

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

1. Name of Property

historic name Willow/Bluff/3rd Street Historic District

other names/site number _____

2. Location

street & number Roughly bounded by Worth, High School Ave., Clark Ave., and E. side Bluff St. N/A not for publication

city or town Council Bluffs N/A vicinity

state Iowa code IA county Pottawattamie code 155 zip code 51503

3. State/Federal Agency Certification

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

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

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

Contributing	Noncontributing	
159	36	buildings
<hr/>		
		sites
56	6	structures
<hr/>		
		objects
215	42	Total

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

Number of contributing resources previously listed in the National Register

N/A

3

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

DOMESTIC/secondary structure

RELIGION/religious facility

RELIGION/religious facility

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19th AND 20th C. REVIVALS

foundation STONE

LATE 19th AND 20th C. AMERICAN MOVEMENTS

walls WOOD

LATE VICTORIAN

BRICK

MID-19th CENTURY

roof ASPHALT

other BRICK

STONE

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- COMMERCE
- COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c. 1855-1930

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Dodge, Gen. G.M.

Cultural Affiliation

Architect/Builder

Schoentgen, E.P.

Bell & Berlinghoff

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property 32 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1]5	[2]6[1]3[5]1	[4]5[7]1[3]6[4]	2	[1]5	[2]6[1]4[8]3	[4]5[7]1[3]3[4]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1]5	[2]6[1]6[6]6	[4]5[7]0[9]2[8]	4	[1]5	[2]6[1]6[3]6	[4]5[7]0[7]8[1]

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Leah D. Rogers/Member, Jan Olive Nash, Member, Clare L. Kerek, Research Assistant

organization Tallgrass Historians L.C. date July 23, 2005

street & number 2460 S. Riverside Drive telephone 319-354-6722

city or town Iowa City state IA zip code 52246

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

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

Property Owner

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

name see continuation sheets

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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Continuation SheetSection number 7 Page 1Willow/Bluff /3rd Street Historic District
Pottawattamie County, IA**Narrative Description**

The Willow/Bluff/3rd Street Historic District is a predominantly residential district located along the west-facing hillside of the loess bluffs that form the east boundary of the historic settlement area of the City of Council Bluffs in Pottawattamie County, Iowa. While the historic district has been named the Willow/Bluff/3rd Street District, it actually encompasses portions of several other streets including High School, Turley, 5th, 9th, Clark, and Fairview avenues, and Story, 4th, and Worth streets (see Maps, pages 37-39). The name was selected because Bluff and 3rd streets form the main north-south axis streets that run the length of the district and anchor the district along the footslope of the bluffs. These streets were also the site of some of the earliest development within the district. Willow Avenue was added to the district name because this street served historically as the main gateway into the district from the commercial district. Willow is the only avenue within the district that directly extends to the west beyond Main Street and connects directly to the downtown square surrounding Bayliss Park.

The district is situated within the east-central portion of Council Bluffs and is linear and tilted on a slight northeast to southwest axis. The district is adjacent to the central business district and the city's municipal offices and new public library sit just across 4th Street to the west of the district. The district is a visible component of the downtown area and commands an expansive view of the Missouri River floodplain and the City of Council Bluffs to the west. Historically, the bluffs have proved to be less of a boundary to neighborhood expansion than has been the presence of the commercial district on its west side. Over the years the slopes of these bluffs have been cut down to produce additional buildable lots. The western half of the district contains alleys and slightly more regular blocks. It was a portion of an early addition (Jackson's Addition) to the original town of Council Bluffs. The outlots to the east of Jackson's Addition were subdivided by different developers at different times and are therefore much more irregular. The removal of hillsides also resulted in more irregular lots and streets along the east side of the district.

Boundary of District

West boundary: The west boundary is positioned short of 4th Street because of integrity problems with the remaining houses on 4th Street and because 4th is a transitional street of mixed residential and commercial buildings. On the other hand, the houses between the alley and 4th Street along Willow Avenue (protruding west from an otherwise north/south boundary) are included because they fit with the time, scale, and land use of the district. They form an approach to the historic hillside residences and generally, from the street, feel like the gateway or approach to the district from downtown Council Bluffs.

North boundary: The north boundary at the end of 3rd Street is dictated by topography—essentially, the presence of bluffs—and by the absence of buildings. The north boundary excludes the east side of Bluff Street because of a large modern apartment complex, which is grossly out of scale for the neighborhood. However, there are additional houses to the north beyond the apartment buildings that fit the time period and land use of the historic district. If the apartment complex is ever removed, redevelopment should be encouraged that fits the traditional use, scale, and setback of the historic residential district. If that happens, the boundaries of the historic district should be reexamined to see if they may be extended to include the historic houses at the north end (opposite and in the vicinity of 24 and 26 Bluff Street). New houses built in place of the modern apartment complex would still be considered noncontributing features of the historic district, but if designed to better blend with the existing historic residences, they will be far less intrusive than the apartment complex and would improve the streetscape dramatically and the overall district generally.

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East boundary: The east boundary is likewise largely dictated by topography—the presence, or at least the historic presence, of bluffs. Generally, large portions of these bluffs have been removed over the years in order to make buildable residential lots. Some streets, such as Turley Avenue, simply terminate at or near the face of an existing bluff. Others, like High School Avenue and 5th Avenue, continue up and over the hill, accommodating the terrain by curving and throwing off the regularity of the grid that exists in the historic district. The sense of shared time and place that exists in the district also changes as one ascends up the bluff streets, suggesting that these extended streets were developed or permanently surfaced at a later time.

A jagged spear of land juts towards the center of the district from the southeast, and terminates at the central intersection of 5th Avenue and 3rd Street. This area—excluded from the district—represents a non-extant bluff that has been removed in stages since World War II and is now home to residences dating from the 1940s through the 1980s. The most recently constructed homes are visually screened from the rest of the district by a rise of topography and the 1940s and 1950s homes that face 3rd Street and 5th Avenue. Anchoring the south end of this spear of land, and dominating the streetscape is the General Dodge House (Dodge [Grenville M.] House National Historic Landmark, 1961) widely acknowledged to be of great historical importance.

South boundary: The south boundary runs essentially from the bluff on the east through the property line associated with an early brick house at 301 Worth and then turns north again at Bluff Street. Properties west of 301 Worth and south of 606 Bluff are excluded because of integrity problems or because the lots have been rebuilt as parking lots.

Property Types

The significance of the properties in the Willow/Bluff/3rd Street Historic District lies in their association with, and representation of, the historical development of this neighborhood during the period of significance from c.1855 to 1930. While there has been some minor infill and replacement after 1930, the neighborhood was fully developed historically and residentially by that time as reflected in the 1928 fire insurance map of the district (see Map, page 46). Properties under this context are significant under Criterion A for their association with the historical development of this neighborhood, Criterion B for their direct association with important persons in the neighborhood's settlement and development as well as with the city's growth and development, and/or under Criterion C for the architectural significance of important buildings, structures, or objects, architectural styles or designs, and/or important builders or architects that shaped this neighborhood during the period of significance. For the current nomination, significance under Criterion D (primarily archaeological significance) is not claimed but could be achieved by properties that are represented solely by archaeological remains, such as former house sites or outbuilding locations. As noted above, the period of significance for properties associated with the historical and architectural development of the Willow/Bluff/3rd Street neighborhood is from c.1855 to 1930. The main boom period of construction occurred between 1890 and 1928, when most of the large and stylish homes were added to this neighborhood by the movers-and-shakers of the community.

For properties associated with the historical development of the Willow/Bluff/3rd Street neighborhood, integrity of setting, location, association, design, materials, and feeling are of most importance. Properties that were moved within this neighborhood during the period of significance are still considered contributing if they were moved to a similar setting and maintained their association with the neighborhood's residential development. Individually-eligible properties need to have higher degree of integrity in order to be considered eligible under this context and will present much the same appearance as they did when first built. Loss of original siding material, the majority of original windows, important stylistic components, and original porches detract from a property's individual eligibility.

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Properties eligible as contributing buildings or structures to the Willow/Bluff/3rd Street Historic District can have a lesser degree of integrity but must still be able to convey a sense of time and place appropriate to this neighborhood's period of significance. For a building to be considered contributing to this district it is desirable to retain as much as possible of its original material and design elements; however, some modifications may be considered significant components of the building's evolution if the modifications occurred within the period of significance and reflected changing developments in the tastes and styles of the day. Porch replacements dating from the early twentieth century would be the most common example of a potentially significant modification that would contribute rather than detract from a building's historic integrity. Siding replacement is the most common recent type of alteration. The type of replacement siding and its approximation of the original siding was considered in the evaluation of a property as well as the consideration of whether the original siding remains intact underneath the new siding. Reversibility of siding replacement and other modern changes was a factor in evaluation of the integrity of a property within the district. Houses with these issues still contribute their intact and historic function—domestic abode—and they still contribute to the historic streetscape rhythm with their setback, overall scale, and building size.

The following property types are represented by the 128 primary buildings within the historic district. These property types are predominantly residential in function but include two churches and a school gymnasium. The property types were defined by form and stylistic influence.

Raised Hipped Cottage – This dwelling type consists of a small one-story frame hipped cottage raised on a basement level constructed of brick. The type may have originated in a Southern type of architecture where raised basements were used to help solve the problem of heat and humidity, with the basement level used for cooking and other household activities. The examples in Council Bluffs may have been more of a solution to the steep terrain of this hillside, with the basement levels banked into the hillslope but still largely exposed on all sides. Examples include a type with two-story open porches on the front façade as well as examples with one-story porches built on the upper slope. Whether this type further reflects a Southern architectural influence brought with the early settlers traveling up the Missouri River is not known for certain. It is known that the examples within the district date from the earlier, pre-boom period of construction and settlement in this neighborhood. Five examples are present in the district including the following (see also Photographs, page 47):

- 100 Bluff Street – built c.1868, contributing to district
- 622 3rd Street – built by 1896, had second story added at a later date, non-contributing
- 624 3rd Street – built by 1896, contributing
- 626 3rd Street – built by 1896, contributing
- 630 3rd Street/300 Worth – built by 1896, contributing

Hipped Cottage – Another vernacular house type that consists of a small, one-story framed hip-roofed cottage that is not built on a raised basement level. Examples include both pyramidal and truncated hipped roof types. Some stylistic influence can be seen in porch and window types such as Queen Anne, Prairie School, and Craftsman. One example at 631 Bluff Street also appears to owe its basic form and plan to the Shotgun type of house, which was a popular house type in modest neighborhoods in the South from about 1880 to 1930, although the most common form of Shotgun house has a front-gabled roof.¹ Five examples of hipped cottages are present in the district dating from the 1880s to c.1910 and include the following (see also Photographs, page 47):

¹ McAlester and McAlester, 90.

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218 3rd Street – built c.1904, contributing
219 Turley Avenue – built c.1900, contributing
223 Turley Avenue – built c.1888, non-contributing
310 Worth – built c.1910, contributing
631 Bluff Street – built c.1896, contributing

Gable Front Cottage – This vernacular house type consists of a small, one to one-and-one-half story frame cottage that has a gable-front roof orientation. One example had side-gabled wings added later. As with the hipped cottage, some stylistic influence can be found in porch and window types and some siding treatments including Italianate, Colonial Revival, Craftsman, and Cape Cod styles. Six examples are present within the district dating primarily from the early twentieth century but including one dating from the early settlement era of the neighborhood. These examples include the following (see also Photographs, page 47):

28 Bluff Street – built c.1910, contributing
201 4th Street – built in 1924, contributing
212 3rd Street – built c.1900, contributing
219 Fairview – built c.1900, contributing
350 Willow – built c.1915, contributing
701 3rd Street – built c.1868, contributing

Side Gabled Cottage – A variation of the gabled cottage, with a side-gabled roof orientation. The five examples in the district include both one and two-story frame and brick variations. Stylistic influences in porch and window types and other decorative treatments include Colonial Revival, Craftsman, and Mission. The five examples in the district date from the 1910s-1920s and include the following (see also Photographs, pages 47-48):

218 Turley Avenue – built c.1910, contributing
238 5th Avenue – built c.1910, contributing
527 Clark Avenue – built c.1920, non-contributing
606 Bluff Street – built in 1929, contributing
635 Bluff Street – built c.1920, contributing

Cross Gabled Cottage/Queen Anne Cottage – The cross-gabled and Queen Anne cottage types are both related to the Queen Anne style of architecture popular in the late nineteenth century. These cottages are generally one to one-and-one-half stories in height, of frame construction, and exhibit complex roof forms including cross gables and hipped with cross gabled ells typical of the Queen Anne style of architecture. Other decorative elements showing Queen Anne influence are often present including decorative shingle siding, turned spindleposts, and window types. Transitional “Free Classic” Queen Anne influence is also present on some examples in porches with round classical columns. There are nine examples in the district built from c.1880 to c.1915 and include the following (see also Photographs, page 48):

30 Bluff Street – built c.1915, contributing
104 3rd Street – built c.1910, contributing
116 3rd Street – built c.1900, contributing
122 3rd Street – built in 1908, contributing
227 Fairview – built c.1900, contributing

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- 230 Fairview – built c.1880, contributing
- 281 High School Avenue – built c.1900, contributing
- 306 5th Avenue – built c.1896, contributing
- 415 Clark Avenue – built c.1920, non-contributing

Double House – There is one example of a double house in the district (see Photographs, page 48). This type of house is an early duplex form that consists of a house that is literally doubled and consisting of two side-by-side and attached houses that have mirror-image floor plans. This type of house became popular in the late nineteenth century during building and population boom periods in response to housing shortages and to make the most out of small urban lots. The particular example in the district is a two-story frame house that showed some stylistic influence from the Stick style of architecture. Other examples in Council Bluffs show influence from the Italianate, Queen Anne, Prairie, and Craftsman styles of architecture.

- 219-221 Bluff Street – built c.1887, contributing

Foursquare – The foursquare house type originated in the Prairie School style of architecture and is essentially a two-story cube or square house that typically has four rooms on the first and four rooms on the second floor. Frame, brick, and stucco examples are known. Variations of the foursquare included the addition of ells that added to or extended the basic square plan; however, the overall thrust of the house is a square cube-like massing and plan. Foursquare houses typically have hipped roofs with wide eave overhangs reflecting the strong horizontal emphasis of the Prairie style, however, other stylistic influences can be seen on porch and window types including early twentieth century Free Classic Queen Anne, Colonial Revival, Classical Revival, and Craftsman styles of architecture. There are 28 examples in the district dating from c.1900-1915 and including the following (see also Photographs, pages 48-49):

- 24 Bluff Street – built c.1915, contributing
- 40 Bluff Street – built c.1900, contributing
- 106 Bluff Street – built c.1915, contributing
- 110 Bluff Street – built c.1915, contributing
- 118 5th Avenue – built c.1900, contributing
- 120 3rd Street – built c.1905-06, contributing
- 120 Bluff Street – built c.1915, contributing
- 122 5th Avenue – built c.1910, contributing
- 122 Bluff Street – built c.1910, non-contributing
- 126 5th Avenue – built c.1910, contributing
- 130 5th Avenue – built c.1910, contributing
- 134 5th Avenue – built c.1920, contributing
- 208 5th Avenue – built c.1915, contributing
- 212 Turley Avenue – built c.1907, contributing
- 214 5th Avenue – built c.1910, contributing
- 227 Bluff Street – built c.1896, contributing
- 228 5th Avenue – built c.1910, contributing
- 244 5th Avenue – built c.1909, contributing
- 328 Story – built c.1910, non-contributing
- 351 Willow – built in 1922, contributing
- 518 Clark Avenue – built c.1910, contributing

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519 Clark Avenue – built c.1910, contributing
520 3rd Street – built c.1911, contributing
535 Bluff Street – built c.1915, contributing
607 Bluff Street – built c.1910, contributing
611 Bluff Street – built c.1910, contributing
615 Bluff Street – built c.1920, contributing
621 Bluff Street – built c.1920, non-contributing

Bungalow/Craftsman – This style and its vernacular expressions are generally defined by a low-pitched roof (hip or gable) with wide eave overhang having exposed rafter tails or ends, decorative knee brace or false beam brackets, porches having half-height square or battered columns on masonry piers, multi-pane over single-pane double-hung windows, and use of natural materials such as rock and cobblestones. Several of the notable examples in the district utilized regionally-obtained Sioux Quartzite in foundations, porch piers, chimneys and retaining walls. Inspired by the Arts and Crafts movement and oriental architecture, the Craftsman style first became popular in California but quickly spread to the Midwest, where the vernacular bungalow or bungalowoid expression of the Craftsman style became as common as the Prairie School-inspired foursquare of the same era.² In the district, this property type includes one story, one-and-one-half, and two story versions. Fifteen examples in the district were built in the early twentieth century; however, Craftsman influence was also noted on other vernacular and eclectic examples, particularly in porch and window details. In addition, some of the Bungalow/Craftsman examples exhibit influence from other styles including the Prairie School and Tudor Revival styles. The fifteen examples in the district include the following (see also Photographs, pages 49-50):

26 Bluff Street – built c.1915, contributing
102 Bluff Street – built in 1917, contributing
110 3rd Street – built c.1910, contributing
129 Bluff Street – built c.1892, contributing
131 Turley Avenue – built c.1906, contributing
202 Turley Avenue – built in 1906, contributing
203 5th Avenue – built in 1922, contributing
204 5th Avenue – built c.1910, contributing
220 5th Avenue – built c.1910, contributing
231 Bluff Street – built c.1910, contributing
233 Bluff Street – built c.1910, contributing
310 5th Avenue – built c.1910, contributing
315 Story – built c.1920, contributing
329 Story – built c.1920, contributing
533 Clark Avenue – built c.1910, contributing

Greek Revival – The Greek Revival style of architecture generally dates from around 1825-1860.³ It consists of a house that has a low-pitched gabled or hipped roof, with the overall house form, window, doors, and decorative trim reflecting classical Greek forms. One example at 137 3rd Street appears to have been high-style in its original form; however, it was remodeled

² McAlester and McAlester, 454.

³ Ibid., 179.

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in 1906 to have more of a foursquare/Colonial Revival exterior look. The other example in the district is at 225 Fairview and is a one-story gable-front-and-wing cottage reflecting the Greek Revival style of architecture. Both examples were built early in the settlement of the district in the 1850s and include the following (see also Photographs, page 51):

- 137 3rd Street – built c.1856 as a Greek Revival style house; remodeled in 1906 to a Foursquare/Colonial Revival style, contributing
- 225 Fairview – built c.1855, contributing

Gothic Revival – There is one example of a Gothic Revival-styled brick house in the district located at 625 Bluff Street (see Photographs, page 51). This example is a two-story side-gabled dwelling that features a steeply pitched roof along with steeply pitched gabled wall dormers with Gothic-shaped windows. While not a high-style example of the Gothic Revival, it does show a strong influence from this style and dates from the early settlement period of the district.

- 625 Bluff Street – built in 1862, contributing

Italianate – This style of house in the district is built of brick and is two-stories in height with a low-pitched hipped roof. These houses were built during the early settlement period of the district's development and represent somewhat high-style examples of the Italianate style of architecture then popular in the United States. Italianate elements include bracketed eave overhangs and porches with chamfered posts and decorative brackets and frieze details. Along with the Queen Anne and Second Empire styles, the examples in the district are among the earliest truly stylish and impressive homes in the district reflecting the growing wealth and commercial/industrial success of Council Bluffs in the late nineteenth century. Six - examples of the Italianate style are present within the district dating from c.1866 to the 1880s (one example built by 1896 likely has an earlier construction date as yet undetermined) and including the following (see also Photographs, page 51):

- 133 Bluff Street – built c.1868, contributing
- 220 3rd Street – built by 1896, contributing
- 301 Worth – built c.1870, contributing
- 332 Willow – built in 1878 (remodeled with Prairie School influence c.1913), contributing
- 333 Willow – built in 1884, contributing
- 509 Clark Avenue – built c.1866, contributing

French Second Empire – There is one high-style example of the French Second Empire style in the district (see Photographs, page 51). This is the General Dodge House located at 605 3rd Street. This house was designed by a well-known Chicago architect, William Boyington, who also designed Terrace Hill in Des Moines in a much more elaborate expression of the Second Empire style. The Dodge House is a three-story brick house with the mansard roof that is the hallmark of the Second Empire style. This notable example was updated in the early 1900s by General Dodge with a Revival-style wrap-around porch, so it presents more of an eclectic appearance today than it did originally.

- 605 3rd Street – built in 1869, contributing

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Queen Anne – This style of house is reflected in the district in a number of ways, particularly in porch types, but for this particular property type, the dwellings represent a more high-style expression of the Queen Anne and represent some of the notable impressive homes added to the district during the boom period of the late nineteenth to early twentieth centuries. Hallmarks of the Queen Anne style include asymmetry, a complex roof form incorporating hipped and gabled rooflines, turned spindleposts, spindlefriezes, decorative shingle siding, and other elaborate decorative details that reflect the exuberance of the Queen Anne style at its height. McAlester and McAlester have also noted a “Free Classic” variation of the Queen Anne that represented a transition of the Late Victorian styling to the Revival styles that became popular in the early 1900s.⁴ In the Free Classic variation, porch posts and window details become more Classical in their expression including round columns and Palladian windows. The Free Classic variation is noted in a number of Queen Anne-influenced houses in the district, along with earlier expressions of the Queen Anne style. Twelve examples of the Queen Anne property type were noted in the district dating from 1890-1910 and including the following (see also Photographs, page 52):

- 203 Bluff Street – built in 1890, contributing
- 203 Turley Avenue – built c.1897 (Free Classic variation), contributing
- 216 Bluff Street – built c.1900 (Free Classic variation), contributing
- 217 Bluff Street – built c.1896, contributing
- 220 Bluff Street – built c.1896, contributing
- 226 Bluff Street – built c.1900 (Free Classic variation), contributing
- 300 5th Avenue – built c.1900 (Free Classic variation), contributing
- 311 Willow – built c.1900, contributing
- 520 Clark Avenue – built c.1900 (probably Free Classic originally), contributing
- 525 Bluff Street – built c.1896, contributing
- 528 Clark Avenue – built c.1900, contributing
- 532 Bluff Street – built c.1910 (Free Classic variation), contributing

Collegiate/Church Gothic – This property type encompasses the later use of the Gothic Revival style of architecture in the design of public buildings including two examples in the district: the Lincoln High School Gymnasium and the Lutheran Church, both built in 1926. The Gothic influence in these buildings’ designs is expressed in the Gothic-arched windows and doorways, the steeply pitched front-gabled roof and spire of the church, and the use of castellations on both buildings. The Gothic Revival style lent itself well to the design and look of church buildings because of its soaring heavenward emphasis, while on academic buildings the style was popular because of its Medieval roots and ties to England that gives the style a sense of pomp and circumstance when used in an academic setting. The two examples in the district include the following (see also Photographs, page 53):

- 510 Bluff Street – School Gymnasium built in 1926, contributing
- 600 Bluff Street – Church built in 1926, contributing

Neoclassical – Also known as the Classical Revival style, this property type reflects the more high-style expressions of the Neoclassical as represented by several impressive homes built in the district in the early 1900s. This style typically consists of a two-story dwelling dominated by a full-height porch roof supported by classical columns typically having Ionic or Corinthian capitals.⁵ The façade typically shows symmetry with a centered door. In the district, there are two examples of the Neoclassical, although there are other examples where the Neoclassical style influenced porch and other details on an

⁴ McAlester and McAlester, 264.

⁵ Ibid., 343.

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otherwise vernacular house such as a foursquare. At least one of the Neoclassical examples in the district was architect designed. The two examples in the district were built in the 1890s to early 1900s and include the following (see also Photographs, page 53):

- 201 3rd Street – built c.1902, contributing
- 214 Turley Avenue – built c.1895, contributing

In addition to dwellings showing Neoclassical influence is one public building in the district. This was the Seventh Day Adventist Church located at 530 Bluff Street built in the early twentieth century. The Neoclassical style lent itself well to commercial and public buildings because of its clean, classical lines and its monumental look. The one Neoclassical-inspired public building in the district is as follows:

- 530 Bluff Street – Church built c.1920, contributing

Colonial Revival – The Colonial Revival style is one of several late nineteenth to early twentieth century revival styles that became popular nationwide. This style has its roots in the earlier Georgian and Federal/Adam styles of architecture and reflects a revived interest in American colonial architecture. Hallmarks of the Colonial Revival style include an accentuated front door typically decorated with a pediment, centrally placed doors with fanlights or sidelights, symmetrical facades, and windows with multi-pane glazing on one or more sashes.⁶ A subtype of Colonial Revival is the Dutch Colonial, which is identified by the use of the gambrel roof. There are thirteen examples of the Colonial Revival identified in the district; however, Colonial Revival influence was noted in a number of porch styles on otherwise vernacular houses, such as foursquares, in the district. The thirteen examples in the district date from the 1890s to 1930 and include the following (see also Photographs, pages 53-54):

- 102 3rd Street – built in 1928, contributing
- 103 3rd Street – built c.1920, contributing
- 127 Bluff Street – built in 1894 (Dutch Colonial type), contributing
- 129 4th Street – built c.1930, contributing
- 135 3rd Street – built in 1906, contributing
- 206 Turley Avenue – built c.1900, contributing
- 208 Turley Avenue – built c.1900 (Dutch Colonial type), contributing
- 229 Turley Avenue – built 1910s, contributing
- 237 Fairview – built c.1900, contributing
- 290 High School Avenue – built c.1920s, contributing
- 303 Willow – built in 1909 (Dutch Colonial type), contributing
- 304 Willow – built in 1906, contributing
- 621 3rd Street – built in 1899 (Dutch Colonial type), contributing

Tudor Revival – The Tudor Revival style also became popular in the early twentieth century along with the Revival movement in general. This particular style is identified by steeply pitched gabled roofs and cross gables, half timbering on gable ends or second floor levels, and multi-pane windows, among other details.⁷ As with most of the other styles represented in the district, Tudor Revival influence is seen on houses that mix several other styles as well or on otherwise vernacular

⁶ McAlester and McAlester, 321-322

⁷ Ibid., 355.

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houses, such as Bungalow/Craftsman houses. There are five notable examples of the Tudor Revival style in the district dating from c.1910 to 1928 and including the following (see also Photographs, page 54):

- 125 3rd Street – built c.1910, contributing. Likely architect designed.
- 215 Turley Avenue – built c.1920, contributing.
- 222 Turley Avenue – built between 1922-27, contributing. Architect designed (Anderson & Spooner)
- 284 High School Avenue – built in 1928, contributing
- 527 Bluff Street – built c.1920, contributing

Eclectic – While any number of houses in the district could probably be termed eclectic because their designs mixed two or more different architectural styles, there are five examples in the district that appear to be notable (and in some cases probably architect-designed) examples that are not really defined by any one form or any one style and are labeled herein as “eclectic” for that reason. These examples date from c.1900 to 1930 and include the following (see also Photographs, pages 54-55):

- 36 Bluff Street – built c.1900, contributing. This dwelling is a mixture of Revival, Prairie, Craftsman, and perhaps even transitional late Queen Anne styles.
- 233 Turley Avenue – built c.1912, contributing. A dwelling that mixes George Maher-like Arts & Crafts/Prairiesque, foursquare, and Classical Revival details in its design. Probably architect designed.
- 286 High School Avenue – built in 1930, contributing. This house is an eclectic mix of Prairie School and Spanish Colonial Revival stylistic details and was probably architect designed.
- 524 Clark Avenue – built in 1914, contributing. This house is a mix of Queen Anne and Revival styles.
- 526 3rd Street – built c.1916, contributing. This large impressive house is a complex mix of Prairie School and Italian Renaissance styles and is probably architect designed.

Ranch – The Ranch style originated in the mid-1930s but became most popular after World War II in the expanding automobile suburbs. Hallmarks of this style include a rambling one-story dwelling with low-pitched hipped or gabled roof and often have built-in garage units.⁸ Two examples of the Ranch style are present in the district dating from the late twentieth century and including the following (see also Photographs, page 55):

- 234 Bluff Street – built c.1960, non-contributing
- 616 3rd Street – built c.1980, non-contributing

Split Level – The Split Level is another modern style that became popular in the 1950s-1970s. It is essentially a multi-story modification of the Ranch-style dwelling. One example is located within the district and includes the following (see also Photographs, page 55):

- 516 Clark Avenue – built c.1960, non-contributing

Modern Non-Residential Properties – There is one example of a modern non-residential property within the district. This consists of a parking lot with a modern meeting building on the site of the non-extant Lincoln High School. A second parking lot at 313 Story Street was also the site of a former residence but now serves as the parking lot for the Dodge House Museum. The parking lot at 313 Story Street is not counted among the district’s resources and is considered a vacant lot. The one example of a modern non-residential property consists of the following:

⁸ McAlester and McAlester, 479.

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301 5th Avenue – meeting building and parking lot built in 1980, non-contributing

Property Descriptions

There are 128 principal buildings within the district boundaries, the vast majority of which are houses. There are also two church buildings, a high school gymnasium, and a modern meeting hall. In addition to the principal buildings, there are 70 secondary buildings, primarily automobile garages but also including several older carriage houses. Of the 70 secondary buildings, 46 are considered contributing because they were built within the period of significance, with 24 considered non-contributing because they were built after the period of significance. Table 1 (see pages 56-71) presents a detailed description of all the properties in the district by address.

A sizable portion of the district continues to have exposed brick paved streets on Worth, 5th Avenue, Clark Avenue, High School Avenue, Turley Avenue, Fairview Avenue, 3rd Street from Worth north to High School Avenue, and Story from 3rd Street east. These eight brick streets are considered contributing structures to the district. Asphalt may cover additional brick-paved sections; however, for the present, the asphalt and concrete paved sections of Willow Avenue, Bluff Street, and Story from 3rd Street west within the district are considered as three non-contributing structures.

Sidewalks and curbs are largely concrete, but the hillside location of the district has necessitated a variety of accommodations to the sloping land, including terracing, retaining walls, and steps. The retaining walls in particular are common and constitute a significant visual and physical component of the district. There are 51 retaining walls present along the front and side edges of lots within the district, with 48 considered contributing structures and three considered non-contributing because they are of modern construction.⁹ The 48 contributing retaining walls include 16 built of limestone rubble slabs, 15 of older concrete construction (12 built of poured concrete, two with smooth blocks, and one with rusticated blocks), nine of brick, seven of pink Sioux Quartzite cobblestones, and one built of a combination of brick and stone. The cobblestone walls in particular reflect the stylistic influence of the Arts and Crafts movement and complement Bungalow/Craftsman and Prairie/Foursquare houses in the district.

Mature trees and landscaping, including perennial flower gardens, mark much of the district, especially in the northeast and southeast sections where homes have largely remained as single-family dwellings. In the southwest and northwest sections of the district there have been many conversions of the district's large homes to duplexes and apartments. The deterioration of building fabric, proliferation of on-street automobile parking, and backyard parking lots often associated with such conversions are present. However, outright destruction of historic homes in order to build modern apartment buildings, another common feature of multiple-family (or student) rental areas, does not appear to be a strong trend here. One large historic residence on north Bluff Street was demolished for an apartment building that has been excluded from the district. Also a large parking lot to the south of the Our Savior's Lutheran Church house (606 Bluff) likewise replaced historic neighborhood houses and also marks a boundary corner. A very large historic house in front of the Dodge House on 3rd Street was removed for the Dodge House Museum's parking lot in 1970, while another large house once sat on the lot where the Abraham Lincoln High School Gymnasium was built in 1926. And finally, a large high school building in the center of the district was destroyed by fire in 1976; the lot is now occupied by a metal meeting building (301 5th Avenue) and parking lot.

For the most part, the largest residences are clustered towards the center and the north end of the district. The earliest houses and those houses at the edges of the district, especially the southern edge, are more modest. Clearly, the majority of the

⁹ There are additional retaining walls at the rear of some of the properties towards the south end of the district; however, these structures are difficult to see from any public view and were not included in the property count for the district.

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existing residential neighborhood developed between 1890 and 1928. In spite of the nationwide Panic of 1893, this neighborhood development coincides with a growth period of Council Bluffs *and* with the “golden age” of Iowa’s agricultural economy in general.¹⁰ Also, there is a handful of much earlier houses in the district, suggesting some degree of earlier development on this hillside. The earliest known visual representation of the district area is shown in an 1868 panorama illustration (see Illustration, page 40). In 1868, Bluff and 3rd (then known as Bona) streets were not continuous to the north, with the hillside still impeding growth in the heart of the district. Houses concentrated at the south and north ends of the district, with most of comparatively small scale but including a few notable examples that remain standing to the present day. The extant houses include those at 100, 133, and 625 Bluff Street, 137 3rd Street, and 701 3rd Street. The last appears to represent the center front-gabled portion of the extant house on this lot, with side wings added at a later date. The 1868 illustration pre-dates by one year the construction of General Grenville M. Dodge’s impressive French Second Empire-styled brick mansion on the corner of 3rd Street and Story. While the Second Empire style appeared to have little influence on subsequent houses built within the district, the establishment of the neighborhood as the stylish place of residence for the town’s elite was likely anchored and attracted by the presence of Dodge’s mansion. Obviously as time progressed, the desire to have a residence at this location was strong enough to warrant the effort of cutting down the hillslope to accommodate through streets and new construction.

A photograph from c.1887 and lithograph detail from c.1889 show the central portion of the neighborhood (see pages 41-42). A few houses of sizable scale were now present but much of the hillside remained undeveloped. Visible in the c.1887 view is the Wickham-DeVol House (332 Willow), with that same house and two others shown in the c.1889 lithograph including the Bennett House (333 Willow) and the back of the double house at 219-221 Bluff Street. These late 1880s views show the district on the verge of its greatest period of expansion. Several photographs taken in 1908 show the district at nearly its full development and reflect the scale and style of the houses now present (see Photographs, pages 43-45).

There is not a great deal of urban infill on subdivided lots within the district, although there were a few notable examples of early twentieth century subdivision associated with contractor/builders and real estate developers that resulted in pairs of identical houses or clusters of similar-styled houses in the district. While many of the district’s residential dwellings represent first-generation construction on their respective lots, there are a number that represent houses that were built to replace older, and often smaller, homes. This was particularly true of the construction along the north and south ends of Bluff Street where the 1868 panorama illustration shows a number of small houses that are no longer extant.

Finally, while the Dodge House’s French Second Empire style appears not to have had much stylistic influence within the district, there *is* a hint of Southern-influenced architecture in several of the houses. This is seen mostly on the west side of the 600 block (even numbers) of 3rd Street and in the middle of the 100 block of Bluff Street, and is suggested by the pyramidal roofs with integrated, second-level façade porches. All of these examples are raised on brick basements that are banked into the slope but are nearly fully exposed as a ground-level story and resemble the raised basement dwellings noted by Henry Glassie in *Folk Housing in Middle Virginia* as a solution to a humid, hot climate.¹¹ Whether there are any real ties to Southern architecture is unknown, but the fact that Council Bluffs sits on the Missouri River and was the seat of early river travel makes it an intriguing possibility.

Otherwise, the main stylistic influences represented by the boom period of construction within the district include Late Victorian Italianate, Queen Anne, and Shingle styles; late nineteenth and early twentieth century Classical and Colonial

¹⁰ Leland L. Sage argued that the golden age of Iowa agriculture lasted from 1897, after recovery from the Panic of 1893, to 1920. *A History of Iowa* (Ames: Iowa State University Press, 1974), 249.

¹¹ Henry Glassie, *Folk Housing in Middle Virginia* (Knoxville: The University of Tennessee Press, 1975), 136-137.

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Revival, Tudor Revival, Mission/Spanish Colonial Revival, and Italian Renaissance styles; and late nineteenth and early twentieth century American movement Prairie School and Craftsman styles. However, the majority of houses cannot be considered precise or academic examples of any one particular style and instead represent eclectic mixtures of popular styles or vernacular designs such as hipped cottage, front-gabled cottage, foursquare, and bungalow that show stylistic influences in overall form and in some added details such as siding, window, and porch types. Some houses are examples of earlier house styles that were updated in the early twentieth century with a new porch style or window replacements, while others have been stripped of their earlier stylistic details by modern alterations or these details are now masked by cover-up siding.

Of the represented styles and vernacular types in the district, the Foursquare type and the Queen Anne (particularly the Free Classic variation) and Colonial Revival styles appeared to be the most popular. These types reflect the time period of greatest development for this neighborhood. According to Virginia and Lee McAlester, authors of the well regarded *A Field Guide to American Houses* (1986), Queen Anne architecture “was the dominant style of domestic building during the period from about 1880 until 1900” and persisted in waning fashion throughout the first decade of the twentieth century.¹² The Free Classic variation of the Queen Anne style used classical round columns rather than the delicate turned posts with spindlework details prevalent on earlier Queen Anne porches as well as Palladian windows and other classical details that reflect the growing influence of Classical and Colonial Revival styles.¹³ The Colonial Revival style was “a dominant style” throughout the country and popular over a much longer period, 1880-1955. The term “refers to an entire rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard [in which d]etails from two or more of these precedents are freely combined...”¹⁴ Foursquare houses lack definition as a unique type in the *Field Guide*, but are listed under different stylistic types, indicating once again that the basic foursquare form was capable of carrying almost any decorative detail. In 1987, the year after *A Field Guide* came out, Patricia Poore, then editor of the *Old-House Journal*, wrote: “What a tremendous change we’ve seen in the status of the American Foursquare over the past five years...Today it’s one of the most recognized house styles. The Foursquare is the preeminent post-Victorian type. And it is the epitome of the turn-of-the-century’s ‘comfortable house’ ideal.”¹⁵ Eight years later, the esteemed architectural historians, James C. Massey and Shirley Maxwell, wrote in the same magazine “If a competition for ‘most popular new house type’ was held among the burgeoning middle class of the early 20th century, the Foursquare would’ve won hands down....In fact, the Foursquare can’t properly be called a ‘style.’ It’s a basic box that is presented in one of several stylish wrappings—from Prairie School to Colonial Revival.”¹⁶

Most of the houses were probably built by local contractors using their own designs or designs from pattern books. However, there are a few notable examples within the district that were designed by local architects including Bell & Berlinghoff, Bell & Kent, Anderson & Spooner, and Edward P. Schoentgen, and an architect from Chicago, William Boyington, who designed the Dodge House in a more subdued French Second Empire style than his renowned Terrace Hill example built for B.F. Allen in Des Moines (now the Governor’s mansion). Local architects Anderson & Spooner were also responsible for the design of the Abraham Lincoln High School Gymnasium located at the corner of 5th Avenue and 3rd Street. Known local contractor/builders and real estate developers who impacted the district’s development included O.P. Wickham, J.W. Squire, Jesse E. Hollenbeck, John P. Hess, Harry G. McGee, and George Hughes. Some of these contractors, and even one of the above-noted architects, not only built and designed houses in the district but also lived for a time in the district themselves including Edward P. Schoentgen, J.W. Squire, O.P. Wickham, J.P. Hess, Harry McGee, and George Hughes.

¹² Lee and Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1998), p. 266.

¹³ *Ibid.*, 264.

¹⁴ *Ibid.*, 324.

¹⁵ *Old-House Journal*, XV(Nov./Dec., 1987) 6: 29.

¹⁶ *Old-House Journal*, XXIII(Nov./Dec., 1995)6: 2, 30.

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As noted above, of the 128 primary buildings included within the district boundaries, 116 are contributing buildings and 12 are non-contributing buildings (see Map, page 39 and Table 1, pages 56-71). Of the 116 contributing buildings, three were individually listed in the National Register of Historic Places prior to this district nomination. These National Register-listed properties include: the General Dodge House (listed in 1966), the August Beresheim House (listed in 1976), and the Wickham/DeVol House (listed in 1995). In addition, the General Dodge House was designated as a National Historic Landmark in 1961. In addition to the 128 primary buildings are 70 secondary buildings including garages and carriage houses. Of the 70 secondary buildings, 46 are considered contributing and 24 non-contributing. The district also include 62 structures consisting of eight brick streets and 48 retaining walls considered contributing structures, with three asphalt or concrete streets and three modern retaining walls considered non-contributing structures. Taken as a whole, the district includes 218 contributing versus 42 non-contributing resources.

This nomination is being put forward to recognize the historical and architectural significance of this notable residential neighborhood in Council Bluffs, Iowa. The project was spearheaded by Debra Lynn Danielsen—Council Bluffs native, owner of the NRHP-listed Wickham/DeVol House in the current district, and President and founder of the Council Bluffs Historic Preservation Alliance (CBHPA)—who initiated the intensive survey of this neighborhood and championed the effort to get this neighborhood listed in the National Register of Historic Places. She was joined in this effort by local volunteers and other property owners within the district, several of whom researched their own homes. These individuals included (in no particular order): Dr. Jacquelyn Johnson Compton, Ardeth Christie, Danette Hein-Snider, Linda Knell, Lizabeth Matis, Joni Mitchell, Jean Sorensen, Larry D. Wilcoxon, Jr., Suzanne Winter, Sarah Reiff, Carmella and Goodmond Danielsen, Michael Abraham, Ashley Danielsen, Farrah Abraham, and the CBHPA Board Members. Additional support was provided by the City of Council Bluffs including Mayor Thomas P. Hanafan, Community Development Department Director Donald D. Gross, and Gayle Malmquist and Rose Schroder of the Community Development Department.

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Significant Person (continued)

Dodge, Caroline
Dodge, Susanna
Van Brunt, Henry H.
DeVol, David
DeVol, Paul Clyde
Bennett, John
Folsom, Jeremiah
Folsom, Ward Petrie
Everest, Frank P.
Tinley, General Mathew A.
Davis, Fred R.
Beresheim, August
Woodbury, Dr. Charles Elmer
Clark, Dr. Frank C.
Clark, A.A.
Jennings, Dr. H.B.
Doolittle, Elmer H.
Pusey, William H.M.
Officer, Thomas
Officer, Charles T.
Wadsworth, John G. and John B.
Dean, Dr. F.W.
Annis, Albert D.
Clinton, Samuel
Cutler, Lewis
Cutler, L. Henry
Cutler, William A.
Perkins, J.R.

Architect/Builder (continued)

Anderson & Spooner
Bell & Kent
Boyington, William W.
Wickham, O.P.
Squire, J.W.
Hollenbeck, Jesse E.
Hess, John P.
McGee, Harry G.
Hughes, George

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Pottawattamie County, IA**Statement of Significance**

The Willow/Bluff/3rd Street Historic District is locally significant under Criterion C for its well-preserved and stylish late nineteenth and early twentieth century residential architecture constructed between c.1855 and 1930. It includes several architect-designed homes designed by William W. Boyington, Edward P. Schoentgen, Bell & Berlinghoff, and Bell & Kent as well as one house and a high school gymnasium designed by architects, Anderson & Spooner. The district is also locally significant under Criterion A as an intact example of a residential neighborhood built by prosperous, second generation merchants, railroad and real estate financiers, and professionals, including some notable female professionals. It is also considered significant under Criterion B for its association with significant persons in the Council Bluffs community including several generals, one of the most famous of which was General Grenville M. Dodge, whose fine home anchors the neighborhood visually and historically and is a designated National Historic Landmark. The period of significance for this district is c.1855 to 1930 reflecting the period when the majority of homes were built and the period when the neighborhood reached its historical and architectural peak. The majority of the houses were built in this historic neighborhood during the boom years between 1890 and 1928.

Historical Significance*Early Council Bluffs*

Early in the 1700s, French fur traders were plying the Missouri River waters and establishing hinterland trading posts well northwest of St. Louis. After the Louisiana Purchase, Thomas Jefferson sent Louis and Clark on their exploration of the country's new West. On July 28, 1804, the expedition passed by the future site of Council Bluffs and noted the former location of an Ioway village in the general vicinity. Steamboats brought the American military to the Council Bluffs area in 1839, where they erected a fort or block house as a part of the Indian removal effort. It was meant to protect the Potawatomi Indians, who occupied in the region from the 1830s to 1846 when the federal government moved them to Kansas.¹⁷

During the 1840s migrations between Nauvoo, Illinois, and what would become Salt Lake City, Utah, the Mormons established a settlement along what is now east Broadway Street, spreading out north and south and establishing a business area at Broadway and First. The settlement was called Kanesville. It profited by outfitting miners headed west for the California gold rush in 1849 but most of the Mormons had departed for Utah by 1853, when the local post office name was officially changed to Council Bluffs. Also in that important year the town was incorporated and designated the Pottawattamie county seat, and the federal government opened an office to sell land.¹⁸ Among the earliest of residents was suffragette Amelia Bloomer, who arrived in 1856 with her lawyer husband, Dexter. Bloomer moved into a wood-frame house (nonextant) on 4th Street, just outside the Willow/Bluff/3rd Street residential district, where she lived until she died in the 1890s.¹⁹

Throughout the 1860s, before the arrival of the railroad, Council Bluffs served mainly as an outfitting stop for settlers moving west—a small entrepôt for local markets and outpost settlements. By 1869 though, new businesses boomed and trains arrived in the city from the east. The rail line from the west entered Omaha, but stopped at the banks of the Missouri River where trains were first ferried across the river to Council Bluffs and later crossed by bridge, when the Union Pacific finally bridged

¹⁷ Leah D. Rogers, "Volume I: Phase I Cultural Resources Investigation of the Avenue G Viaduct...." (Prepared for HGM et al., 2000), 7-9, citing numerous sources.

¹⁸ Ibid., 10.

¹⁹ Louise Noun, "Amelia Bloomer, A Biography: Part II, The Suffragist of Council Bluffs," in *Annals of Iowa* 47(1985)8: 575-621.

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the river in 1872.²⁰ By the 1880s, “local businesses included three stockyards, three packing plants, three flour mills, three music halls, one opera house, 26 physicians, 28 law firms, a cigar factory, a green house and 30 saloons.”²¹ The area south of downtown became known as the Implement District because of the number of manufacturing companies that produced agricultural equipment.²² During the early twentieth century, to the north of downtown at 211 West Broadway, the “Woodward’s Fine Candy” factory “grew into the largest west of the Mississippi River employing almost 700 people with goods distributed in 36 states.”²³ Aggressive growth in the city’s businesses and neighborhoods continued up to the Great Depression of the 1930s.²⁴

While the agitation and planning for railroads out to Council Bluffs had begun in the late 1840s, it was not until after the Civil War that the first railroad actually arrived in the city. The first railroad was the Chicago and North Western, which was completed in 1867, and was followed by the St. Joseph and Council Bluffs (later known as the Kansas City, St. Joseph, and Council Bluffs and even later as the Burlington Railroad) in December of that same year. The Chicago and North Western was the first railroad to cross the state of Iowa and was the “first to feature through passenger service in conjunction with the newly formed Union Pacific-Central Pacific transcontinental route in 1869.”²⁵ The direct connection to the Union Pacific Railroad was made in Council Bluffs in 1869. The largest railroad grounds in Council Bluffs were those of the Union Pacific Railroad, which encompassed 1200 acres in the southwest section of the city. This railroad arrived at the river in May 1869, with the Union Pacific building in the early 1870s it’s “Union Depot, hotel, immigrant house, stock yards, railroad grounds, platforms, and storage sheds on the 1200 acre tract appropriated in 1867.”²⁶

Willow/Bluff/3rd Street Neighborhood Development

Residents of the Willow/Bluff/3rd Street residential area undoubtedly prospered during this period of local growth, as evidenced by the fact that the bulk of the houses they lived in were constructed during the period from 1890 to 1928. The housing in the district included a few double houses from the start (see for example, 219-221 Bluff Street), but these were kept within the size and scale of their single-family neighbors.²⁷ Residents of the district walked to work, whether it was to the factories in the south, the candy company or other businesses to the north, or the professional and government offices downtown.

As the city grew in the period between 1870 and 1900, it began to expand its original boundaries.

To the west, settlement stretched to Twelfth Street. While scattered houses occurred as far south as Twelfth Avenue, concentrated settlement ended at Seventh Avenue. On the east, buildings reached to the bluffs at Third Street and followed the ravines especially along Grace, First, and Second Streets to the southeast. From Grace, settlement adhered to Broadway east to North Broadway on the south side and east of Frank Street on the north. West of Frank Street,

²⁰ John Bridge, Tom Schmitt, R.H. Flanders, Ryan Roenfeld, and Ralph Wright, *Greetings from Council Bluffs, Iowa* (Council Bluffs: The Daily Nonpareil, 2002), 86.

²¹ *Ibid.*, 64.

²² *Ibid.*, 46.

²³ *Ibid.*

²⁴ *Ibid.*

²⁵ William J. Petersen, “The North Western in Iowa,” *The Palimpsest* (December 1962), 545.

²⁶ Jennings, Gottfried and Cheek, Council Bluffs—A Settlement History and Survey Findings. (Unpublished report prepared by Jennings, Gottfried and Cheek/Preservationists, Ames, Iowa, 1982), 41.

²⁷ A historic context for the city’s double houses is found in Rogers, 19-21.

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buildings spread as far north as Harmony, Washington, and Mill Streets. The business area followed Broadway from First west to Eighth Street and along Main from Washington to Willow.²⁸

It was in the residential neighborhood along 3rd Street, overlooking the commercial heart of Council Bluffs as it grew in the late nineteenth century, that General Grenville M. Dodge and his wife Ruth Anne (Brown) built their fine home in 1869. The Dodge House was among the early dwellings of this neighborhood, with a building boom in the surrounding neighborhood in the 1890s-1920s. It was here that many of Council Bluffs' influential citizens made their home including several mayors and a number of professional men and women, including doctors, dentists, attorneys, and several military generals.

The Willow/Bluff/3rd Street neighborhood is composed of Jackson's Addition, which was platted in 1854. In the late nineteenth century, this addition encompassed the majority of the district except for the extreme north end along Bluff and 3rd streets that extended into the original town plat. James A. Jackson came to Council Bluffs in 1851 and became successful in the general merchandise business in Omaha, Nebraska, and Council Bluffs and Glenwood, Iowa. The addition was named in his honor.²⁹

By 1889-1896, two subdivisions had been made, including J.W. Squire's Subdivision encompassing the south half of the block between Story and 5th avenues and 3rd and Bluff streets and Turley's Subdivision encompassing the blocks east of 3rd Street between Story and Worth streets.³⁰ Between 1868 and 1896, 3rd and Bluff streets were extended to the north and 5th Avenue, Story and Willow avenues had been extended to the east reflecting the cutting down of some of the bluff slope area along 3rd Street to accommodate development. Fairview and High School avenues had also been added by 1896, with only Turley Avenue yet to be fully established, although the beginning of this street was already in development by that time. According to information provided by one of the current property owners (Jacquelyn Compton, 202 Turley Ave.), the local oral history about the origin of Turley Avenue is as follows:

There was a Major Turley, and up above "the hill" was a Turley Meadow where cattle were grazed, fattened and held for market. When the cattle were brought down the hill (from what is perhaps now Fairmont Park) to go to the railroad, by the time they got to 5th Avenue, the cows would begin to run too fast because of the steepness of the grade. In order to slow them down, they would turn them north (on what is now Clark) for about a block and then take them west a block (Turley) and then on down to the shipping pens.

In 1895, Marshall Turley was listed as a resident of 190 Turley Glen. Reportedly, Turley Glen was renamed Turley Avenue in 1898; however, Turley Avenue is labeled as such on the 1896 Sanborn map and depicted as an open street. In January of 1907, Turley Avenue was ordered paved with "re-pressed vitrified Blocks" from Third Street to Clark Avenue. Curbs and gutters were ordered on both sides of Turley Avenue that March. In 1909, a permanent sidewalk four feet wide was ordered constructed on the south side of Turley Avenue from Third Street to Clark Avenue. It was laid by a private contractor.

High School Avenue provided a connection up to the top of the bluff where the original Council Bluffs High School, built in 1869, was located. This school was only used from 1869 to 1880 and again from 1890 to 1900 when it was replaced by the construction of the Abraham Lincoln High School at the southwest corner of 5th Avenue and 3rd Street within the district. The original high school was a French Second Empire brick building that sat atop a high bluff overlooking the city; however, even with the extension of High School Avenue up to the school, both the east and west-street approaches were so steep that access was always a challenge. It was because of this difficult access that the school was eventually abandoned and long ago

²⁸ Jennings, Gottfried and Cheek, 47.

²⁹ Baskin and Company, *History of Pottawattamie County, Iowa* (Chicago: Baskin and Company, 1883).

³⁰ Sanborn Map Company, *Fire Insurance Map of Council Bluffs, Iowa* (New York: Sanborn Map Company, 1896).

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was demolished.³¹ While the original high school location is outside of the current district boundary, it is speculated that it might have had some connection to the construction and design of the Dodge House, which was built that same year. Both buildings were constructed in the same elaborate architectural style and one wonders if both buildings had the same architect—William Boyington?

In the early 1900s, Story Avenue was extended north of 3rd Street along the north side of the Dodge House property, with 3rd Street cut down 10-12 feet in front of the Dodge House at the corner of Story and 3rd Street around the same time.³²

By 1928 a number of small subdivisions and “re-subdivisions” had been added within the district reflecting the intensive development of this neighborhood into the early twentieth century. These subdivisions included Keller’s Re-Sub-Division at the extreme north end of Bluff Street within the district, an Auditor’s Subdivision of the blocks encompassed by Willow Avenue, 3rd Street, 5th Avenue, and 4th Street, Turley & White’s Subdivision between 5th and Turley avenues and including the north side of Turley Avenue all east of 3rd Street, Folsom Place at the southeast corner of 3rd Street and High School Avenue, Referee’s Sub-Division of Part of Out Lot 1 of Jackson’s Addition on the east side of 3rd Street north of Turley Avenue, Mary E. Street’s Subdivision and Auditor’s Sub-Division of Out Lot 5 on the east side of 3rd Street between 5th and Story avenues, and Out Lot Folsom located at the southeast corner of 5th Avenue and Clark Avenue.³³ Except for a few building additions made in 1929 and 1930, the district was essentially fully developed by the time of the 1928 fire insurance map (see Map, page 46).

Since 1930, the district experienced some building loss including most dramatically the 1976 destruction by an arson fire of the Abraham Lincoln High School, which had become the Kim Junior High School by that time, and the demolition of the J.W. Squire House in 1970. Both buildings were replaced with parking lots, with the school lot also having a smaller-scale building subsequently added to the lot. The loss of the high school building, built in 1900, was particularly keen to the district because it was located virtually in the center of the district and occupying the entire north half of the block bounded by 5th Avenue, 3rd Street, Story Avenue, and Bluff Street (see Photograph, page 45). Fortunately, the Lincoln High School gymnasium built in 1926 is still standing at the southwest corner of 5th Avenue and Bluff streets.

Significant Persons of the Willow/Bluff/3rd Street Historic District

General Grenville M. Dodge

General Grenville M. Dodge was a major figure in the early history and subsequent development of Council Bluffs. Dodge first laid eyes on the Council Bluffs settlement in the early 1850s while he was surveying the route for the Mississippi and Missouri Railroad (later part of the Rock Island system). In 1855, Dodge and his wife, Ruth Anne (Brown) settled in the fledgling town of Council Bluffs taking up residence in a small dwelling. Grenville opened a store, and with his partner, John T. Baldwin, founded the Council Bluffs Savings Bank. But he still kept his hands in railroad surveying and promotion. When the Civil War broke out, Dodge joined the Union Army using his skill at building bridges and railroad tracks to help move troops more rapidly to the front lines. Dodge’s skills and activities during the war earned him praise and recognition from both General U.S. Grant and President Abraham Lincoln. (Dodge had already met Lincoln in 1859, when the latter visited Council Bluffs on behalf of the Rock Island Railroad.) By the end of the war, Dodge had been promoted to the rank of Major General. He had been wounded in August 1864 and returned to Council Bluffs to recover. After his recovery, Dodge was

³¹ “Schools of Yester Years,” *The Granary*, May 10, 1978 (Copy on file Council Bluffs Public Library, Schools Clippings File).

³² Kori Nielsen, Dodge House Museum, personal communication with Leah Rogers, 2004.

³³ Sanborn Map Company, *Fire Insurance Map of Council Bluffs, Iowa* (New York: Sanborn Map Company, 1928).

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reassigned to Fort Leavenworth, Kansas, where his family joined him in 1865.

In 1866, Dodge resigned his military commission to accept an appointment as the chief engineer for the Union Pacific Railway, part of the first transcontinental railroad, construction of which had begun in 1863. On May 10, 1869, the Union Pacific Railroad and the Central Pacific Railroad met at Promontory Point, Utah. Dodge had been instrumental in securing the eastern terminus of the Union Pacific Railroad in Council Bluffs, with the town then representing the starting point for thousands of western-bound immigrants using the railroad. After the Union Pacific line was completed, Dodge served one term as a U.S. Congressman and then helped supervise the building of new railroad lines in Texas and the southwest. After 1900 he even helped organize a railroad in Cuba.

In 1869, the Dodge family decided to settle permanently in Council Bluffs where they built a large home at 605 3rd Street on a hillslope having a commanding view of the commercial heart of Council Bluffs as well as the Union Pacific Railroad yards on the river plain below. This home reflected Dodge's position in the community as well as the wealth he had amassed through his work for the railroad and from other business interests. However, the family was not always in residence during these early years, such as during the period between 1871-1874 when the Dodge family lived in Marshall, Texas, while Grenville led the construction of the Texas and Pacific Railroad as its chief engineer. The family returned to Council Bluffs in 1874; however, after 1875, Grenville and his wife spent much of their time living in New York City while Grenville tended to his many east coast business interests. In 1907, Grenville Dodge returned to Council Bluffs and the mansion on 3rd Street, although Mrs. Dodge remained in New York to be with friends for a time but then returned to their home in Council Bluffs.

During his retirement years between 1907 and 1916, Dodge wrote his memoirs and became an avid horticulturalist, tending, among other things, an extensive apple orchard along the hillslope behind his mansion. He died on January 3, 1916, at his home, with his wife passing away nine months later at their apartment in New York. Their unmarried daughter Anne resided in the home a few weeks of each year until her death in 1950. The Dodge family trust sold the property in 1950, and the house became an apartment house for the next 13 years. In 1963 the City of Council Bluffs became the owner of the Dodge House and began its restoration. On November 5, 1961, the mansion was designated a National Historic Landmark by the U.S. Department of the Interior, with the property listed in the National Register of Historic Places in 1966. Since 1963, the property has been preserved, restored, and maintained as a house museum interpreting the life and contributions of the Dodge family.³⁴

Caroline and Susanna Dodge

Caroline L. Dodge was an 1890 graduate of Smith College and later of New York University's law school, and was a practicing attorney at the turn of the last century. In 1901, when the Creche, a ladies' charitable society, was incorporated, she was listed as the organization's attorney. It is unknown how many women lawyers there were in the early 1900s, but in 1893 there were estimated to be about a half dozen practicing in the state of Iowa. Caroline Dodge was the daughter of Nathan P. Dodge, General Grenville M. Dodge's younger brother. Nathan P. Dodge had worked as a clerk, bookkeeper and janitor for

³⁴ Stephen Lissandrello, "Grenville M. Dodge House," National Register of Historic Places Inventory - Nomination Form. (Washington, D.C.: National Register of Historic Places, 1975); Ray H. Mattison, Report Gen. Grenville M. Dodge House, Council Bluffs, Iowa (Washington, D.C.: Historic Division Survey, U.S. Department of the Interior, 1954); Mary Alice McClure, "General Grenville M. Dodge," *The Daily Nonpareil's Celebration 150* (www.rootsweb.com/~iapottaw/Dodge.htm, 2004). William Ramsey and Bette Dineen Shrier, *Silent Hills Speak: A History of Council Bluffs, Iowa* (Council Bluffs, Iowa: Council Bluffs Library Foundation, 2002). "The Historic General Dodge House," undated pamphlet on file General Dodge House Museum, Council Bluffs, Iowa.

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his brother's firm, Baldwin & Dodge, and later succeeded to full management of the pioneer banking house. This firm was the genesis of the Council Bluffs Savings Bank, which Nathan Dodge organized in 1870. He served as its first president until 1902. This is the town's only surviving pioneer bank. While some accounts have Caroline Dodge building the house at 244 5th Avenue, the property abstract indicates that Susanna C. Dodge, Nathan Dodge's widow and Caroline's mother, purchased this property in 1909, the year of her husband's death. Her daughter, Caroline, lived in the house as a boarder at that time. She later inherited the property when her mother died (1916), and she sold the house in 1921.

Henry H. Van Brunt

Henry H. Van Brunt reportedly operated the "largest and finest carriage repository west of Chicago" where he kept "a heavy and choice stock of fine carriages, buggies, coupes, surreys, phaetons, wagons, and bicycles."³⁵ He also carried a full line of harness hardware. In 1898, it was noted that he had been "connected with the vehicle and implement business in Council Bluffs for twenty years," with his store located at 12-22 Fourth Street and an "immense" warehouse at 10th and Broadway where he did transfer business for the Rock Island Plow Company, J. Thompson & Sons, George W. Brown & Co., F.B. Tait & Co., and Haworth & Sons.³⁶ His fine Queen Anne-styled home at 203 Bluff Street in the historic district was designed by the local architectural firm of Bell & Berlinghoff. It was completed in 1890 and is one of several large impressive homes that border the "gateway" into the district along Willow Avenue (the others include 332 and 333 Willow Avenue). H.H. Van Brunt's sons, Harry L. and George operated the Van Brunt Automobile Company in the early twentieth century, with Harry building a home next to his father's by 1908 at 311 Willow Avenue.

DeVol Family

David DeVol, an early resident, brought his family west from their previous home in Nauvoo, Illinois, apparently helping a Mormon family fleeing from the settlement there. (The DeVols were Presbyterians.) He held various public offices, including serving as the first Justice of the Peace of Council Bluffs. His wife, Katharine, was prominent in Council Bluffs' society. His son, Paul Coleman DeVol, began the family's successful hardware, stove, and tin retail business in 1861. He also organized a large jobbing house firm in Omaha with his partner, of which he was president until his death in 1903. At that time, he was widely respected as a venerable old citizen who had played an active role in helping build the commercial life of the town, and his death was covered at length in the papers. The DeVols were associated with two dwellings in the district, the family home at 332 Willow, which had been purchased from O.P. Wickham in 1884, and the house 203 Turley Avenue, which appears to have been built c.1897 for Paul Clyde DeVol (son of Paul Coleman DeVol) and his wife Bessie. Paul Clyde DeVol was described as "a force in the business world," having been involved in several enterprises, including the family hardware business, which he joined in 1892. In 1900 the firm became known as P.C. DeVol & Son, and in 1904 the business was incorporated. In 1907 he was serving in leadership positions of several businesses in both Council Bluffs and Omaha as well as of the Council Bluffs Commercial Club and was president of the Iowa Hardware Association. His father, Paul Coleman DeVol had been the original president of the organization.³⁷

³⁵ John C. Small, *Souvenir of the City of Council Bluffs, Iowa* (Council Bluffs, Iowa: John C. Small, publisher, 1898), 63.

³⁶ Ibid.

³⁷ Homer H. Field and Hon. Joseph R. Reed, *History of Pottawattamie County, Iowa* (Chicago: S.J. Clarke Publishing Company, 1907), 358-361.

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John Bennett

John Bennett was one of Council Bluffs' earliest settlers, having arrived with his uncle in 1853. Originally employed as a store clerk when the town was mainly still an outfitting point, Bennett would later become a well-known figure who held several public offices in the growing community. He was elected to the office of County Treasurer in 1881, after serving as the County Auditor for ten years. He was elected to the auditor post five consecutive times. He held the office of Treasurer for four years. In 1886, he was elected as an alderman at large. In 1888, he became the head cashier for the State Savings Bank, a position he held for many years. He married Charlotte Dunning in 1868 and they had two daughters: Georgia (Zurmuchlen) and Gertrude (Empkie). The house at 333 Willow Avenue was built in 1884 for Bennett as his residence, with a neighboring house at 216 Bluff built for daughter, Gertrude B., and her husband Fred D. Empkie, a salesman for the Empkie-Shugart-Hill Company.³⁸

Folsom & Everest Families

The Folsom House at 137 3rd Street was built in 1854, according to the Folsom family history (information from Ward Folsom, cited in a 1982 inventory). A 1958 *Nonpareil* article and J.P. Whittaker's book, *Early Homes of Council Bluffs* both state that Jeremiah Folsom a "pioneer newspaper publisher," built the house in 1856, two years after coming to Council Bluffs from Michigan, where he worked as a glass-maker. In 1854 Folsom started the Council Bluffs *Chronotype*, a Whig newspaper edited until 1857 by W.W. Maynard. After Maynard left to found the *Nonpareil* in 1857, he was replaced by A.P. Bentley, and the newspaper was published briefly as the *Democratic Clarion*. Folsom also farmed 200 acres in Kane Township, which he purchased in 1854 and 1856. Jeremiah and his wife, Agnes (Peterson), raised four children: Adel, Florence, George, and Ward. Jeremiah Folsom died in 1884 at the age of 67. His family retained possession of the home at 137 3rd Street, with son Ward Petrie Folsom, moving the house closer to the street and remodeling it extensively on the exterior following his marriage to Marion (Millie) in 1906. Ward Folsom was a general contractor in Council Bluffs and he lived in the house on 3rd Street until his death in 1967.

The Folsom family was related by marriage to the Everest family, who were also notable members of Council Bluffs' society and who built the house at 125 3rd Street around 1910 for Frank F. Everest. Frank was married to Florence Folsom, daughter of Jeremiah and Agnes. Presumably the Everests built their house where they did, a half block from the Folsom House, to be near to Florence's family. The families remained close, and Ward Folsom's nephews, Judge Folsom Everest, Charles Everest, and General Frank Everest, are listed as his survivors in his obituary.

Frank F. Everest was born in Illinois and came to Iowa when he was eight years old. He graduated from Grinnell College in 1893. On January 1, 1894, he and Florence married. In Council Bluffs, Everest became a real estate dealer. He was vice president and also secretary and treasurer for the Greenshield-Everest Company, a real estate firm, at the time he built his house. Later, he would become president of the company and also of First National Bank, as well as vice-president of the Abstract Guaranty Company. He held all three positions concurrently in the 1920s. The Everest family included four sons: George Folsom, Frank F., Charles B., and Jack M. Two of these boys grew up to become distinguished generals: George and Frank Everest. Frank Folsom Everest was one of the youngest soldiers to attain the rank of lieutenant-general in the U.S. Air Force. His commands included Europe, Japan and Korea. He later retired in South Carolina. His brother, George Folsom Everest, served in both world wars and was brigadier general of the Iowa National Guard. During World War II, he was appointed to the commanding generals in the European Theatre in World War II. He married Elsie Tinley in 1921 and was an

³⁸ Baskin & Company, *History of Pottawattamie County, Iowa* (Chicago: Baskin & Company, 1883), 11; Jean P. Whittaker, *Early Homes of Council Bluffs...A Self-Guided Auto Tour* (Council Bluffs: privately published, 1982); Field and Reed, 594-595.

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attorney with the Council Bluffs firm of Tinley, Mitchell, Ross, Everest & Geisler. Emmet Tinley, Elsie's father, was the senior partner in the firm, a president of the state bar association, and the brother of General Mat Tinley, thus connecting the Everest and Folsom families to yet another family residing in the district at 520 3rd Street (see below). After World War II George Folsom Everest became a judge and resided at 281 High School Avenue until his death in 1978. He is listed in the 1940 edition of the Iowa Press Association's *Who's Who in Iowa*.³⁹

General Mathew A. Tinley

General Mathew A. Tinley, a physician and surgeon, lived in the house at 520 3rd Street from 1914 until his death in 1956. The house remained in the Tinley family until after the death in 1972 of Lucy Tinley, the general's widow. Their daughter, Winifred, sold the house two years later. Lucy was a teacher in Nebraska when she met Mat Tinley and after settling in Council Bluffs, she wrote a primer for all county school teachers to fill a deficiency in the reading system employed at that time. Dr. Mat Tinley [his name is spelled with one "t"] had a long military career beginning when he enlisted as a private in the Spanish-American War. Later, after finishing medical school and becoming a doctor, he gained renown for his command of the 168th Infantry in France as a Lt. General in World War I. He also helped found the American Legion when it was formed in Paris, France, in 1919. At the Democratic National Convention in 1932 he received the votes of 230 delegates for the nomination for vice-president but lost the nomination to John Nance Garner, who was Franklin Roosevelt's selection. At the time of Dr. Tinley's death in 1956, he was described as the first Iowan to attain the rank of lieutenant general. He also served in World War II, commanding the Iowa, Minnesota, and North & South Dakota National Guards.⁴⁰

Fred R. Davis

The house at 526 3rd Street was built in 1919 for Fred R. Davis, who founded the Pioneer Implement Company with his brothers and started out in the livery business. He was the proprietor of several different livery businesses in Council Bluffs before becoming the manager of Kiel Stables in 1888. By that time he was also dealing in real estate. By the time that this house was built, Davis was the vice president and treasurer of The Kretchmer Manufacturing Company.⁴¹ Fred Davis died in 1921. His widow, Ada, continued to live in the house until 1929. She died in 1935.

August Beresheim

The house at 621 3rd Street was built by August Beresheim, a contemporary and friend of General G.M. Dodge. Beresheim built his house on the lot next to the Dodge House. Both August and his father, John Beresheim, were presidents of the Council Bluffs Savings Bank, the oldest bank in Council Bluffs. It was organized in 1870 when the Pacific National Bank, John Beresheim's firm, merged with Nathan and General G.M. Dodge's banking firm. John was president of the bank in 1902, and August Beresheim succeeded him in the position when he died in 1909. This house was the first and only home of August and his wife, Clara. It stayed in the family until the early 1950s.

³⁹ Baskin & Company, 40; Field and Reed, 682-683.

⁴⁰ "Dr. Mathew A. Tinley," *Heritage & Sweetheart Tour Guide Info*. (Council Bluffs Convention and Visitors Bureau, n.d.); George Mills, *Rogues and Heroes from Iowa's Amazing Past* (Ames: Iowa State University Press, 1972), 143-145; Whittaker, 4.

⁴¹ 1919 Council Bluffs City Directory

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Dr. Charles Elmer Woodbury

Dr. Charles Elmer Woodbury built the house at 304 Willow Avenue in 1906. Reportedly, Dr. Woodbury, a dentist, invented gold fittings. He started his career in business with his father, Dr. Edmund I. Woodbury, and older brother, H.A. Woodbury. The father had established his practice in Council Bluffs in 1858 and become one of the leading dentists in western Iowa. The family's dental office, Woodbury & Sons, was located in "a fine brown stone block on Pearl Street," erected in 1890 by Dr. E.I. Woodbury. C.E. Woodbury was also treasurer of the New Specialty Manufacturing Company but it is not certain if this was the same C.E. Woodbury.⁴²

Dr. Frank C. and A.A. Clark

The house at 509 Clark Avenue was built in 1866 by pioneer dentist Dr. Frank C. Clark, who was originally from Maine and had paternal ancestors aboard the Mayflower. Originally a shipbuilder, in 1849 Clark joined the Gold Rush to California. After working as a miner, he trained to become a dentist, and practiced that profession in California and Idaho before coming to Pottawattamie County in 1866. Dr. Frank C. Clark was living at 106 Willow in 1885, with his wife, Mary, and six children. Three of the children, by a previous marriage, were in their twenties at that time, including his son Albert Augustus, aged 22. The other three were ages 13, 9, and 6 in 1885; perhaps, the Clark House at 509 Clark Avenue had been occupied by the dentist and his first family. Dr. Clarks' son, A.A. Clark, later owned the Clark House (presumably his boyhood home before the family moved to Willow Ave.), residing there by 1912. A.A. Clark was a successful investment banker and the first chattel mortgage officer in Council Bluffs.⁴³

Dr. H.B. Jennings

Local architect E.P. Schoentgen designed a showcase home for Dr. H.B. Jennings and family c.1902 at 201 3rd Street. At the time the house was built, Dr. Jennings had lived in Council Bluffs for about 10 years. In 1892 and 1895, he was elected County Coroner, and in the 1900-1901 was elected to the office of City Physician. By 1907, he had a successful practice as a physician and surgeon on Pearl Street and was on the executive committee of the Council Bluffs Commercial Club. In 1922, the family was still living in this house. However, by 1924 Dr. Jennings and his wife, Hattie, had moved to 1412 McPherson Ave., having sold their home to its architect, E.P. Schoentgen. Their new home was across the street from their son, Henry B. Jennings, and his wife, Anna, who resided at 1410 McPherson. Dr. Jennings died in 1929.⁴⁴

E.H. Doolittle

Elmer H. Doolittle was the manager and owner of the Bluff City Lumber & Coal Co. and was a prominent businessman in Council Bluffs. His listing in the 1940 Iowa Press Association's *Who's Who in Iowa* notes his many civic and professional involvements, including the positions as past president and secretary of the Chamber of Commerce, director of the City National Bank of Council Bluffs, past director of Rotary; treasurer and director of the Auditorium Co. since its origin, and

⁴² Lewis Publishing, *Biographic History of Pottawattamie County, Iowa* (Chicago: Lewis Publishing, 1891), 406-407; 1982 Iowa Site Inventory form for 304 Willow Avenue (78-01522), on file State Historical Society of Iowa, Des Moines; Whittaker, 5.

⁴³ Lewis Publishing, 497-498; Larry Parrott, "Clark Avenue Home One of City's Oldest," *Nonpareil*, February 9, 1958; 1982 Iowa Site Inventory form for 509 Clark (78-01579), on file State Historical Society of Iowa, Des Moines.

⁴⁴ Field and Reed, 87, 92, 95; 1982 Iowa Site Inventory form for 201 3rd Street (78-01540), on file State Historical Society of Iowa, Des Moines; Council Bluffs City Directories.

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several others.⁴⁵ He and his wife, Marie, were listed at 212 Turley Avenue and later at 203 5th Avenue in the district.

Pusey/Officer families

William H.M. Pusey founded the firm of Officer & Pusey with his partner, Thomas Officer, in 1856. It was one of the first banks established in Council Bluffs and the only one of seventeen to survive the panic of 1857. Officer & Pusey was described in an 1891 county history as the oldest banking house in Iowa. The bank was eventually dissolved in 1900 upon the death of Thomas Officer. In addition to his long banking career, Pusey was a State Senator from 1858-63 and was elected to the 48th U.S. Congress as a Republican from the 9th Iowa District in 1882. His wife, Sarah E. Pusey, was the sister of Thomas Officer. The two families had been friends in their home state of Pennsylvania. Officer was also married to Pusey's sister. Sarah and W.H.M. Pusey had a son, Frank S., who married one of Gen. Dodge's daughters, Eleanor, thus linking several families who lived in the district, with the Puseys associated with 218 3rd Street and the Officers associated with 228 5th Avenue and 204 5th Avenue.⁴⁶

In 1913, 228 5th Avenue was the home of Charles T. Officer, who had his own firm on Broadway dealing in real estate, loans, rentals and insurance. C.T. Officer was the son of Thomas and Elizabeth M. (Pusey) Officer. Originally from Pennsylvania, Thomas Officer had lived for a time in Jacksonville, Illinois, before coming to Council Bluffs in 1856. In Jacksonville he organized the Illinois State Institution for the Education of the Deaf and Dumb and was its first principal. This institution still exists today, as the Illinois School for the Deaf. In Council Bluffs, Thomas Officer was also instrumental in securing the location for the Iowa School for the Deaf in this city, a task he undertook with Hon. Caleb Baldwin and General Dodge. He later served for many years on the school's Board of Directors. Charles Officer was born while the family was in Illinois and was only two years old when his parents settled in Council Bluffs in 1856. He attended college in Pennsylvania and returned upon his graduation in 1878 to Council Bluffs where began working as a teller in the bank with his father and uncle. In 1900 when the bank dissolved, Charles Officer started his own real estate firm, developing a successful business with a wide clientele. In 1882, he married Margaret (Boyle), and the couple became prominent in the business and social circles of Council Bluffs. In 1931, the Officers moved to 204 5th Avenue.⁴⁷

John G. and John B. Wadsworth

The house at 233 Turley Avenue in the district appears to have been built for John G. Wadsworth and his second wife, Lora, c.1912. John G. Wadsworth settled in Council Bluffs in 1884 and entered into the service of Burnham, Tulleys & Company, a farm loam business. He left that firm in 1888 and moved to Lincoln, Nebraska, for four years before returning to Council Bluffs where he became a member of the investment banking firm of Tulleys, Walters & Wadsworth in 1892. In 1895, the business became Walters & Wadsworth, and after Walters died in 1906, the business became the firm of J.G. Wadsworth & Company located on Pearl Street. Wadsworth married Katharine (Baker) in 1886 but she passed away in 1899 leaving an infant son, John B., who was born in 1898. J.G. Wadsworth remarried in 1906 to Lora (Crossland), and they had one son, Edwin H., born in 1907. Wadsworth was prominent in Council Bluffs' business circles and was chairman of the executive committee of the Commercial Club. He was also active politically, having been elected as a delegate to several state, congressional and judicial Republican conventions. The house on Turley Avenue stayed in the possession of the Wadsworth family until 1989.⁴⁸

⁴⁵ Field and Reed, 174-175; Iowa Press Associations, *The Iowa Press Association's Who's Who in Iowa* (Des Moines: Iowa Press Association, 1940).

⁴⁶ Lewis Publishing, 487.

⁴⁷ Field and Reed, 655-656; Lewis Publishing, 495-496.

⁴⁸ Field and Reed, 684-685.

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Son, John B. Wadsworth, married Nellie R., and they had a house built nearby at 222 Turley Avenue. This house was designed by local architects, Anderson & Spooner, between 1922 and 1927. John B. was an investment banker with his father's firm.⁴⁹

Dr. F. W. Dean

Dr. F. W. Dean built the original house on the lot where the Wadsworth house would later be built, with the older house moved by Dean in 1908 to 116 3rd Street in the district. Dr. Frank Wilson Dean earned his medical degree from the University of Minnesota in 1890 and conducted graduate work in Vienna and London. He practiced in Minnesota and Nebraska before settling in 1895 in Council Bluffs. He became an eye specialist on staff with the Jennie Edmundson Memorial Hospital from 1904 to 1928. A prominent figure in the community, his biography was featured in the 1940 edition of *Who's Who in Iowa*.⁵⁰

Albert D. Annis

Albert D. Annis came to Council Bluffs in 1882 where he started out as a clerk for J.W. Squire in the real estate and loan business. Annis became a partner in the firm of Squire & Annis by the early 1900s and by 1904 was residing at 226 Bluff Street in the district. The firm of Squire & Annis dealt in real estate, abstracts, and loans. In 1907, Annis was the secretary and treasurer of the Pottawattamie Co. Abstract Company in addition to his continuing partnership at Squire & Annis. E.E. Hart was president of the Pottawattamie County Abstract Company, and J.W. Squire was vice-president. Annis was described in 1907 as "among the esteemed residents" of Council Bluffs and as having substantially added to the "city's value" by improving "every piece of land which he has owned" or in which he had an interest.⁵¹ He continued to reside at 226 Bluff Street through at least 1929. By that time, he and J.W. Squire were no longer partners, with Annis now the president of Annis & Rohling Company.

Samuel Clinton & the Cutler Family

The dwelling at 133 Bluff Street in the district was associated with two prominent Council Bluffs' families—the Clintons and the Cutlers. The house was reported built in 1868 for attorney Samuel Clinton, who was born in Ohio in 1818 and settled in Council Bluffs in 1858 with his wife, Mary (Wheeler). His first law partnership was with Caleb Baldwin, whom he had formed a partnership in Fairfield, Iowa, before both moved to Council Bluffs. The partnership ended in 1860 when Baldwin was elected to the supreme court bench of Iowa. While some sources list Clinton as having attained a district court judgeship and refer to him as "Judge Clinton" in his obituary, another source also written at the time of his death reported that while he had been up for the judgeship, he had failed to be elected, being a Democrat in an overwhelmingly Republican district. Samuel Clinton subsequently formed a law partnership with Col. W.F. Sapp and later joined the firm of Clinton, Hart & Brewer. In 1861, he became captain of a company of Home Guard. He and his wife raised three children. Samuel Clinton died at the family residence at 133 Bluff Street in 1890. He was considered among Council Bluffs' most prominent pioneer citizens, judge or not.⁵²

⁴⁹ James E. Jacobsen, *The Atlantic American Legion Memorial Building, 201 Poplar Street, Atlantic, Iowa, An Historical Overview* (Des Moines, Iowa: History Pays, 2003).

⁵⁰ Iowa Press Association, 1034.

⁵¹ Field and Reed, 1133.

⁵² "Death of Judge Clinton," *Nonpareil*, March 7, 1890; "The Late Samuel Clinton," *Nonpareil*, March 11, 1890.

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In 1913, this dwelling became the home of Lewis Cutler, undertaker, embalmer and funeral director. The Cutler family founded the Cutler Funeral Home in 1901, which Lewis operated with his son, L. Henry Cutler, who became associated with 203 Turley Avenue. The Cutler family was also associated with 215 Turley built for L. Henry's daughter Elizabeth and her husband Oscar Johnson, a lawyer, and 524 Clark Avenue where William A. Cutler, L. Henry's brother, and his wife Florence resided. William Cutler was a dentist. Their son, William A. Cutler, Jr., bought the funeral business from his uncle in 1955 because L. Henry Cutler was in ill health, passing away in 1959. From 1918 to 2002, the Cutler Funeral Home was located in the old Thomas Officer House, where Abraham Lincoln stayed in 1859. As noted above, the family business was continued by William Cutler, Jr. and is still in operation today, with William serving as the Senior Owner/Director. Mrs. Lewis Cutler was also active in the community having been vice-president of the Creche, a ladies' charitable organization established in 1901 to assist deserted wives and children. Mae Cutler, Henry's wife, started the Council Bluffs Garden Club. She continued to reside at 203 Turley Avenue after L. Henry's death, with Mae Cutler passing away in 1972.⁵³

J.R. Perkins

J.R. Perkins was a clergyman, who became well known in the community for his historical writings. His published works included a history of the Council Bluffs Savings Bank, *Trails, Rails & War, A Thin Volume*, and was co-author of the International Rotary Code of Ethics. He also wrote poems and a play called *The Money Changers*. By 1940 he was residing at 535 Bluff Street in the historic district.⁵⁴

Infamous Connections

The house at 351 Willow Avenue was the scene of a murder, described in the nonfiction book, *Bestial: the Savage Trail of a True American Monster*, by Harold Schechter.⁵⁵ On the morning of December 24, 1926, Mrs. John Brerard was strangled to death by a man inquiring about renting a room. Mrs. Brerard lived in the house with her husband and grown daughter, and the family rented their spare rooms to supplement their income, particularly to members of the Seventh Day Adventist Church, of which Mrs. Brerard was an active member. Reportedly her husband assumed the stranger to be someone connected to the church when he left for work that morning. However, the murderer is believed to have been a man described as the first serial killer in North America, Earle Leonard Nelson, who committed a string of murders, often posing as a prospective tenant, in the United States and Canada in the winter of 1926. The Brerards had built their modest home at 315 Willow Avenue only four years prior to the murder.

A full listing of the 128 primary buildings in the district and their individual known histories and historical associations is presented in Table 2 (see pages 71-90).

Architectural Significance

The boom construction period for the majority of properties in the district was 1890 to 1928, with 109 primary buildings added during that period. Most of these buildings were houses, although the number includes two churches and a school gymnasium. The earliest extant houses date from 1855 and 1856 (one each from those years), with only ten extant houses

⁵³ Field and Reed, 687-698; Cutler family history compiled as part of property history for 203 Turley Avenue by Lizabeth Matis, Council Bluffs, Iowa.

⁵⁴ Iowa Press Association, 1046; J.R. Perkins, *Council Bluffs Savings Bank: A Regional Chronicle* (No pub. information, 1956). Copy on file State Historical Society of Iowa, Iowa City.

⁵⁵ Harold Schechter, *Bestial: The Savage Trail of a True American Monster* (New York: Pocket Books, 1999), 161-166.

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added between 1862 and 1888. In the 1890s, 17 houses were constructed, with 58 added between 1900 and 1914. From 1915 to 1928, 32 buildings including the two churches and the gymnasium were built in the district. After 1928, only three properties were added in 1929 and 1930. After that, there were no primary buildings added until after 1950, with only five added between 1950 and 1980. The houses were influenced by architectural styles and house forms that were popular during that generally prosperous period and reflect the prosperity and business and social standing of their builders and residents. Foursquares with various stylistic details, Queen Annes, and Colonial Revival buildings predominate in this hillside residential neighborhood. While most of the houses are comparatively modest in scale, there are a notable number of large, impressive homes scattered throughout this neighborhood that anchor the neighborhood and help define it as a historic district. These stylish, expensive homes were architect designed and built by and for prominent individuals in the community. As a whole, the district reflects the early settlement and later boom development of this hillside neighborhood, where prominent businessmen and professionals in the community could literally walk to work because the district is situated along the east side of the main commercial district in town. The architectural styles and types reflect the popular styles of the day as well as the individual tastes of the builders and occupants of these properties. The district is well preserved, with siding replacement and some porch and window alterations the most common modifications. The district's tree-lined streets and well-kept houses still present a strong sense of time and place, with the district able to convey a picture of this neighborhood at the height of its development and prominence.

Most of the dwellings in the district are wood frame, but the solid character of brick construction is well represented also. The brick homes tend to have been built in two clusters: eight between 1856 and 1884 and fifteen between 1900 and 1926. (An additional brick house is known to have been built by 1896 but its exact date of construction, while suspected to be earlier than the 1890s, is not yet known.) Among the earlier brick homes is the Dodge House, a National Historic Landmark, built in 1869 in the French Second Empire style, with smaller brick homes showing the influence of the Italianate style and one early brick house being a remarkable triple-gable Gothic Revival residence. There are no stone houses, and stone is not much used in foundation material, although several properties use it prominently in foundations, chimneys, and retaining walls. Where stone is used, neighborhood residents favored the highly decorative, pink Sioux Quartzite, no doubt hauled in by the railroads from points northwest and northeast of Lyon County in the northwest corner of the state. This type of stone was, and still is, used for ballast by the railroads in western Iowa.

Architects and Builders of the Willow/Bluff/3rd Street District

A number of the larger homes in the district were designed by architects and primarily by local Council Bluffs firms. Others were built by real estate developers and local contractor/builders, who all had an impact on the look and feel of this historic neighborhood. The known architects and builders of the Willow/Bluff/3rd Street District are as follows:

Edward P. Schoentgen, Architect

Edward P. Schoentgen had several careers in Council Bluffs. The first was as an architect, a profession for which he trained at the Massachusetts Institute of Technology and studied under Jean Luis Pascal for two years in France. He began his architectural career in St. Louis with the firm of Eames & Young. In 1899, he returned to Council Bluffs, his birthplace (1873), where he established the architectural firm of Cox & Schoentgen, along with partner Frederic E. Cox. From 1902-1909 he was the architectural member of the State Capitol Commission, appointed in 1902 by Governor Cummins to renovate and complete the State House in Des Moines. Schoentgen retired from active practice in 1910 to become the vice-president of the Groneweg & Schoentgen Co. taking over his father's position and ascending to the company presidency in 1931. In the 1920s he was also vice-president of the Council Bluffs Savings Bank, and served as a member of the Iowa State Board of Education for a term ending in 1933. Among the buildings designed by Cox & Schoentgen during their decade of

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work in partnership were the Groeneweg & Schoentgen Co. Warehouse (at 825 W. Broadway), the Council Bluffs YMCA Building (listed in the National Register of Historic Places), the Denison Carnegie Public Library, and the Dr. H.B. Jennings House at 201 3rd Street in the district designed by Schoentgen c.1902. The Jennings House was subsequently purchased by Edward Schoentgen, becoming a residence for himself, his wife Mabel (Pratt), and their two children John P. and Jane. E.P. Schoentgen's father, John Schoentgen, started a wholesale grocery house in 1878 with William Groeneweg. The firm was incorporated in 1900 as Groeneweg & Schoentgen Company. By the early 1900s it was the largest wholesale grocery business in western Iowa, with an extensive trade both in that part of the state and in Nebraska.⁵⁶

Bell & Berlinghoff and C.E. Bell & J.H. Kent, Architects

The local architectural firm of Bell & Berlinghoff was responsible for the design of the H.H. Van Brunt House at 203 Bluff Street in the district. This house was built in 1890. In addition to the H.H. Van Brunt House, an 1891 historical account stated that this firm erected the house of J.P. Hess, who was associated with 40 Bluff Street in the district. However, this specific account may refer to a home that the Hess family resided in before their house at 40 Bluff Street.

Wesley Shank noted that Charles Emlen Bell was "notable as the architect of a number of Midwestern county courthouses [and] achieved national importance as the architect of two state capitols."⁵⁷ He practiced in Iowa, Montana, Minnesota, and other neighboring states. He had been born in Bloomington, Illinois, and began his architecture career working for his brother Mifflin Bell's firm, Bell & Hackney, in Des Moines in the late 1870s-early 1880s. Bell moved to Council Bluffs in 1884 and assisted in the construction of the post office building. His first partnership was with J.W. Allen for a short time but by 1889, Bell was practicing first alone in Council Bluffs and then in the partnership of Bell & Berlinghoff (George A.) until c.1891.⁵⁸ In 1892, Bell was once again on his own but from c.1895 to c.1904 he was in partnership with John H. Kent as the firm of Bell & Kent. During this time, the partnership maintained offices in Council Bluffs and Helena, Montana, where they won a competition to design the Montana State Capitol building. Bell had moved to Minneapolis by the early 1900s and formed a partnership with Menno S. Detweiler from 1904 to c.1907. After that time, he alternated between working alone and in other partnerships until his death in 1932 in Minneapolis.⁵⁹

George A. Berlinghoff practiced in the firm of Bell & Berlinghoff from 1889 through c.1891 in Council Bluffs. He did not remain long in Iowa and may have moved to Nebraska by 1900 and later had commissions for county courthouse designs in Iowa and Nebraska. One of his later designs was the Crawford County Courthouse in Denison, Iowa, dating from 1903-1906.⁶⁰

John Hackett Kent was in practice on his own in Council Bluffs around 1892 but had been previously in practice with the firm of F.M. Ellis & Co. for a brief time. In 1895 he entered into partnership with C.E. Bell. By 1904, the firm of Bell & Kent was no longer in operation, with Kent operating on his own before moving to Salt Lake City, Utah, where he went into another partnership that does not appear to have been very successful. Not much else is known of Kent's later life.⁶¹

⁵⁶ Baskin and Company, 26; *Council Bluffs Nonpareil Centennial Edition 1836-1936*, Council Bluffs, IA. July 26, 1936; Field and Reed, 808-809; Wesley I. Shank, *Iowa's Historic Architects* (Iowa City: University of Iowa Press, 1999), 48-49 and 147; *Souvenir of Council Bluffs* (Franklin Printing House. Published after 1903); *The Daily Nonpareil Illustrated Magazine Supplement*, Council Bluffs, IA. Sept. 6, 1903.

⁵⁷ Shank, 20-21.

⁵⁸ Lewis Publishing, 485-486.

⁵⁹ Shank, p. 22.

⁶⁰ Shank, pp. 23-24.

⁶¹ *ibid.*, p. 95.

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A book published in 1898 credits local architects C.E. Bell and J.H. Kent with designing plans for and superintending construction of the following: many of the "finest business blocks," including the Sapp, Baldwin, Archer, Sanborn, Marcus, Woodbury and Jarvis blocks; the Union Transfer buildings and Carrigg flats; and many churches, schools and residences, including the home of H. McGee. The McGee house may be the dwelling at 220 3rd Street in the Willow/Bluff/3rd Street District, although this is uncertain as McGee, a real estate developer, was associated with several properties in the district. Bell and Kent were also architects for the Iowa School for the Deaf, and for many schools, armories, churches and courthouses in other counties and other states, including Illinois and Michigan.⁶²

Anderson & Spooner, Architects

George Ashton Spooner was a Council Bluffs native having been born here in 1892. He received his B.S. in architecture from the Massachusetts Institute of Technology in 1916 and worked for the renowned firm of Proudfoot, Bird & Rawson in Des Moines from 1918 to 1922. In 1922 he entered into partnership in the firm of Anderson & Spooner, with Spooner buying out Anderson in 1927 and continuing in practice on his own. By 1930 he was practicing in La Grange, Illinois, and in 1936 he was in practice in Des Moines in the firm of Souers & Spooner and later under Spooner & Nielson and finally under Nemmers, Clark & Spooner. Spooner maintained his Iowa architect registration until 1967. Even less is known of Anderson, whose first name is not known and whose last name also appeared as "Andersen" in some records. He was partnered with Spooner from 1922 to 1927 in Council Bluffs during which time the firm designed the Abraham Lincoln High School Gymnasium (1926), the John B. Wadsworth House at 222 Turley Avenue (between 1922-1927), and the Park Building (Spooner's office) at 500 Willow Avenue (between 1922 and 1924) in Council Bluffs. Other works of this firm included the Sigma Nu Fraternity in Lincoln, Nebraska, several buildings at Camp Dodge, and the Harlan Public Library in Harlan, Iowa.⁶³

O.P. Wickham, Contractor

Owen P. Wickham, was a successful Council Bluffs contractor, of the firm Wickham Brothers, contractors and builders. This firm was organized in 1867 and were responsible for the construction of the Pottawattamie County Courthouse, The Bennett Block, Eisman's Block, the Deen & Wells building, the Keystone building, the Burnaham and Lulley's banks, J.J. Brown's building, the Dodge building, the Grand Hotel and Dohaney's Opera Block, one of the largest buildings in Council Bluffs when it was built in 1891, in addition to St. Peters Church, which is listed in the National Register of Historic Places. O.P. Wickham had been born in Ireland in 1845 and came to the United States with his parents at the age of 12. The family migrated from New Orleans and to St. Louis before settling in Council Bluffs. As soon as he was of age, Wickham was engaged in brick and stone masonry. He married Jennie Fenlan, and the couple had six children. In 1878, Wickham built his own residence at 332 Willow Avenue using bricks from his own brickyard. He sold the house to the DeVol family in 1884 having built an even larger brick house on S. 7th Street, which his family maintained control of until 1962.⁶⁴

Jesse E. Hollenbeck, Contractor

Jesse E. Hollenbeck was born in Michigan in 1854. His father Isaac Hollenbeck had been a contractor and millwright. The Hollenbeck family to Pottawattamie County in 1869, with Isaac passing away in Kansas in 1876. His widow, Charlotte

⁶² John C. Small, *The City of Council Bluffs...Pottawattamie County, Iowa, Souvenir, and Trans-Mississippi and International Exposition* (Council Bluffs: Press of the New Nonpareil Company, 1898), p. 89.

⁶³ Jacobsen, Appendix C: Architect George A. Spooner; Shank, pp. 12, 154.

⁶⁴ Tim Johnson, "Tour de force: Be a Tourist in Your Own Hometown walk interesting 'feat'," *Nonpareil*, April 28, 2002; "Wickham an active builder," *Nonpareil*, November 28, 1976.

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(Briggs) died in Council Bluffs in 1904. Jesse was one of eight children, with his brothers including John C., Frank, and Jacob. Jesse Hollenbeck had wandered quite a bit in his youth before settling permanently in Council Bluffs in 1879. In 1881 he entered into the contracting business and "for years he has carried on business as a general contractor and house-mover, developing a business which is now conducted under the name of the Hollenbeck Brothers Company, of which he is the president."⁶⁵ Hollenbeck married Minnie M. Davis, and the couple had three children: Madge, Faye, and George H., who died in 1907 at the age of 21. Hollenbeck was responsible for the construction of at least three houses in the district including those at 231 Bluff, 233 Bluff, and 310 5th Avenue. The house at 231 Bluff was built in 1910, 233 Bluff c.1900, and 310 5th Avenue c.1913. All are similar but not identical in design. These houses were built on a larger house lot that was subdivided by Hollenbeck into three smaller house lots, with the houses built by Hollenbeck for sale. This transaction followed a pattern seen elsewhere in the district by other builders and developers where lots were subdivided and houses built for sale, although in some of the other cases, one of the houses was built for the contractor to live in.

George Hughes, Contractor

Not much is known of George Hughes other than he appears to have been responsible for the construction of at least two homes in the Willow/Bluff/3rd Street District. These homes were located at 131 and 202 Turley, with Hughes reportedly occupying the home at 131 Turley Avenue and building the house at 202 Turley to sell. These homes were built in 1906.

J.P. Hess, Real Estate

John P. Hess was in the real estate, loan, and insurance business in Council Bluffs. He was the president of the Abstract and Title Guarantee Company and the secretary of the Day and Hess Company (loans, real estate, and insurance). In 1918, he was president of the J.P. Hess Company, which dealt in real estate, loans, surety bonds, and abstracting. His wife was active in the Creche, a ladies charitable organization established in 1901 to help deserted wives and children. She served on the Creche board of trustees. Hess was associated with several properties in the district including his own house at 40 Bluff Street built c.1900 and the house next door at 36 Bluff Street where Hess and his wife were living by 1911, with their son, Adam K. Hess, a lawyer, living in the house at 40 Bluff Street. It is suspected that J.P. Hess may have built both 36 and 40 Bluff Street, although this is not certain. Robert V. Innes, who was a cashier with the Day & Hess Company, County Auditor in the early 1900s, and compiler of the 1900 *Atlas of Pottawattamie County*, also lived in the district with his wife, Helen, at 217 Bluff Street, although that house may have been built by Spencer Smith and then sold to Innes in 1905.⁶⁶

J.W. Squire, Real Estate

James W. Squire was among the prominent early real estate developers in the city and was responsible for the platting of the J.W. Squire Addition in the district in 1889. Squire was born in New York in 1848 and migrated to Illinois with his parents at the age of four. After he graduated from school, he entered the army and served for three years with the 45th Illinois Volunteer Infantry. He returned to Illinois where he worked as the Deputy Circuit Court Clerk and Recorder for five years before moving to Council Bluffs in 1870 where he first worked for five years in the real estate office and savings bank of Nathan P. Dodge. He then formed a partnership with A.B. Walker, under the firm name of Squire & Walker, which dealt in real estate, loans and abstracting. The partnership dissolved in 1880, with Squire continuing in the business under the name of J.W. Squire & Company in association with his brother, although there was also a partnership with Albert D. Annis in the early

⁶⁵ Field and Reed, 886-887.

⁶⁶ Council Bluffs City Directories, 1911, 1918; Property Abstract Summary for 36 Bluff Street, compiled by Larry D. Wilcoxon, Jr., Council Bluffs, Iowa, 2004; Property Abstract Summary for 217 Bluff Street, compiled by Joni Mitchell, 2003.

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1900s. The company office was located at the corner of Pearl Street and First Avenue. Squire married Elizabeth Howard in 1872, and they had three children: Bessie, Louie, and William. Son, Louie, became a clerk in his father's and in 1913 was living at 219 Fairview in the district, while partner, Albert D. Annis, who built and lived at 226 Bluff Street in the early 1900s.⁶⁷ Squire died in 1917. Other properties in the district that were associated with J.W. Squire included: 520 3rd Street built on property in the J.W. Squire Addition, 526 3rd Street, also built on property in this addition, and his own house (now non-extant) at 313 Story. His own house was built in the late nineteenth century reportedly to block the view from General Dodge's house located across the street. As a result, the Squire House acquired the nickname of "the Spite House," reflecting Squire's reportedly poor relationship with Dodge.

Harry G. McGee, Real Estate

Harry G. McGee was prominent in the real estate and loan business of Council Bluffs in the late nineteenth and early twentieth centuries. It was noted in 1907 that he had "contributed in large measure to the substantial upbuilding and improvement of the city."⁶⁸ McGee was born in Virginia in 1858, and migrated with his family to Council Bluffs in 1874 after living in Pittsburgh, Pennsylvania for eight years. Harry McGee started out as a clerk and a salesman for a hardware store for five years and was the proprietor of his own store for around five years. McGee married Margaret Green in 1893, and they had three children. It was noted of McGee that:

he carried on business under the firm name of Cooper & McGee and thus continued until 1887, when he began dealing in real estate, opening an office for this purpose....Although he conducts a general real estate business, he devotes his attention principally to the platting and improving of residence property and has platted several of the finest residence additions to the city, including Morningside, the most beautiful and attractive suburb, the location of some of the finest homes in Council Bluffs.⁶⁹

McGee retired from the real estate business in 1940. At the time of his retirement he noted that when he first arrived in Council Bluffs, Nathan P. Dodge, J.P. and J.N. Casady, Horace Everett, Col. Addison Cochrane, and J.W. Squire were prominent in real estate. He further noted that the city's residential development boomed in 1886-1887 after the completion of the Douglas Street bridge and the extension of streetcar lines throughout the city. This boom continued until 1893 when times got tough (likely the result of the nationwide economic panic of that year) and residential development fell off. He noted that "speculation finally relieved the suffering business, [giving] realtors new life" by the turn of the century. McGee's business survived these fluctuations, and in 1929 he incorporated with two other men to form the H.G. McGee Real Estate Company. During his career, McGee platted a number of additions to the city including that above-noted Morningside Addition as well as Lincoln Acres, Sunnyside Addition, and the McGee Addition.⁷⁰ He also subdivided several properties including subdivisions in the Willow/Bluff/3rd Street District. McGee died at the age of 87 nearly six years after his retirement. By that time, he was living in New Mexico.⁷¹ McGee was responsible for the development of a number of properties within the district including the houses at 218 3rd Street built c.1904, 220 3rd Street built c.1896 (and possibly designed by architects Bell and Kent for McGee), 219-221 Bluff Street, a double house built c.1887, and 524 Clark Avenue built in 1914. Interestingly, the city directories suggest that McGee lived in some of these houses after they were built before moving on to new property.

⁶⁷ Baskin and Company, 54; 1885 Iowa State Population Census for Kane Township, Pottawattamie County, Iowa.

⁶⁸ Field and Reed, 754-755.

⁶⁹ Ibid.

⁷⁰ "McGee Quits as Realtor in City," *Nonpareil*, April 24, 1940.

⁷¹ "Stroke Fatal to H.G. McGee, 87," *Nonpareil*, February 19, 1946.

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**Willow/Bluff /3rd Street Historic District
Pottawattamie County, IA**

Geographical Data

UTM References (continued)

5	Zone 15	261422 easting	4570634 northing
6	Zone 15	261173 easting	4570685 northing

Verbal Boundary Description

The boundary of the Willow/Bluff/3rd Street Historic District is shown as the dotted line on the accompanying map entitled "Detail Map Showing District Boundary and Contributing vs. Non-Contributing Primary Buildings" (see page 39).

Boundary Justification

The boundary includes that portion of the residential district along Bluff Street, 3rd Street, Worth, Story, Willow Avenue, High School Avenue, Turley Avenue, 5th Avenue, and Fairview Avenue that maintains historic integrity and represents the peak development of this neighborhood during the period of significance from c.1855 to 1930.

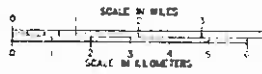
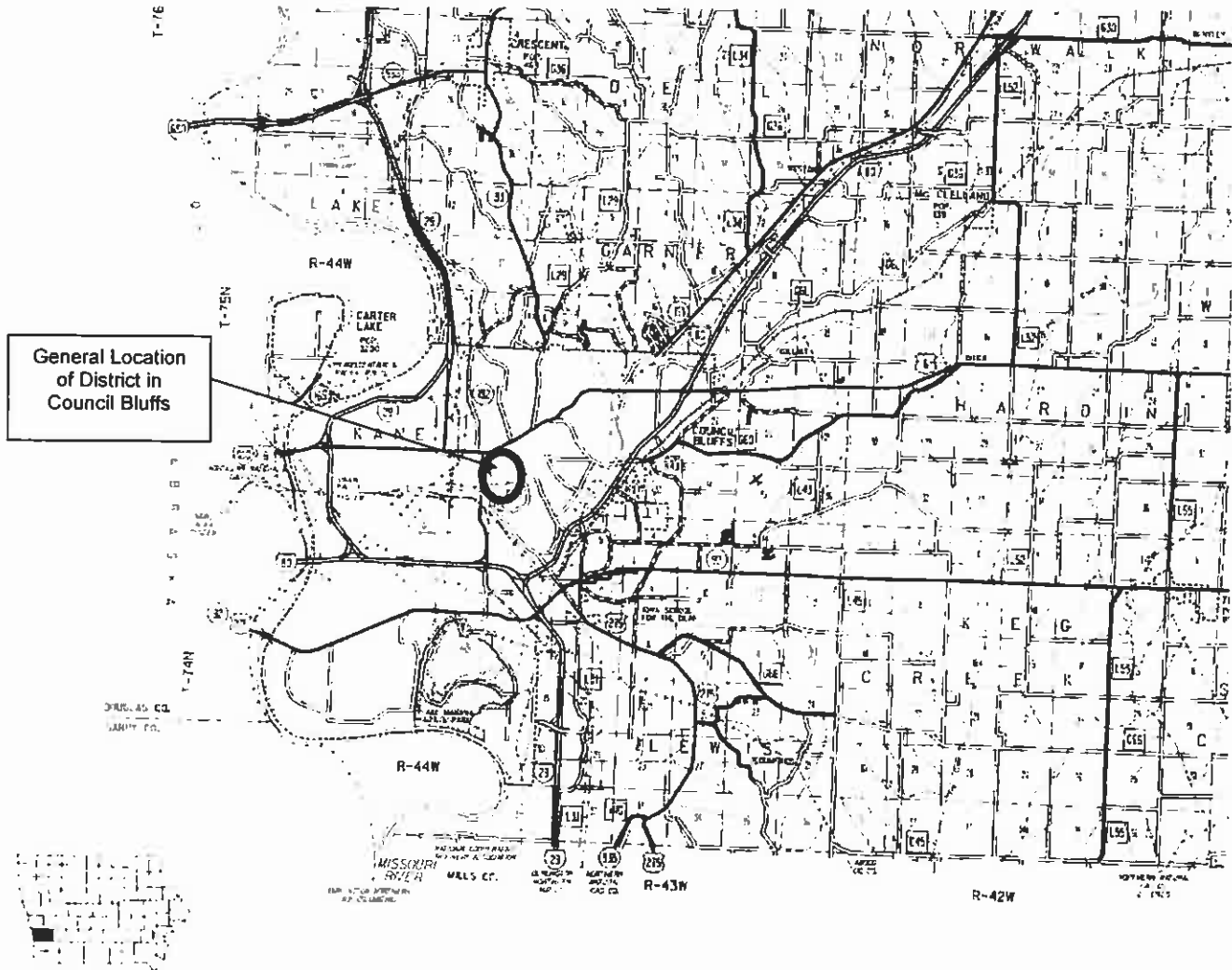
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General Location of District



JANUARY 1, 1995



LEGEND

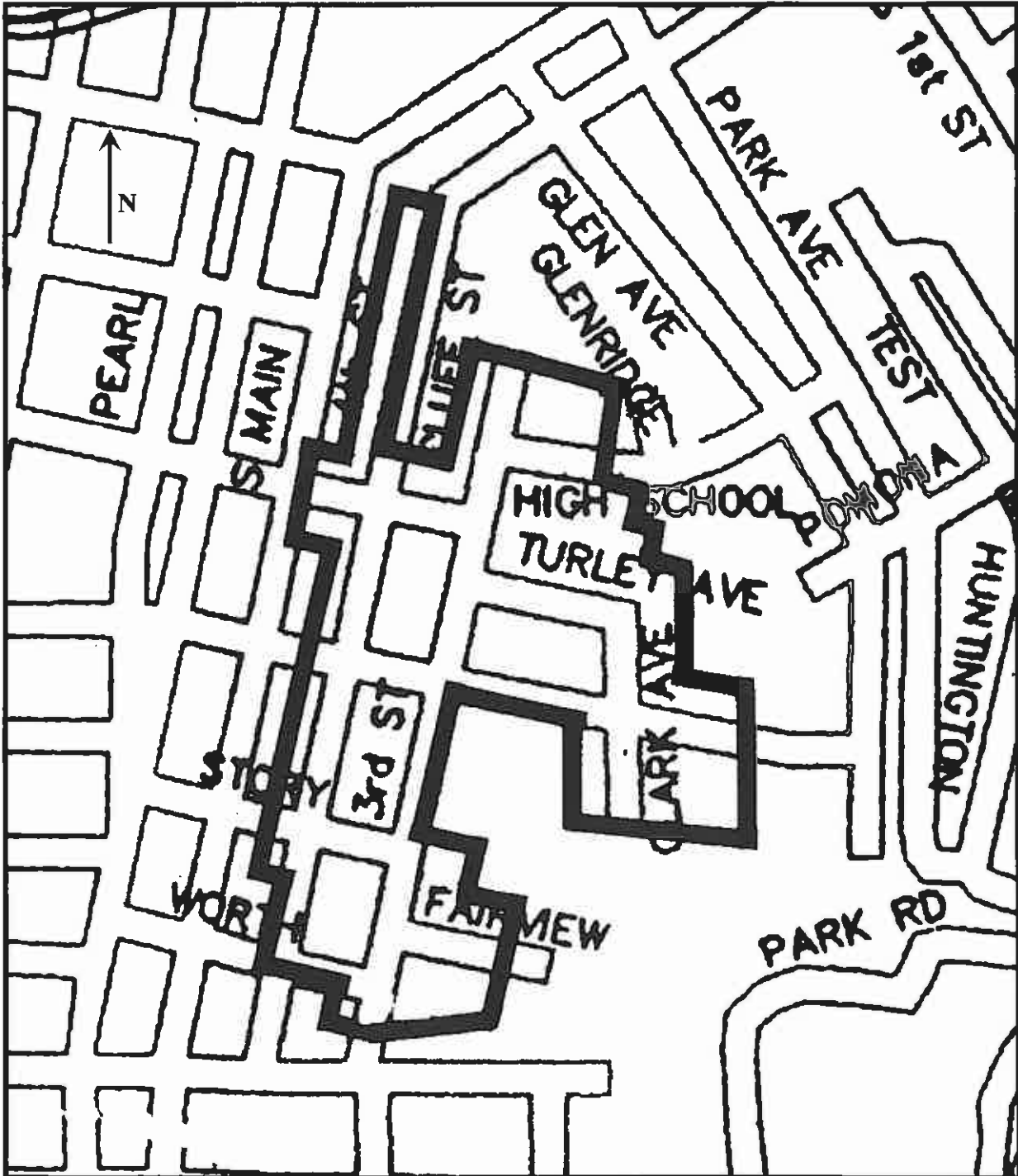
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Willow/Bluff /3rd Street Historic District
Pottawattamie County, IA

General Map Showing District Location
(Not to Scale)



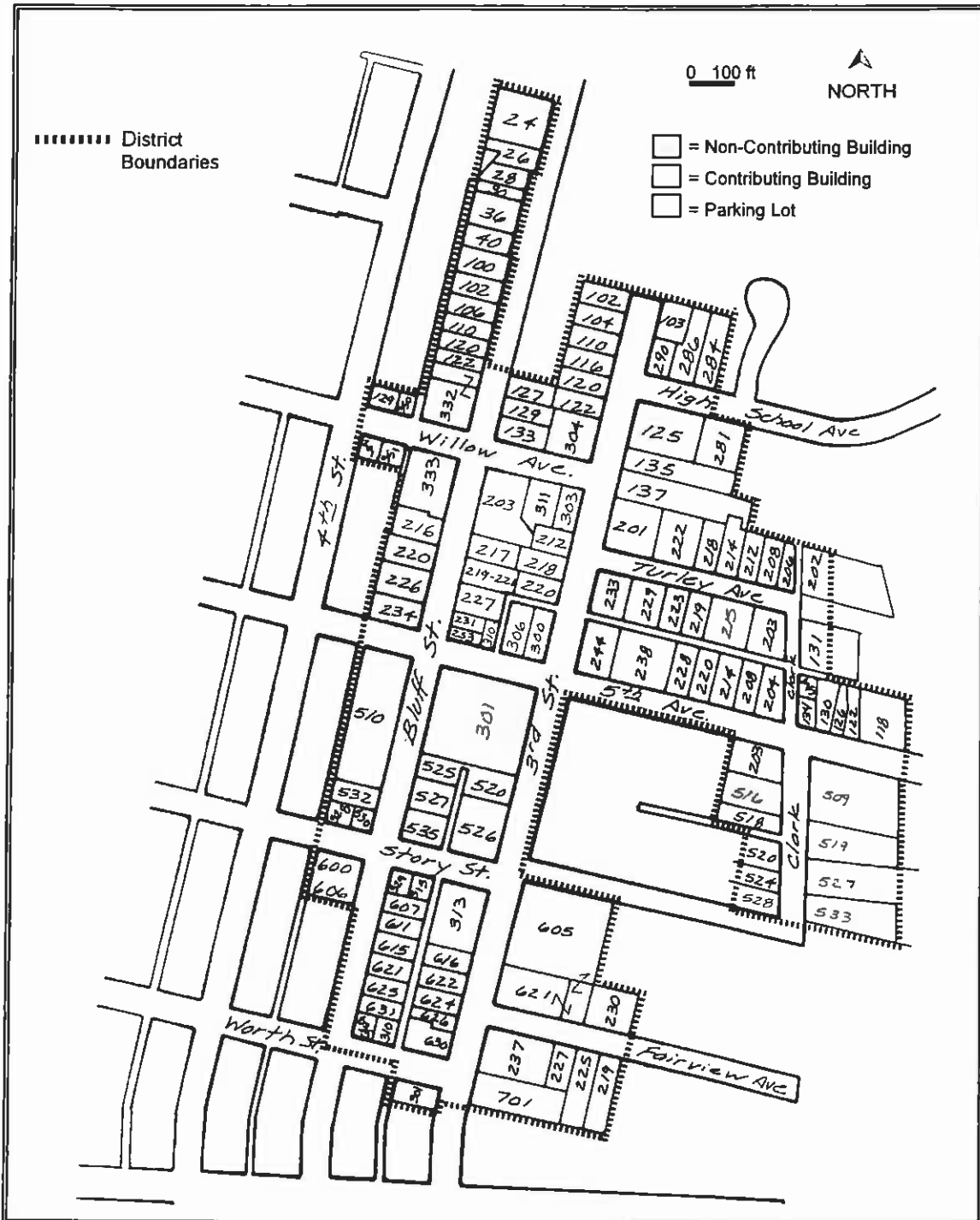
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Detail Map Showing District Boundary and Contributing vs. Non-Contributing Primary Buildings



Location of resources by address.

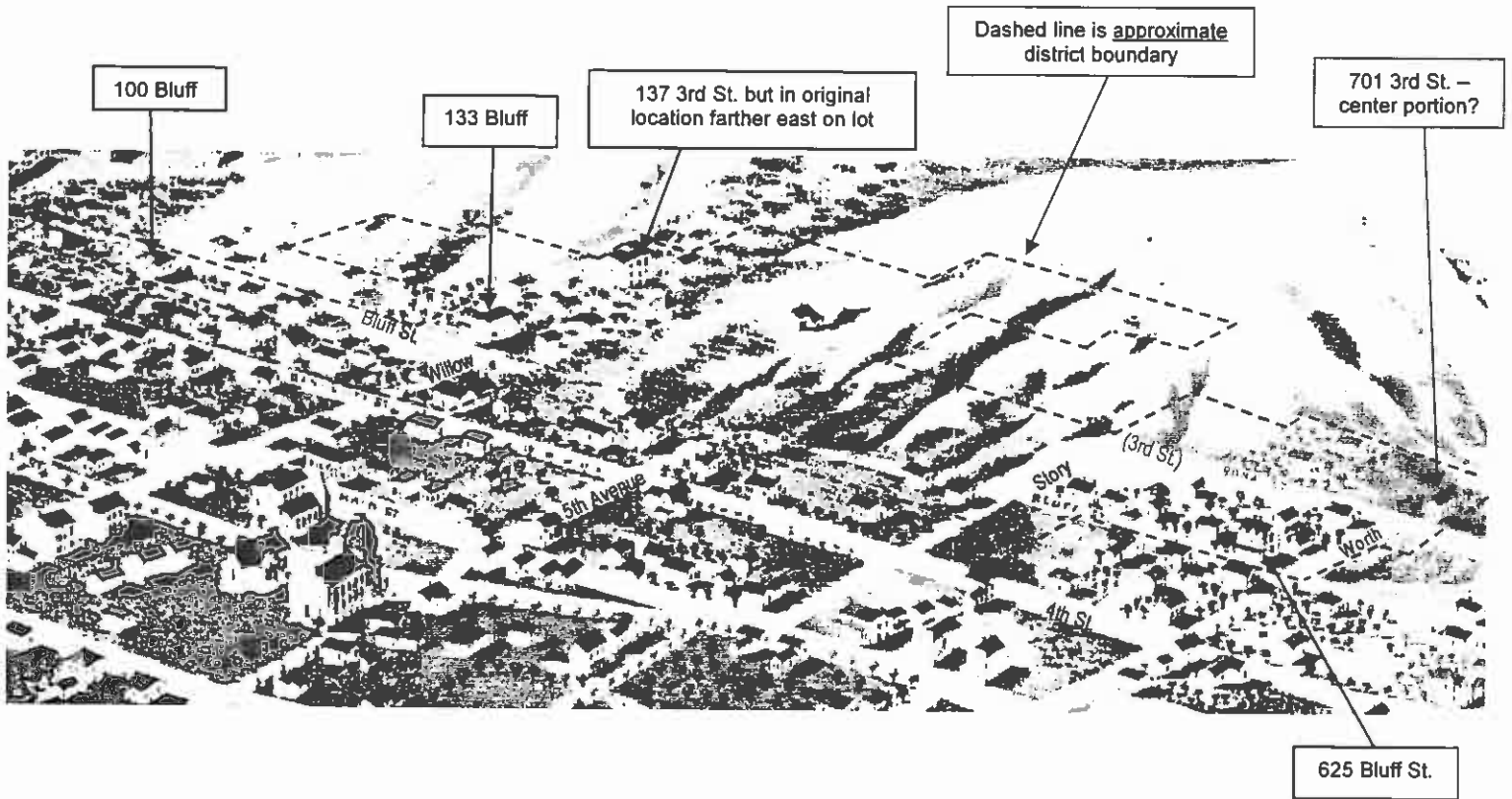
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1868 Bird's Eye View of Council Bluffs Showing District
(Source: Ruger 1868)



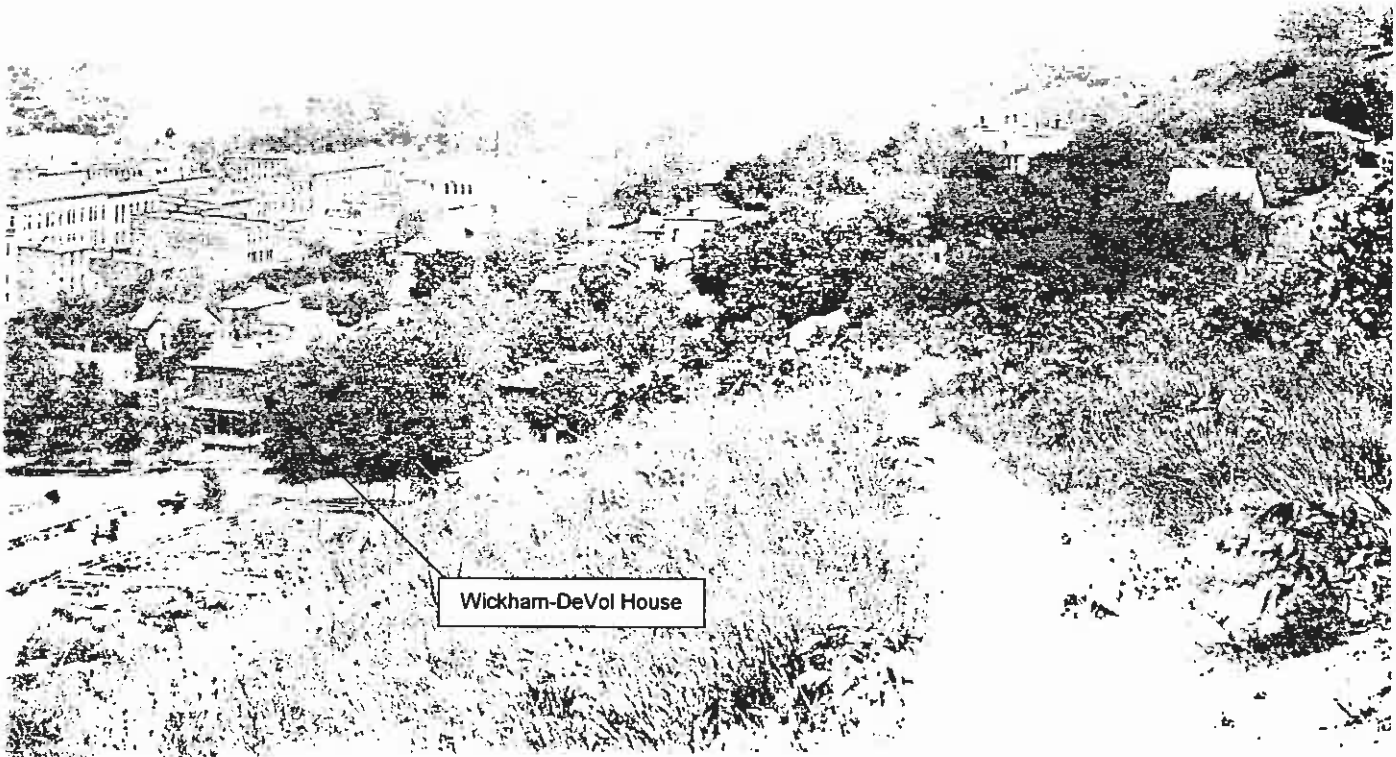
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Willow/Bluff /3rd Street Historic District
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1887 Photograph of Council Bluffs Showing Part of District
(Source: Craig et al. 1887)



BIRD'S EYE VIEW NO. 5. FROM FAIRMOUNT PARK.

North End of Willow/Bluff/3rd Street Historic District in 1887 looking to the N-NW from the bluff top.

Wickham-DeVol House at 332 Willow, before restyling around 1913, is seen at the left side of the image, facing south. The large corner lot diagonally through the intersection from the Wickham-DeVol House is now the site of the Van Bunt House at 203 Bluff, constructed in 1890.

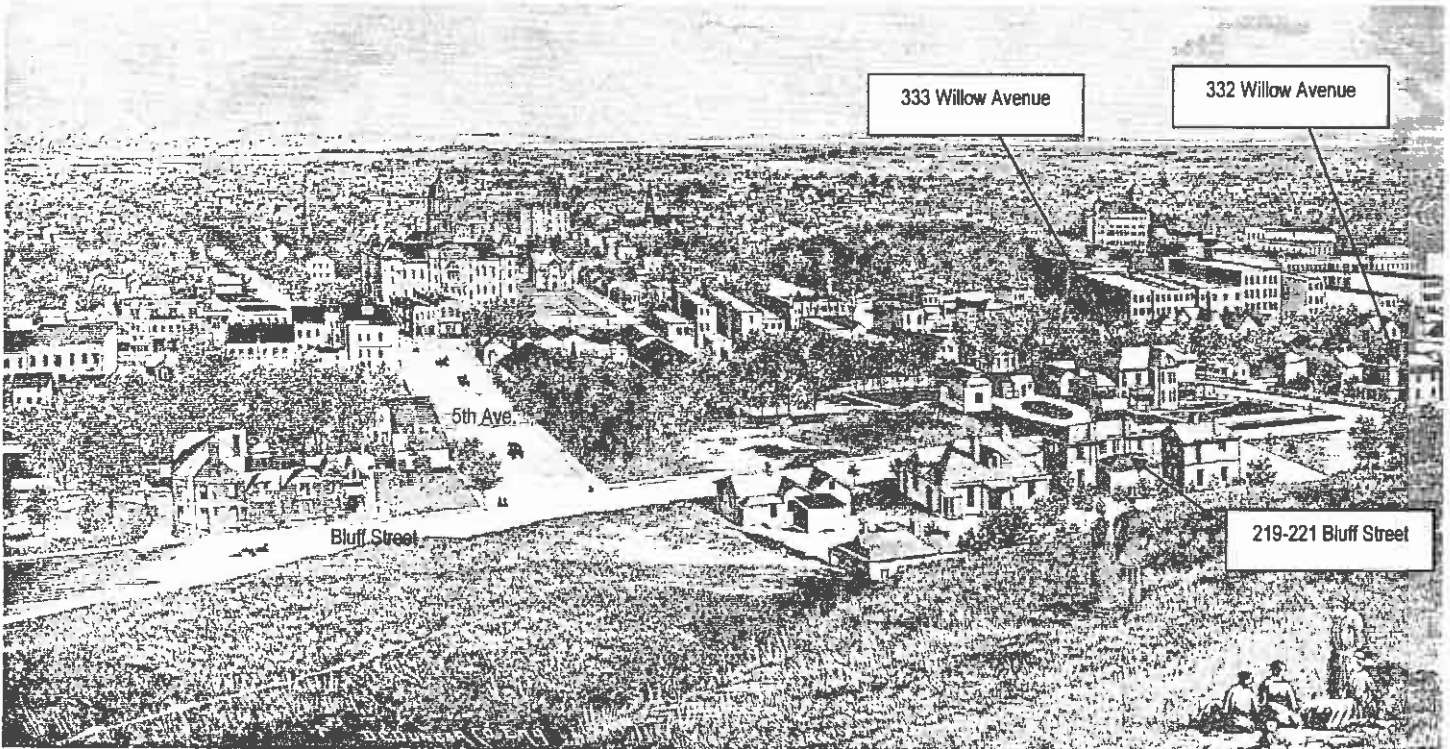
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Willow/Bluff /3rd Street Historic District
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c.1889 Lithograph of Council Bluffs Showing Part of District
(Source: Debra Danielsen, Council Bluffs, Iowa)



"A View of the City from the Bluffs," ca. 1889.

The viewer is on the bluff top behind and slightly north of Dodge House, facing WNW.

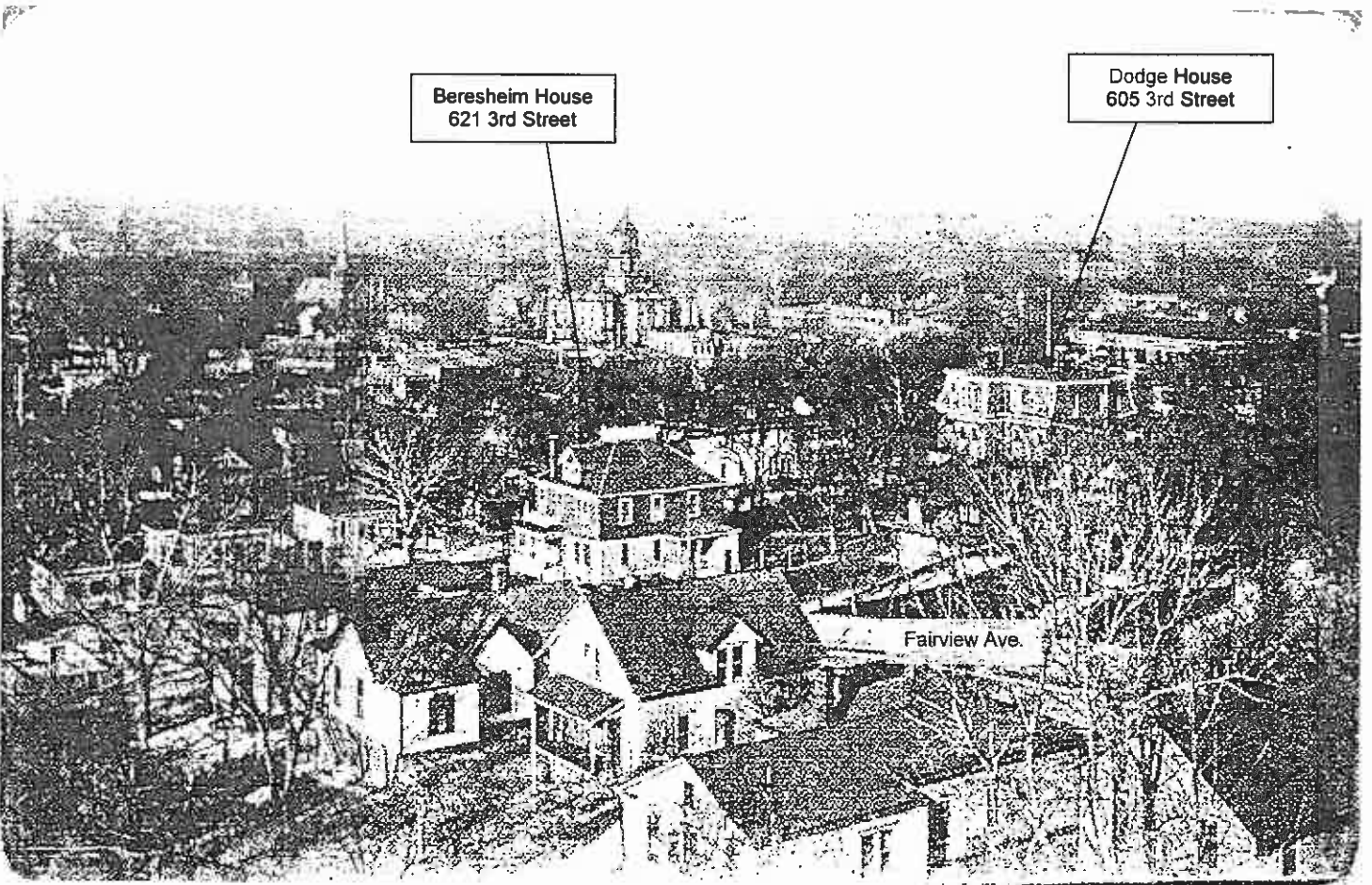
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Willow/Bluff /3rd Street Historic District
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1908 Photograph of Council Bluffs Showing Part of District
(Source: Bridge et al. 2002:11)



Council Bluffs in 1908, looking northwest from the hilltop above the historic district.
(The small hip-roof houses at 624 and 626 3rd are visible at the left center of the image. All of the houses in the foreground of this image, except the two closest to the camera in the bottom right, are within the district boundaries.)

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“Birdseye View, Council Bluffs” 1908 Panoramic Photograph Showing District
(Source: Bandholtz 1908)



Panoramic Photograph of Council Bluffs in 1908 taken from the bluff top above the district looking to the west. Top view is panning to the NW, with 3rd Street in the lower right corner. Bottom view is panning to the SW, with the Dodge House in the lower left corner. In the center of the two views is the former Lincoln High School, which burned down in 1976.

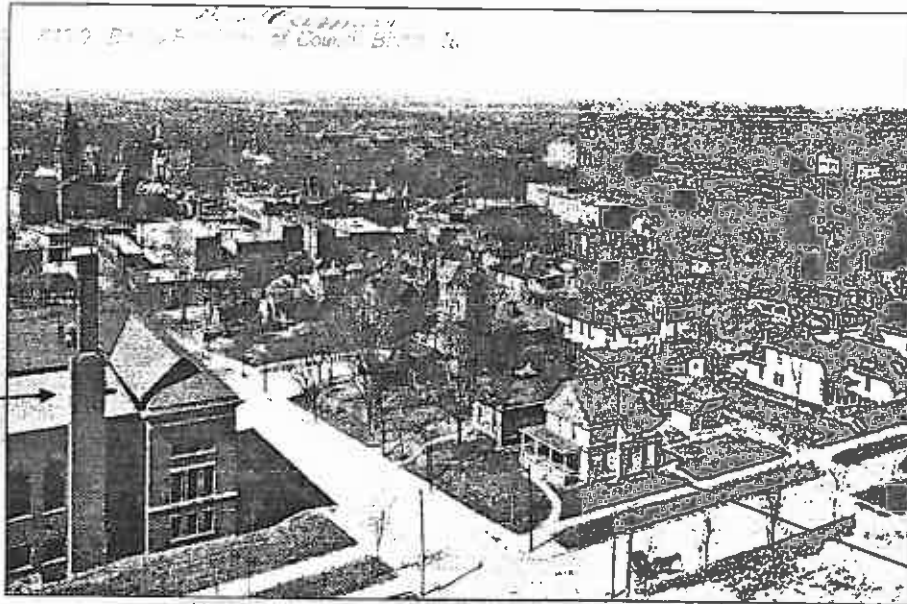
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Willow/Bluff /3rd Street Historic District
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Historic Postcard Photographs of Council Bluffs Showing Portions of District (Source: Bridge et al. 2002)

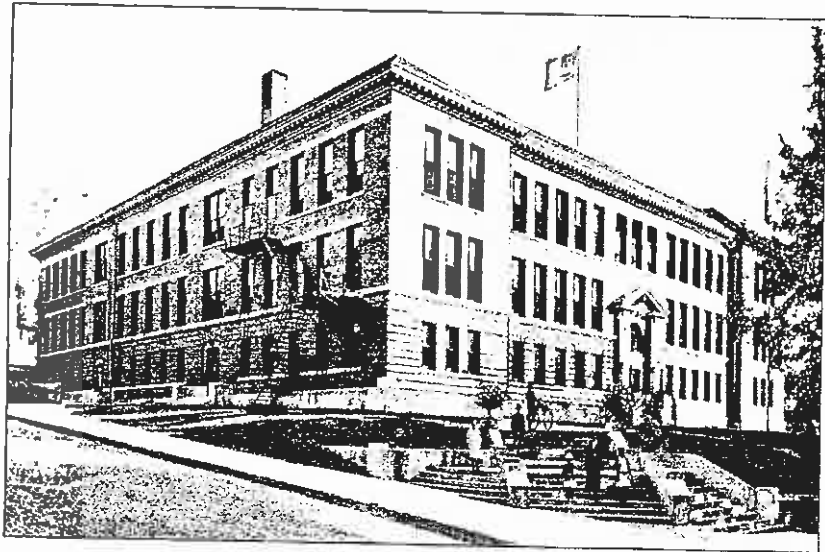


Lincoln High School
(non-extant)

218 3rd St.
220 3rd St.

300 5th Ave.

View of the downtown skyline looking northeast from the bluffs above Third Street and Fifth Avenue in 1908.



Abraham Lincoln High School at Bluff Street and Fifth Avenue around 1930.
High School burned down in 1976.

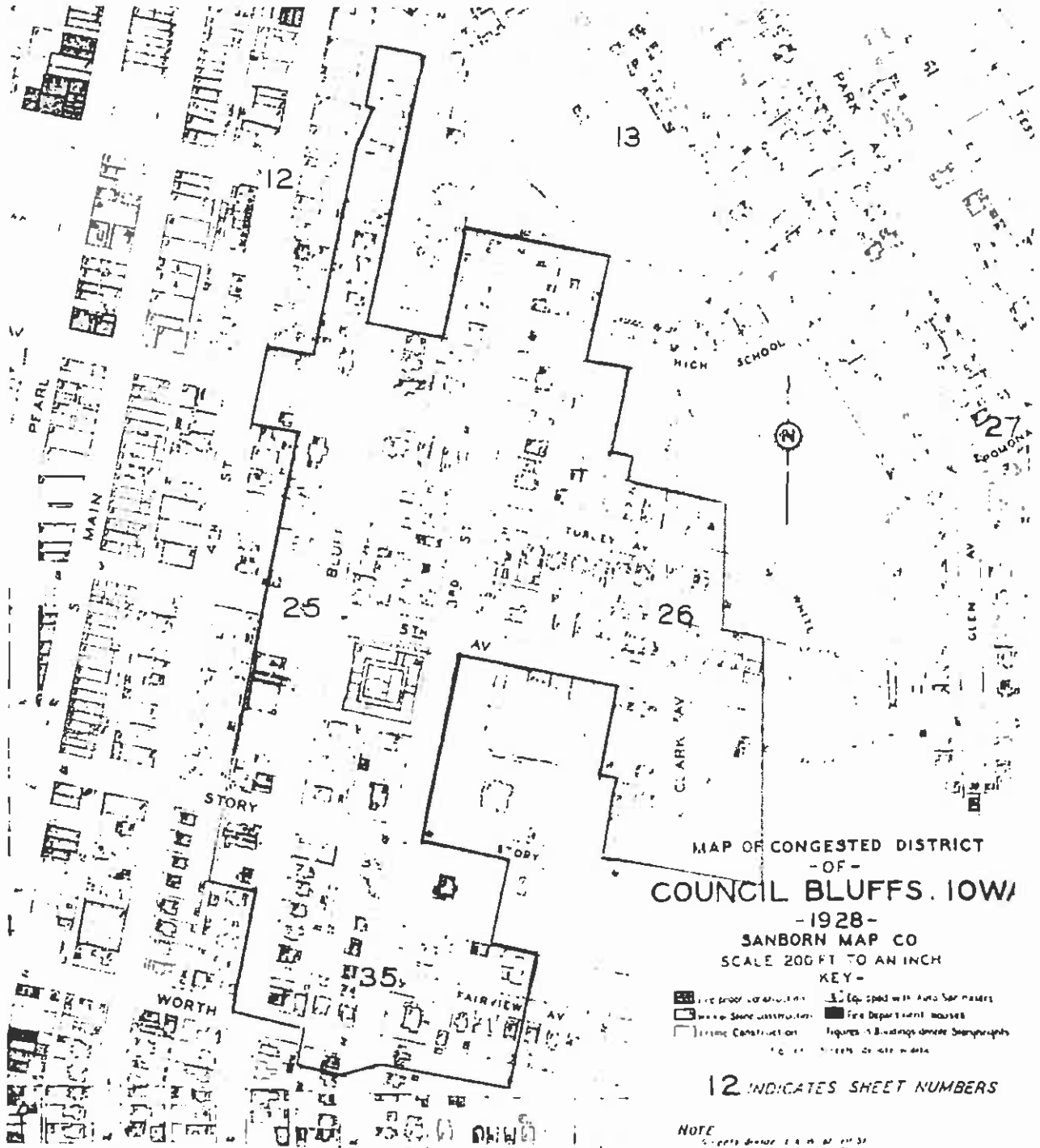
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Willow/Bluff /3rd Street Historic District
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1928 Fire Insurance Map Showing District Boundary
(Source: Sanborn Map Company 1928)



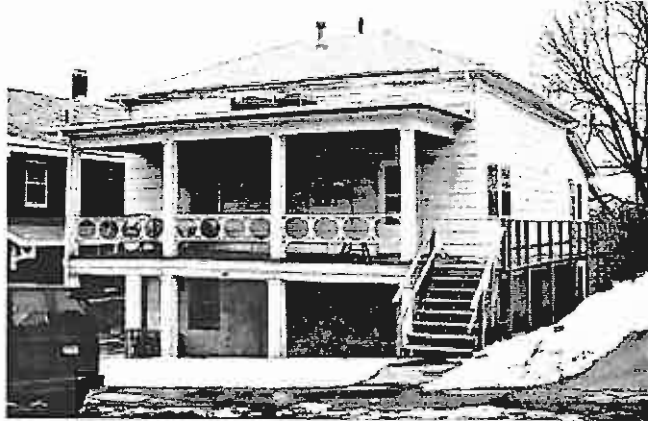
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Willow/Bluff /3rd Street Historic District
Pottawattamie County, IA

Photographs of Selected Property Types in District



100 Bluff Street – Raised Hipped Cottage



626 3rd Street – Raised Hipped Cottage



219 Turley Avenue – Hipped Cottage



631 Bluff Street – Hipped Cottage (Shotgun type)



28 Bluff Street – Gable Front



238 5th Avenue – Side Gable

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Willow/Bluff /3rd Street Historic District
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Photographs of Selected Property Types in District



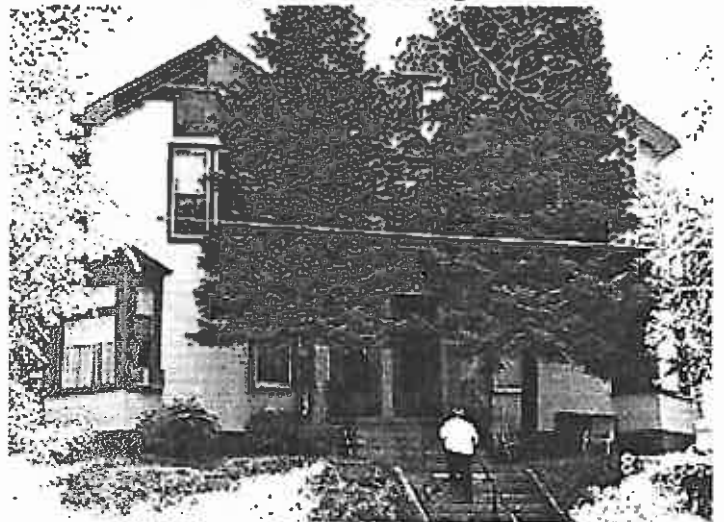
606 Bluff Street – Side Gable



122 3rd Street – Queen Anne Cottage



230 Fairview – Queen Anne Cottage



219-221 Bluff Street – Double House



40 Bluff Street – Foursquare Variant



106 Bluff Street - Foursquare

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Willow/Bluff /3rd Street Historic District
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Photographs of Selected Property Types in District



118 5th Avenue – Foursquare



228 5th Avenue – Foursquare



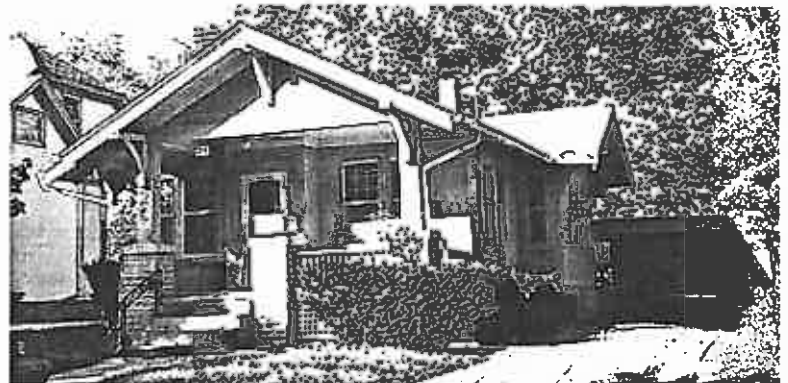
535 Bluff Street – Foursquare



519 Clark Avenue – Foursquare



520 3rd Street – Foursquare



26 Bluff Street – Bungalow

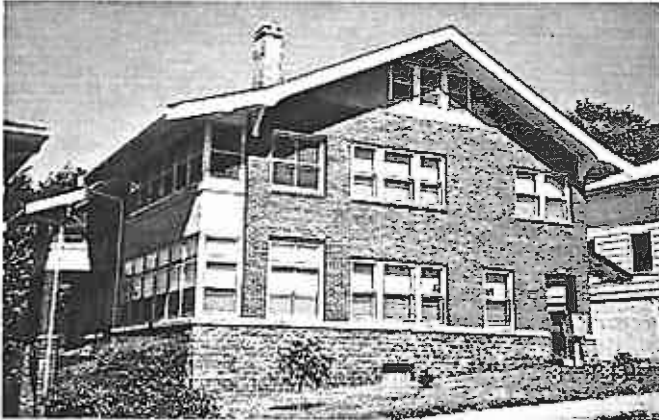
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Willow/Bluff /3rd Street Historic District
Pottawattamie County, IA

Photographs of Selected Property Types in District



102 Bluff Street – Craftsman



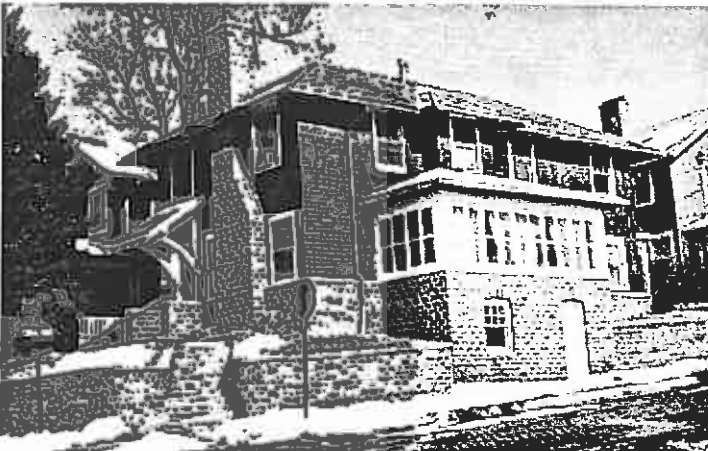
203 5th Avenue – Craftsman/Prairie



204 5th Avenue – Craftsman



231 Bluff Street – Craftsman



233 Bluff Street – Craftsman



315 Story – Bungalow

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Pottawattamie County, IA

Photographs of Selected Property Types in District



225 Fairview Avenue – Greek Revival Cottage



625 Bluff Street – Gothic Revival



605 3rd Street (Dodge House)- Second Empire



333 Willow Avenue – Italianate



509 Clark Avenue – Italianate



332 Willow Avenue – Italianate/Prairie School

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Photographs of Selected Property Types in District



217 Bluff Street – Queen Anne



528 Clark Avenue – Queen Anne



220 Bluff Street – Queen Anne



203 Bluff Street – Queen Anne



203 Turley – Free Classic Queen Anne



216 Bluff Street – Free Classic Queen Anne

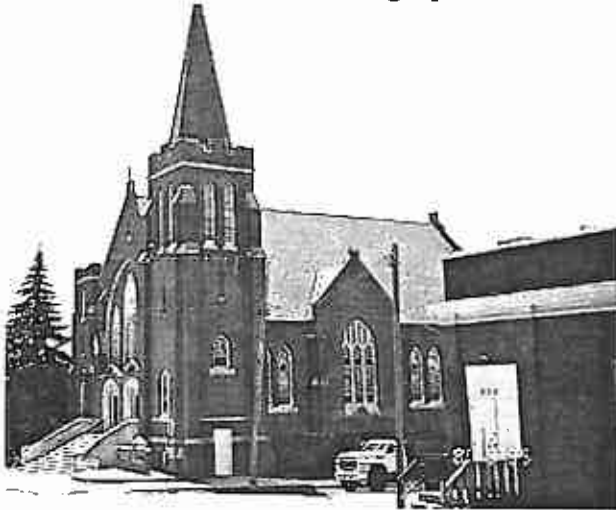
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Willow/Bluff /3rd Street Historic District
Pottawattamie County, IA

Photographs of Selected Property Types in District



600 Bluff Street- Church Gothic



201 3rd Street – Neoclassical



127 Bluff Street – Colonial Revival (Dutch)



206 Turley Avenue – Colonial Revival



237 Fairview – Colonial Revival



290 High School Avenue – Colonial Revival

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Pottawattamie County, IA

Photographs of Selected Property Types in District



304 Willow Avenue – Colonial Revival



125 3rd Street – Tudor Revival



222 Turley Avenue – Tudor Revival



36 Bluff Street – Eclectic (Revival/Prairie)



233 Turley Avenue – Eclectic (Prairie/Arts & Crafts/Revival)

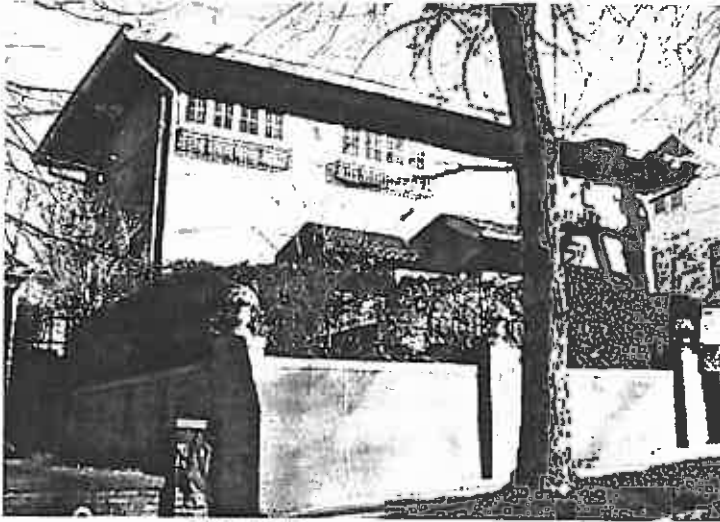
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Willow/Bluff /3rd Street Historic District
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Photographs of Selected Property Types in District



286 High School Avenue – Eclectic
(Prairie/Spanish Colonial Revival)



524 Clark Avenue – Eclectic (Queen Anne/Revival)

Noncontributing Property Types



234 Bluff Street – Ranch



516 Clark Avenue – Split Level

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Willow/Bluff /3rd Street Historic District
Pottawattamie County, IA

Table 1. Description and Evaluation of Properties in District.

Year Built dates were derived from historical research, Assessor's records, and stylistic data.

Circa dates represent the best estimate based on available data absent of a definitively known construction date.

<u>Inventory Number</u>	<u>Property Address</u>	<u>Year Built</u>	<u>Architectural Influence</u>	<u>Evaluation</u>	<u>Integrity Assessment</u>
78-01489	24 Bluff St.	c.1915	Foursquare/ Classical Revival	Contributing House, Garage, & Retaining Wall	+ = <i>key property, potential for individual eligibility</i> Retains clapboard siding, original porch with Classical columns, many original windows (multi-pane over single pane types), sleeping porch. Very good integrity.
78-01490	26 Bluff St.	c.1915	Bungalow/ Craftsman	Contributing House	Craftsman influence in overall style, porch, and window types as well as in the wood shake siding and wide eave overhang with knee brace brackets. Very good integrity.
78-01491	28 Bluff St.	c.1910	Gable Front/ Craftsman	Contributing House	Stuccoed wall treatment (original?). Craftsman type porch posts, some window replacements. Sufficient integrity.
78-01492	30 Bluff St.	c.1915	Cross Gable	Contributing House & Garage	Retains clapboard siding, diamond shingle siding in gable end, cornice returns, unusual roofline. Additions made to rear of house, porch posts replaced with metal posts and rail. Sufficient integrity despite porch alteration.
78-01493	36 Bluff St.	c.1900	Revival/Prairie	Contributing House, Garage, & Retaining Wall between 36 and 40 Bluff Street	+ Intact/Significant. Retains narrow clapboard siding, very wide eave overhang, flared eaves, original windows - includes leaded glass, most are Prairie/ Craftsman-type windows, porch has fluted round columns (porch may be reduced from original full width porch), front door has side lights and transom, shallow rectangular and rounded bay windows. Very good integrity.
78-01494	40 Bluff St.	c.1900	Foursquare variant/ Free Classic Queen Anne	Contributing House	Transitional from Queen Anne. Retains clapboard siding, wide eave overhang with modillion blocks, wrap-around porch has ¼-height round columns and pedimented entry, two-story bay window, canted corner on SE and cut-away bay on NE corner. Good integrity.
78-01495	100 Bluff St.	c.1868	Raised hipped cottage	Contributing House	Possible Southern influence in this early raised hip cottage design with two-story front porch. Basement level is brick that has been stuccoed. Alterations include wide Masonite siding, altered/replaced windows, replaced porch rail. Sufficient integrity despite alterations because retains most elements of original porch and overall form is a very old and notable early house type in Council Bluffs.
78-01496	102 Bluff St.	1917	Craftsman	Contributing House	Brown brick walls with pink Sioux Quartzite foundation have battered corners. Quartzite also used for porch post piers. House has wide eave overhang with knee brace brackets, sleeping porch, and sunrooms. Probably some window replacements. Good integrity. Built with apartment in basement in 1920s.

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Section number	Documentation	Page	Additional	Section number	Documentation	Page	Additional	Description
78-01504	102 3 rd St.	1928	Table 1. cont. Colonial Revival	78-01504	102 3 rd St.	1928	Table 1. cont. Colonial Revival	Contributing House, Garage & Retaining Wall End wall chimneys flanked by half lunette windows. Two-story side gable has cornice returns, original multi-pane over single pane windows, and rounded portico porch with round columns. Narrow vinyl siding applied. Good integrity despite siding replacement.
78-01513	103 3 rd St.	c.1920	Colonial Revival	78-01513	103 3 rd St.	c.1920	Colonial Revival	Contributing House, Garage & Retaining Wall Built above road on slope. Distinctive Arts & Crafts retaining wall. House retains narrow clapboard siding and modillion blocks at eave overhang and around porch. Wood deck added to bluff side. Good integrity.
78-01505	104 3 rd St.	c.1910	Queen Anne (Free Classic) cottage	78-01505	104 3 rd St.	c.1910	Queen Anne (Free Classic) cottage	Contributing House & Garage Porch has rounded posts. Retains clapboard siding, hipped roof with cross-gabled dormers, paired and single windows. Good integrity.
78-01497	106 Bluff St.	c.1915	Foursquare/Prairie School	78-01497	106 Bluff St.	c.1915	Foursquare/Prairie School	Contributing House & Garage + Stucco on 2 nd floor; brown brick on 1 st floor. Horizontal emphasis in eave overhang, flat porch hood, and 1st/2nd floor break. Nice front porch and retaining wall details. Probably some window replacements. Good integrity.
78-01506	110 3 rd St.	c.1910	Craftsman	78-01506	110 3 rd St.	c.1910	Craftsman	Contributing House, Garage & Retaining Wall Stucco 2 nd floor; brick on 1 st floor. Front gabled roof with wide eave overhang; knee brace brackets. Curved porch hood has false beam brackets. Metal posts added to porch. Side lights flank front door. Some original windows remain. Good integrity.
78-01498	110 Bluff St.	c.1915	Foursquare/Prairie	78-01498	110 Bluff St.	c.1915	Foursquare/Prairie	Contributing House Narrow width vinyl siding, wide eave overhang, intact front porch. Windows are original multi pane over single panes with fixed pane windows in hipped dormer. Shallow rectangular bay window. Basement stall garage. Good integrity despite vinyl siding.
78-01507	116 3 rd St.	c.1900	Queen Anne cottage	78-01507	116 3 rd St.	c.1900	Queen Anne cottage	Contributing House Vinyl clad but lots of style; moved to site in 1908 from present site of 233 Turley. Was built after 1896 at original site. Retains shingle siding in gable ends, lunette window in one end, some other original windows, early 20 th century porch enclosure, one-stall garage at basement level. Good integrity despite recent application of vinyl siding. Moved within district and within period of significance.
78-01569	118 5 th Ave.	c.1900	Foursquare/Revival	78-01569	118 5 th Ave.	c.1900	Foursquare/Revival	Contributing House & Retaining Wall/Non-Contrib. Garage Brick house with slate roof. Square brick posts and rail on porch. Modillion blocks at porch eaves. Shed roofed dormer on front roof slope. Hip roof with flared eaves. Rectangular shallow bay window on side, rounded bay window on front 2 nd floor. Some replacement windows. Good integrity.
78-01508	120 3 rd St.	c.1905-06	Foursquare/Colonial Revival	78-01508	120 3 rd St.	c.1905-06	Foursquare/Colonial Revival	Contributing House & Garage Narrow vinyl siding, full-width porch removed, window recently altered on front. Faux shutters added. Retains tripled round posts on porch and decorative rail, shed-roofed dormers. Sufficient integrity.

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Section number	Documentation	Page	58		
78-01499	120 Bluff St.	c.1915	Table 1. cont. Foursquare variant/Prairie	Contributing House	Stucco on 2 nd floor; brick on 1 st floor. Front porch intact, wide eave overhang, garage attached to rear may be original. Original multi-pane over single pane windows. Hipped dormer. Good integrity.
78-01509	122 3 rd St.	1908	Queen Anne (Free Classic) cottage	Contributing House	+Asymmetrical massing. Round ¼-height posts on wrap-around porch. Massive hip roof flares at eaves and has cross gabled ells. Retains narrow clapboard siding, shed-roofed dormer, and Palladian window variant. Some replacement windows. Good integrity.
78-01568	122 5 th Ave.	c.1910	Foursquare variant	Contributing House & Retaining Wall/ Non-Contrib. Garage	1 of 3 (see 126 & 130 5 th). Retains clapboard siding, hipped roof with slight overhang, tripled window on front may be more modern but is obscured by cloth awning. Faux shutters added. Original porch likely removed. Now has metal rail on concrete stoop. Sufficient integrity.
78-01500	122 Bluff St.	c.1910	Foursquare	Non- Contributing House	Wide vinyl siding. Porch posts are metal replacements. Metal awnings added. Likely window replacements. Shallow rectangular stairway bay on north side. Hipped dormer has replacement window or vent. Basement-level garage. Insufficient integrity – too many alterations.
78-01512	125 3 rd St.	c.1910	Tudor Revival	Contributing House, Garage & Retaining Wall	+Likely architect designed. Two-story side gable with cross gabled ell. Stucco on 2 nd , brown brick on 1 st . Some original windows remain. Front ell projects out over front entry. Porch has square brick posts and round posts. False beam and knee brace brackets under wide eaves. Globe lights flank stairs to front entry. Very good integrity.
78-01567	126 5 th Ave.	c.1910	Foursquare variant	Contributing House	1 of 3 (see 122 & 130 5 th). Retains front porch but enclosed with modern windows. Deck added to front. Retains clapboard siding and 1/1 windows. Sufficient integrity.
78-01503	127 Bluff St.	1894	Colonial Revival	Contributing House/ Non-Contrib. Retaining Wall	Dutch-gambrel front gable. Intact porches. Palladian window in gambrel end, rounded two-story bay on south side, most windows original. Very good integrity.
78-01518	129 4 th St.	c.1930	Colonial Revival	Contributing House	Cape Cod-type cottage. Brick house with wide siding in gable ends (may be original). Gabled dormers on steep side-gabled roof. Console brackets on porch overhang. Side lights flank front door. Possibly some replacement windows. Good integrity.
78-01502	129 Bluff St.	c.1892	Tudor Revival/ Craftsman/ Prairie	Contributing House, Garage & Retaining Wall	Shingle siding on 1 st floor, vinyl siding recently removed uncovering stucco & faux timbering on 2 nd level. Retains original multi-pane over single pane windows, massive roof with wide eave overhang, rectangular canted bay on 2 nd floor front, two-story bay on side, roughened brick foundation, and hipped dormer on north side. Half timbering exposed on porch pediment. Good integrity.

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78-01566	130 5 th Ave.	c.1910	Table 1. cont. Foursquare variant/ Craftsman	Contributing House & Retaining Wall	1 of 3 similar (see 122 & 126 5 th). Stuccoed, hipped dormer on front roof slope, enclosed porch (cottage window older?). Sufficient integrity.
78-01548	131 Turley	c.1906	Bungalow	Contributing House, Garage & Retaining Wall	Reminiscent of Mortimer Cleveland designs in Waterloo. Retains wood shingle siding, porch with oversized round posts, dormer on front roof, jerkinhead roof with wide eave overhang, and some original windows. Garage built into bluff. Good integrity.
78-01501	133 Bluff St.	c.1868	Italianate	Contributing House, Garage & Retaining Wall	Important early brick house. Brick has been painted. Retains bracketed eave overhang, segmental-arched windows, intact rear porch. Later modifications included the addition of a shallow rectangular bay window on front porch, some window replacements, and replacement of post on front porch. Good integrity – most alterations made during period of significance.
78-01565	134 5 th Ave.	c.1920	Foursquare variant/ Prairie/ Craftsman	Contributing House	Similar to those at 122-126 5 th Avenue but on larger lot and may be a design variation to accommodate that lot. Hipped roof has hipped front ell but overall form harks to Prairie/Foursquare variant with Craftsman-style porch. Retains narrow clapboard siding, eave overhang, intact porch with square ¼-height posts on clapboard-sided closed rail. Some possible window replacements. Good integrity.
78-01511	135 3 rd St.	1906	Colonial Revival/ Queen Anne (Free Classic)	Contributing House & Small Barn	Retains narrow clapboard siding, Palladian window in gable end, an oculus window, rounded hip dormers on front roof slope, two-story rounded bay window, and a porch that has paired and tripled round posts on brick piers. Attached garage may be original to construction. Good integrity.
78-01510	137 3 rd St.	c. 1856; 1906	Greek Revival; remodeled to a Foursquare/ Colonial Revival	Contributing House	Original style likely Greek Revival; moved forward on lot as part of 1906 remodeling to a foursquare with Colonial Revival details. Two-story brick house has hipped roof and dormers. Wrap-around porch has tripled and paired round posts (added in 1906). Good integrity despite the move and remodeling, which were within period of significance.
78-01540	201 3 rd St.	c.1902	Neoclassical	Contributing House & Retaining Wall	+Excellent example despite aluminum replacement siding; E.P. Schoentgen, architect. Distinctive two-story rounded Classical porch, exaggerated scrolled pediments over door and front 1 st floor windows. Retains modillion blocks at eave overhang, cornice returns, gabled/pedimented dormers, and porte-cochere. Very elaborate design. Good integrity despite siding replacement.

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78-01519	201 4 th St.	1925	Table 1. cont. Gable Front cottage	Contributing House	Cape Cod influence to a front-gabled cottage; adapted for use as an office. Wide aluminum siding. Some replacement windows but retains some original Craftsman-type 6/1 and 9/1 windows. Sunroom on side of house. Carport added later to side. Sufficient integrity.
78-01547	202 Turley	1906	Bungalow/ Tudor/ Craftsman	Contributing House, Garage & Retaining Wall	Garage excavated into the bluff. Wood shakes on 1 st floor, stucco and faux half timbering on 2 nd floor. Hip roof with cross-gabled ell and wide eave overhang. False beam brackets under eave. Porch enclosed with glass has stone posts. Retains some original windows. Good integrity.
78-01564	203 5 th Ave.	1922	Craftsman/ Prairie	Contributing House & Garage	Stucco on upper level, brick on first level. Large side-gabled house has wide eave overhang and exposed rafter tails. Gabled dormers also have exposed rafter tails. Raised front entry has brick steps and side lights at door. Flared porch hood with console brackets, some if not all original Prairie style windows, sleeping porch/ sunroom combination on side. Very good integrity.
78-01527	203 Bluff St.	1890	Queen Anne	Contributing House, Garage & Retaining Wall	+Commodious & well detailed; designed by local architects Bell & Berlinghoff. Steep hipped roof with steep cross-gabled ells, rounded bay windows, canted corner bay, numerous and varied window types are original, wrap-around porch has metal replacement posts and partial enclosure, scrollwork with name and date of construction on pediment over porch entry. Retains narrow clapboard siding. Numerous additions to house. Good integrity.
78-01549	203 Turley	c.1897	Queen Anne (Free Classic)	Contributing House, Garage & Retaining Wall	Sleeping porch over porte-cochere original. Retains narrow clapboard siding, wrap-around porch with tripled and paired square posts and intact rail, wide eave overhang, cornice returns, Palladian window variant in gable end, rounded two-story bay window on front, most windows are original fixed pane and multi-pane over single pane windows. Very good integrity.
78-01563	204 5 th Ave.	c.1910	Craftsman	Contributing House/ Non-Contrib. Garage	Nice example; two-story rectangular house with hipped roof and wide eave overhang and exposed rafter tails. Original multi-pane over single pane windows and fixed pane windows. Wide and narrow clapboard siding. Shallow rectangular stairwell bay on side. Curved hood over door has paired console brackets. Same style and vintage as 203 5 th Avenue although not identical. Very good integrity.

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			Table 1. cont.		
78-01546	206 Turley	c.1900	Colonial Revival/ Shingle cottage	Contributing House	Uncommon styling; modest scale. Wood shingle siding over entire body of house. Porch has round ¼-height columns and intact rail. Dramatic flare to roof as it extends over porch. Hipped dormer on front roof slope, stone retaining wall and porch piers, sleeping porch added to rear. Most windows are original multi-pane over single pane windows including leaded glass. Good integrity.
78-01562	208 5 th Ave.	c.1915	Foursquare	Contributing House & Garage	Retains narrow clapboard siding, flared hip roof with wide eave overhang, hipped dormers, shallow stairwell bay on 2 nd floor, and some original windows. Front porch has been removed. Sufficient integrity despite loss of porch.
78-01545	208 Turley	c.1900	Colonial Revival	Contributing House	Steep gambrel roof. Has wide aluminum siding and metal posts on porch. Some original tracery windows and cut-away bay on front. Sufficient integrity despite alterations.
78-01537	212 3 rd St.	c.1900	Gable Front/ Colonial Revival	Contributing House/ Non-Contrib. Garage	Narrow vinyl siding. Modern garage attached to rear. Some original windows if not all. Shed-roofed wall dormer on side. Retains round full-height columns on porch and intact rail, cornice returns, and transom and side lights around front door. Good integrity despite vinyl siding.
78-01544	212 Turley	c.1907	Foursquare/ Revival	Contributing House & Retaining Wall	Wood shake siding over entire body. Small shed dormer on front roof. Screened-in porch is intact has square shingle-sided posts with smaller round columns in-between. Probably some window replacements. Good integrity.
78-01561	214 5 th Ave.	c.1910	Foursquare/ Craftsman	Contributing House, Garage & Retaining Wall	Wood shingle siding on 2 nd floor, narrow clapboard siding on 1 st floor. Hip roof has eave overhang and exposed rafter tails. Hipped dormer, many original windows, intact porch has square and round ¼-height posts on brick piers and rail, tall brick chimney. Very good integrity.
78-01543	214 Turley	c.1895	Neoclassical	Contributing House/ Non-Contrib. Garage	Narrow vinyl siding. Retains distinctive rounded portico with Classical columns, round bow window on side, eave overhang, Palladian window variant in closed gable end, round window at front entry, stone retaining wall. Probably some original windows. Good integrity despite siding.
78-01550	215 Turley	c.1920	Tudor Revival	Contributing House	Nice brick example. Retains original 6/1 windows, round-arched door and doorway on steeply pitched gabled portico, faux half timber and stucco in portico gable. Later addition to neighborhood. Good integrity.
78-01536	216 Bluff St.	c.1900	Queen Anne (Free Classic)	Contributing House/ Non-Contrib. Garage	Commodious and asymmetrical. Retains clapboard siding, wrap-around porch with paired and tripled ¼-height round posts and intact rail, many original windows, rounded bay on south side. Very good integrity.

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78-01528	217 Bluff St.	c.1896	Table 1. cont. Queen Anne	Contributing House/ Non-Contrib. Retaining Wall	Vinyl siding, probably some window replacements. Has shingle siding in gable end that may be vinyl replacement of original type. Turned posts on porch, which was enlarged between 1896 and 1928. Cut-away bay with brackets. New stone retaining wall in front. Sufficient integrity.
78-01538	218 3 rd St.	c.1904	Hipped cottage /Prairie School	Contributing House	Vinyl siding and steel tile roofing added. Eave overhang to hipped roof, screened-in porch, hipped dormer, and some original windows including art glass windows in front. Has gabled ell on one side but overall form of house as it was originally built is a hipped cottage. Sufficient integrity.
78-01542	218 Turley	c.1910	Side Gable	Contributing House	Colonial Revival influence originally but some loss of style in metal post replacements on porch. Retains narrow clapboard siding, cornice returns, gabled wall dormer on front, and some original windows. Sufficient integrity.
78-01529	219-221 Bluff St.	c.1887	Double House/ Stick style	Contributing House & Retaining Wall	Wide asbestos siding, likely window replacements. Retains Stick style details in gable ends and in canted corner rectangular bay windows. Sufficient integrity- important property type (double house) in Council Bluffs.
78-01611	219 Fairview	c.1900	Gable Front cottage	Contributing House	Front-gabled 1.5-story cottage has vinyl siding and replaced windows. Retains gabled wall dormer and Craftsman-type porch that was added in the 1910s-20s. Sufficient integrity despite siding and window replacements.
78-01551	219 Turley	c.1900	Hipped cottage/ Craftsman	Contributing House	Narrow vinyl siding. Retains square posts and rail on intact porch, canted corner, cottage window but has some replaced windows. Good integrity despite vinyl siding.
78-01539	220 3 rd St.	by 1896	Italianate	Contributing House/ Non-Contrib. Garage	Painted brick house has segmental-arched windows and eave overhang. Metal replacement posts on porch and probably some window replacements. Sufficient integrity – probably older than the 1890s in its construction.
78-01560	220 5 th Ave.	c.1910	Craftsman	Contributing House	Front porch has Arts & Crafts details – pergola-like. Unusual 2 nd floor treatment with knee brace brackets and vertical board details connecting to brackets. Front gabled orientation with wide eave overhang and exposed rafter tails. Clapboard on 1st floor, stucco on 2 nd . Some original windows. Good integrity.
78-01535	220 Bluff St.	c.1896	Queen Anne	Contributing House & Garage	Asymmetrical massing. Retains narrow clapboard and shingle siding, rounded two-story bay window, wrap-around porch with square posts and rail, some replacement windows such as front cottage window that is modern replacement. Good integrity.

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78-01541	222 Turley	Bet. 1922- 1927	Table 1. cont. Tudor Revival	Contributing House & Garage	+Excellent example. Brick with stucco and faux half timbering in steep gable ends and on dormers. Round-arched doorway. Original multi-pane windows. Designed by local architects Anderson & Spooner. Very good integrity.
78-01554	223 Turley	c.1888	Hipped cottage	Non-Contributing House & Garage	Vinyl siding; metal replacement posts on porch, windows and other exterior features replaced/alterd in 1963 remodeling. Hipped cottage probably has some Queen Anne details originally. Canted corner bay window. Insufficient integrity.
78-01610	225 Fairview	c.1855	Greek Revival cottage	Contributing House/ Non-Contrib. Garage	One-story gable front and wing cottage retains clapboard siding and false-shaped Gothic window in front gable end (window has been covered over?). Probably some replacement windows, wrap-around porch has plain square posts that may be replacements. Good integrity.
78-01534	226 Bluff St.	c.1900	Queen Anne (Free Classic)	Contributing House & Retaining Wall	Asymmetrical; small front windows recently covered. Retains clapboard siding, a front porch that wraps slightly and has paired full-height round columns, rounded two-story bay window on front, round window in gable end. Some window alterations but does retain many original windows. Modern garage attached to rear; rear stairs to 2 nd floor also added. Good integrity.
78-01530	227 Bluff St.	c.1896	Foursquare variant/ Craftsman	Contributing House & Retaining Wall	Duplex was a single dwelling originally, although is similar in design to double house at 219 Bluff. Striking Craftsman-type stone porch and stone retaining wall are early 20 th century additions to house. Rounded one-story bay windows flank front door, canted rectangular bay on NW corner, hipped dormer on front roof slope. Recent alterations include wide aluminum siding, window replacements, and some modern window inserts. Sufficient integrity despite alterations – porch and retaining wall are notable features.
78-01609	227 Fairview	c.1900	Queen Anne cross-gabled cottage	Contributing House & Garage	Cross-gabled cottage has vinyl siding and likely some window replacements. Porch was recently altered with square posts and rail. Retains cut-away and canted corners on front and side bays. Sufficient integrity because of retention of Queen Anne cottage identity.
78-01559	228 5 th Ave.	c.1910	Foursquare/ Revival	Contributing House/ Non-Contrib. Garage	Classical details. Retains narrow clapboard siding, hipped roof with eave overhang, hipped dormers with exposed rafter tails, porch with paired and tripled round ¾-height columns on brick piers, original multi-pane over single pane and fixed pane windows, and rounded bay on front porch. Very good integrity.

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78-01553	229 Turley	1910s	Table 1. cont. Colonial Revival	Contributing House	Distinctive two story end-wall porch has round columns and a decorative rail. Retains wide eave overhand with modillion blocks, gabled dormers on side roof slope, and at least some of the original multi-pane windows. Wide aluminum siding. Good integrity despite aluminum siding.
78-01612	230 Fairview	c.1880	Queen Anne cross-gabled cottage	Contributing House, Garage & Retaining Wall	+Large wrap-around veranda, significant landscaping to cope with steep hillside location. Retains clapboard and shingle siding (fishscale, blunt end, and diamond shaped), canted corner bay window, unusual rounded stairwell bay on side, sunburst in porch pediment. Window in front dormer replaced or restored. Turned posts and rail on porch look newer (original turned posts likely more robust in size compared to current posts). Good integrity.
78-01531	231 Bluff St.	c.1910	Craftsman	Contributing House	+Nice example; well detailed; notable Sioux Quartzite cobble porch piers, chimney, and foundation. Retains wood shingle siding, original multi-pane over single pane windows, intact porch, wide eave overhang with knee brace brackets. Very good integrity.
78-01532	233 Bluff St.	c.1910	Craftsman	Contributing House & Retaining Wall	+Nice example. Sioux Quartzite cobble foundation, chimney and retaining wall that wraps-around this corner lot. Retains wood shingle siding, wide eave overhang, Craftsman-type porch hood and multi-pane over single pane windows. Very good integrity.
78-01554	233 Turley	c.1912	Eclectic - Prairie/Arts & Crafts/Revival	Contributing House, Garage & Retaining Wall/ Non-Contrib. 2 nd Garage	+Mixes Geo. Maher-like Arts & Crafts/Prairiesque, Foursquare, and Classical details. Distinctive key corner house. Likely architect designed. Massive wrap-around porch has round and square decorative posts and turned rail. Wide eave overhang on house and hipped dormers has modillion blocks. Alternating widths of clapboard siding add to horizontal emphasis. Front door has side lights. Windows appear to be original. Very good integrity.
78-01533	234 Bluff St.	c.1960 (house) 1910-20 (wall)	Ranch	Non-Contrib. House Contributing Retaining Wall	Modern infill built after period of significance. Impressive Sioux Quartzite cobblestone retaining wall wraps-around corner of lot was associated with previous house on this lot.
78-01608	237 Fairview	c.1900	Colonial Revival	Contributing House, Carriage House & Retaining Wall	+Nice example; large hip-roofed house has gabled dormers and wide eave overhang with false beam brackets. Wrap-around porch has Classical columns and intact rail. Rounded bay windows and a quatrefoil window on 2 nd floor front. Palladian and Palladian variant windows. Porte-cochere. Many intact windows. Retains narrow clapboard siding. Scrollwork/shield detail in front pediment. Probably architect designed house. Carriage house to rear has been converted to housing. Very good integrity.

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78-01558	238 5 th Ave.	c.1910	Table 1. cont. Side Gable/ Craftsman	Contributing House & Retaining Wall/ Non-Contrib. Garage	Retains narrow clapboard siding, two-story side gable with eave overhang, shed-roofed dormer, Craftsman-type windows, and porch open on one side with square ½-height posts on clapboard-covered rail and glassed-in sunroom on closed side. Faux shutters added. Good integrity.
78-01557	244 5 th Ave,	c.1909	Foursquare/ Revival	Contributing House & Garage	+Classical attributes; well detailed. Massive foursquare has hipped roof with gabled dormers and modillion blocks under eave overhang. Corner pilasters on house have capitals. Retains narrow clapboard siding, full-width massive front porch with paired and tripled round ¾-height posts on masonry piers. Some possible window replacements but all openings intact. Very good integrity.
78-01517	281 High School	c.1900	Queen Anne cottage	Contributing House & Retaining Wall	Originally had a wrap-around front porch—this is now replaced with a modern concrete stoop. Retains narrow clapboard siding, rounded bay window on side. Some windows replaced. Sufficient integrity despite porch loss.
78-01516	284 High School	1928	Tudor Revival	Contributing House & Retaining Wall/ Non-Contrib. Garage	Catslide front fireplace chimney, jerkinhead side gables and steep front gables. Retains wood shingle or slate siding, round-arched front door and doorway, and at least some original windows if not all. Very good integrity.
78-01515	286 High School	1930	Eclectic - Prairie School/ Spanish Colonial Revival	Contributing House, Garage & Retaining Wall	+ Designed by local architect? Two-story rectangular house is stuccoed and has a low-pitched hip roof with massive eave overhang, iron grillwork below 2 nd floor windows, porch hood has console brackets, fixed-paned banded windows on 2 nd , with possible replacement windows on 1 st floor. Notable retaining wall original to design. Good integrity.
78-01514	290 High School	c.1920s	Colonial Revival	Contributing House, Garage & Retaining Wall	Brick house has steep side gable roof with steep shed-roofed dormer. End chimneys, cornice returns, half lunette windows flank chimneys. Most windows original multi-pane over single pane windows. Broken pedimented entry has round pilasters flanking door. Fanlight over front door. Good integrity.
78-01556	300 5 th Ave.	c.1900	Queen Anne (Free Classic)	Contributing House & Retaining Wall/ Non-Contrib. Garage	Retains intact porch with round columns. Has been altered with vinyl siding (had shingle siding in gable end originally and at a band at the 1 st /2 nd floor break) and some window replacements. May have had a Palladian window in front gable end originally. Sufficient integrity despite siding and loss of some details.
78-01555	301 5 th Ave.	1980	Modern Commercial	Non-Contrib. Building/ Contributing Retaining Wall	Modern commercial infill , addition made in 1995. While an intrusion, this low profile building does not obscure any historic buildings or views of the district. Brick retaining wall associated with former high school on this lot.

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Table 1. cont.					
78-01615	301 Worth	c.1870	Italianate	Contributing House	Two-story brick house has hipped roof with eave overhang, segmental-arched windows that once had 4/4 and 1/1 double-hungs and now has faux 6/6 replacement windows. One window was reduced in size to one side of door. Front door has transom. Widow's walk balustrade added to roof. Original porch removed—it had been replaced by a 1920s-30s porch hood but that hood has since been removed as well. (Can see paint "ghost" outline of original porch on side of house). Good integrity for age of house.
78-01523	303 Willow	1909	Colonial Revival	Contributing House/ Non-Contrib. Garage	Gambrel-roofed house has a front-gabled ell, which features a Palladian window and two rounded bays. Has intact porch with round columns and intact rail. Retains original tracery type windows but may have some other replacement windows. Has wide aluminum siding. Good integrity despite aluminum siding.
78-01522	304 Willow	1906	Colonial Revival	Contributing House & Retaining Wall/ Non-Contrib. Garage	+Shingle sided; broken pediment window detail on 2 nd floor; very nice front entry porch. Hipped roof with inset hipped dormer. Portico porch has tripled round posts on piers, side lights and transom on front door, Chicago-type windows have fanlights. Very good integrity.
78-01617	306 5 th Ave.	c.1896	Queen Anne cottage	Contributing House & Retaining Wall/ Non-Contrib. Garage	Hipped roof with cross-gabled canted corner bay. Retains gambrel-like dormer, sunburst and other decorative wood details, clapboard siding, and Craftsman-type wrap-around porch with square ¾-height posts on clapboard-covered rail that was added in the 1910s-20s. Good integrity.
78-01616	310 5 th Ave.	c.1910	Craftsman	Contributing House & Retaining Wall	Front facing gabled two-story house has wide eave overhang, wood shingle siding on body of house and on porch, some original Craftsman-type windows, a brick chimney, and brick posts on the enclosed porch. May be a modern window insert on porch. Good integrity.
78-01614	310 Worth	c.1910	Hipped cottage	Contributing House	Pyramidal hipped roof with hipped dormer. Decorative window in dormer. Porch has round posts and intact rail. Cottage windows with leaded glass headers flank centered front door. Narrow clapboard siding. Good integrity.
78-01524	311 Willow	c.1900	Queen Anne	Contributing House	Hipped roof with cross-gabled ell. Oculus window in gable end, rounded by window on front, door has side lights and transom, clapboard siding, and some original windows. Porch has metal replacement posts. Sufficient integrity.
78-01589	313 Story	c.1970	Parking lot	—	Historic dwelling torn down in 1970. Parking lot added. Considered vacant lot – no resource count.

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78-01590	315 Story	c.1920	Table 1. cont. Bungalow/ Craftsman	Contributing House	One of a pair of nearly identical bungalows (see 329 Story). Retains narrow clapboard siding, shed-roofed dormer on broad side-gabled roof, Craftsman-type windows. Enclosed porch has square ½-height posts on brick piers. Windows in porch may be replacements of original enclosure. Attached one-stall garage appears original to construction. Good integrity.
78-01588	328 Story	c.1910	Foursquare/ Craftsman	Non- Contributing House	Heavily altered two-story house. Hipped roof with hipped dormer. Had Craftsman-type porch originally—now completely enclosed and altered. Windows are replaced and altered. Wood stairs added. Wide asbestos shingle replacement siding. Insufficient integrity.
78-01591	329 Story	c.1920	Bungalow/ Craftsman	Contributing House & Retaining Wall	One of a pair of nearly identical bungalows (see 315 Story). Broad side gabled bungalow with shed-roofed dormer and wide eave overhang. Craftsman-type porch has square ½-height posts on brick piers. Some original and some replacement windows. One-stall garage attached to rear is probably original to construction. Concrete block retaining wall wraps-around corner lot. Wide Masonite siding. Sufficient integrity despite replacement siding.
78-01521	332 Willow	1878, c. 1913	Italianate/ Prairie School	Contributing House/ Non-Contrib. Garage	+ Wickham/DeVol House – already listed in the NRHP. Historic adaptation of early 20 th c. design to underlying 19 th c. building; large brick addition to rear in 1996. Two-story brick house has wide eave overhang to Prairie-styled hip roof added c.1913. Porches also added c.1913 and have Craftsman/Prairie details. Rounded bay window on side. Italianate-styled window hoods with 2/2 double-hung windows. Double wood front doors. Very good integrity.
78-01525	333 Willow	1884	Italianate	Contributing House/ Non-Contrib. Garage	+Intact and well detailed (may be Eastlake ornamentation). Likely architect designed. Two-story brick house has two-story tower bay on side with steeply pitched hip roof. Tall corbelled brick chimneys, elaborate intact wrap-around and side porches with chamfered posts, brackets and decorative frieze. Metal handrail added to front porch. Corbelled brick details on tower and at bracketed eave overhang. Enclosed porch addition to rear. Very good integrity.
78-01520	350 Willow	c.1915	Gable Front cottage	Contributing House	Transition house to smaller scale at edge of district has aluminum siding. Front-gabled cottage has cornice returns and Craftsman-type windows and porch details. Sufficient integrity.
78-01526	351 Willow	1922	Foursquare/ Craftsman	Contributing House/ Non-Contrib. Garage	Two-story brick house has flared hip roof and wide eave overhang. Square brick posts on porch and brick rail. Multi-pane over single pane windows. Very good integrity.

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78-01578	415 Clark Ave.	c.1920	Table 1. cont. Cross Gable	Non-Contributing House/ Contributing Retaining Wall	Heavily altered with vinyl siding, modern picture window insert in front enclosed porch and other replaced windows. Inset porch has vinyl-clad square post. Shallow rectangular bay window on side. Insufficient integrity —front porch alteration seriously detracts from historic integrity.
78-01579	509 Clark Ave.	c.1866	Italianate	Contributing House & Garage	+Very important building because of its age; large pre-development lot; has been recognized since the 1950s as one of the city's oldest homes. Two-story brick house has hipped roof, segmental-arched windows, transom over front door, and 2/2 double-hung windows. One-story brick additions to side and rear. Rounded bay on addition. Front porch had been removed by the 1950s. Good integrity.
78-01570	510 Bluff St.	1926	Collegiate Gothic	Contributing Building	+Abraham Lincoln High School gymnasium; determined eligible for NRHP as a part of statewide "Team Sports" study (2003). Brick building was designed by architects, Anderson and Spooner. Has been little changed since 1926 on both interior and exterior. Very good integrity.
78-01587	516 Clark Ave.	c.1960	Modern split level	Non-Contributing House	Very nice example of a split level, but is outside period of significance for district. Modern infill.
78-01586	518 Clark Ave.	c.1910	Foursquare/ Revival	Contributing House & Garage	Hip roofed two-story house retains narrow clapboard siding. Porch has square full-height posts and intact rail. Rounded bay window on side. Porch was full width in 1928. Some replacement windows including a picture window in front sunroom. Sufficient integrity.
78-01580	519 Clark Ave.	c.1910	Foursquare/ Colonial Revival	Contributing House & Garage	Two-story house has hipped roof with flared eaves and wide eave overhang. Full-height square posts on porch. Wood shingle siding, hipped dormer, and at least some if not all original windows. Good integrity.
78-01576	520 3 rd St.	c.1911	Foursquare/ Transitional Queen Anne/ Arts & Crafts	Contributing House & Garage Non-Contrib. Retaining Wall	Retains clapboard and shingle siding, intact Arts & Crafts porch, rectangular stairwell bay on side, gabled wall dormer has King post, original windows. Very good integrity.
78-01585	520 Clark Ave.	c.1900	Queen Anne	Contributing House, Garage & Retaining Wall	Probably Free Classic Queen Anne in original design. Retains narrow clapboard siding with shingle siding in gable end. Hip roof with cross gabled ells. Some original windows including a cottage window. Metal replacement posts on porch. Sufficient integrity.
78-01584	524 Clark Ave.	1914	Eclectic - Queen Anne/ Revival	Contributing House, Garage & Retaining Wall	Wood shingled house, hip roof with cross-gabled ells. Porte-cochere has sleeping porch on 2nd floor. Enclosed front porch. Some original windows remain. Good integrity.

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78-01575	525 Bluff St.	c.1896	Table 1. cont. Queen Anne	Contributing House & Garage	Cross gabled; small porch altered (had wrap-around porch originally). Some windows are altered & replaced. Awnings added. Retains wood shingles on 2 nd floor, narrow clapboard on 1 st floor, Palladian window in front gable end, and cut-away bay on south side. Sufficient integrity.
78-01577	526 3 rd St.	c.1916	Eclectic - Prairie School/ Italian Renaissance	Contributing House, Carriage House, & Retaining Wall	+Complex, exceptional architecture in its interior finishing, exterior styling, landscaping, and ancillary buildings (all essentially intact); likely architect designed; historical significance as a late example of homes large enough to need staff to function properly. Massive hip roof had clay tiles that were recently replaced with cement tiles of same look. Retains eave overhang, porte-cochere, brick retaining wall, iron grillwork on 2nd floor balconies, porch hood with console brackets, unusual double-gabled dormer on front roof slope. Matching garage connected to house by underground tunnel passage. Very good integrity.
78-01574	527 Bluff St.	c.1920	Tudor Revival	Contributing House & Garage	Stucco with faux half-timbering on 2 nd floor. Porch hood supported by knee brace brackets. Original fixed pane and multi-pane over single pane windows. Very good integrity.
78-01581	527 Clark Ave.	c.1920	Side gable	Non-Contrib. House/ Contributing Garage & Retaining Wall	Several additions, vinyl siding, metal replacement posts on porch, recent window replacements on front. Sioux Quartzite retaining wall is notable. Insufficient integrity— greatly altered from original configuration.
78-01583	528 Clark Ave.	c.1900	Queen Anne	Contributing House, Garage & Retaining Wall	Stuccoed first floor, wood shingled 2 nd floor. Hip roof with cross-gabled ells. Bargeboards on gable ends. Cantilevered porch hood over front door. Screened-in side porch is a later addition or an alteration of an older porch. Some original windows. Good integrity.
78-01572	530 Bluff St.	c.1920	Neoclassical	Contributing Building	Former Seventh Day Adventist Church; brick and stone trimmed commercial/public building. One-story square building has pilasters with capitals marking the two front entry doors, metal cornice wraps around building, windows and doors boarded over. Sufficient integrity.
78-01571	532 Bluff St.	c.1910	Queen Anne (Free Classic)	Contributing House & Garage	Retains narrow clapboard siding, hipped roof with cross-gabled ells, and rounded bay window on front. Originally had wrap-around porch that is now partially gone and enclosed on the north side. Front porch hood added, likely some window replacements. Sufficient integrity.
78-01582	533 Clark Ave.	c.1910	Craftsman	Contributing House, Garage & Retaining Wall	Cross gable; knee brace brackets under wide eave overhang. Retains clapboard siding & wood shingle siding in gable end. Some original Craftsman-type windows, one modern insert in front bay window. Large gabled dormer on front roof slope. Porch alteration. Good integrity.

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78-01673	535 Bluff St.	c.1915	Table 1. cont. Foursquare/ Craftsman	Contributing House, Garage & Retaining Wall	Stucco clad with wood shingles on dormers. Intact front porch, rounded bay on front, original windows include multi-pane over single pane types and cottage windows with leaded headers. Very good integrity.
78-01592	600 Bluff St.	1926	Church Gothic	Contributing Building	Brick and stone; front-gabled with crenellated corner tower; lancet windows with stained glass; addition on side rear. Architect designed. Exterior sandblasted and waterproofed in 1954; restoration of stain glass windows and addition of safety storm windows in 1977; rededication of church following remodeling of interior in 1978. Good integrity.
78-01607	605 3rd St.	1869	French Second Empire	Contributing House, Carriage House & Retaining Wall	+Dodge House - already listed in the NRHP (1966) and designated as an NHL (1961). Anchor for the historic neighborhood. Brick house has early 20 th century wrap-around porch, mansard roof with bracketed eaves, distinctive window hoods, rounded bay window. Wm. Boyington, architect. Very good integrity.
78-01618	606 Bluff St.	1929	Side Gable/ Craftsman/ Mission	Contributing House/ Non-Contrib. Garage	Parsonage to Lutheran Church (600 Bluff) is a two-story brick side-gabled house with crenellated parapet. Has square brick posts across open porch. Retains original multi-pane over single pane windows. Very good integrity.
78-01593	607 Bluff St.	c.1910	Foursquare/ Revival	Contributing House & Retaining Wall	Porch has round columns and intact rail. Retains hip roof with hipped dormers, wide eave overhang, and some original windows. Has wide asbestos shingle replacement siding. Good integrity despite replacement siding.
78-01594	611 Bluff St.	c.1910	Foursquare/ Craftsman	Contributing House/ Non-Contrib. Garage	Two-story foursquare is stuccoed and has a hipped roof with hipped dormers and wide eave overhang. Has intact Craftsman-type porch with tapered square post on stuccoed rail. Probably some replacement windows. Good integrity.
78-01595	615 Bluff St.	c.1920	Foursquare/ Craftsman	Contributing House	Aluminum sided (wide). Enclosed Craftsman-type porch has ½-height square posts on brick piers and rail. Hip roof has wide eave overhang and hipped dormer. Some windows replaced. Sufficient integrity.
78-01600	616 3 rd St.	c.1980	Ranch	Non-Contrib. House	Modern infill.
78-01606	621 3 rd St.	1899	Colonial Revival	Contributing House, Garage & Retaining Wall	+Beresheim House – already listed in the NRHP (1976). House was restored to original condition in late 20 th century. Dutch gambrel roof, round posts on full-length porch. Very good integrity.
78-01596	621 Bluff St.	c.1920	Foursquare	Non-Contrib. House/ Contributing Garage	Porch alterations are severe and intrusive. Wide aluminum siding, front porch alteration is modern enclosure. Hip roof has hipped dormer and wide eave overhang. Some window replacements. Insufficient integrity.

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78-01601	622 3 rd St.	by 1896, 1910- 1920s	Table I. cont. Raised hipped cottage originally – 2nd story added	Non- Contributing House	Two-story hip roofed house has vinyl siding, metal replacement posts on porch, and window alterations and replacements. 1896 fire insurance map & 1908 photograph show one-story raised hipped cottage on this lot. By 1928, 2nd story added and porch enlarged. Insufficient integrity.
78-01602	624 3 rd St.	by 1896	Raised hipped cottage	Non- Contributing House	House greatly altered by the replacement of original roof with a massive hip roof with wide overhang. Other alterations include aluminum siding (over clapboard), an altered porch (had turned posts at one time), and altered & reduced windows and doors. Retains brick basement level with one-story cottage above (see 626 3 rd for original roof form). While a notable early house form in this area, alterations have been too great. Insufficient integrity.
78-01597	625 Bluff St.	1862	Gothic Revival	Contributing House	+Early brick house built in 1862. Rare triple-gabled dormer example of a Gothic Revival cottage; important building architecturally in the district. Steep gabled wall dormers across front with Gothic windows in each and Gothic hood over centered front door. Two corbelled brick chimneys are original. Some window replacements. Had full-width porch in 1868 illustration, now gone. Good integrity for its age.
78-01603	626 3 rd St.	by 1896	Raised hipped cottage	Contributing House	Truncated hip roof, one-story cottage raised on brick basement. Modifications include vinyl siding, modern front window, modern door, reduced side windows, and altered porch (had turned posts originally). While altered, retains sufficient integrity as notable early house form in district.
78-01604	630 3 rd St./ 300 Worth	by 1896	Raised hipped cottage	Contributing House	Originally built as single dwelling fronting Worth St., converted to two-family dwelling with frontage on 3 rd and Worth streets. Retains clapboard siding, hipped roof flares at eaves with overhang, some original windows, two-story porch (upper level enclosed) with square posts and rail on south entry, small porch with turned posts on east entry. Good integrity.
78-01598	631 Bluff St.	c.1896	Hipped cottage Shotgun/ Craftsman	Contributing House/ Non-Contrib. Garage	One-story narrow hipped cottage has origins in Shotgun house type common in the South in the 1880s-1930s. This example has front door to left with two tall narrow 2/2 windows to right. Has wood shingle siding, Craftsman-type porch with a wood shingle-covered rail and square ¾-height posts. Porch is early 20 th c. addition, with the wood shingle siding likely added at same time. Good integrity.
78-01599	635 Bluff St.	c.1920	Side Gable/ Craftsman	Contributing House	Brick-veneered two-story side-gabled house has Craftsman-type multi-pane over single pane and fixed pane windows and a porch/sunroom combination with square brick posts. Sunroom windows may be replacements. Similar in vintage and look to parsonage at 606 Bluff. Good integrity.

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78-01605	701 3 rd St.	c.1868	Table 1. cont. Gable Front and wings/ Italianate	Contributing House/ Non-Contrib. Garage	New wood shingle siding; nice original front porch; could be much earlier than 1890. Unusual front gable with one-story side gabled ells. The gable front and wings form harks back to an Early Classical Revival form. The front-gabled portion of this house may be represented on the 1868 panorama illustration, with the side wings added by 1896. Italianate styled porch has chamfered posts and decorative frieze. Windows and door intact. Good integrity.
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Table 2. Historical Information for Properties in District.

Information derived from Assessor's records, property abstracts where available, oral history, historic photographs & illustrations, city directories and census data.

<u>Inventory Number</u>	<u>Address</u>	<u>Year Built</u>	<u>Historical Information about Builders/Occupants</u>
78-01489	24 Bluff St.	c.1915	Unknown. No listing in 1913 Directory.
78-01490	26 Bluff St.	c.1915	Unknown. No listing in 1913 Directory.
78-01491	28 Bluff St.	c.1910	Charles E. Taylor lived here in 1913; occupation unknown.
78-01492	30 Bluff St.	1900	Unknown. No listing in 1913 Directory. A house appears at this address on the 1891, 1896 and 1928 Sanborn maps, but each has a different footprint.
78-01493	36 Bluff St.	c.1900	C.C. Chamberlain purchased this lot in 1883 and lived at this address in 1890/91 with his wife. In the early 1890s, the Chamberlains either remodeled their "brick" house or built a new house on this lot; however, they ran into financial trouble and by 1894, John D. and Cornelia Stevenson were listed at this address. (Mr. Stevenson was a bookkeeper for Pethybridge & Retallick; Mrs. Stevenson owned a millinery shop.) The footprint of the house and its lot placement on the 1896 Sanborn map are different from the current house (The 1896 map showed a house set back over 40 ft from the street, while the 1928 map showed a setback of only 20 ft from the street; also the 1896 footprint does not show the inset porch on the rear, while the 1928 map shows the current configuration.) It could be that the extant house is an extensive remodeling of the older house once on this lot, but the differing placement of the house on the Sanborn maps from 1896 and 1928 is curious. The Stevensons were listed at this address until 1903. Julia & Wm. J. Leverett were listed at this address from 1904-08. Mr. John P. Hess, a real estate dealer, occupied this house from 1911 until 1930. Mr. and Mrs. Daniel P. O'Connor lived in this house from 1931-1939. Added to the confusion is a 1939 affidavit from John P. Hess' son, John J. Hess, stating that his father purchased the property c.1900 and shortly thereafter erected a house. This would suggest that the extant house was built around 1900 by John P. Hess; however, this is somewhat at odds with the city directory listings for this address, although it is possible that the house was occupied by others while the Hess family lived next door at 40 Bluff Street. Therefore, at present, the date of construction and the builder of 36 Bluff Street are speculative.

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78-01494	40 Bluff St.	c.1900	<p>Table 2. cont.</p> <p>The suspected builder of this house, John P. Hess, real estate dealer. He was president of the Abstract and Title Guarantee Company and the secretary of the Day and Hess Company (real estate and loans). In 1918, he was president of the J.P. Hess Company, a real estate, loans, surety bonds and abstract company. Mrs. J.P. Hess was on the board of trustees of the Creche, a ladies charitable organization established in 1901 to help deserted wives and children. In 1913, Adam K. Hess, lawyer, is listed as the occupant. J.P. Hess and his wife were living next door by this time (see 36 Bluff).</p>
78-01495	100 Bluff St.	c.1868	Original occupant is unknown. Occupant in 1913 was Francis B. Stroud, a barber. The house is shown on the 1868 illustration.
78-01496	102 Bluff St.	1917	Shown on 1928 Sanborn map as having basement apartment. In 1919, two families resided here: Charles E. Kimball, president of Kimball Bros., and wife Jessie; and Donald B. Stoufer, managing engineer of Kimball Bros., and wife Florence. Kimball Bros. were manufacturers of passenger and freight elevators. C.E. Kimball also worked for the Kimball Tire Case Company. Both couples were still living at this address in 1922. The design of this house and the materials used are similar to those at adjacent houses 106 and 120 Bluff St. It is suspected that these three houses may have been built by same builder/developer.
78-01504	102 3rd St.	1928	No information about builder/original owner.
78-01513	103 3rd St.	c.1920	No information about builder/original owner.
78-01505	104 3 rd St.	c.1910	No information about builder/original owner.
78-01497	106 Bluff St.	c.1915	Unknown. No listing in 1913 Directory. (A different house appears on this lot on the 1896 map. The address then was 108.) The design of this house and the materials used are similar to those at adjacent houses 102 and 120 Bluff St. It is suspected that these three houses may have been built by same builder/developer.
78-01506	110 3rd St.	c.1910	Original occupant/builder unknown. In 1913 the residents of this property were: Mrs. E. A. Smith (probably a widow) and James H. Conley, a messenger for U.S. Exp. Co. (he was probably a boarder).
78-01498	110 Bluff St.	c.1915	Original occupant/builder unknown. No listing for this address in the 1913 Directory. In 1896, the lots on which this house and the next two to its south sit were vacant. (See 120 and 122 Bluff).
78-01507	116 3 rd St.	c.1900	Originally constructed at what is now 233 Turley Street after 1896, this house was moved to its present site in 1908 by Dr. Frank W. Dean, who began practicing medicine in Council Bluffs in 1895. He was an eye specialist on staff with the Jennie Edmundson Memorial Hospital from 1904-1928. He was a prominent figure in the community. In 1913 this house was the residence of Rev. Marcus P. McClure, pastor of the First Presbyterian Church.
78-01569	118 5 th Ave.	c.1900	In 1913, this house was the residence of John J. Hughes, who worked as a district agent for Northwestern Mutual Life Insurance Co. of Milwaukee.

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78-01508	120 3 rd St.	c.1905-06	<p>Table 2. cont. Built c.1905-06 by John J. and M. Gertrude Ferguson (according to abstract and information from previous owners). In 1913 Mr. Ferguson was a court reporter for the District Court.</p>
78-01499	120 Bluff St.	c.1915	<p>No listing for this address in the 1913 Directory. In 1896, the lots on which this house and the two on either side of it were vacant. (See 110 and 122 Bluff.) The design of this house and the materials used are similar to those at adjacent houses 102 and 106 Bluff St. It is suspected that these three houses may have been built by same builder/developer.</p>
78-01509	122 3 rd St.	1908	<p>The 1913 resident was Frank J. Hindelang, a manager.</p>
78-01568	122 5th Ave.	c.1910	<p>Original builder/owner unknown. The area east of 3rd St. does not appear on the 1891 and 1896 Sanborn maps. The address of this house was 126 according to the 1928 map. It appears identical in size and footprint to both houses to the west of it. (See 126 and 130 5th Ave.) The 1913 directory lists the resident of 122 5th Ave. as Frank H. Binder, the secretary for Binder & Co., but this would have been a different house.</p>
78-01500	122 Bluff St.	c.1910	<p>Original occupant/builder unknown. In 1896, the lot on which this house sits was vacant. By 1913, Clinton S. Byers, travel agent, resided here.</p>
78-01512	125 3 rd St. EVEREST HOUSE	c.1910	<p>House built by Frank F. Everest c.1910. (A 1983 <i>Nonpareil</i> article incorrectly states that the house was built by Charles Everest. Charles would have been only three years old in 1910.) Frank F. Everest was born in Illinois and came to Iowa when he was eight years old. He graduated from Grinnell College in 1893. In 1894, he married Florence Folsom, the daughter of Jeremiah Folsom (see 137 3rd St.). In Council Bluffs he became a real estate dealer and was vice president and secretary-treasurer for the Greenshield-Everest Company, a real estate firm, at the time he built his house. He later became president of the company and also of First National Bank, as well as vice-president of the Abstract Guaranty Company. The Everest children included: George F., Frank F., Charles B., and Jack M. The first year of residence listed for the Everest family at this address is 1910. Before that, the family home was at 166 Glen Ave. This house is historically significant as the boyhood home of two distinguished generals, Everest's sons George and Frank. Frank Folsom Everest was one of the youngest soldiers to attain the rank of lieutenant-general in the U.S. Air Force. His commands included Europe, Japan and Korea. His brother, George Folsom Everest, served in both world wars and was brigadier general of the Iowa National Guard. During World War II, he was appointed to the commanding generals in the European Theatre in WWII. He married Elsie Tinley in 1921 and was an attorney with the Council Bluffs firm of Tinley, Mitchell, Ross, Everest & Geisler. (Emmet Tinley, the senior partner in the firm, was a president of the state bar association, and the brother of General Mat Tinley. Elsie Tinley was Emmet's daughter. See Tinley House, 520 3rd St.) After WW II he became a judge. Judge Folsom Everest resided in Council Bluffs (at 281 High School Ave.) until his death in 1978.</p>
78-01567	126 5 th Ave.	c.1910	<p>Probably constructed after 1900. Original builder/owner unknown. No listing for this address in the 1913 city directory and area does not appear on the Sanborn maps for 1891 & 1896. Address of this house was 128 according to the 1928 Sanborn. It appears identical in size and footprint to both houses on either side (see 122 and 130 5th Ave.)</p>

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78-01503	127 Bluff St.	1894	<p>Table 2. cont.</p> <p>House probably built by Dayton W. Bushnell, who lived here in 1907. The abstract states that the parcel was sold to Sophie H. Bushnell, Dayton's wife, in 1890 by Mary Clinton. Samuel Clinton and his family lived next door at 133 Bluff. (See 133 Bluff.) Dayton Bushnell was a partner in the firm Bushnell & Bracket, booksellers and stationers. Sophie Dayton was a member of D.A.R. and was made a lifetime Honorary Vice President General of the national society. In 1926 she donated the money to complete the tower of St. Paul's Episcopal church in memory of her husband, who died about ten years earlier. Dayton Bushnell served in the Civil War and was a member of the famous Crocker Brigade. The couple was still in residence in 1913.</p>
78-01518	129 4 th St.	c.1930	<p>From 1918 to 1928, J. Frederick Catlin and his family lived at this address. Rev. Catlin was the pastor of the First Baptist Church in Council Bluffs. In 1929 the house was vacant. In 1930 it was occupied by Sam Lee, an express messenger, and his wife. In 1932, Benjamin Harding, manager of Liberty Theatre Cigars (549 W. Broadway) and his wife, Mollie, were listed at this address. Comparing the 1896 and 1928 fire insurance maps of the house on this lot, with the current house configuration, appears to show a different house in 1896-1928. This would strongly suggest that the extant house was built after 1928, with the Hardings the first residents. (The current owner has reported finding two hidden rooms that were thought to be related to Prohibition-era activities, which is possible given that prohibition was not repealed until 1933. Perhaps there was more to Mr. Harding's cigar business than just cigars?)</p>
78-01502	129 Bluff St.	c.1892	<p>Thomas Metcalf is assumed to be the builder of this house. He purchased the parcel from Mary Clinton, a neighbor, in 1892 (see 133 Bluff). Mr. Metcalf was a retail dealer in hats, caps, buck goods and clothing. He and his brothers later formed a jobbing firm, Metcalf Bros. His wife, Eva, was a member of the first Council Bluffs garden club and is pictured with the club in a c.1910 photograph. The black topsoil seen today on the house's lawn and garden was hauled there by the Metcalfs.</p>
78-01566	130 5 th Ave.	c.1910	<p>Original builder/owner unknown. The 1913 directory lists the resident as William R. DeVol, secretary and treasurer of DeVol Hardware Co., but it is unclear whether this would have been the same house. It appears on the 1928 Sanborn map, with the same house number as the current one. This house appears identical in size and shape of footprint to the next two houses to the east. (See 122 and 126 5th Ave., above.)</p>
78-01548	131 Turley	c.1906	<p>According to information from current owners of 202 Turley, that house and the house "to the south" across the street were both built around 1906 by the same contractor, who lived in the southernmost one. This would seem to indicate the house at 131 Turley (See 202 Turley for more information.) The resident of 131 Turley in the 1913 directory was George Hughes, a contractor.</p>
78-01501	133 Bluff St. CLINTON HOUSE	c.1868	<p>Whittaker's <i>Early Homes of Council Bluffs</i> listed this house as built in 1868 "for attorney Samuel Clinton." The house appears to be shown on the 1868 illustration of Council Bluffs. Judge Samuel Clinton died here in 1890 (March 1890 obituary in the <i>Nonpareil</i>). One of the city's most prominent pioneer citizens, he had settled here with his wife, Mary, in 1858. In 1913, this was the home of Lewis Cutler, undertaker, embalmer and funeral director. The Cutler family founded the Cutler Funeral Home in 1901, which Lewis operated with his son (see Cutler House, 203 Turley) and is still in operation today. Mrs. Lewis Cutler was vice-president of the Creche, a ladies' charitable organization established in 1901 to assist deserted wives and children.</p>

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			Table 2. cont.
78-01565	134 5th Ave.	c.1920	No information about the original owner/builder. House is similar in age to those at 122-126 5th Ave. but is sited on a larger lot than its neighbors. It is suspected that these houses were all built by the same builder/developer.
78-01511	135 3 rd St.	1906	The resident listed in the 1913 directory is Agnes Folsom, the widow of Jeremiah Folsom (see Folsom House, below.)
78-01510	137 3rd St. FOLSOM HOUSE	c. 1856; 1906	House appears to be represented on the 1868 illustration of Council Bluffs. It was built c.1856 by Jeremiah Folsom after he settled in Council Bluffs where he became a pioneer newspaper publisher (the <i>Chronotype</i>). Jeremiah Folsom died in 1884. The house originally sat farther back on the lot but was moved forward in 1906 by Ward Folsom, son of Jeremiah, who upon his marriage in 1906 moved and remodeled this house. The 1906 remodeling changed the house from its original Greek Revival appearance to a Colonial Revival foursquare look. However, the interior confirms that the extant house is the original 1850s house. Ward Folsom lived in this house until his death in 1967. By that time, he was a retired contractor and was survived by his widow Marion and three nephews: District Court Judge Folsom Everest, Charles Everest, and General Frank Everest. Marion Folsom died in 1990.
78-01540	201 3 rd St. JENNINGS HOUSE	c.1902	Architect E.P. Schoentgen designed this home for Dr. H.B. Jennings and family c.1902. This address first appears as Dr. Jennings' address in the 1902 directory. (Previously the family resided at 129 S. 4 th St., also the location of Dr. Jennings' office.) At the time the house was built, Dr. Jennings had lived in Council Bluffs for about 10 years. In 1892 and 1895, he was elected County Coroner, and in the 1900-1901 was elected to the office of City Physician. By 1907, he had a successful practice as a physician and surgeon on Pearl Street and was on the executive committee of the Council Bluffs Commercial Club. In 1922, the family was still living in this house. However, by 1924 Dr. Jennings and his wife, Hattie, had moved to 1412 McPherson Ave., having sold their home to its architect, E.P. Schoentgen. Dr. Jennings died in 1929.
78-01519	201 4 th St.	1925	No information about the original owner/builder.
78-01547	202 Turley	1906	The current owners, who have lived in the house since 1976, state that they were told by older neighbors that this was one of a pair of houses constructed at the street's dead end by the same contractor. This house was reportedly built to sell in 1906, while the similar house across the street to the south was constructed around the same time as the builder's home. The house to the south is 131 Turley, with George F. Hughes, a contractor residing at that address in 1913. In 1913, 202 Turley was the residence of W.B. Cessne, travel agent.
78-01564	203 5 th Ave.	1922	No directory listing for this address before 1922. First owners and probable builders of home were Elmer H. Doolittle and his wife Marie. (Previous to this they had lived at 212 Turley.) Doolittle was manager and owner of the Bluff City Lumber & Coal Co. and a prominent businessman. The 1940 Iowa Press Association's <i>Who's Who in Iowa</i> lists his many civic and professional involvements, including past president and secretary of the Chamber of Commerce, director of the City National Bank of Council Bluffs, past director of Rotary; and treasurer and director of the Auditorium Company.

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78-01527	203 Bluff VAN BRUNT HOUSE	1890	<p>Table 2. cont.</p> <p>Built for Henry H. Van Brunt in 1890 and designed by architects Bell & Berlinghoff. Van Brunt was a dealer in buggies, carriages, wagons and harnesses, & agricultural implements. In 1898 his business was noted as "the largest and finest carriage repository west of Chicago." In 1896, his business at 20 4th Street was within walking distance of his residence. In the 1910s his sons operated the Van Brunt automobile dealership. His widow, Tillie, was the only listed occupant of the house in 1913.</p>
78-01549	203 Turley DEVOL/ CUTLER HOUSE	c.1897	<p>Known locally as the Mae & L. Henry Cutler House. Cutler ran the Lewis Cutler & Son Cutler Funeral Home with his father, Lewis Cutler. The family business was continued by William Cutler, Jr., L. Henry's nephew, and survives to this day. Mae Cutler, Henry's wife, started the Council Bluffs Garden Club. (See entries for 215 Turley and 524 Clark Ave.) However, as noted in the entry for 218 Turley, the Cutler family lived at that address in 1913, so they were not the original owners of this house. In 1905, 203 Turley was the home of Paul C. DeVol, Jr., and his wife Bessie. The couple married in 1897 and may have been the house's original owners/builders. P.C. DeVol, Jr. is described in a county history as "a force in the business world," having been involved in several enterprises, including the family hardware business, which he joined in 1892. In 1900 the firm became known as P. C. DeVol & Son, and in 1904 the business was incorporated. In 1907 he was serving in leadership positions of several businesses in both Council Bluffs and Omaha as well as of the Council Bluffs Commercial Club and was president of the Iowa Hardware Association. In 1913 this was the home of William J. Heiser, a manager at W.A. Mauer, and his wife Cora. It was sold in turn to the Cutlers in 1914 and remained the Cutler home until the death of Mae Cutler, L. Henry's widow, in 1972.</p>
78-01563	204 5th Ave.	c.1910	<p>The earliest known resident of this house was Karl Holst, a bookkeeper at Council Bluffs Savings Bank. By 1910 he was living here with this wife, Vera. Previously, Karl had lived at the Kiel Hotel on Main Street, which was run by his family. The hotel had been founded by the family of Eliese Kiel, who married Fred Holst, Karl's uncle. Fred Holst founded the town of Treynor, and the Holst family played an active role in organizing the town's Zion Congregational Church. His brother, Diedrich, Karl's father, managed the Kiel Hotel with a partner, Henry Spetman. In 1915 the couple had one son, and Karl was no longer employed due to ill health. The family continued to live in the house until 1929. After a year of vacancy, in 1931, this became the home of Charles T. Officer. This house is listed as his residence in his biography in the 1940 edition of <i>Who's Who in Iowa</i>. (See also 228 5th Ave.)</p>
78-01546	206 Turley	c.1900	<p>In 1913, Thomas J. Boland, an attorney with the Pioneer Implement Company, resided at this address.</p>
78-01562	208 5 th Ave.	c.1915	<p>There is no listing for this address in the 1913 directory.</p>
78-01545	208 Turley	c.1900	<p>The resident of this house in 1913 was Mrs. Edith F. Prouty, widow of Herbert M. Prouty. She was the principal of the Pierce Street School.</p>
78-01537	212 3 rd St.	c.1900	<p>In 1913, this was the residence of Elmer H. Doolittle, owner of the Bluff City Lumber & Coal Co. Mr. Doolittle built the house at 203 5th Avenue in 1922. (See that entry.)</p>

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78-01544	212 Turley	c.1907	<p>Table 2. cont.</p> <p>There is no listing for this house in the 1913 city directory. The 1907 city directory lists George F. Hughes, a contractor, as the resident. By 1913, he had moved to a new home at 131 Turley that he probably built. (See 202 Turley.) Perhaps a new house was also built here not long after he moved.</p>
78-01561	214 5 th Ave.	c.1910	<p>In 1913, this was the home of James W. Bell of Bell & Mulqueen, a firm dealing in general insurance, real estate, loans and investments, accident, life and liability insurance. James Bell and his partner James Mulqueen were also district agents for the Aetna Life Insurance Company of Hartford, Connecticut.</p>
78-01543	214 Turley	c.1895	<p>Original owners believed to be the George S. Damon family. In 1913, he was a travel agent. 1895 directory lists his address as 185 Turley Glen—probably the same place.</p>
78-01550	215 Turley	c.1920	<p>No listing for this address in the 1913 directory. According to abstract information, this lot, as well as the lot directly to the west of his own house, was purchased by L. Henry Cutler <i>after</i> he purchased his own property at 203 Turley in 1914. He built this house for his daughter, Elizabeth, and her husband, Oscar Johnson, a senior partner in the law firm of Johnson, Stuart, Tinley, Peters & Thorn. By 1929 this was the home of Lewis Squire, president of J.W. Squire Co. (see also 219 Fairview Ave.). Elizabeth Cutler Johnson inherited the Cutler House at 203 Turley when her mother died in 1972. She sold it to the current family, the Sprinkles, in 1973.</p>
78-01536	216 Bluff St.	c.1900	<p>John Bennett built this house and the house to the north of it (see 333 Willow). This house was built for his daughter Gertrude B. and her husband Fred D. Empkie, of Empkie-Shugart-Hill Co. Fred Empkie was a salesman for this wholesale hardware firm. The house at 216 Bluff had not been built by the 1896 fire insurance map.</p>
78-01528	217 Bluff St.	c.1896	<p>Robert V. Innes and his wife Helen purchased this property from Spencer Smith in 1905. It remained in the Innes family until 1963, when it was sold to Charles McConkey and his wife Fannie. Innes was a cashier with Day & Hess Co., a real estate firm, and compiler of the 1900 <i>Atlas of Pottawattamie County</i>. This house was shown on the 1896 fire insurance map indicating a possible original association with Smith.</p>
78-01538	218 3 rd St.	c.1904	<p>This lot was empty in 1896. A house had been built by 1904 when it was occupied by Harry McGee, who had moved from 220 3rd Street, next door. (This house was shown in a 1908 photograph of the neighborhood). McGee dealt in real estate and loans and probably built the house at 220 3rd Street; perhaps building this house as well. In 1913, this was the home of Mrs. Sarah E. Pusey, widow of William H.M. Pusey, banker. Mr. Pusey founded the firm of Officer & Pusey with his partner, Thomas Officer, in 1856. In addition to his long banking career, Pusey was a state senator from 1858-63 and was elected to the 48th U.S. Congress as a Republican from the 9th Iowa District in 1882. Sarah E. Pusey was the sister of Thomas Officer. Officer was also married to Pusey's sister. Sarah and W.H.M. Pusey had a son, Frank S., who married one of Gen. Dodge's daughters, Eleanor.</p>
78-01542	218 Turley	c.1910	<p>In 1913, this was the address of L.H. Cutler, the County Coroner.</p>

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			Table 2. cont.
78-01529	219-221 Bluff Street	c.1887	This double house appears on the 1896 Sanborn map. In 1891, the resident of 219 Bluff was Harry McGee. In 1893, his address was listed as "Morningside." Perhaps he purchased the property c.1891 and built the double house while living in Morningside. Although the exact date of construction is unknown, Harry McGee entered the real estate and loan business in Council Bluffs in 1887 and was a well-known developer credited with platting and "improving" several neighborhoods and additions, including Morningside. He owned the addition with his brother, Hon. J.E.F. McGee, elected Judge of the Superior Court in 1890. In 1913, the resident of 219 Bluff was William A. Southard, a broker, and the resident of 221 Bluff was Joseph Ray, a travel agent.
78-01611	219 Fairview	c.1900	No information about original builder/owner. In 1913, Louis C. Squire was living here. He was a clerk for J.W. Squire, real estate and loans.
78-01551	219 Turley	c.1900	There is no listing for this address in the 1913 directory.
78-01539	220 3 rd St.	c.1896	House with what appears to be nearly identical footprint on the 1896 Sanborn map. House was occupied in 1899 by Harry McGee, who was a well-known developer and may have been the home's builder. A book published in 1898 states that local architects C.E. Bell and J.H. Kent designed the plans for H. McGee's residence. By 1904, he had moved to 218 3 rd Street (see that entry, above; also 219-221 Bluff St.).
78-01560	220 5 th Ave.	c.1910	The 1913 resident was W. Edwin McConnell, a partner with Joe W. Smith in Joe Smith & Co., a store selling "Ladies' and Gents' Clothing and Furnishings."
78-01535	220 Bluff St.	c.1896	This house appears on the 1896 Sanborn map, with a footprint identical to the 1928 map. The 1895-96 directory lists Andrew E. Brock as the resident. He lived on 4 th St. the year before. A.E. Brock was a bookkeeper at Peregoy & Moore, cigar wholesalers.
78-01541	222 Turley	Bet. 1922 and 1927	House built between 1922 and 1927 for John B. Wadsworth and designed by local architects, Anderson & Spooner. Wadsworth was an investment banker with J.G. Wadsworth & Co., his father's firm. (See 233 Turley.) His wife, Nellie R. Wadsworth, sold the Wadsworth House in 1989 to its current owners.
78-01554	223 Turley	c.1888	A 1963 <i>Nonpareil</i> article states that the house is about 75 years old, indicating a construction date around 1888. In 1913, this was the residence of Christian Petersen.
78-01610	225 Fairview	c.1855	Information about original builder/owner unknown. In 1913, this was the home of George H. Hungerford, a bookkeeper at Atlantic Auto Co.
78-01534	226 Bluff St.	c.1900	Albert D. Annis was listed as resident in 1904-05 city directory. At that time, he was a partner in the firm of Squire & Annis; previously, he had been a clerk for J.W. Squire. Perhaps Annis built this home when he became a partner in the firm, which dealt in real estate, abstracts, and loans. The J.W. Squire Addition, platted in 1889, was located at the corner of Story and Bluff, a block from Annis' new residence. (This particular lot was empty in 1896.) In 1907, in addition to his partnership in Squire & Annis, he was the secretary and treasurer of the Pottawattamie Co. Abstract Company. (E.E. Hart was president of the company and J.W. Squire was vice-president.) He is described in 1907 as "among the esteemed residents" of Council Bluffs. This was still his home in 1929. By that time, he and J.W. Squire were no longer partners; Annis was president of Annis & Rohling Company.

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78-01530	227 Bluff St.	c.1896	<p>Table 2. cont.</p> <p>This house was constructed before 1900. Its footprint (not including the porch, a later addition) appears on the 1896 Sanborn map when it was labeled as a single dwelling. In 1913 Harry A. Searle resided here. He was a manager at Monarch Manufacturing Co., which produced industrial lubricating oils.</p>
78-01609	227 Fairview	c.1900	<p>The 1913 city directory lists William S. Cooper, who had a real estate firm at 107 Pearl Street, residing at this address on Fairview.</p>
78-01559	228 5 th Ave.	c.1910	<p>In 1913, this was the home of Charles T. Officer, who had his own firm on Broadway dealing in real estate, loans, rentals and insurance. Perhaps he built this house. C.T. Officer was the son of Thomas and Elizabeth M. (Pusey) Officer. Thomas Officer was the senior partner in the private bank he established with his brother-in-law, William H.M. Pusey, in 1857. Officer & Pusey was reportedly the oldest banking house in Iowa. The Puseys and Officers were two of the most prominent pioneer families in early Council Bluffs. (William Pusey was married to Sarah Ellen Officer, Charles' sister.) Originally from Pennsylvania, Thomas Officer had lived for a time in Jacksonville, Illinois, before coming to Council Bluffs in 1856. In Jacksonville he organized the Illinois State Institution for the Education of the Deaf and Dumb, and was its first principal. He was also involved in the establishment of the Iowa Deaf and Dumb School in Council Bluffs. After Thomas Officer's death in 1900, the bank was discontinued. Charles Officer, who had worked as a teller in the bank with his father and uncle, started the firm described above, developing a successful business with a wide clientele. He and his wife Margaret (Boyle) were prominent in the business and social circles of Council Bluffs. In 1931, they moved to 204 5th Avenue.</p>
78-01553	229 Turley	1910s	<p>In 1913 this was the address of George H. Mayne, an attorney with Mayne & Greene (Wm. R. Greene), but this listing may have been for a different house because the 1928 Sanborn map indicates that the house currently numbered 229 was previously 227 (before 1928). There was no listing for 227 in the 1913 directory; therefore, this house may not have been yet by that time.</p>
78-01612	230 Fairview	c.1880	<p>This house was numbered 130 on the 1928 Sanborn map, and there was no listing for this address in the 1913 directory. In 1885, the resident of 130 Fairview Avenue was William E. Haverstock, who lived here with his wife, three children, and widowed father. Mr. Haverstock was 36 years old at the time of the census and was a salesman dealing in general merchandise. He was born in Massachusetts, and both his parents were originally from Nova Scotia.</p>
78-01531	231 Bluff St.	c.1910	<p>In 1909 this property was purchased from Mrs. Etta Maxwell by Jesse E. Hollenbeck, a general contractor and builder. He is believed to be the builder of this house and the similar houses at 233 Bluff and 310 5th Avenue. (See entry for 310 5th Avenue for more information about him.) The first known resident of this house was Joseph W. Cane, a conductor. He moved away by 1914. Other occupants resided here for a few years at a time until the Clarks purchased the house in 1921. Mr. Preston H. Clark, General Manager of the Monarch Printing Company, and his wife Della occupied the house until 1936. The longest occupancy was by the Kynett family, who purchased the house in 1941. After the death of Xenophon W. Kynett, his widow Ruth continued to live here and rented some of the rooms. Mr. Kynett was an agent for the Pacific Mutual Life Insurance Company, and Mrs. Kynett was a vocal music teacher. They had a daughter, Alice. The family sold the house in 1979.</p>

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78-01532	233 Bluff St.	c.1910	Table 2. cont. One of three similar houses in the district believed to have been built by local contractor Jesse E. Hollenbeck (see 231 Bluff and 310 5 th Avenue.) In 1913, John W. Camp lived here. He was a druggist at 505 Broadway Street.	
78-01554	233 Turley DEAN/WADS -WORTH HOUSE	c.1912	A 1982 inventory form states that this house was moved to its present location in 1908 by Dr. F.W. Dean; however, according to information from Council Bluffs' Preservation Alliance, this house was constructed on this lot by John G. Wadsworth and the <i>previous</i> house was moved to its current site at 116 3 rd Street. The latter history fits better with information from the abstract and assessor. In 1945, the assessor stated the house was 33 years old, meaning it was constructed around 1912. This was also the year that John G. Wadsworth and his wife Lora purchased the property from the Deans. John G. Wadsworth became a member of the investment banking firm of Tulleys, Walters & Wadsworth in 1892. In 1906 he became head of the firm, known as J.G. Wadsworth & Co., located on Pearl Street. The house stayed in the possession of the Wadsworth family until 1989, when it was sold to the present owners. (See also 222 Turley.)	
78-01533	234 Bluff St.	1960	No information about the builder of this house. Former address was 326 5 th Avenue.	
78-01608	237 Fairview	c.1900	House built sometime after 1896 because the lot was vacant on the Sanborn map of that year. The earliest known resident of this house is L. Fred Husz, a livestock dealer. He moved here with his family in 1909 from their previous home on High Street.	
78-01558	238 5 th Ave.	c.1910	In 1913 Corydon L. Felt, manager at Western Steel & Iron Co. was at this address.	
78-01557	244 5 th Ave. SUSANNA & CAROLINE DODGE HOUSE	c.1909	Caroline L. Dodge (the spelling in her 1954 obituary, although other sources spell her name as "Carolyn") was an 1890 graduate of Smith College and later of New York University's law school, and a practicing attorney at the turn of the century. In 1901, when the Creche, a ladies' charitable society, was incorporated, she was listed as one of the officers, as the organization's attorney. It is unknown how many women lawyers there were in the early 1900s, but in 1893 there were estimated to be about a half dozen practicing in the State of Iowa. Caroline Dodge was the daughter of Nathan P. Dodge, General Grenville M. Dodge's younger brother (see entry for Dodge House, 605 3 rd St.). Nathan P. Dodge had worked as a clerk, bookkeeper and janitor for his brother's firm, Baldwin & Dodge, and later succeeded to full management of the pioneer banking house. This firm was the genesis of the Council Bluffs Savings Bank, which Nathan Dodge organized in 1870. He served as its first president until 1902. While the 1982 inventory form states that Caroline Dodge built this house, no evidence has been found to support this. According to abstract information, <i>Susanna C. Dodge</i> , Nathan Dodge's widow, purchased this property in 1909, the year of her husband's death. Her daughter, Caroline, resided in the house as a boarder at that time. Caroline later inherited the property when her mother died in 1916 and she sold the house in 1921.	
78-01517	281 High School	c.1900	In 1913, this was the residence of Edwin L. Empkie, treasurer of the Empkie-Shugart-Hill Co., a wholesale hardware business. (Perhaps he built the house?) Later, this was the home of Judge Folsom Everest (see Everest House, 125 3 rd St.)	
78-01516	284 High School	1928	In 1929, this was the residence of H. Oscar Ferguson, a reporter for the district court.	

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78-01515	286 High School	1930	<p>Table 2. cont.</p> <p>Footprint of house in 1928 does not match the extant house; therefore, it is suspected that it was built c.1930, the Assessor's estimated date of construction. Resident at this address in 1929 was William Ash, a physician. He lived here from 1924 until at least 1935. City directories for 1916-1922 list his address as 236 High School Ave., although reverse portion of the directory in 1921 also lists 286 as his address. Spanish Colonial Revival movement sparked by the 1915 Panama-California Exposition in San Diego became "a craze" by 1925 (Whiffen 1969), with home builders outside the southwest adopting aspects of the style. Even two-story suburban houses such as this one were influenced by the trend, with the result that "houses of no architectural distinction were identified as 'Spanish' by the use of tile roofs, stucco walls, heavy wooden doors, and perhaps some ornamental ironwork" (Milnes 1993). Popularity of the style declined after the WWII. This example may have been architect designed.</p>
78-01514	290 High School	c.1920s	<p>No information about early owners/builders. There was no listing for this address in the 1913 directory. In 1929, this was the home of Burley Waite, the manager of Bell Agency. The firm dealt in insurance, loans, and real estate.</p>
78-01556	300 5 th Ave.	c.1900	<p>The 1913 resident was Dillon L. Ross, a lawyer with an office on Pearl Street. He still lived here in 1929, by which time Mr. Ross was a member of the firm Tinley, Mitchell, Ross & Mitchell, of which Folsom Everest was also a member (see Everest House, 125 3rd St.) This house was not shown on the 1896 fire insurance map but had been built by the time of a 1908 photograph of this block.</p>
78-01555	301 5th Ave.	1980	<p>This lot at the corner of Bluff Street and 5th Avenue was the former location of the Abraham Lincoln High School. The school building burned down in 1976, with the lot now occupied by a modern metal building and paved parking lot. An addition was made to the one-story meeting room building in 1995.</p>
78-01615	301 Worth	c.1870	<p>1868 panorama illustration of Council Bluffs shows only a vacant lot at this location. Area not mapped for 1885 or 1891 fire insurance maps, but house was shown on the 1896 Sanborn map. 1880 city directory lists the residence of David Witter, of depot police, as the "sw co. 3rd 1st s. Worth," which describes this house location. While it is uncertain who built this house, the abstract suggests that T.H. (Thankful Hannah) Keesee may have had this house built after her purchase of the lot from B.F. Allen in 1869. (If this impressive, two-story brick house had been built by the time of the 1868 panorama illustration, it should have been represented in that illustration.) Allen owned this property from 1864 to 1869, when he acquired it at a Sheriff's sale for J.M. Palmer, who had purchased this property in 1857. Earlier transactions included Franklin Street (Pottawattamie County Judge) in 1854 and Samuel and Rebecca Riddle later that same year. J.M. Palmer was mayor of Council Bluffs in 1862, 1863, and 1867 and he mortgaged the property in 1858 to B.F. Allen before losing it in the Sheriff's auction in 1864. It appears unlikely from current information that Palmer built the extant house, and future research should explore T.H. Keesee's connection. Little is known of Keesee beyond names of her heirs: Mr. & Mrs. Robert Reid, Mabel Cohrs, Mr. & Mrs. A.G. Johnson, Jennie T. Ingraham, George H. Keesee, and Mr. & Mrs. John Keesee. An 1870 U.S. Census listing shows John and "Franklin" "Kesee" and their two children: Jennie (likely the above-listed Mrs. Ingraham) and "Clarence." Franklin Kesee was listed as a 28-year-old <u>female</u> who was keeping house, while John was the 40-year-old head-of-household earning his living as a clerk. Jennie was eight at the time, and Clarence was one year old. (Is it possible that "Franklin" was a</p>

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Table 2. cont.

misunderstanding of T.H.'s unusual first name?). By 1939, Keesee heirs were quit-claiming the deed to clear the property title for owners John LeRoy and Helen M. Peterson. Subsequent owners included Leona and Kathryn Garrison and Robert and Hazel McKinley (bringing ownership up to the 1980s). Since the 1880 directory and the 1910 directory (when this address was listed as the residence of G.W. Smith, a machinist for the C.G.W. Railway) listed people living in the house who were not represented in the abstract for this property, it is suspected that the house was rented out during much of the Keesee family's ownership tenure of this property.

78-01523	303 Willow	1909	In 1909, William I. Walker, vice president and manager of Walker Manufacturing Co., moved here with his family from their previous residence on S. 7 th St. They are the earliest known residents of this property.
78-01522	304 Willow WOODBURY HOUSE	1906	According to Whittaker (<i>Early Homes of Council Bluffs</i>), Dr. Charles Elmer Woodbury built this house in 1906. 1982 inventory form states that Dr. C.E. Woodbury invented gold fittings. He started his career in business with his father, Dr. Edmund I. Woodbury, and older brother, H.A. Woodbury. The father established his practice in Council Bluffs in 1858 and became one of the leading dentists in western Iowa. The family's dental office, Woodbury & Sons, was located in "a fine brown stone block on Pearl Street," erected in 1890 by Dr. E.I. Woodbury. C.E. Woodbury was also treasurer of the New Specialty Manufacturing Company. (See 622 3 rd St.)
78-01617	306 5 th Ave.	c.1896	The distinctive footprint of this house on the 1928 Sanborn and the one shown 1896 appear to be for the same house, but with a front porch added by 1928. In 1913 this was the residence of William A. Groneweg, a deputy U.S. Marshall. He worked at the Federal Building. (It seems unlikely that this is the same William Groneweg, born in 1838, of Groneweg & Schoentgen Company; perhaps this is a son or grandson.) (See Jennings House, 201 3 rd St.)
78-01616	310 5 th Ave.	c.1910	The resident in 1913 was George B. Camp, an inspector. As there was no 310 5 th Street before J.E. Hollenbeck built this house, it must have been constructed by 1913. Jesse E. Hollenbeck, a general contractor and builder, is believed to be the builder of this house and the houses at 231 and 233 Bluff Street. All three houses are similar and are located on the same subdivided corner lot. It is known from abstract information that Hollenbeck purchased the property at 231 Bluff Street in 1909. Prior to this date these houses did not exist on the corner of Bluff Street and 5 th Avenue. A single, larger house appears on the 1896 Sanborn map on the lot.
78-01614	310 Worth	c.1910	In 1913, this was the home of George W. Goff, a clerk. It is unknown whether he was the original owner; however, there was no house on this lot in 1896, with the larger lot later subdivided and the house built by the time of the 1928 fire insurance map.
78-01524	311 Willow	c.1900	This house may have been built by the time of the 1896 fire insurance map when a house of similar footprint (but not exact and having a 213 rather than a 311 address number) was shown on this lot. The extant house was definitely built by the time of a 1908 photograph showing this block, and in the 1913 directory Harry L. Van Brunt was listed at this address. Harry and his brother, George, owned the Van Brunt Automobile Company. The house is directly behind the Henry H. Van Brunt House built in 1890. H.H. Van Brunt was Harry and George's father. It is possible that the subject property was built for Harry upon his maturity.

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78-01589	313 Story	>1970	<p>Table 2. cont.</p> <p>This lot was the site of the former so-called "Spite House," which had been built by J.W. Squire in the late 19th century to spitefully block the view of his neighbor, General Dodge, with whom he was on poor terms. The house had been standing vacant for a number of years prior to 1930 when it was converted into apartments but was eventually demolished in October 1970 after having been acquired by the Dodge House Board. The lot was converted to paved parking lot for the Dodge House. It should be noted that Squire was a prominent in real estate in the city and was responsible for the platting of part of the district. He died in 1917. Interestingly, the 1896 fire insurance, while showing a house of similar footprint to this house, labels it as a 1-1/2 story with one-story rear ell. By 1928, the full two-story house with a slightly different outline was shown. It may be that an older house was enlarged and remodeled to include a second floor. The house was in its current configuration by the time of a 1908 panoramic photograph taken of this neighborhood.</p>
78-01590	315 Story	c.1920	<p>No information about original owner/builder. There were no listings in the 1913 city directory for the 300 block of Story. This house was built by 1928 and was one of a pair of nearly identical bungalows built on adjacent lots (see 329 Story). It is suspected that both were built by the same developer/builder.</p>
78-01588	328 Story	c.1910	<p>No information about original owner/builder. In 1896, this house number was 218. (But at that time there was a different house at this address.) The listing in 1913 for 218 Story was Mrs. Johanna Hobus, widow of August.</p>
78-01591	329 Story	c.1920	<p>No information about original owner/builder. There were no listings in the 1913 city directory for the 300 block of Story. This house was built by 1928 and was one of a pair of nearly identical bungalows built on adjacent lots (see 315 Story). It is suspected that both were built by the same developer/builder.</p>
78-01521	332 Willow WICKHAM- DEVOL HOUSE	1878; c. 1913	<p>The original 1878 structure was built by O.P. Wickham, a successful Council Bluffs contractor, of the firm Wickham Bros. Construction Co. (St. Peters Church, on the National Register of Historic Places, is among their buildings.) O.P. Wickham was also a brick manufacturer and built the 1878 house using bricks from his own brickyard. He sold the house in 1884 to the DeVol family, moving to his new brick mansion on S. 7th Street. The DeVols were a prominent family dating back to the period before the settlement was even named Kaneshville, but was still called Mormon's Crossing. David DeVol held various public offices, including serving as the first Justice of the Peace of Council Bluffs. His son, Paul Coleman DeVol, began the family's successful hardware, stove, and tin retail business in 1861. He also organized a large jobbing house firm in Omaha with his partner, of which he was president until his death in 1903 (See also 203 Turley, the residence of Paul C. DeVol, Jr.) In 1907, this was the residence of Mrs. Katharine DeVol, widow of Paul C. DeVol, Sr., and two of her children. It was she who modified the house around 1913. The early 20th century additions restyled what was originally a Victorian Italianate house into the more modern house that appears today. The 1913 city directory lists only Mrs. DeVol and Samuel M. Williamson as residents; his relation to the family is unknown. He sold "motor cycles, phonographs, sewing machines and bicycles" at 11 S. Main Street (next door to DeVol Hardware). The Wickham/DeVol House is listed in the NRHP.</p>

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78-01525	333 Willow BENNETT HOUSE	1884		<p>Table 2. cont.</p> <p>According to Whittaker (<i>Early Homes of Council Bluffs</i>), house was built in 1884 for Charlotte and John Bennett, County Treasurer (although other sources claim a construction date of 1880). Bennett settled in Council Bluffs in 1853 and was originally employed as a store clerk when the town was mainly still an outfitting point. He later became a well-known figure who held several public offices: County Treasurer for four years; County Auditor for ten years; Auditor five consecutive times. In 1886, he was elected as an Alderman at large. In 1888, he became the head cashier for the State Savings Bank, a position he held for many years.</p>
78-01520	350 Willow	c.1915		<p>There are no listings for any house numbers in the 350s of Willow Avenue in the 1913 directory. This house is on the same lot as the house at 129 4th Street. In 1896, an outbuilding was located here to the rear of the main dwelling house on the corner of 4th Street. The extant house was built by the time of the 1928 fire insurance map.</p>
78-01526	351 Willow BRERARD HOUSE	1922		<p>As with the house across the street at 350 Willow (see above), originally there was only one house located on this corner lot. The larger house that appears on the 1896 map was later replaced with two smaller houses including that at 351 Willow. This house was built for the Brerard family in 1922. Four years later it became the scene of the infamous murder of Mrs. John Brerard on the morning of December 24, 1926. She was strangled to death in the basement by a man inquiring about renting a room. This man turned out to be the first documented serial killer in North America, Earle Leonard Nelson, who committed a string of murders, often posing as a prospective tenant, in the United States and Canada in the winter of 1926. There was no listing for Brerard in the 1929 city directory, and it is suspected that they had moved away by that time.</p>
78-01578	415 Clark	c.1920		<p>There are no listings for the 400 block of Clark Ave. in the 1913 directory. The house was built by the time of the 1928 fire insurance map, and in 1929 this was the home of William M. Knutson, a banker.</p>
78-01579	509 Clark CLARK HOUSE	c.1866		<p>According to local history, this house was built by pioneer dentist Dr. F.C. Clark in 1866; however, this house does not appear to be represented on the 1868 panorama illustration of Council Bluffs. Frank C. Clark was originally from Maine, and had paternal ancestors aboard the Mayflower. Originally a shipbuilder, in 1849 he joined the Gold Rush to California. After working as a miner, he trained to become a dentist, and practiced that profession in California and Idaho before coming to Pottawattamie County in 1866. Dr. Frank C. Clark was living at 106 Willow in 1885, with his wife, Mary, and six children. Three of the children, by a previous marriage, were in their 20s at that time, including his son Albert Augustus, aged 22. The other three were ages 13, 9, and 6 in 1885; perhaps the Clark House had been occupied by the dentist and his first family. Dr. Clark's son, A.A. Clark, later owned the Clark House (presumably his boyhood home before the family moved to Willow Ave.), residing there by 1912. He enlarged it by adding a one-story wing. A.A. Clark was a successful investment banker and the first chattel mortgage officer in Council Bluffs. Following his widow's death in 1930, the ownership of the property was contested in the courts for several years.</p>
78-01570	510 Bluff LINCOLN HS GYMNASIUM	1926		<p>Designed by architects Anderson & Spooner as a gymnasium building for Abraham Lincoln High School, which had been built in 1900. After the main school building burned down in 1976, the school system continued to use the gymnasium for after-school activities.</p>

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			Table 2. cont.
78-01587	516 Clark Ave.	c.1960	No information about original owner/builder.
78-01586	518 Clark Ave.	c.1910	In 1913, this was the residence of Otto Vogeler, a harness maker at 127 S. Main St.
78-01580	519 Clark Ave.	c.1910	J.N.K. (Norman) Macalister, president of Macalister Canning & Co., lived here in 1913 and may have been the home's builder.
78-01576	520 3 rd St. GEN. TINLEY HOUSE	c.1911	While Whittaker (<i>Early Homes of Council Bluffs</i>) reported that this house was built in 1914 for General Mathew A. Tinley, Clarence Morgan Atherton was listed as living at this address by the time of the 1913 city directory. Tinley purchased the property from Atherton in that same year and was living at this address in 1914. Atherton had purchased the property in 1911 from J.W. Squire, a local real estate dealer/developer. Squire had owned this land as part of a subdivision that he had platted in 1889. This house had not been built by the time of the 1896 fire insurance map when a stable was shown on this lot. It is suspected that either Squire had this house built for sale and sold it to Atherton, or that Atherton purchased the lot in 1911 and had the house built for himself. However, he did not reside here long, and the house is most strongly associated with the Tinley family, who retained ownership of this property until 1977 when Winifred Tinley (daughter of Mathew and Lucy Tinley) sold the property to Conrad & Janet Rasmussen. Lucy Tinley, the General's widow (he passed away in 1956), lived in the house until her death in 1972. General Mathew A. Tinley, was a physician and surgeon. Dr. Mat Tinley [his name is spelled with one "t"] had a long military career beginning when his enlistment as a private in the Spanish-American War. Later, after finishing medical school and becoming a doctor, he gained renown for his command of the 168 th Infantry in France as a Lt. General in World War I. He also helped found the American Legion when it was formed in Paris in 1919. At the Democratic National Convention in 1932 he received the votes of 230 delegates for the nomination for vice-president. At the time of Dr. Tinley's death in 1956, he was described as the first Iowan to attain the rank of Lt. General. He also served in World War II, commanding the Iowa, Minnesota, and North & South Dakota National Guards. (It is possible that Atherton lived in an older house on this lot—something built between 1896 and 1911—that was then replaced by the current house by the Tinleys in 1914, but this remains a question for future research).
78-01585	520 Clark Ave.	c.1900	In 1913, this was the home of Allen Woodworth, a manager. This street does not appear on the 1896 fire insurance map and does not appear to have been developed as Clark Ave. by that time. The house had been built by the time of the 1928 map.
78-01584	524 Clark Ave.	1914	This house was probably built by Council Bluffs developer Harry G. McGee, who owned the property from 1912-1917. In 1918, it was sold to Florence Taylor Cutler, who lived here with her husband, William A. Cutler, a dentist, and brother of L. Henry Cutler (see Cutler House, 203 Turley). It was Florence Cutler's home until 1951, when it passed into the hands of her son, William A. Cutler, Jr., owner of the Cutler Funeral Home, and his wife, Mary, who still own the property.

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78-01575	525 Bluff St.	c.1896	<p>Table 2. cont.</p> <p>The house was shown at this address on the 1896 fire insurance map, although it was not listed in the 1913 directory. The house was labeled "Dr.'s D" on the 1896 map and was the only dwelling on the block at that time. (The lots on the southern half of this block comprised J.W. Squire's Subdivision, which had been platted in 1889). This area was not mapped for the 1891 fire insurance map; therefore, a c.1896 date of construction is proposed, although a c.1889 date is possible for this style of house.</p>
78-01577	526 3 rd St. DAVIS HOUSE	c.1916	<p>Various construction dates of 1914, 1916, and 1918-19 have been given in different articles about this house. The lot appeared to be vacant at the time of the 1908 panoramic photograph showing this neighborhood and there were no directory listings for this address in the 1912-1914 directories; however, the house was built by the time of the 1928 fire insurance map. According to Whitaker (<i>Early Homes of Council Bluffs</i>), this house was built in 1919 for Fred R. Davis. The property abstract indicates that Ada Davis, Fred's wife, purchased the property from J.W. Squire, a real estate dealer, in 1916 for \$7,000. (It seems unlikely this sum would include the current, 25-room mansion on the property and a c.1916 date of construction is assumed for this house, with 1919 entirely plausible for this style of house. Furthermore, it is doubtful that Squire would build such an expensive architect-designed house as an investment. It is much more likely that Ada and Fred Davis had this house designed and built as their own home.) Fred Davis, who founded the Pioneer Implement Company with his brothers, had started out in the livery business. He was the proprietor of several different liverys in Council Bluffs before becoming the manager of Kiel Stables in 1888. By that time he was also dealing in real estate. The 1919 city directory lists him as the vice president and treasurer of The Kretchmer Manufacturing Company. Fred Davis died in 1921 in Omaha following a mental breakdown. His widow, Ada, continued to live in the house until 1929. She died in 1935. They had no children. Currently, this building is owned and used by the Nishnabotna Girl Scout Council as their service center.</p>
78-01574	527 Bluff St.	c.1920	<p>Not listed in 1913 Directory. No house appears here on the 1896 Sanborn map but the house had been built by the time of the 1928 map.</p>
78-01581	527 Clark Ave.	c.1920	<p>There is no listing for this address in the 1913 directory; however, it appears to have built by the time of the 1928 fire insurance map. In 1929, the resident listed for this address was Matthew O'Keefe, a physician.</p>
78-01583	528 Clark Ave.	c.1900	<p>In 1913 this was the address of Thomas D. Metcalf, Jr., president of The Metcalf Co., clothiers. (The style of the house suggests a c.1900 date of construction, although this could be an older house that was later moved to this lot.) By 1929, John J. Hess was living here. He was an attorney who began practicing law in Council Bluffs in 1895. From 1906-12, Hess was the county attorney and for 15 years he served as special assistant to the attorney general for the state of Iowa. It is not known if John J. and John P. Hess (see 36 and 40 Bluff St.) were related but John J.'s history seems to suggest no direct ancestry as he was raised on a farm in Pottawattamie County after his family moved here in 1878. John J. Hess married Belle Snyder in 1897, and the couple had two daughters, Geraldine and Gretchen.</p>

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			Table 2. cont.
78-01572	530 Bluff St. SEVENTH DAY ADVENTIST CHURCH	c.1920	This church was organized in Council Bluffs in 1885. (However, the 1924 city directory states that it was organized in 1893.) The church had a different edifice here in 1896. At that time the address was 538. The church was listed at 538 in the 1924 directory, and the extant building is shown on the 1928 fire insurance map. (A 1993 inventory form recorded the address as 536.) In 1924, the church had 90 members.
78-01571	532 Bluff St.	c.1910	There is no 532 in the 1913 Directory. There was an older house on this lot on the 1896 map, but the extant house was built sometime after and was shown on the 1928 fire insurance map.
78-01582	533 Clark Ave.	c.1910	The resident listed for this address in 1913 was Gus A. Louie, of A. Metzger & Co. This business was located at 523 W. Broadway and was operated by Alphonse Metzger and Gus A. Louie. It included a restaurant and wholesale bakery and was also a meat market. In 1929, Gus' widow, Maybelle, was living at 307 Lafayette Avenue.
78-01673	535 Bluff St.	c.1915	Not listed in 1913 Directory. No house was shown on this lot on the 1896 Sanborn map but it had been built by the time of the 1928 map. Was the residence of clergyman and author, J.R. Perkins by 1940 but does not appear to have been built for Perkins as he was residing at 118 5 th Avenue in 1929 according to the city directory for that year.
78-01592	600 Bluff St. OUR SAVIORS LUTHERAN CHURCH	1926	The construction of this building marked a turning point in the church's history. The city's oldest Lutheran church, it was originally founded as Our Savior's Scandinavian Evangelical Lutheran Church (called Ansgar Evangelical Lutheran) in 1876 by Scandinavian immigrants: mostly Danes, as well as Swedes and Norwegians. Their older church building was constructed in 1877 and is still standing at 829 Avenue A. After the move to the new building in 1927, services were increasingly held in English, until eventually the transition from its being a Danish-speaking church to an English-speaking one was complete.
78-01618	606 Bluff St. OUR SAVIORS LUTHERAN CHURCH PARSONAGE	1929	The parsonage was apparently constructed 1929. It does not appear on the 1928 Sanborn map. In the city directories for 1926 through 1928, the residence of the church's pastor is on 9 th Street. However, in 1929 his address is 606 Bluff.
78-01607	605 3rd St. GEN. DODGE HOUSE	1869	General Grenville M. Dodge was the most celebrated of Council Bluff's early citizens. A distinguished Civil War General, Dodge also earned fame as the chief engineer of the Union Pacific. In 1867 he was elected as a Republican to the 40 th U.S. Congress. Dodge was one of the city's wealthiest citizens as well, having amassed a fortune through land speculation. The land agency and banking house he helped found in 1856, Baldwin & Dodge, was the predecessor of the Council Bluffs Savings Bank. The house was built in 1869 and designed by Chicago architect, William Boyington, who also designed Terrace Hill in Des Moines. Dodge family owned and occupied the house into the 1940s. The Dodge house was listed in the NRHP in 1966 and designated as a National Historic Landmark in 1961. It has been owned by the City of Council Bluffs since the early 1960s and is operated as the Dodge House museum. A carriage house built in 1871 off of Fairview Avenue is considered part of the Dodge House property and is also a contributing building to the district.

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Table 2. cont.

78-01593	607 Bluff St.	c.1910	In 1896, there was a smaller one-story house on this lot, with the extant two-story house built by the time of the 1928 fire insurance map. In 1913, the resident of this address was George Ouderkirk, who was a horseshoer at 631 S. Main Street.
78-01594	611 Bluff St.	c.1910	In 1896, there was a smaller one-story house on this lot, with the extant two-story house built by the time of the 1928 fire insurance map. The 1913 resident of this address was Albert E. Hill, a machinist.
78-01595	615 Bluff St.	c.1920	No listing for this address in the 1913 directory. It was definitely built post-1896 as the house at this address in 1928 has a different footprint from the 1896 Sanborn map.
78-01600	616 3rd St.	1980	No information about the original owner/builder. Modern infill construction replacing an older house shown on the 1896 and 1928 fire insurance maps.
78-01606	621 3 rd St. BERESHEIM HOUSE	1899	House built in 1899 by August Beresheim, a contemporary and friend of General Dodge, who gave him this lot next door to his own house. Both August and his father, John Beresheim, were presidents of the Council Bluffs Savings Bank, the oldest bank in Council Bluffs. It organized in 1870 when the Pacific National Bank, John Beresheim's firm, merged with Nathan and General Dodge's banking firm (see also 605 3 rd Street and 244 5th Ave.). John was bank president in 1902, and August Beresheim succeeded him when John died in 1909. This house was the first and only home of August and his wife, Clara, and stayed in the family until the early 1950s. Listed in the NRHP in 1976 and currently owned by the City of Council Bluffs and operated as part of the Dodge House museum.
78-01596	621 Bluff St.	c.1920	There was an older one-story house shown on this lot on the 1896 fire insurance map, with the extant house shown by the time of the 1928 map. There was no listing for this address in the 1913 directory.
78-01601	622 3 rd St.	by 1896; remodeled 1910s-20s	Appears to be the same house as on 1896 map and shown in 1908 photograph as a raised hipped cottage. After 1908, it was enlarged with second story addition by the 1928 map. In 1913, this was the residence of Frederick J. Duerr, president of the New Specialty Manufacturing Co. at 43 Main St. This company incorporated with Duerr as president and manager by 1907. It manufactured gasoline lamps and lighting appliances, manufactured and repaired gasoline engines and automobiles and conducted general machine work and metal castings.
78-01602	624 3 rd St.	by 1896	This house had been built by the time of the 1896 Sanborn map. The resident of this house in 1913 was David H. Brecker; no occupation was listed.
78-01597	625 Bluff St. KYNETT HOUSE	1862	According to J.P. Whittaker (<i>Early Homes of Council Bluffs</i>), this house was built in 1862. He states that the original owner was Xenophon W. Kynett, a druggist. Mr. Kynett bought out his partner's interest in their drug business in 1862. (His partner, S.H. Kelley, later returned to Council Bluffs and opened a drug store in 1880 on Lower Main Street.) There was also a Xenophon Kynett who lived at 231 Bluff St. from 1941-1970s, presumably a descendent. This house is shown on the 1868 panorama illustration of Council Bluffs.

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78-01603	626 3 rd St.	by 1896	Table 2. cont. This house appears on the 1896 Sanborn map and in a 1908 photograph of this block. Two occupants are listed for this residence in the 1913 city directory: W.E. Alexander, a lineman for Citizens Gas & Electric Co.; and O.A. Kinsell, a fireman.
78-01604	630 3 rd St./ 300 Worth	by 1896	In 1896, the address of this property was 300 Worth St. The house was shown on both the 1896 and 1928 fire insurance maps as well as a 1908 photograph of this block even though there was no listing in the 1913 directory for either address.
78-01598	631 Bluff St.	c.1896	The footprint for this one-story house is positioned identically on both the 1896 and 1928 Sanborn maps, although the 1896 house looks somewhat smaller than the 1928 plan. This could be explained by additions between 1896 and 1928 or may indicate a house that replaced an older one during that period. The house type was popular in the 1880s-1920s, so either scenario is a possibility. The resident of this property in 1913 was Mrs. H.S. Robertson, the widow of James C. Robertson.
78-01599	635 Bluff St.	c.1920	The residents listed in the 1913 directory for this address are James Coyle (no occupation listed, probably retired) and James W. Coyle, presumably his son, who is listed as a boarder. James W. worked as a repairman for the CGW railway. However, according to the fire insurance maps, there was a different house at this location in 1896 from the house shown in 1928; therefore, it is not certain whether the Coyles were associated with the older house or the extant house.
78-01605	701 3rd St.	c.1890	No information about original owner/builder. In 1896, the house number was 629. There is no listing for either address in the 1913 city directory. This house is probably older than 1890, and the front-gabled center portion of this house may be represented on the 1868 panorama illustration of this area. The house was shown on the 1896 fire insurance map with the side wings configuration.

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Photograph Log:

Name of Property: Willow/Bluff/3rd Street Historic District
Location of Property: Pottawattamie County, Iowa
Name of Photographer: Clark Rogers, Tallgrass Historians L.C.
Date of Photographs: November 17, 2004
Location of Original Negatives: Tallgrass Historians L.C., 2460 S. Riverside Drive, Iowa City, Iowa

- #1 600 Block of 3rd Street, View to the North from the intersection with Worth Street
- #2 600 Block of Bluff Street, View to the NE from the intersection with Worth Street
- #3 100 Block of 5th Avenue, View to the WNW from 118 5th Avenue
- #4 100 Block of 3rd Street, View to the NE from the intersection with Turley Avenue
- #5 100 Block of 3rd Street, View to the North from the intersection with Willow Avenue
- #6 200 Block of Bluff Street, View to the SW from the intersection with Willow Avenue (333 Willow is in the foreground)
- #7 100 Block of Bluff Street, View to the SW
- #8 625 Bluff Street (to right in photograph), View to the NE
- #9 301 Worth Street, View to the SSW from the intersection with 3rd Street
- #10 244 5th Avenue, View to the NE at intersection with 3rd Street
- #11 526 3rd Street, View to the North from the intersection with Story Street
- #12 510 Bluff Street (A. Lincoln High School Gym), View to the SW from the intersection with 5th Avenue

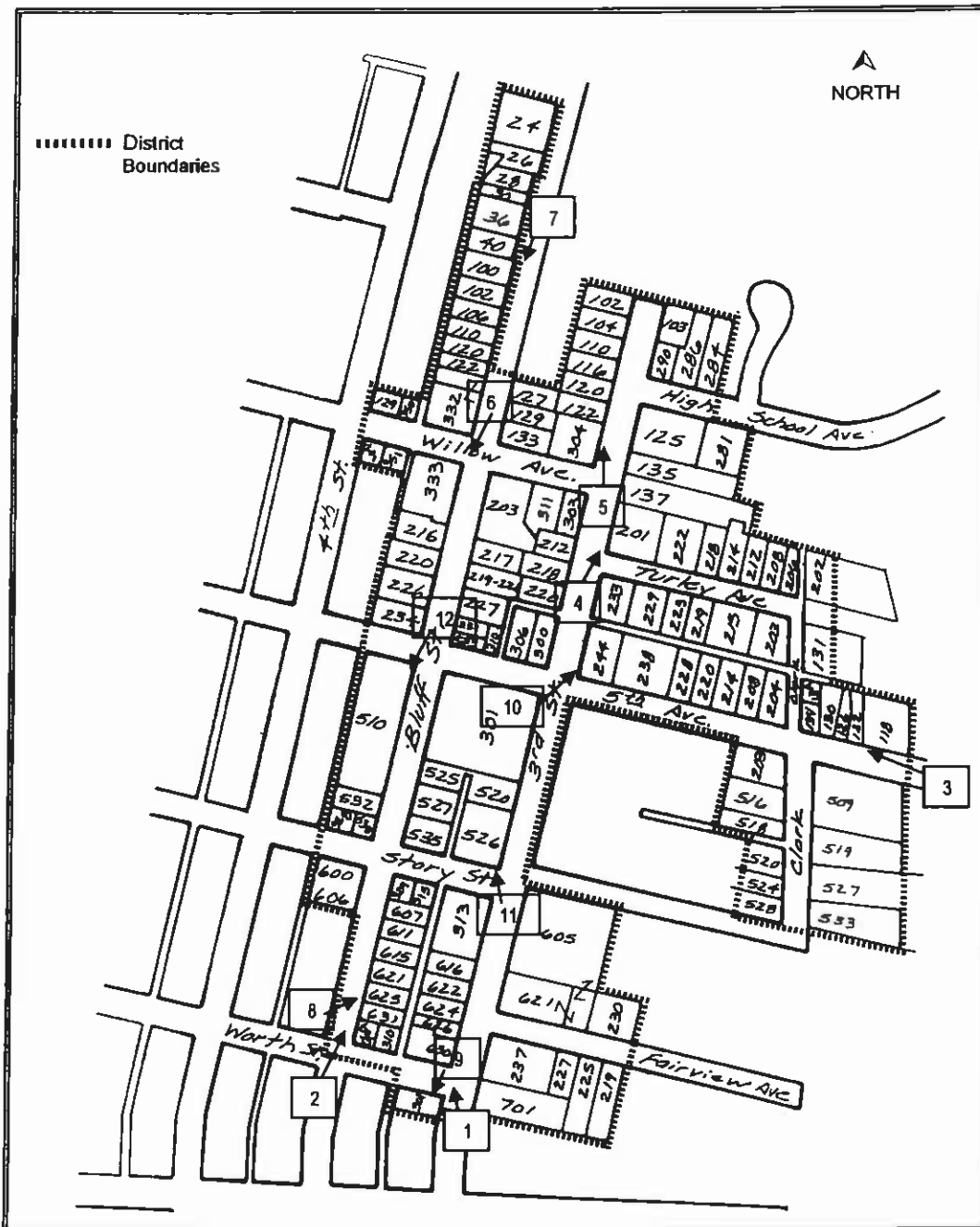
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Map Showing Photograph Views (keyed to log)



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List of Property Owners:

Lucille Pond
28 Bluff Street
Council Bluffs, IA 51503

Matthew Johnson
30 Bluff Street
Council Bluffs, IA 51503

Larry Wilcoxon, Jr.
36 Bluff Street
Council Bluffs, IA 51503
(also owns 231 Bluff St.)

City of Council Bluffs
209 Pearl St.
Council Bluffs, IA 51503
(owns 40 Bluff St., 102 3rd St.,
605 & 621 3rd St., & 313 Story)

Harvey and Teri Kunik
127 Bluff Street
Council Bluffs, IA 51503

Debra Danielsen
332 Willow Ave.
Council Bluffs, IA 51503
(also owns 129 Bluff St.)

Gao Biao et al.
C/O Zhang Mei Duan
133 Bluff Street
Council Bluffs, IA 51503

Charles and Penny Lyons
203 Bluff Street
Council Bluffs, IA 51503

Roland Lynch
PO Box 864
Council Bluffs, IA 51502
(owns 216 Bluff St.)

Joan Mitchell
217 Bluff Street
Council Bluffs, IA 51503

Andrew and Phyllis Schultz
220 Bluff Street
Council Bluffs, IA 51503

Bernard and Sherry Kincaid
236 Morningside Drive
Council Bluffs, IA 51503
(owns 219 Bluff St.)

Willa Siemek
226 Bluff Street
Council Bluffs, IA 51503

Christopher and Diana Sorensen
2451 Avenue D
Council Bluffs, IA 51501
(owns 227 Bluff St.)

Michael Rounds
24 E. Orchard Ave.
Council Bluffs, IA 51503
(owns 234 Bluff St.)

Jason Ratliff
PO Box 121
Council Bluffs, IA 51502
(owns 233 Bluff St.)

Council Bluffs Comm. Schools
12 Scott Street
Council Bluffs, IA 51503
(owns 510 Bluff St.)

Meeting Rooms, Inc.
C/O Don Glen
4422 Pierce Street
Omaha, NE 68105
(owns 301 5th Avenue)

Kathryn Goeser
178 Wendover
Council Bluffs, IA 51503
(owns 525 Bluff St.)

Leonard Jones
527 Bluff Street
Council Bluffs, IA 51503

Frank and Theresa Jozwiak
532 Bluff Street
Council Bluffs, IA 51503

Council Bluffs Silent Club
536 Bluff Street
Council Bluffs, IA 51503
(owns 530 Bluff St.)

William and Kelly Riche
535 Bluff Street
Council Bluffs, IA 51503

Betty Miller
607 Bluff Street
Council Bluffs, IA 51503

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Pottawattamie County, IA****List of Property Owners (continued):**

Our Saviors Lutheran Church
600 Bluff Street
Council Bluffs, IA 51503
(also owns 606 Bluff St.)

Donald and Marjorie Duschanek
611 Bluff Street
Council Bluffs, IA 51503

Mark and Sharon Tedesco
615 Bluff Street
Council Bluffs, IA 51503

Harold and Patricia Cox
621 Bluff Street
Council Bluffs, IA 51503

David Anderson
4 Sundahl Ave.
Council Bluffs, IA 51503
(625 Bluff St.)

Gary Wenninghoff
3021 Pierce Ave.
Logan, IA 51546
(631 Bluff St.)

Walter Nichols
635 Bluff Street
Council Bluffs, IA 51503

Walter and Rena Rollins
122 Bluff Street
Council Bluffs, IA 51503

Stoman Investments
P.O. Box 863
Council Bluffs, IA 51502
(102 Bluff St.)

David and Karen Cole
106 Bluff Street
Council Bluffs, IA 51503

Jerry Vincent
110 Bluff Street
Council Bluffs, IA 51503

Rose Marie Rogic
121 Bluff Street
Council Bluffs, IA 51503
(owns 120 Bluff St.)

Jason Dunham
26 Bluff Street
Council Bluffs, IA 51503

Craig and Jane Mann
24 Bluff Street
Council Bluffs, IA 51503

Michael and Neva Forsythe
C/O Webias Properties LLC
305 S. Locust Street
Glenwood, IA 51534
(owns 100 Bluff St.)

John Ippolito
103 Third Street
Council Bluffs, IA 51503

Kathryn Mulqueen
110 Third Street
Council Bluffs, IA 51503

Mark and Murya Scherer
104 Third Street
Council Bluffs, IA 51503

Bartel Revocable Family Trust
116 Third Street
Council Bluffs, IA 51503

Joseph and Kimberly Atkinson
120 Third Street
Council Bluffs, IA 51503

Jack and Deborah Kusler
122 Third Street
Council Bluffs, IA 51503

Sarah Reiff
125 Third Street
Council Bluffs, IA 51503

William and Barbara Dahlbeck
135 Third Street
Council Bluffs, IA 51503

Patrick and Mary Ryan
137 Third Street
Council Bluffs, IA 51503

Michael and Suzanne Winter
201 Third Street
Council Bluffs, IA 51503

Marvin and Ann Johnson
212 Third Street
Council Bluffs, IA 51503

Teresa Gerjevic
218 Third Street
Council Bluffs, IA 51503

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List of Property Owners (continued):

Stephen and Dorothy McCormick
220 Third Street
Council Bluffs, IA 51503

Steven and Mary Ann Bates
520 Third Street
Council Bluffs, IA 51503

Nishnabotna Girl Scout
526 Third Street
Council Bluffs, IA 51503

Terry Skalberg
18963 Evergreen Ln.
Council Bluffs, IA 51503
(owns 616 Third St.)

Randall and Candace Petry
622 Third Street
Council Bluffs, IA 51503

Gungor Gene and Erika Seran
642 Forest Dr.
Council Bluffs, IA 51503
(owns 624 Third St.)

Henry and Norma Petersen
701 Third Street
Council Bluffs, IA 51503

Willard and Betty Nixon
626 Third Street
Council Bluffs, IA 51503

Robert and Carolyn Klepfer
1063 Longview Loop
Council Bluffs, IA 51503
(owns 630 Third St.)

Cowell and Mary Beth Kennedy
290 High School Ave.
Council Bluffs, IA 51503

Louis and Julie Epperson
281 High School Ave.
Council Bluffs, IA 51503

Scott and Diana Smith
284 High School Ave.
Council Bluffs, IA 51503

Jean Sorensen
129 Fourth Street
Council Bluffs, IA 51503

Richard Koestner et al
C/O Robert McGivern
3921 E. 58th Court
Davenport, IA 52807
(owns 201 Fourth St.)

Robert Doyle
45 Norwood Dr.
Council Bluffs, IA 51503
(owns 350 Willow Ave.)

Thomas and Rozlyn Broniecki
304 Willow Ave.
Council Bluffs, IA 51503

Ronald Menke, Jr.
351 Willow Ave.
Council Bluffs, IA 51503

Michael and Patricia Murphy
333 Willow Ave.
Council Bluffs, IA 51503

William and Evita Collins
311 Willow Ave.
Council Bluffs, IA 51503

Louise Anderson et al
C/O Cathy Krohn
102 Surrey Ave.
Council Bluffs, IA 51503
(owns 303 Willow Ave.)

Douglas Coziahr et al
286 High School Ave.
Council Bluffs, IA 51503

Sara Perkins et al
222 Turley Ave.
Council Bluffs, IA 51503

Don and Mary Ann Angeroth
218 Turley Ave.
Council Bluffs, IA 51503

Robert Yanders
214 Turley Ave.
Council Bluffs, IA 51503

John and Cynthia Burke
212 Turley Ave.
Council Bluffs, IA 51503

Dennis Portrey, Jr.
208 Turley Ave.
Council Bluffs, IA 51503

Joan Minikus
206 Turley Ave.
Council Bluffs, IA 51503

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National Park Service****National Register of Historic Places
Continuation Sheet**Additional
Section number Documentation Page 96**Willow/Bluff /3rd Street Historic District
Pottawattamie County, IA****List of Property Owners (continued):**

Harold and Jacquelyn Compton 202 Turley Ave. Council Bluffs, IA 51503	Richard and Ardeth Christie 233 Turley Ave. Council Bluffs, IA 51503 (also owns 244 5th Ave.)	Joan Borrage 229 Turley Ave. Council Bluffs, IA 51503
David Fitch 223 Turley Ave. Council Bluffs, IA 51503	Patrice Watson 219 Turley Ave. Council Bluffs, IA 51503	Marilyn & Larry Peters Life Est. 215 Turley Ave. Council Bluffs, IA 51503
Helen Sprinkel 203 Turley Ave. Council Bluffs, IA 51503	Darrel and Christinia Palser 131 Turley Ave. Council Bluffs, IA 51503	Virgil and Janice Steenbock 306 Fifth Ave. Council Bluffs, IA 51503
Fred and Cynthia Collins 300 Fifth Ave. Council Bluffs, IA 51503	Roderick James et al 310 Fifth Ave. Council Bluffs, IA 51503	Jason and Janet Larson 310 Worth Street Council Bluffs, IA 51503
Jennifer Lash 238 Fifth Ave. Council Bluffs, IA 51503	Kent and Mary Madison 228 Fifth Ave. Council Bluffs, IA 51503	Ann Walters 220 Fifth Ave. Council Bluffs, IA 51503
Stephen and Catherine Jayjack 214 Fifth Ave. Council Bluffs, IA 51503	David and Patricia Gillespie 208 Fifth Ave. Council Bluffs, IA 51503	William and Margaret Hill 204 Fifth Ave. Council Bluffs, IA 51503
Timothy and Angela Allen 203 Fifth Ave. Council Bluffs, IA 51503	Susan Carey 118 Fifth Ave. Council Bluffs, IA 51503	Randall Eyre, Jr. 134 Fifth Ave. Council Bluffs, IA 51503
Connie Louise Henry 126 Fifth Ave. Council Bluffs, IA 51503	Matthew and Abby Colburn 122 Fifth Ave. Council Bluffs, IA 51503	David Eyre 130 Fifth Ave. Council Bluffs, IA 51503
Fannie Mae C/O NPDC Conveyances-Claims PO Box 650043 Dallas, TX 75265 (owns 516 Clark Ave.)	Daniel and Kathryn Shea 803 S. Main Street Council Bluffs, IA 51503 (owns 509 & 519 Clark Ave.)	Michael and Elizabeth Burget 518 Clark Ave. Council Bluffs, IA 51503
Dorothy Bennett Trust 520 Clark Ave. Council Bluffs, IA 51503	William Cutler 524 Clark Ave. Council Bluffs, IA 51503	Vincent and Sarah Bell 301 Worth Street Council Bluffs, IA 51503

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

**National Register of Historic Places
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**Willow/Bluff /3rd Street Historic District
Pottawattamie County, IA**

List of Property Owners (continued):

Todd and Tracy Frush
230 Fairview Ave.
Council Bluffs, IA 51503

Robert and Sandra Griffith
508 Golden Oaks Dr.
Council Bluffs, IA 51503
(owns 237 Fairview Ave.)

Douglas Eicher
227 Fairview Ave.
Council Bluffs, IA 51503

Tami Leeper
225 Fairview Ave.
Council Bluffs, IA 51503

Dan Partridge
219 Fairview Ave.
Council Bluffs, IA 51503

David and Amy Adams
528 Clark Ave.
Council Bluffs, IA 51503

Obed and Patricia Wells
533 Clark Ave.
Council Bluffs, IA 51503

Denise Hayes et al
527 Clark Ave.
Council Bluffs, IA 51503

Matthew Aistrophe
415 Clark Ave.
Council Bluffs, IA 51503

Donald Tremel
612 2000th St.
Earling, IA 51530
(owns 328 Story Street)

Thomas Elliff
329 Story Street
Council Bluffs, IA 51503

Leroy and Darlene Lovely
315 Story Street
Council Bluffs, IA 51503