just prior to the Great Depression. Between 1929 and 1937, Pottawattamie County payrolls fell from over \$3 million to \$650,000. Between 1930 and 1940, the population of Council Bluffs fell (this after double-digit growth in each decade

²⁵ Sodhi, Penelope Chatfield. "National Register of Historic Places Nomination, Haymarket Commercial Historic District." Council Bluffs, Pottawattamie County, Iowa. February 1985, 7-10.

²⁶ Ibid., 24-25.

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since its founding). This suggests that the reason apartment conversions and constructions did not continue in the district during the 1930s is primarily due to a lack of demand. Supporting this view is the commencement of a new era of apartment conversions and construction after World War II.

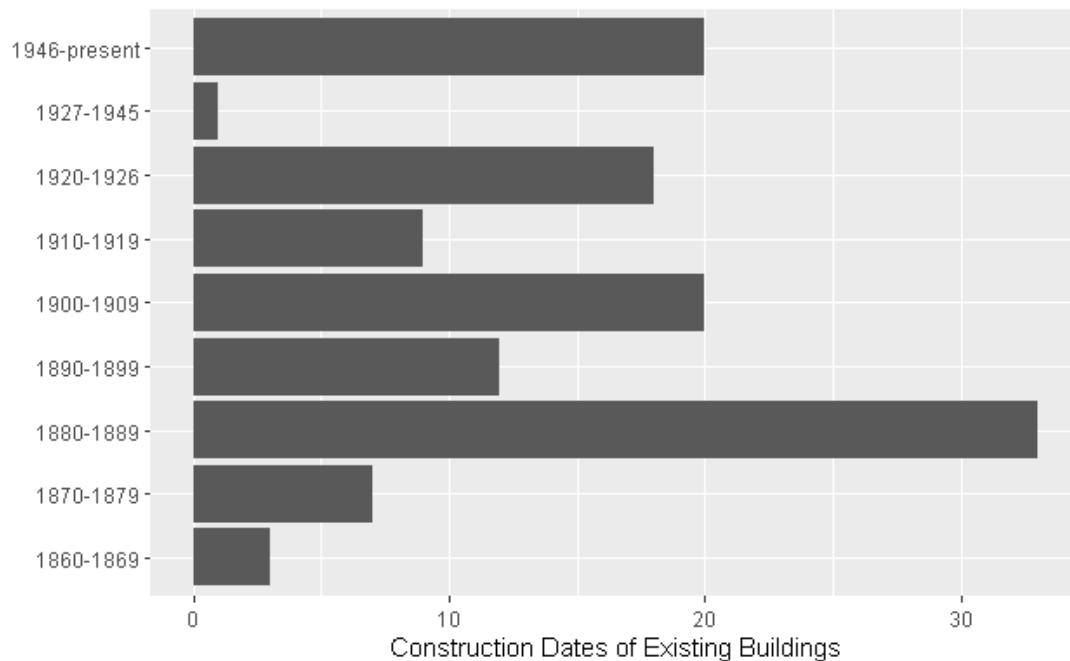


Figure 12 - Original dates of construction of buildings in the district by decade. Plot includes inexact “circa” dates and should be taken as an estimate rather than a precise analysis. Data include main houses and secondary buildings.

Two residential building projects in the district date to the period between 1926 and 1941, and one involves the relocation of an existing building. The new residence was the Bernard H. and Anna Mary Kohlwey House at 514 South 7th Street (#55). It was designed in the Tudor Revival style, the popularity of which had carried over from the 1920s. The relocated building is the Simon and Bertha Shyken Rental Duplex No. 1 at 824-826 2nd Avenue (#70). The building was constructed circa 1924 as the garage of the since-demolished Leonard Everett House, formerly at 802 2nd Avenue. After the Everett property was sold in 1941, the garage was moved to the west end of the block and renovated into the current duplex. The east end of the property was cleared for new building lots.

The Harry M. and Hazel T. Strowig House at 316 South 8th Street, and the John E. and Mary Ann Krettek House at 717 5th Avenue, both modest Minimal Traditional style houses built circa 1948, are the last single-family residences constructed in the neighborhood until the construction of the residence at 917 2nd Avenue in 2002.²⁷

Criterion C: Architecture

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The South 8th Street Historic District is significant at the local level under Criterion C: Architecture for its concentration of both high and low-end late-nineteenth and early early-twentieth-century buildings representing a wide variety of architectural styles that were popular nationally and in Council Bluffs between 1868 and 1941. Corresponding to the neighborhood's most intense period of development (1880-1892), Queen Anne is the most prevalent architectural style. Examples of other Late Victorian subtypes are also present, with a few notable Italianate examples. Continued development of the area during the first decades of the twentieth century left numerous examples of Bungalow/Craftsman and Foursquare architecture and a variety of revivalist types.



Figure 13 - A photograph of the 1877 Walker House at 705 6th Ave, taken circa 1887. The house, designed by Matthew J. McBride, is one of the district's three brick Italianate houses from the second half of the 1870s. (Craig, J.P., R. A. Messervey, and F.H. McMillen. *Council Bluffs, Iowa, Illustrated*. reprinted Council Bluffs, IA: Pottawattamie County Historical Society, 1980).

Early developments

Real estate development along South 8th Street began between 1853 and 1868. During this period, multiple landowners platted six subdivisions or additions that overlap the current boundary of the district. Bayliss' First Addition, Jefferis' Subdivision, and Hyatt's Subdivision mostly along the west side of South 8th Street, and Bayliss' Second and Curtis and Ramsey's Additions on the west side of the street.

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Ruger's 1868 bird's-eye view map of the city (figures 6 and 7) includes the entirety of the land now in the district. The illustration depicts scattered one-story gable-roofed cottages and larger two-story dwellings with hipped or gabled roofs. Two of these early houses, located at 716 Willow Avenue (Inventory #96) and 828 3rd Avenue (#104), remain in their original locations. In both cases, later alterations have obscured the 1860s appearance. The 1868 illustration depicts them as having simple Victorian forms (Figure 9). The house at 828 3rd Avenue appears to be a two-story, front-gabled cottage and 716 Willow Avenue has a flat-crested, hipped roof.



Figure 14 - A photograph looking southward from the roof of the Walker House at 705 6th Ave. during a flood on October 25, 1881. The photo depicts the gable-roofed Victorian forms present in the area alongside Italianate examples (such as the Walker House) prior to Queen Anne era. (Council Bluffs Public Library Special Collections, Council Bluffs, Iowa).

In 1875, local attorney Elam R. Paige constructed the two-story brick house at 726 Willow Avenue (#98) with modest architectural ornamentation that nonetheless "set the tone for the more impressive houses" that followed.²⁸ Neighborhood residents constructed owner-occupied residences during this period, too, some of which were more modest interpretations of nationally popular and highly ornamented architectural styles like Italianate and Gothic Revival. These would include the Alphonso B. and Abbie Walker House, a brick Italianate house at 705 6th Avenue in 1877 (#6, Figure 13); the Stephen H. and Anna J. Miner House, a frame Victorian Gothic house at 803 3rd Avenue in 1878 (#3), the brick Italianate Colonel D.B. Dailey house at 916 2nd Avenue (#75) and the wood-frame Italianate Thomas Metcalf House at 930 2nd Avenue (#79), both in

²⁸ Carlson, *Intensive Level Historic Architectural Survey of the South 8th Street Neighborhood*, 2016, 15.
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1880. By this point, the neighborhood included a mix of houses, secondary structures, and empty lots (Figure 14).

Residents constructed the most elaborate houses in the district, however, during the city's economic boom of the 1880s. By this time, architectural tastes had shifted to the Queen Anne style, which was particularly prone to high degrees of ornamentation. Residences built during this period include the Shephard and Emma Farnsworth House, a frame Queen Anne house, at 301 South 8th Street (#18) in 1885, the Owen P. and Jennie Wickham House, at 616 South 7th Street (#62) in 1888, and the John J. and Agnes Shea House at 309 South 8th Street (#22) in 1887, both of which are brick Queen Anne houses, the latter with a round and a square turret. All three of these houses are listed individually listed on the National Register. The majority of the residences in the district are variations on the Queen Anne style.

Speculators also built multi-family residences in the district, often employing some of the stylistic influences of the nationally popular styles in fashion at the time. Examples of these kinds of residences include the Clarence P. Swarm Rental Double House at 927 2nd Avenue (#94) in 1889, a two-story frame double house that still exhibits some Queen Anne details such as the two-story projecting bay windows. Another example of a multi-family residential building in the district is the John D. Warren Flats building at 719-723 5th Avenue (#113) in 1887. The Warren building, a two-story brick tri-plex, still retains its Italianate-influenced bracketed cornice despite other alterations.

As architectural historian Richard J. Carlson noted in his 2016 intensive survey of the area, nearly all of the district's large and elaborate dwellings were constructed between 1875 and 1890.²⁹ The first of these date to the Italianate era of the late 1870s, but the majority constitute the Queen Anne collection that imbues the district with superlative significance. Only a few houses were constructed after this period, and many of them were designed in the Queen Anne style, such as the Charles E. and Jessie Kimball House (#116) at 722 6th Avenue in 1899. The Wilbur L. and Mary W. Douglass House at 405 South 8th Street (#27, Figure 15), also completed in 1899, is one of the earliest residential buildings in Council Bluffs designed in the Colonial Revival architectural style.³⁰

Much of the building during this era involved architect Stiles Ezra Maxon and builders James Owen P. Wickham and Vincent Battin. The east side of South 8th Street between Willow and 4th avenues, located the district's core, features a row of large, well-preserved Queen Anne residences, broken only by the 1926 Esterbee Apartments at 307 South 8th Street (#20). The district's second great concentration of Queen Anne houses is found on the south side of 2nd Avenue between South 8th and South 9th streets, with noteworthy examples also found between South 9th and South 10th streets. The Second Empire-style 1885 Murphy House at 413 South 8th Street (#29) is the highlight non-Queen Anne example from this period.

After 1900, there was another burst of residential construction in the district. With few exceptions, the houses constructed after 1900 were often smaller than residences during earlier periods. They mostly represented

²⁹ Carlson, *Intensive Level Historic Architectural Survey of the South 8th Street Neighborhood*, 2016, 13.

³⁰ Ibid., 24.

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variations on two broad styles: Queen Anne and Bungalow/Craftsman. The so-called “Free Classic” variation of the Queen Anne style included diverse ornamental details such as the Doric porch columns, Palladian-style windows, and various Queen Anne details such as the use of shingles and leaded-glass sashes. The style became popular in the first years of the twentieth century and constituted a brief revival of the Queen Anne fashion. The Jacob and Clara Simon House at 725 5th Avenue (#33) is a two-and-a-half story, frame example of the Free Classic Queen Anne subtype, built in 1909.

One architectural type popular in the district in the first decade of the century was the “American Foursquare,” which shares features of Queen Anne and Bungalow/Craftsman architecture. Foursquare-style residential buildings often have some ornamentation shared with Queen Anne designs as well as other Craftsman types. Craftsman influences became more pronounced in later examples. The Robert and Myrtle M. Moth House, built around 1920 at 421 South 8th Street (#31) is a later example of the Foursquare style, with a nearly square shape, a hip roof, and square porch piers and columns that are reminiscent of the Craftsman style that followed.



Figure 15 - A photograph of the 1899 Douglass House at 405 South 8th Street published in the 1906 edition of *Carpentry and Building*. The house marks a turning point in the transition away from Victorian forms and towards early-twentieth-century revival styles. (“Colonial Residence of Mr. W.L. Douglass...” *Carpentry and Building*; volume 28, 1906, p. 268).

Bungalow/Craftsman styles became nationally popular after 1900, especially for modest, single-story residences. One of the first Craftsman cottages built in the district was the Nathaniel and Ruth E. Shephard House at 908 2nd Avenue (#73) in 1908. Although it remained a nationally popular style, few other Craftsman residences were constructed in the district until the 1920s. Other, earlier residences in the district were renovated during this period to incorporate Craftsman details. The Officer/Blaine/Wirt House at 716 Willow

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Ave. (#96), built in the Queen Anne style c.1868 was renovated first around 1880 and again circa 1925, at which time its exterior was covered in wood shingles. In addition to new construction projects and alterations, Craftsman influences are seen in many porches in the district due to several porch-replacement projects in Queen Anne houses during the 1910s and 1920s.

In the final year of the century, the district gained its first representative of the revivalist movement that came into fashion during the early twentieth century. The Colonial Revival 1899 Douglass House at 405 South 8th Street (#27, Figure 6), designed by Woodward & Woodward and constructed by Furgason & Son and the Wickham Brothers, marks a turning point. The houses built after 1900 included a more eclectic mix of revivalist architectural styles than did previous periods. The Douglass House and the c.1901 Egbert R. and Marcella R. Aylesworth House at 412 South 8th Street (#9) have gambrel roofs reminiscent of the Dutch Colonial style. One of the last of the large and elaborate houses built in the district during the period of significance is the George and Hazel Van Brunt House at 224 South 8th Street in 1911 (#2, Figure 16). Built in the Italian Renaissance Revival style, the two-story house is one of the largest in the district. It features columns with Ionic capitals, a large front veranda with brick parapet walls, and a hip roof covered in red tiles.

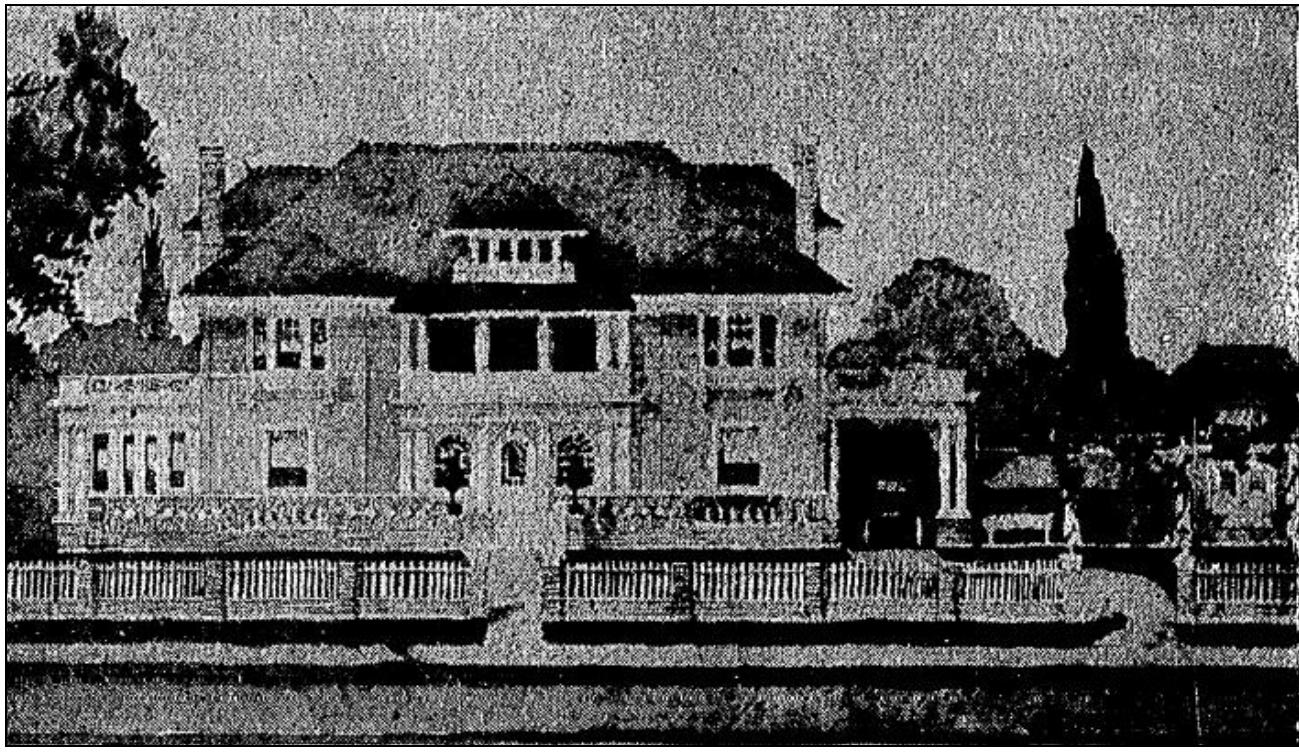


Figure 16 – A photograph of the 1911 Van Brunt House at 224 South 8th Street published in the *Daily Nonpareil* in 1931. (“Van Brunt Home, One of City’s Show Places, Sold,” August 31, 1931, p. 1).

Perhaps in response to the Van Brunt House, the Charles T. and Frank B. Stewart House at 525 South 7th Street (#68), originally built in the Queen Anne style in 1885, was extensively renovated and enlarged in the Mediterranean Revival style in 1919. This renovation resulted in a hip roof with hipped dormers covered in clay tiles and a large porch with paired Doric columns.

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Revivalist projects continued through 1941. Particularly noteworthy projects include the 1924 Bloomer School (#49), with a Classical Revival design provided by J. Chris Jensen and Bernard G. Larsen and the Italian Renaissance Revival 1924 Shyken Duplex at 824 2nd Avenue (#70). In the 1926 construction of the Hansen Court Apartments at 119 South 8th Street (#10) and the Esterbee Apartments at 307 South 8th Street (#20), revivalist-style multi-dwelling buildings replaced nineteenth-century houses. In the case of 119 South 8th Street, the earlier house was retained on site and incorporated into the new building. Significant construction within the district slowed after 1926. Between 1927 and 1941, only one building was constructed in the district—the circa 1937 Tudor Revival Kohlwey House at 514 South 7th Street (#56). The Shyken Duplex at 824 2nd Avenue (#70) is a Italian Renaissance Revival-influenced building constructed in 1924 and relocated on the same lot in 1941. Nineteen buildings were built after World War II, and fifteen of them are garages or other “secondary” buildings on their respective lots.



Figure 17 - A photograph looking northeast at the Loomis House, 331 South 8th Street. The original Queen-Anne-style front porch seen here was replaced by a Craftsman-style porch early in the twentieth century. Porch modifications of this type were typical in the district. (Courtesy of Wayne Andersen, Council Bluffs).

Italianate

Nine (9) houses in the district can be categorized as embodying Italianate styles to some extent. They were built between 1868 and 1887, though all but 517 South 7th Street (#66) were built prior to 1880. Highlight

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examples include 726 Willow Avenue (#98, 1875), 705 6th Avenue (#60, 1877), and 722 Willow Avenue (#97, 1879). All three share similar forms: L-shaped plans, red-brick bodies, and shallow-pitched, hipped roofs. In each case, three-bay, Avenue-facing front facades have off-center entrances. The only identified architect of an Italianate house in the district is Matthew J. McBIRD, who designed 705 6th Avenue. The Wickham brothers are credited as builders of 726 Willow Avenue and 522 South 7th Street.

Queen Anne

Twenty-eight (28) buildings in the district are categorized as Queen Anne. This count should not be taken as exact as Queen Anne examples in the district display elements of other styles. The Queen Anne period began circa 1882 and ended in 1910. The first and largest wave of Queen Anne construction lasted from the early 1880s until the mid-1890s. Several of the district's highlight buildings date to this period, including the individually listed 1885 Shepard and Emma Farnsworth House at 301 South 8th Street (#18), the 1888 Shea House at 309 South 8th Street (#22), the c. 1888 Loomis House at 331 South 8th Street (#25, Figure 17), and the 1888 Wickham House at 616 South 7th Street (#62). Active building professionals during this period were the Wickham brothers, builder Vincent Battin, and architect Stiles Ezra Maxon. The second Queen Anne wave took place during the first decade of the twentieth century. Highlight examples from this group are the 1903 Thomas and Cora Farnsworth House at 295 South 8th Street (#16) and the 1909 Simon House at 725 5th Avenue (#33), built by the Jensen brothers and likely designed by J. Chris Jensen.

Other Victorian Styles

Sixteen (16) buildings in the district are best categorized as embodying various Victorian subtypes other than Italianate and Queen Anne. Included in this group are examples of Victorian Gothic (the 1878 Miner House at 803 3rd Avenue, #3), Stick/Eastlake (the Forest and Charlotte Smith Double House #1 at 114 South 7th Street, #46), and Second Empire (the 1885 Murphy House at 413 South 8th Street, #29). The category also includes several houses built during the last three decades of the nineteenth century which retain historic materials and form but do not represent strong examples of Victorian subtypes.

Bungalow/Craftsman

Twenty-one (21) buildings in the district are categorized under the heading "Bungalow/Craftsman." Included in this group are five (5) Foursquare houses, which are sometimes considered as distinct from Bungalow/Craftsman types but are included here in deference to National Register architectural classification guidelines. The buildings in this category date across the first quarter of the twentieth century. Highlight examples include the 1920 Moth House at 421 South 8th Street (#31) and the Officer/Blaine/Wirt House at 716 Willow (#96, renovated in 1925). During this period, the largest and most elaborate architecture adopted revivalist styles. Craftsman types tended to be smaller. The district's Bungalow/Craftsman buildings are typically vernacular examples as opposed to the Victorian and Revivalist examples, which are more frequently associated with architects.

Revival Styles

Eight (8) buildings in the district are categorized as embodying one of the early-twentieth-century revivalist styles. The revivalist period ran somewhat concurrently with the Bungalow/Craftsman period with the

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revivalist examples tending to be larger and more elaborate. Noteworthy examples include the 1899 Douglass House (#27) with a Colonial Revival design provided by Woodward & Woodward, the 1911 Van Brunt House at 224 South 8th Street (#2) with an Italian Renaissance Revival designed provided by E.P. Schoentgen, and the 1924 Bloomer School (#49) with a Classical Revival design provided by J. Chris Jensen and Bernard G. Larsen. Apartment buildings at 119 and 307 South 8th Street (#10 and #20) also demonstrate revivalist elements.

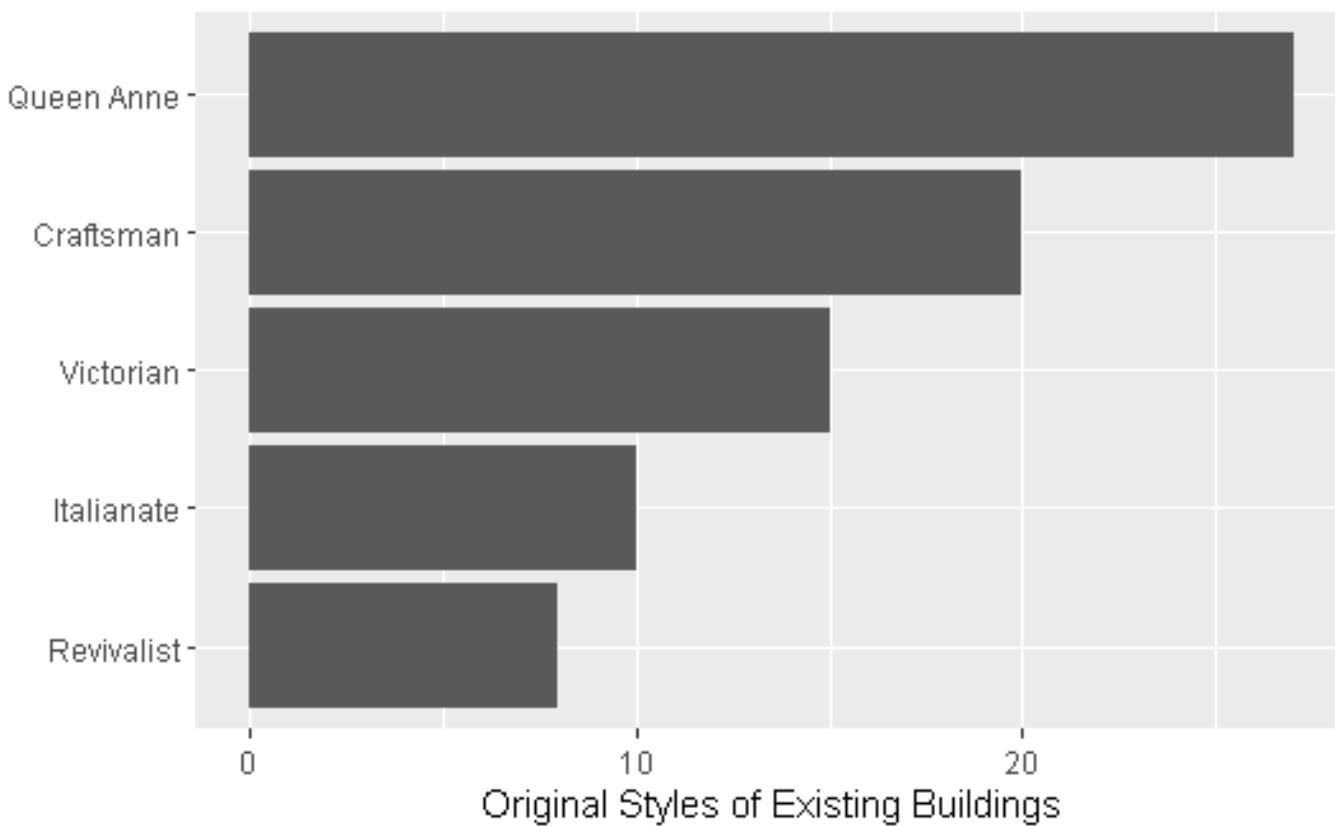


Figure 18 - Bar chart comparing the original architectural styles of existing buildings in the district. Style categories are simplified to represent the major architectural movements or eras in the development of the district. For instance, “Victorian” includes all non-Queen Anne and non-Italianate Victorian styles and “Revivalist” includes Colonial Revival, Classical Revival, Tudor Revival, and Italian Renaissance Revival examples. Buildings that exhibit no distinguishable style are not included.

Architects and Builders Associated with the South 8th Street Historic District

Some early residents of the South 8th Street Historic District employed architects, usually local individuals or firms, to design their houses, and real estate speculators or local contractor/builders constructed others. Additional information on some of the more well-known or important architects and/or builders in the South 8th Street Historic District is provided below.

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Stiles Ezra Maxon, Architect

Maxon was born in Petersburgh, New York on July 28, 1849.³¹ The 1865 New York state census lists Maxon as a live-in servant of lawyer William R. Seriven.³² In 1870, Maxon married Eliza M. Lane of Long Branch, New Jersey.³³ Research has yielded no indication of his formal architectural training or the circumstances of his arrival in Council Bluffs. An 1882 article in the Daily Nonpareil explains that he arrived in the city two years prior and that he had previously “conducted the architectural business in the east.”³⁴ Maxon drew plans for numerous buildings in Council Bluffs, and throughout Iowa and the Midwest. These included residences in the South 8th Street Historic District: the Shephard and Emma Farnsworth House (#18, 1885) at 301 South 8th Street; the Charles T. and Frank B. Stewart House (c. 1885) at 525 South 7th Street (#68, Figure 19); the Isaac A. and Annie E. Miller House (#1, c. 1886) at 805 2nd Avenue; and the Owen and Jennie Wickham House (#62, 1888) at 616 South 7th Street. Maxon also designed the county courthouses of Fremont County (NR# 81000238, 1981) in 1889 and Adair (NR #81000224, 1980) and Monona (NR #81000257, 1980) counties in Iowa. All three courthouse buildings remain standing.

In May of 1890, Maxon formed a short-lived partnership with Canadian architect Jean-Baptiste Louis Bourgeois, who is most famous for designing the Bahá’í House of Worship in Wilmette, Illinois (NR #78001140, 1978).³⁵ That firm is credited with the design for the Frank S. and Mary E. Stelling House (1890) at 409 South 8th Street (#28). Around 1892, Maxon’s career led him to Portland, Oregon, where he continued practicing architecture. He died in 1914 at his home, southwest of Pendleton, Oregon.³⁶

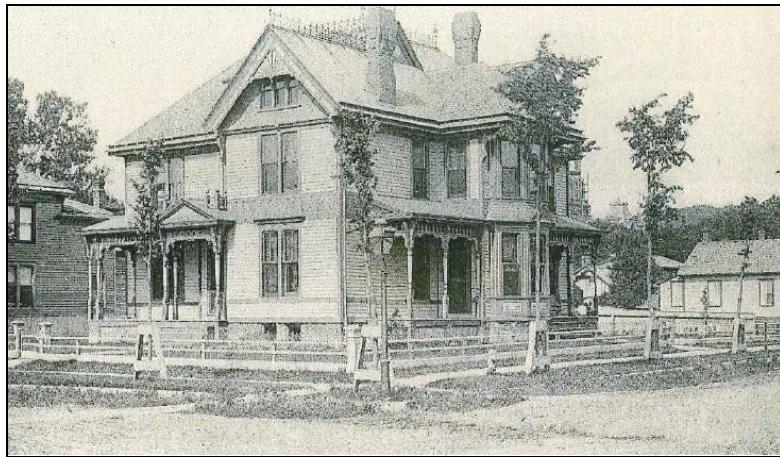


Figure 19 - An illustration of the house at 525 South 7th St. made in 1887. S.E. Maxon's Queen Anne design of the house altered circa 1919 with a Mediterranean-Revival-influenced Craftsman design. (Craig, J.P., R. A. Messervy, and F.H. McMillen. *Council Bluffs, Iowa, Illustrated*. reprinted Council Bluffs, IA: Pottawattamie County Historical Society, 1980.)

³¹ “Late S.E. Maxon Buried,” *Daily East Oregon*, Pendleton, Oregon; Thursday, October 8, 1914; “New York State Census, 1855.” Database with images. *FamilySearch*. <https://familysearch.org>. Accessed October 28, 2017. County clerk offices, New York.

³² “New York State Census, 1865.” Database with images. *FamilySearch*. <https://familysearch.org>. Accessed October 28, 2017. County clerk offices, New York.

³³ “New Jersey, Marriages, 1670-1980,” database with images, *FamilySearch*. <https://familysearch.org>. Accessed October 18, 2017, Styles E. Mason and Eliza M. Lane, 21 Aug 1870. Howell, Monmouth, New Jersey, United States, Division of Archives and Record Management, New Jersey Department of State, Trenton.; FHL microfilm 494,150.

³⁴ “The well-known contractor...” *Council Bluffs Daily Nonpareil*; Tuesday, March 18, 1882.

³⁵ Advertisement – “Maxon and Bourgeois,” *Omaha Daily World-Herald*; Tuesday Evening, May 6, 1890, 8.

³⁶ “Late S.E. Maxon Buried,” *Daily East Oregonian*, Pendleton, Oregon; Thursday, October 8, 1914.

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Edward P. Schoentgen, Architect

Schoentgen was born August 16, 1873 in Council Bluffs to his parents John, a wholesale grocer, and Mary Schoentgen. He attended local schools until he was 12 years old before moving on to the German-English Academy in Milwaukee, Wisconsin, then the Manual Training School (Washington University) in St. Louis, Missouri. Schoentgen's formal education ended at the Massachusetts Institute of Technology, from which he graduated in 1895. Schoentgen studied in Paris for two years under the architect Jean Louis Pascal, and traveled throughout Europe for several months before returning to the United States. After several years working with a St. Louis firm, Schoentgen returned to Council Bluffs and opened his own firm. He married Mabel Pratt in 1901 and had two children. He designed the George and Hazel Van Brunt House (#2, 1911) at 224 South 8th Street shortly before his retirement from architecture, after which he took over management of his family's grocery business.³⁷ He remained in Council Bluffs for the rest of his life and died there in 1944.³⁸

Matthew J. McBIRD, Architect

McBird was born June 28, 1818 in Manchester, New York, and practiced architecture in Washington, D.C. from 1848 to c. 1855, in Logansport, Indiana from c. 1855 until 1869, and the Omaha/Council Bluffs from 1869 to 1880, and thereafter in Denver, Colorado.³⁹ In Indiana, he designed the second Carroll County Courthouse (1855) at Delphi, Indiana.⁴⁰ In 1869, Nebraska Governor David Butler recruited McBird to design the first building at the University of Nebraska.⁴¹ While in the Council Bluffs area, McBird designed the Alphonso B and Abbie Walker House (#60, 1877) at 705 6th Avenue. McBird moved to Denver, Colorado around 1880 and remained there for the rest of his life, dying there in 1903.⁴²

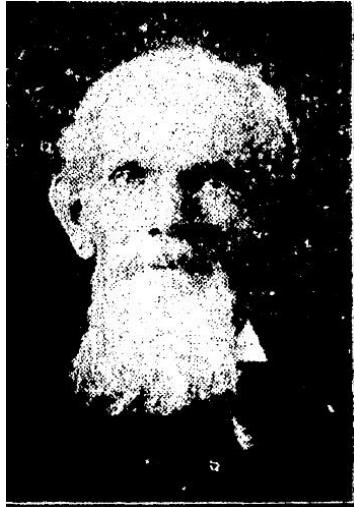


Figure 20 - A photograph of Owen P. Wickham published in the *Daily Nonpareil* upon his death in March 1924. ("Funeral Tomorrow," March 2, 1924.)

³⁷ Carlson, *Intensive Level Historic Architectural Survey of the South 8th Street Neighborhood...*, 2016, 30-31

³⁸ "Edward Schoentgen," Database, Ancestry. <https://www.ancestry.com> Accessed September 24, 2018.

³⁹ Brantigan, Charles O., M.D., *Summary of Biographical Information: Matthew J. McBIRD (and his children)*, Version 2.2, March 2008, (Self-published: Denver, CO: 2008), <http://www.drbrantigan.com/history/mcbrdbio%20080330%20public.pdf>, accessed September 20, 2018, 3.

⁴⁰ Ibid., 5.

⁴¹ Ibid., 8.

⁴² Ibid., 13, 15.

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James Wickham and Owen P. Wickham, Contractors/Builders

Wickham Brothers was a Council Bluffs building contracting firm formed by James (1837 – 1919) and Owen P. Wickham (1845 – 1927), two brothers who were born in Ireland.⁴³ They emigrated with their family c. 1857, eventually settling in Council Bluffs. The Wickham brothers were brick layers and stonemasons, and formed a partnership in 1867. The firm constructed numerous buildings in Council Bluffs, including the 1885 Pottawattamie County Courthouse.⁴⁴ The firm is identified as the builder/contractor of the Elam R. and Eliza L. Paige Rental House (#98, 1875) at 726 Willow Avenue; the John D. Warren Flats (#113, 1887) at 721 5th Avenue; the John J. and Agnes Shea House (#22, c.1888) at 309 South 8th Street; and completed the brick and plaster work for the Wilbur L. and Mary W. Douglass House (#27, 1899) at 405 South 8th Street. In 1888 Owen Wickham (Figure 20) built his own residence at 616 South 7th Street (#62) and his family retained ownership until 1962.⁴⁵

John Clarence and Winfield S. Woodward, Architects

Woodward & Woodward was a Council Bluffs architectural firm formed by two brothers. John Clarence (1864 – 1930) and Winfield S. Woodward (1869 – 1932) were two brothers from Ohio who moved to Council Bluffs around 1892. The brothers worked as a firm until around 1908, after which John Woodward continued to practice until 1920, and Winfield practiced in Omaha, Nebraska. The firm designed a great number of schools, residences, commercial buildings, and churches in and around Council Bluffs. The Woodwards designed the Wilbur L. and Mary W. Douglass House (#27, 1899) at 405 South 8th Street, which is described as one of the “notable examples” of their work in having “successfully introduced the colonial style of architecture in western Iowa.”⁴⁶

Vincent Battin, Contractor/Builder

Battin was born in Columbiana County, Ohio in 1833. After learning the carpentry trade, Battin moved first to Greensburgh, Indiana in 1853, and later to Lawrence, Kansas in 1857. In 1859, Battin moved to Denver, Colorado where he worked in the mines, and then to Idaho and Oregon, where he was employed as a miner and carpenter. While in Idaho, Battin married Jennie Rogers in 1866, after which the Battins move to Council Bluffs in 1867. Battin’s contracting firm employed up to 10 men by the 1890s, and his firm constructed the Ogden Hotel, the Whitney, Key, and Everett Blocks, and the Farnsworth House at 301 South 8th Street (#18), among others throughout the Council Bluffs area.⁴⁷ He remained in Council Bluffs for most of the rest of his life, moving to Salt Lake City, Utah in 1907, where he died in 1911.⁴⁸

J. Chris Jensen, Architect

Jensen was born in Denmark in 1869 and emigrated with his family to Council Bluffs circa 1877. He worked in local and west coast lumber mills between the ages of 13 and 18. He returned to Council Bluffs and won his first contracting job. At the age of 24, Jensen opened his firm, Jensen Bros. Co., in 1893. His first large

⁴³ “James Wickham” & “Owen P. Wickham,” Database, *Find a Grave*. <https://www.findagrave.com> Accessed September 26, 2018.

⁴⁴ Carlson, *Intensive Level Historic Architectural Survey of the South 8th Street Neighborhood...*, 2016, 31.

⁴⁵ Rogers, “National Register of Historic Places Nomination, Park/Glen Avenues Historic District,” 2010, 30.

⁴⁶ Carlson, *Intensive Level Historic Architectural Survey of the South 8th Street Neighborhood...*, 2016, 31-32.

⁴⁷ Lewis Publishing Company. *Biographical History of Pottawattamie County, Iowa*. Mt. Vernon, Indiana: Windmill Publications, 1891: 484.

⁴⁸ “The Death of Vincent Battin,” *Council Bluffs Daily Nonpareil*; Saturday, July 15, 1911.

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commission was the Woodward Candy Company. Later projects included various residential buildings, approximately 300 Safeway grocery stores throughout the upper Midwest, and many institutional and religious buildings in Council Bluffs. These include the former Y.M.C.A. building at 628 1st Avenue; the original section of Thomas Jefferson High School at 2501 W. Broadway; the B'nai Israel Synagogue at 610 Mynster Street; the 1909 Simon House at 725 5th Avenue (#33); and the original section of Bloomer Elementary School at 210 South 7th Street (#49), the latter two located within the boundaries of the proposed South 8th Street Historic District. Jensen's final large design was for the Art Deco Council Bluffs City Hall, at 209 South Pearl Street.⁴⁹ Jensen died in Council Bluffs in 1946.⁵⁰

⁴⁹ "Council Bluffs Architect Designed City Hall, T.J. and Bloomer Schools," Council Bluffs *Daily Nonpareil*, Monday, January 21, 2013.

⁵⁰ "Chris J. Jensen," Database, *AIA Historical Directory of American Architects*.

<https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAAPages/35777412/ahd1022017> Accessed January 6, 2019.

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Table 4 – Simplified list of contributing status. In the case of multiple buildings on a single property, suffix “A” indicates the largest building.

Key	Address	Contributing		33	725 5th Ave A	C
Key	Address	Contributing		34	725 5th Ave B	C
1	805 2nd Ave	C		35	509 S 8th St	C
2	224 S 8th St	C		36	726 6th Ave	C
3	803 3rd Ave	C		37	725 6th Ave	C
4	312 S 8th St	C		38	609 S 8th St A	C
5	316 S 8th St	NC		39	609 S 8th St B	C
6	801 4th Ave A	C		40	615 S 8th St A	C
7	801 4th Ave B	NC		41	615 S 8th St B	NC
8	410 S 8th St	C		42	728 7th Ave	C
9	412 S 8th St	C		43	711 1st Ave	NC
10	119 S 8th St A	C		44	102 S 7th St	C
11	119 S 8th St B	NC		45	112 S 7th St	NC
12	125 S 8th St	C		46	114 S 7th St	C
13	127 S 8th St	C		47	118 S 7th St	C
14	129 S 8th St	C		48	136 S 7th St	C
15	734 Willow Ave	C		49	210 S 7th St	C
16	295 S 8th St A	C		50	460 S 7th St A	C
17	295 S 8th St B	NC		51	460 S 7th St B	C
18	301 S 8th St A	C		52	502 S 7th St	C
19	301 S 8th St B	C		53	506 S 7th St	C
20	307 S 8th St A	C		54	512 S 7th St A	C
21	307 S 8th St B	C		55	512 S 7th St B	C
22	309 S 8th St A	C		56	514 S 7th St A	C
23	311 S 8th St A	C		57	514 S 7th St B	NC
24	311 S 8th St B	NC		58	522 S 7th St A	C
25	331 S 8th St A	C		59	522 S 7th St B	NC
26	331 S 8th St B	C		60	705 6th Ave	C
27	405 S 8th St	C		61	614 S 7th St	C
28	409 S 8th St	C		62	616 S 7th St A	C
29	413 S 8th St A	C		63	616 S 7th St B	NC
30	413 S 8th St B	C		64	639 5th Ave	NC
31	421 S 8th St A	C			Key	Address
32	421 S 8th St B	C			65	515 S 7th St
						C

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66	517 S 7th St A	C	95	710 Willow Ave	C
67	517 S 7th St B	NC	96	716 Willow Ave	C
68	525 S 7th St A	C	97	722 Willow Ave	C
69	525 S 7th St B	C	98	726 Willow Ave A	C
70	824 2nd Ave	C	99	726 Willow Ave B	NC
71	126 S 9th St A	C	100	732 Willow Ave	C
72	126 S 9th St B	NC	101	824 3rd Ave A	C
73	908 2nd Ave A	C	102	824 3rd Ave B	C
74	908 2nd Ave B	NC	103	824 3rd Ave C	NC
75	916 2nd Ave	C	104	828 3rd Ave	C
76	924 2nd Ave A	C	105	215 S 9th St A	C
77	924 2nd Ave B	C	106	215 S 9th St B	NC
78	930 2nd Ave A	C	107	710 5th Ave	C
79	930 2nd Ave B	C	108	712 5th Ave	C
80	109 S 10th St	C	109	720 5th Ave A	C
81	809 2nd Ave	C	110	720 5th Ave B	NC
82	817 2nd Ave A	C	111	717 5th Ave A	NC
83	817 2nd Ave B	C	112	717 5th Ave B	NC
84	829 2nd Ave A	C	113	721 5th Ave	C
85	829 2nd Ave B	C	114	718 6th Ave A	C
86	829 2nd Ave C	C	115	718 6th Ave B	C
87	831 2nd Ave A	C	116	722 6th Ave	NC
88	831 2nd Ave B	C	117	709 6th Ave	C
89	901 2nd Ave A	C	118	715 6th Ave A	C
90	901 2nd Ave B	C	119	715 6th Ave B	C
91	911 2nd Ave	C	120	719 6th Ave	C
92	917 2nd Ave	NC	121	723 6th Ave	C
93	925 2nd Ave	C	122	714 7th Ave	C
94	927 2nd Ave	C	123	718 7th Ave	C
Key	Address	Contributing			

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Maps and Drawings

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“Architect S. E. Maxon has returned,” August 20, 1908, p.4.
“A Year of Business and Building,” December 20, 1903, p.13.
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“For Rent,” September 4, 1890, p.3.
“For Rent,” July 25, 1905, p.7.
“For Sale Cheap,” April 16, 1906, p.7.
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“Funeral Tomorrow,” March 2, 1924, p.13.
“Happily United,” June 28, 1883, p.5.
“Henry H. Metcalf and wife to Delia S. Stubbs...” December 7, 1886.
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"Issue 16 Permits to Building Form," May 22, 1947, p.7.
"J.C. Woodward, Architect, Dies," December 10, 1930, p.12.
"Jensen Bros. Contractors," June 22, 1902, p.36.
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"Local Matters," May 10, 1875, p.3.
"Local Matters," July 15, 1877, p.4.
"Local Matters," July 17, 1877, p.4.
"Local Matters," August 26, 1877, p.4.
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"Many at Funeral of O.P. Wickham," March 3, 1924, p.7.
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"Miller's Mansion," February 16, 1886, p.8.
"Million Dollars Spent Improving the City," December 21, 1902, p.24.
"Mortuary Addition Tops Week's Permits," November 15, 1947, p.3.
"New Residences," May 4, 1887, p.8.
"New Residences," April 25, 1909, p.20.
"Odell Bros. & Co.," February 12, 1887, p.5.
"Of the several extensive contracting firms," January 6, 1881, p.5.
"Offers Substitute for Bloomer Plan," May 25, 1922, p.10.
"Onward and Upward," March 23, 1890, p.4.
"Our enterprising contractors, Wickham Bros.," May 3, 1887, p.5.
"Personal," June 1, 1882, p.8.
"Personal Pointers," August 9, 1893, p.5.
"Personal-Social," May 5, 1889, p.4.
"Plotting for Prep," October 13, 1954, p.17.
"Pour Concrete in Bloomer School," November 29, 1923, p.7.
"Real Estate and Building," May 10, 1899, p.5.
"Residence of Frank Black, 924 2nd Avenue," October 18, 1908, Section 7, p. 4.
"Robert P. Officer is Dead," May 17, 1910, p.8.
"Seeks Accounting on Cost of New House," June 30, 1950, p.11.
"Seen and Heard," March 8, 1902, p.3.
"Seen and Heard," June 15, 1911, p.7.
"Seen and Heard," July 1, 1919, p.7.
"Seen and Heard," September 21, 1924, p.7.
"Seen and Heard," June 14, 1937, p.6
"Short News Notes," June 26, 1894, p.5.
"Short News Notes," July 13, 1894, p.5.
"Simon Shyken Dies; Ill Several Months," June 1, 1957.
"Six Petitions for Divorce are Filed," May 24, 1936, p.24.
"Starts Work on Third New Home," November 10, 1940, p.21.
"The Bloomer building..." March 13, 1887, p.9.
"The Bloomer School," January 5, 1924, p.5.
"The Bluffs' Bulge," January 1, 1880, p.4.

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- “The Death of Vincent Battin,” July 15, 1911.
“The ‘Nominee’ Congratulated,” June 25, 1880, p.4.
“The plans are being prepared...” April 30, 1887, p.8.
“The well-known contractor...” March 18, 1882.
“To Elect Two to the School Board,” February 18, 1923, p.10.
“Van Brunt Home, One of City’s Show Places, Sold,” August 31, 1931, p. 1
“Who and Where,” August 2, 1902, p.4.
“Who and Where,” September 6, 1903.
“Wickham Bros. Contractors Builders,” February 22, 1898, p.6.
“Wies home grew into apartment complex,” October 7, 2018, p.10A.
“William Hansen, 75, Contractor, Dies,” April 30, 1953, p.6.
“W.J. Hancock, superintendent...” April 13, 1881, p.4.
“Work Continues Through Winter,” February 26, 1956, p.10-E.

Other newspapers

Advertisement – “Maxon and Bourgeois,” *Omaha Daily World-Herald*; Tuesday Evening, May 6, 1890.
“Late S.E. Maxon Buried,” *Daily East Oregon*, Pendleton, Oregon; Thursday, October 8, 1914.

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Rogers, Leah D, Jan Olive Nash, and Clare Kernek. “National Register of Historic Places Nomination,

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Sodhi, Penelope Chatfield. “National Register of Historic Places Nomination, Haymarket Commercial Historic District.” Council Bluffs, Pottawattamie County, Iowa.. February 1985.

State Inventory Form, “Willow-Avenue-S. 8th Street District.” State Inventory Number 78-01358. Review and Compliance Number 011278044. Form prepared by Alexa McDowell. 2001.

Thompson, Patrick, Kristine Gerber, and Matthew Pelz. “National Register of Historic Places Nomination, Shepard and Emma Farnsworth House.” Council Bluffs, Pottawattamie County, Iowa. National Register #100002621. June 29, 2018.

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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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 29.7

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	41.2602 N	95.8985 W
	Latitude	Longitude
2	41.2602 N	95.8541 W
	Latitude	Longitude

3	41.2552 N	95.8549 W
	Latitude	Longitude
4	41.2552 N	95.8561 W
	Latitude	Longitude

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

The boundary of the South 8th Street Historic District in Council Bluffs is shown as a black line on the accompanying maps (see figures 1-3, 5, and 21). The district is roughly bounded on the north by 1st Avenue, between S. 7th and S. 8th streets and by 2nd Avenue between S. 8th and S. 10th streets, on the east by S. 7th Street, and on the south by 7th Avenue. The western boundary is irregular, extending as far west as S. 10th Street near its intersection with 2nd Avenue. In addition to the areas described above, the following areas are included in the district: properties on the north side of 2nd Avenue between S. 9th and S. 10th streets, properties on the west side

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of S. 8th Street between 1st and 5th avenues, properties on the east side of S. 7th Street between 5th and 6th avenues, and the lots on the northeastern corner of 2nd Avenue and S. 9th Street.

Boundary Justification (Explain why the boundaries were selected.)

The district includes areas surrounding S. 8th Street that contain a concentration of high-integrity, large and elaborate buildings representing late-nineteenth-and early-twentieth-century architectural styles. Two-story and two-and-a-half-story houses of architectural significance are concentrated along S. 8th Street, S. 7th Street, and 2nd Avenue. Therefore, these streets comprise the core of the district. Smaller and less individually distinguished houses within the district count as contributing resources if they date to the period of significance and retain sufficient integrity to convey a visual sense of the overall historic environment. Areas to the north and east of the district are commercial in character. In both cases, heavily-trafficked thoroughfares (West Broadway to the north and S. Expressway Street to the east) have impacted the integrity of adjacent properties and now interrupt visual continuity. Residential areas to the south and west include some houses that lack individual distinction but would nonetheless contribute to the significance of the district. However, the diminished integrity in these areas has resulted in the lack of sufficient concentrations of resources embodying the criteria A and C significance of the district.

11. Form Prepared By

Matthew Pelz and Patrick Thompson,

name/title with additional research by Wayne Andersen and Jackie Thompson date _____

Organization Historic & Preservation Society of Pottawattamie County telephone 712.323.2509

street & number PO Box 2 email _____

city or town Council Bluffs state IA zip code 51502

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
 - **Local Location Map**
 - **Site Plan**
 - **Floor Plans (As Applicable)****Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).
-
-

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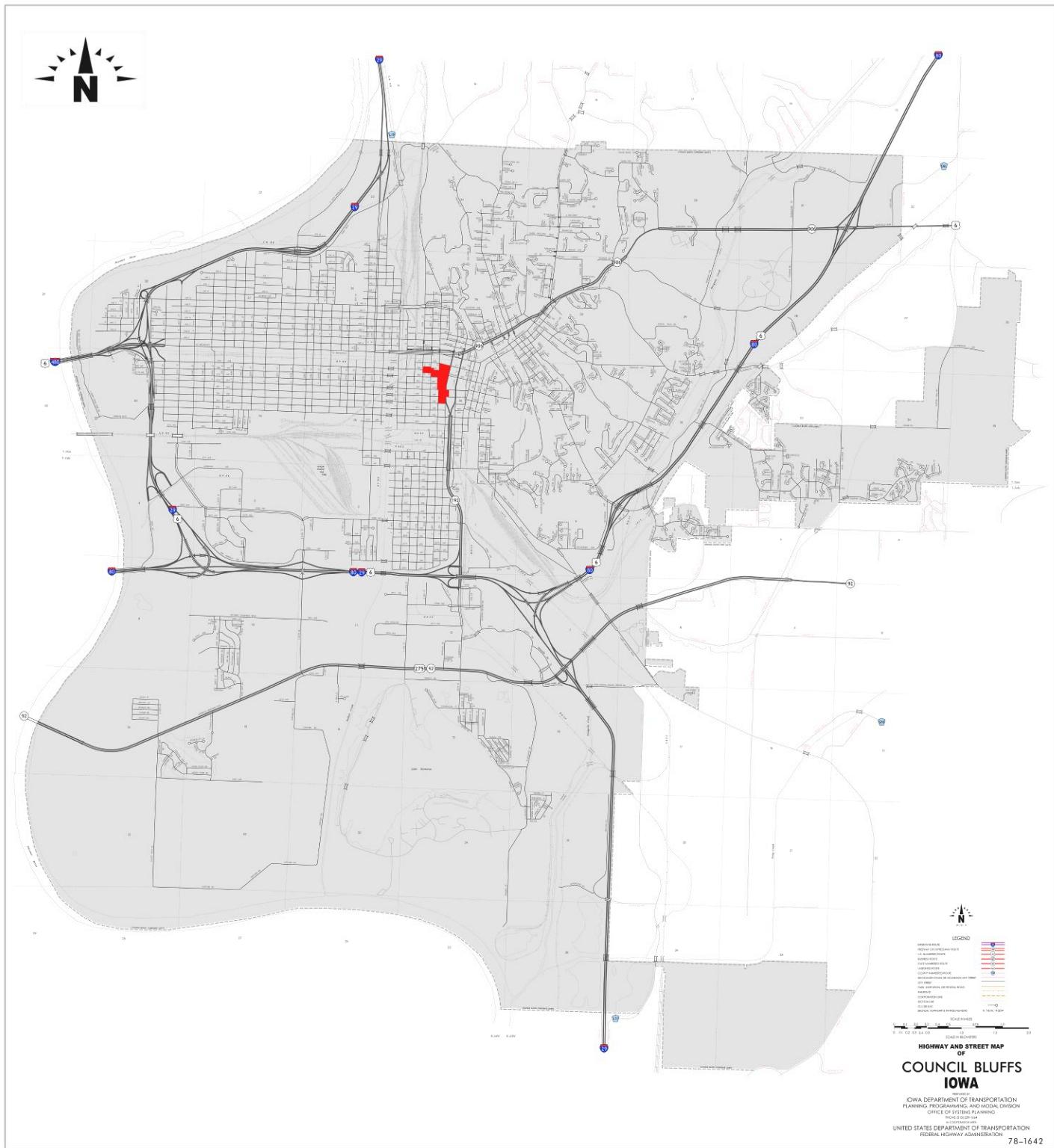


Figure 21 – Map of Council Bluffs with district indicated in red. Map adapted from “Highway and Street Map of Council Bluffs Iowa, Prepared by Iowa Department of Transportation, 2017. A scalable PDF version of the map is included in the supplemental materials.

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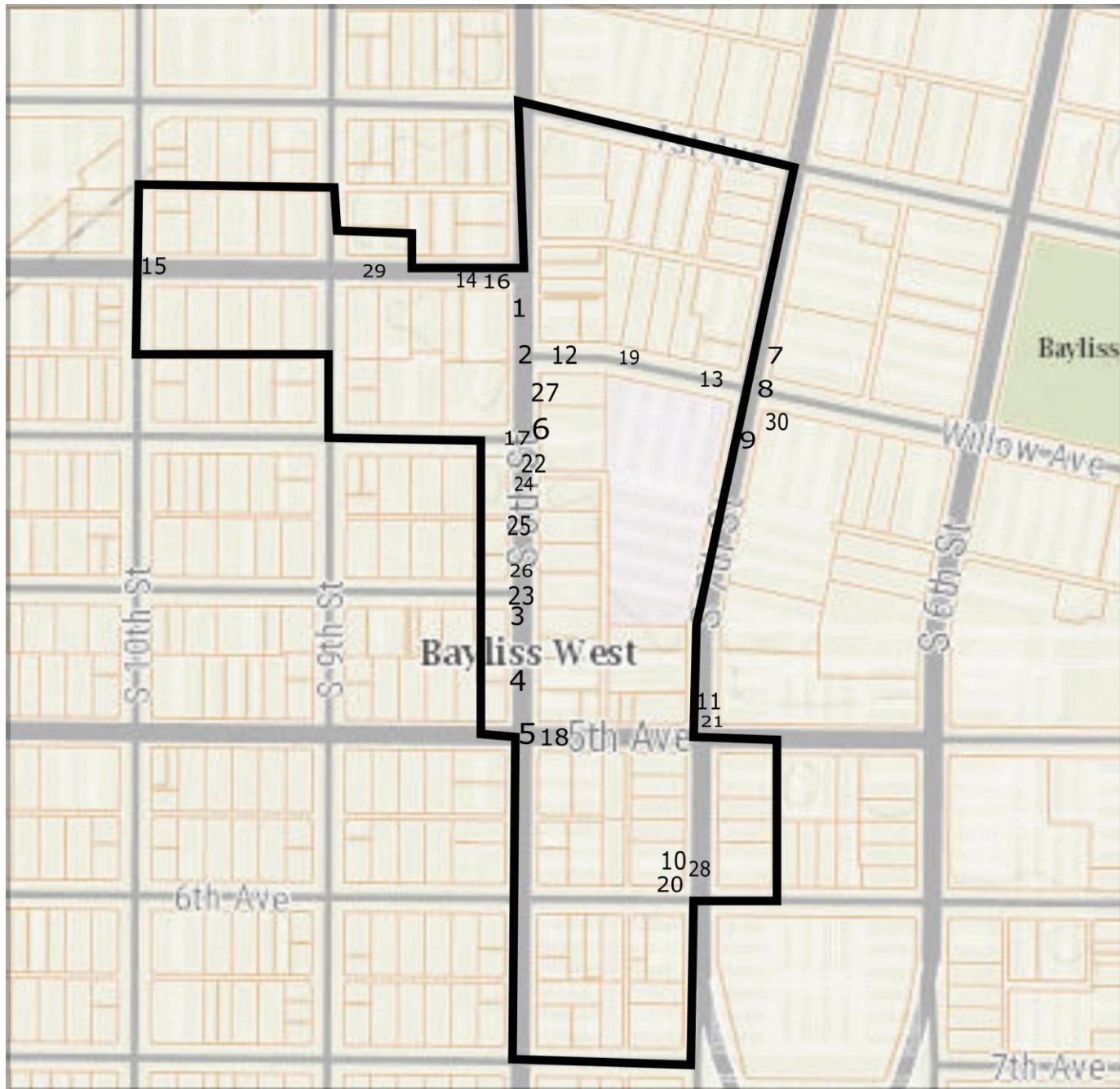


Figure 22 – Photo Key. Approximate locations of photos described on the following pages. Directional information found in Photo Log.

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Photographs:

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property: **South 8th Street Historic District**
City or Vicinity: **Council Bluffs**
County: **Pottawattamie** State: **Iowa**
Photographer: **Matthew Pelz**
Date Photographed: **January 6, 2019**

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 01 of 30: South 8th Street Historic District - S 8th St - Looking south from Willow Ave
Photo 02 of 30: South 8th Street Historic District - 300 Block S 8th St - Looking southeast
Photo 03 of 30: South 8th Street Historic District - 300 Block S 8th St - Looking northeast
Photo 04 of 30: South 8th Street Historic District - S 8th St - Looking northeast from 5th Ave
Photo 05 of 30: South 8th Street Historic District - 500 Block S 8th St - Looking southeast from 5th Ave
Photo 06 of 30: South 8th Street Historic District - 200 Block S 8th St - Looking northwest along S 8th St
Photo 07 of 30: South 8th Street Historic District - 100 Block of S 7th St - Looking northwest along S 7th St
Photo 08 of 30: South 8th Street Historic District - Bloomer School east wall - Looking southeast towards 500 Block S 8th St
Photo 09 of 30: South 8th Street Historic District - S 7th St - Looking south towards 500 Block
Photo 10 of 30: South 8th Street Historic District - 600 Block S 7th St - Looking southwest from 6th Ave
Photo 11 of 30: South 8th Street Historic District - 600 Block S 7th St - Looking northwest from 7th Ave
Photo 12 of 30: South 8th Street Historic District - 700 Block Willow Ave - Looking northeast from S 8th St
Photo 13 of 30: South 8th Street Historic District - 700 Block Willow Ave - Looking northwest from S 7th St
Photo 14 of 30: South 8th Street Historic District - 2nd Ave - Looking west from S 8th St
Photo 15 of 30: South 8th Street Historic District - 2nd Ave - Looking east from S 10th St
Photo 16 of 30: South 8th Street Historic District - 800 Block 2nd Ave - Looking southwest from S 8th St
Photo 17 of 30: South 8th Street Historic District - 800 Block 3rd Ave - Looking northwest from S 8th St
Photo 18 of 30: South 8th Street Historic District - 700 Block 5th Ave - Looking southeast from S 8th St
Photo 19 of 30: South 8th Street Historic District - 722 and 726 Willow - Looking north
Photo 20 of 30: South 8th Street Historic District - 705 6th Ave - Looking south
Photo 21 of 30: South 8th Street Historic District - 616 S 7th St - Looking northwest
Photo 22 of 30: South 8th Street Historic District - 803 3rd Ave - Looking southwest
Photo 23 of 30: South 8th Street Historic District - 309 through 331 S 8th St - Looking northeast along S 8th St
Photo 24 of 30: South 8th Street Historic District - The Farnsworth Houses - Looking northeast along S 8th St
Photo 25 of 30: South 8th Street Historic District - 309 S 8th St - Looking east
Photo 26 of 30: South 8th Street Historic District - 400 Block S 8th St - Looking southeast from 4th Ave
Photo 27 of 30: South 8th Street Historic District - 224 S 8th St - Looking west
Photo 28 of 30: South 8th Street Historic District - 725 S 7th St - Looking east
Photo 29 of 30: South 8th Street Historic District - 824 2nd Ave - Looking north
Photo 30 of 30: South 8th Street Historic District - Bloomer School - Looking southeast

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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 100 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.