

Intensive-Level Historic Architectural Survey of the South
8th Street Neighborhood, Council Bluffs, Pottawattamie
County, Iowa

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Technical Report
341



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Abstract

An intensive-level historic architectural survey was conducted by the University of Iowa's Office of the State Archaeologist of 94 properties in the South 8th Street neighborhood of Council Bluffs. Funded in part by a Certified Local Government grant, and sponsored by the City of Council Bluffs, the purpose of the survey was to identify historic contexts in the neighborhood, record the 94 properties in Iowa Site Inventory forms, and identify a possible historic district in the South 8th Street neighborhood. Based on the results of the survey, a possible historic district was identified that includes most of the survey area, but may also extend slightly into areas not included in the present survey. It is recommended that additional research be conducted on several properties located outside the present survey area to determine whether those properties should also be included in the proposed historic district. Once final boundaries for the district are established, it is recommended that the historic district be nominated for listing in the National Register of Historic Places.

Introduction

The Office of the State Archaeologist (OSA) of the University of Iowa has prepared this report under the terms of a cultural resource survey agreement between OSA and the City of Council Bluffs, Iowa. This report records the results of an intensive-level historic architectural survey and National Register of Historic Places (NRHP) evaluation of 94 properties in the South 8th Street neighborhood of Council Bluffs. The survey was funded in part by a Certified Local Government grant. It was conducted between December 2015 and June 2016 by Richard Carlson, assisted by Rose Brown of the City of Council Bluffs and five volunteers in Council Bluffs. William Whittaker served as project director and Carlson served as report author.

The OSA is solely responsible for the interpretations and recommendations contained in this report. All records including maps and figures are curated in the OSA Archives. The Historical Architectural Data Base form is included as the Appendix.

Statement of Historic Contexts

INTRODUCTION

The South 8th Street neighborhood of Council Bluffs developed during the mid to late nineteenth century as one of the premier residential areas of Council Bluffs. The earliest platted subdivision in this neighborhood dates to 1853, the year Council Bluffs was established. While the earliest development in Council Bluffs occurred in the eastern part of the city, along East Broadway and the neighboring areas on the bluffs overlooking the Missouri River valley, the civic and commercial center of the city was developed at the foot of the bluffs just east of the present survey area. Because of its proximity to the new city center, the South 8th Street neighborhood was one of the earliest residential neighborhoods developed in Council Bluffs. Today, the area is home to some of the most impressive examples of Italianate and Queen Anne-style architecture in the city. It also includes a mix of housing types, including smaller single-family homes dating from the 1870s to the 1940s and several early apartment buildings.

DESCRIPTION AND OVERVIEW OF THE SOUTH 8TH STREET NEIGHBORHOOD

The South 8th Street neighborhood documented in the present survey (Figure 1) forms the eastern edge of a much larger residential area that is bounded clearly on all sides by non-residential areas. This larger area is bounded by 7th Street on the east, Broadway and the diagonal right-of-way of a former Union Pacific Railroad spur on the north, Indian Creek (14th Street) on the west, and 9th Avenue on the south. This area is located entirely on the Missouri River flood plain, and its topography is essentially level throughout its extent. The larger neighborhood includes or overlaps a total of eight platted subdivisions. These are the six subdivisions that overlap the present survey area that are listed below under Historic Context 1, as well as two additions to the west: Beer's Addition and McMahon, Cooper and Jefferis's Addition. All eight subdivisions were platted between 1853 and 1868, and the extant buildings in this area generally date to the period between about 1870 and 1950. The South 8th Street survey area is distinguished from the rest of this larger neighborhood by the larger scale and greater architectural elaboration of its key buildings. The large mansions of the late nineteenth and early twentieth centuries in this area are limited almost entirely to the 300 and 400 blocks of S. 8th Street, the 600 block of S. 7th Street, and the 800 block of 2nd Avenue. Elsewhere in the survey area, the houses are more modest, and are largely indistinguishable from the smaller and generally later houses in the blocks to the west. The development of the larger neighborhood was generally westward, with earlier Italianate and Queen Anne-style buildings dominating in the eastern part, and later Foursquare and Craftsman-style houses more common in the west. This division is far from absolute, however, and examples of all styles and eras can be found throughout the larger neighborhood.

The present survey area, like the larger neighborhood, is overwhelmingly residential. Of the 93 extant primary buildings recorded in the survey area, only two were not built as residences. Both are commercial buildings built after World War II. In a few cases, former residences in the survey area have been converted to office use, but most remain in residential use. While single-family houses were the most numerous building type in this area historically, the area also has a long history of multi-family housing that dates back at least to the 1880s, if not earlier. Rowhouses containing three or more flats were built throughout the larger neighborhood in the late nineteenth century. In the present survey area, one was built in 1887 at 719–723 5th Avenue.

HISTORIC CONTEXTS FOR THE SOUTH 8TH STREET NEIGHBORHOOD

No historic contexts have yet been developed for Council Bluffs as a whole. The only citywide survey that has been conducted was not organized in a Multiple Property Documentation Form format, so no specific historic contexts for the city were identified (Jennings and Gottfried 1982). The historic contexts developed for the present survey are based on the specific history of the South 8th Street neighborhood. While it is likely that the development patterns identified in this neighborhood could be modified to form historic contexts for the city as a whole, the focus here is on just one neighborhood of the city.

Because the survey area is almost entirely residential, the historic contexts developed for the South 8th Street neighborhood have a chronological rather than a thematic focus. While a thematic approach could also be used—for example, one based on single-family versus multi-family residences, or owner-occupied versus rental housing—the most clearly observable differences among property types in the survey area are strongly correlated with their dates of construction. The following five historic contexts have therefore been developed for the South 8th Street survey area:

1. Pre-Railroad and Early Railroad Era, 1853–1869
2. Growth of a Premier Residential Neighborhood, 1870–1911
3. Craftsman Era, 1908–1929
4. Depression and World War II, 1930–1945

5. Post-World War II Era, 1946–1966

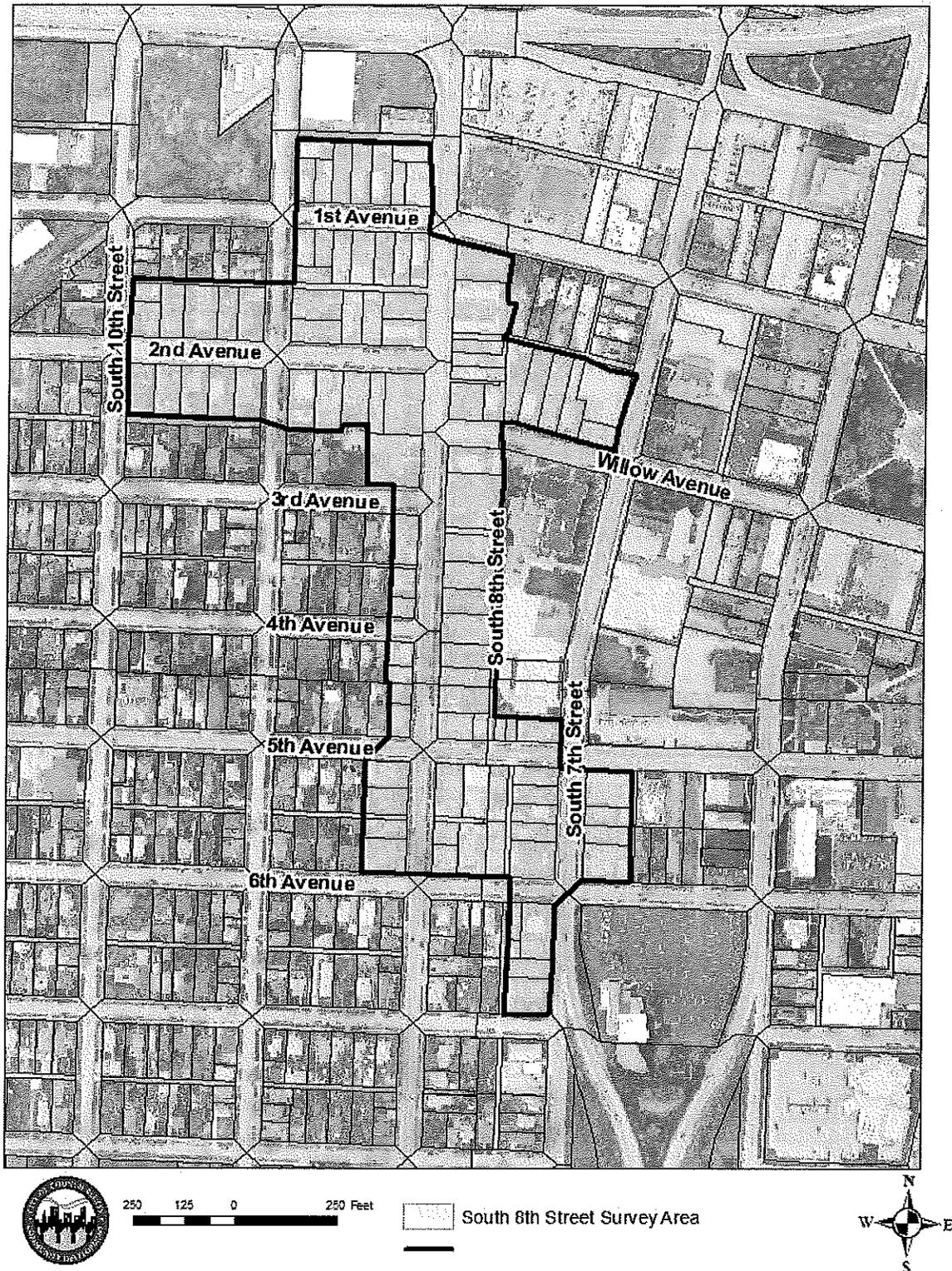


Figure 1. Location of properties in present survey area in relation to the street grid.

Source: Community Development Department, City of Council Bluffs.

1. Pre-Railroad and Early Railroad Era, 1853–1869

The area that later became Council Bluffs was acquired by the United States as part of the Louisiana Purchase in 1803. At the time, the Council Bluffs area was considered to extend along both sides of the Missouri River from the mouth of the Platte River north for a distance of some 30 miles. This area came to house trading posts for the fur trade from about 1812 until the 1840s; a U.S. Army outpost in the 1820s and again in the 1830s; and, from 1837 to about 1847, a settlement area for Potawatomi Indians, who had been forced to move from the lower Great Lakes region after a treaty of 1833, and resettled again after a treaty of 1846 (Larsen et al. 2007:14–27; Jennings and Gottfried 1982).

The first period of significant European-American settlement in the area that is now Council Bluffs came with the Mormon pioneers between 1846 and 1852. Members of the Church of Jesus Christ of Latter-Day Saints, better known as Mormons, were driven from their earlier home in Nauvoo, Illinois, in 1844, and continued their westward journey, seeking a place where they could practice their religion in peace. In 1846, the branch of the church led by Brigham Young stopped along the banks of the Missouri River in what is now the Omaha and Council Bluffs area. The larger community was located on the Omaha side until 1848, by which time most of its residents had moved on to the Great Salt Lake settlement. On the eastern side of the river, the former Potawatomi settlement area became a Mormon community named Kaneshville in 1848. Although never intended as a permanent settlement, this community grew to house several thousand residents, mostly temporary, during the next several years, including Mormon migrants to the Salt Lake settlement, California gold seekers in and shortly after 1849, and other migrants who wanted to settle or seek their fortunes in the newly opened western territories. Kaneshville's status as an important provisioning station for western migrants was reflected in the 1850 census, where Pottawattamie County was shown to have had the eighth largest population of any of the 49 counties then organized in Iowa, and the largest population of any county in western Iowa (Larsen et al. 2007:29–37; Jennings and Gottfried 1982). The Mormon settlement in what is now Council Bluffs was located first along what is now East Broadway, then spread down into the Missouri River flood plain to the vicinity of Indian Creek. The Kaneshville business district was in the vicinity of Broadway and 1st Street (Jennings and Gottfried 1982).

Most Mormon settlers in Kaneshville had moved on to Salt Lake by 1852, and the gold rush traffic had also ebbed by this time. Nonetheless, the settlement remained primarily a supply point for western migrants during the 1850s and into the 1860s, with relatively few permanent settlers. Non-Mormon settlers began to control the government and shape the development of the settlement after 1852. Several important changes occurred in 1853 and 1854. In 1853, the Iowa legislature changed the name of Kaneshville to Council Bluffs and incorporated it as a city, and a U.S. government land office opened in Council Bluffs to sell the government land in Pottawattamie County that had been surveyed in 1851 and 1852. In 1854, the Original Town of Council Bluffs was surveyed and land claims within the city were largely quieted. This not only provided a stable basis for property transfers, but permitted a more effective city government once the city was able to begin raising revenue through property taxes (Larsen et al. 2007:37–39; Jennings and Gottfried 1982; O. L. Baskin & Co. 1883:49–50).

The economy of Council Bluffs suffered as a result of the national economic Panic of 1857, but its fortunes returned two years later, when gold was discovered at Pike's Peak in the Rocky Mountains in 1859. The city again became an important provisioning center for gold-seekers, as it had been in 1849—although the same could also be said of Omaha, its neighbor/rival on the Nebraska side of the Missouri River, which had been established at about the same time that Council Bluffs received its charter from the state (Larsen et al. 2007:52–55).

Transportation in early Council Bluffs was limited to overland travel and steamboats, which provided regular service to Council Bluffs by 1854. Steamboats connected the new city to St. Joseph, Missouri, an important supply point for travelers to much of the newly opened western territories in the 1840s and

1850s, as well as to St. Louis, Missouri (Larsen et al. 2007:51). A railroad was planned to extend across Iowa from Davenport to Council Bluffs as early as 1853, but because of the national economic Panic of 1857 and the Civil War, the line had not even reached as far west as Des Moines by the end of the Civil War (Larsen et al. 2007:37–38, 67). During the Civil War, U.S. military strategists and Chicago railroad interests joined forces to begin work on a transcontinental railroad that would have Omaha as the eastern terminus of its western section, and Council Bluffs as the western terminus of its eastern section. No bridge—railroad or otherwise—yet spanned the Missouri River at that point, which still relied on ferry traffic. The Union Pacific Railroad, as the new transcontinental railroad chartered in 1862 was named, broke ground in Omaha for its new route in December 1863 (Larsen et al. 2007:57–66).

On the Iowa side of the Missouri River, the years following the Civil War saw the completion of not just one but five separate railroad lines to Council Bluffs. The Mississippi and Missouri Railroad line—the line originally intended to cross the state of Iowa in the 1850s—had gone bankrupt, but its successor, the Chicago, Rock Island and Pacific Railroad, completed the line to Council Bluffs in 1869. By that time, three other railroads had constructed lines to Council Bluffs, all of them in 1867 or 1868. These included another east-west route, the Cedar Rapids and Missouri River Railroad, a subsidiary of the Chicago and North Western line, which completed its line to Council Bluffs in January 1867; and two north-south routes. One north-south route, the Council Bluffs and St. Joseph Rail Road (later part of the Burlington and Missouri River Railroad system) connected Council Bluffs with St. Joseph, Missouri, to the south, and was completed in August 1868. The other, the Sioux City and Pacific Railroad (later part of the Chicago and North Western system), was completed to Sioux City, Iowa, in March 1868. A fifth railroad line, the Burlington and Missouri River Railroad, was completed to Council Bluffs at the end of 1869. The Sioux City and Pacific Railroad and the Burlington and Missouri Railroad did not extend their lines into Council Bluffs itself, but instead connected with junctions a short distance outside the city. The other three railroad lines were built into the city itself (Larsen et al. 2007:67–70).

In 1860, before the Civil War and the arrival of the railroads, the population of Council Bluffs was 2,011. Its most rapid period of growth occurred during the 1860s and 1870s, when the population grew by 8,000 each decade, to 10,020 in 1870 and 18,063 in 1880 (State Data Center 2016). The city limits had been greatly expanded in 1857, according to one history, “in order to better serve the interests of speculators in town land. Although the Panic of 1857 briefly put a damper on this activity, speculators soon snapped up some eight hundred thousand acres through the Council Bluffs land office” (Larsen et al. 2007:93). Between 1859 and 1868, the new city established a school district, built a county court house and a fire house, and succeeded in its efforts to have the state legislature designate Council Bluffs as the site of a new state school for the deaf. Business houses, factories, hotels, churches, and other privately funded commercial and institutional buildings went up quickly during this period to serve the city’s rapidly growing population (Larsen et al. 2007:93–94). Residential neighborhoods, including the South 8th Street area, were also developed to provide housing for that population.

The South 8th Street area was among the first areas of the new city developed after the city had expanded from its original center in the vicinity of East Broadway down into the Missouri River flood plain. The official plat of the Original Town of Council Bluffs was dated 1854, but the first platted subdivision that overlaps the present survey area was platted a year earlier, in 1853.

All of the additions platted to the west of the Original Town of Council Bluffs that overlap the South 8th Street survey area were platted early in the city’s history, between 1853 and 1868. These subdivisions are listed in Table 1.

The earliest platted subdivision that overlaps the present survey area is Bayliss’s 1st Addition, which was platted by Samuel S. Bayliss and his wife Martha in 1853, the year that Council Bluffs was organized (Baskin & Co. 1883:98). Although most of this addition is located east of the survey area, five properties in the 700 block of Willow Avenue are located in this subdivision. Bayliss’s 1st Addition extends west

from the Original Town, and is bounded on the east by Main Street; on the north by an irregular line that

Table 1. Platted Subdivisions in the South 8th Street Survey Area.

Name of Subdivision	Date of Plat or Filing	Platted By
Bayliss' 1st Addition	April 12, 1853 (plat)	Samuel S. and Martha Bayliss
Bayliss' 2nd Addition	July 21, 1854 (plat)	Samuel S. and Martha Bayliss
Curtis and Ramsey's Addition	April 3, 1856 (plat)	Samuel R. and Belinda Curtis; Silas and Mary D. Ramsey
Hyatt's Addition	unclear; survey conducted April and May 1857	unclear; formerly known as Andrews Subdivision
Jefferis's Subdivision	January 27, 1865 (plat)	Thomas and Anna M. Jefferis
Larimer's Subdivision	June 8, 1868 (filing)	not identified; probably Judge Adam V. Larimer

Source: Pottawattamie County, Iowa, Recorder's Office internet web site, Subdivision Plats Search, at <http://www.pottcounty.com/departments/recorder/subdivision-plats-search>; accessed April 24, 2016.

extends from the present N. 8th Street to Main Street in the vicinity of the present Washington and Mynster streets; on the west by the east side of 8th Street; and on the south by the north side of 5th Avenue (for the boundaries of this and other subdivisions in the survey area, see Figure 2). Bayliss's 1st Addition came to include much of the civic center of early and present-day Council Bluffs, as well as commercial areas along West Broadway and Pearl Street and residential areas to the west. The addition also included Bayliss Park, the Baptist and Presbyterian churches, and Bloomer School. Although S. S. Bayliss had originally intended to gift the present site of Bayliss Park to Pottawattamie County for use as a court house square, the county decided instead to build a court house on the city block to the south. The City eventually began to improve and maintain the park in the 1860s. A lawsuit brought by Bayliss in the 1870s to return the park to his use was decided in the City's favor in 1878, and the park has remained a city park ever since (Baskin & Co. 1883:98, 101).

Sixty percent of the extant properties in the present survey area—56 out of 93—are located in the next platted subdivision, Bayliss's 2nd Addition. This subdivision was platted on the west side of Bayliss's 1st Addition in 1854. Two years later, Curtis and Ramsey's Addition was platted on the south side of Bayliss's 2nd Addition. It now contains 13 of the buildings in the present survey area. The last three subdivisions that overlap the survey area—Hyatt's Addition, Jefferis's Subdivision and Larimer's Subdivision—were platted between 1857 and 1868. All three extend east from Curtis and Ramsey's Addition in the area south of Bayliss's 1st Addition. These three subdivisions contain two, 13 and three properties, respectively, in the present survey area.

By 1869, the end of the period covered by this historic context, the South Eighth Street area was only sparsely populated. A bird's-eye view map of Council Bluffs published in 1868 depicts only about 15 residences in the area that now contains six times that number (Figure 3). The exact number of residences shown on the 1868 map is not certain, since it is not always clear whether a small building is a separate dwelling or an outbuilding associated with a nearby house. In any case, only one of the buildings within the present survey area shown in 1868—716 Willow Avenue—appears to remain standing on its original site, and that building has been altered substantially through the construction of multiple additions in the late nineteenth and early twentieth centuries (Figure 4).

In addition to 716 Willow Avenue, six extant houses to the west of the present survey area also appear to be the same buildings shown on the 1868 map. These addresses are 921 1st Avenue, 927 1st Avenue

(Figure 5), 828 3rd Avenue, 1005 3rd Avenue, 901 4th Avenue, and 903 5th Avenue. Elsewhere in and near the survey area, the few houses that were built represented a range of sizes and types, from tiny one-story gable-roofed cottages to large two-story dwellings with hipped or gabled roofs, large lots, and large barns or carriage houses. None of the larger buildings built in or west of the survey area survives; the six extant buildings listed above are all one-story or 1½-story houses with little decorative detailing and often with later additions. Therefore, although the Pre-Railroad and Early Railroad historic context was important in the development of the South 8th Street neighborhood because of its role in shaping the street grid and platted subdivisions, no built resources from this early period are known to survive in the survey area other than the extensively altered house at 716 Willow Avenue.

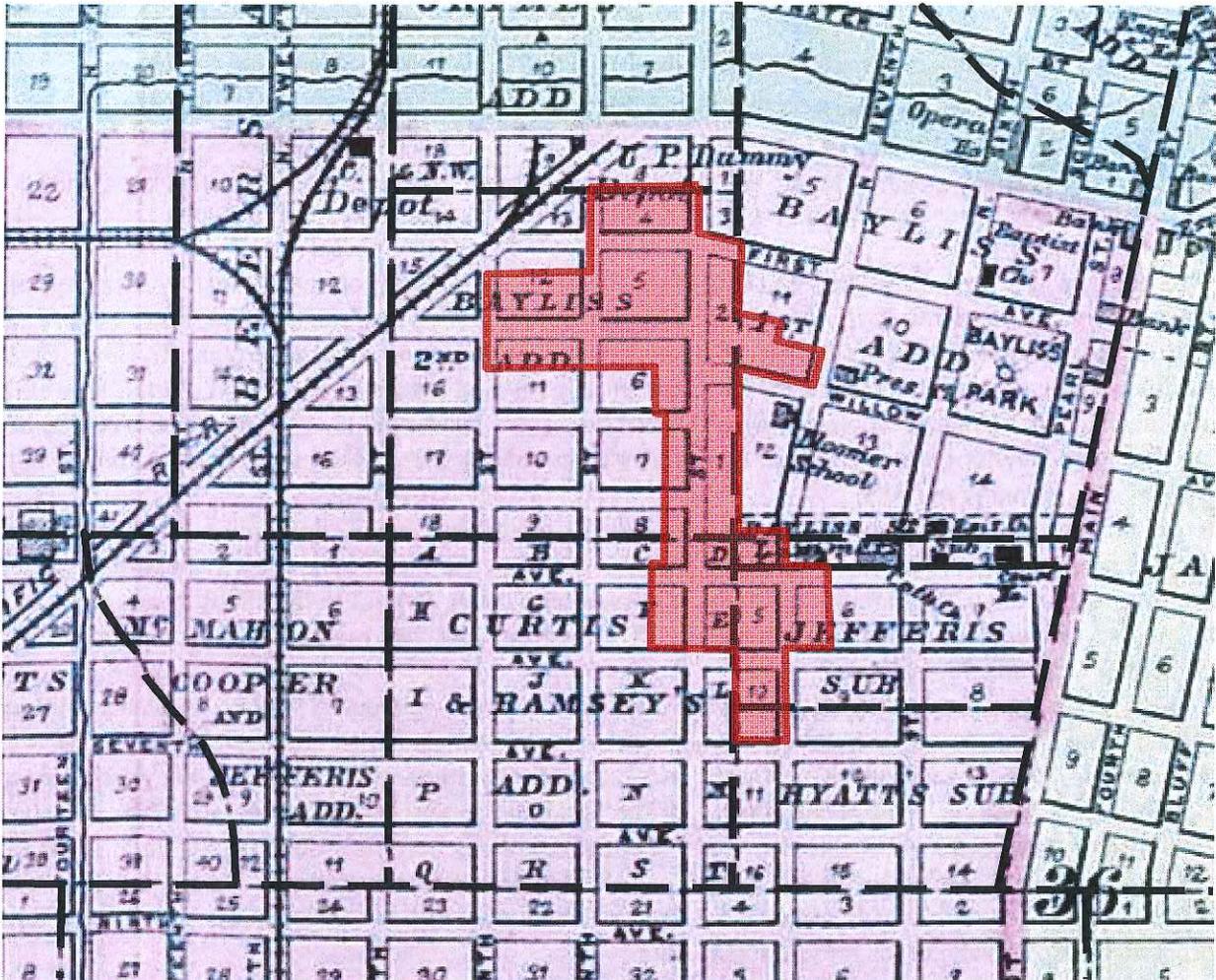


Figure 2. Location of present survey area (red shaded area) in relation to platted subdivisions (black dashed outlines) and the street grid.

Larimer's Subdivision is the narrow subdivision located between Bayliss's 1st Addition and Jefferis's Subdivision. The background colors represent ward boundaries in 1885. The entire survey area is located in what was then Ward 4. Source of base map: Allen 1885:62–63.

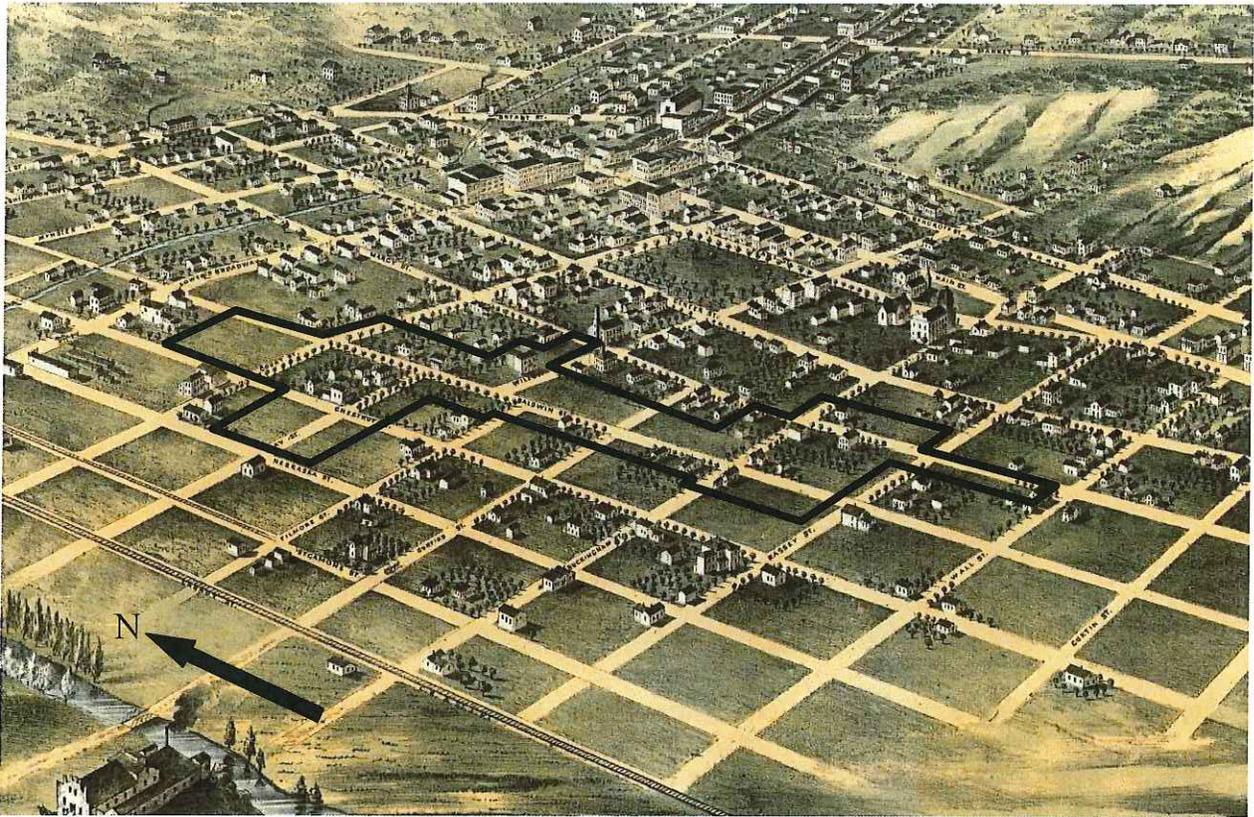


Figure 3. Detail of 1868 bird's-eye view map of Council Bluffs with present survey boundary outlined in black.

The central business district, centered on Broadway, is located northeast of the survey area. Of the approximately 15 residences shown within the survey area on this map, only one—716 Willow Avenue—appears likely to be extant, and it has been modified extensively. Source of base map: Ruger 1868.



Figure 4. Officer/Blaine/Wirt House, 716 Willow Avenue, facing northeast. The hip-roofed rear section of this house appears to be the same as the two-story hip-roofed house shown in this location on the 1868 Ruger map (Figure 3). The prominent gabled wing at the front was added later in the nineteenth century, and the smaller gabled entry wing appears to date to around the 1920s.



Figure 5. Pre-1868 house at 927 1st Avenue, facing southeast. This house is located outside the present survey area. It is shown here to illustrate a pre-1868 house in close proximity to the survey area that retains a higher degree of period integrity than the house shown in Figure 4.

2. *Growth of a Premier Residential Neighborhood, 1870–1911*

The construction of five railroad lines to Council Bluffs by the end of 1869, and the completion of the transcontinental railroad by the construction of a railroad bridge across the Missouri River in 1872, helped fuel the growth of Council Bluffs in the decades after 1870. Furthermore, in 1875, after a legal battle to determine whether the eastern terminus of the Union Pacific Railroad was in Omaha or Council Bluffs, the U.S. Supreme Court ruled in favor of Council Bluffs. The Union Pacific Railroad soon built a large rail transfer yard in Council Bluffs, including a transfer depot and hotel. The Union Pacific transfer yards were located in the southwest part of the city, in the area west of 17th Street and south of 9th Avenue. The presence of these transfer yards in the western part of the city helped spur further development away from the bluffs in the eastern part of the city and towards the Missouri River to the west (Larsen et al. 2007:103–104). The other railroad lines in the city built connections to the Union Pacific transfer depot, although all maintained their own depots and rail yards elsewhere in the city. With the exception of the Chicago and North Western Railway, whose rail yards were located northwest of downtown, these depots and rail yards were located in the area south of 10th Avenue and within 10 or 12 blocks west of the bluffs (Allen 1885:62–63).

Council Bluffs was soon eclipsed in importance by Omaha as a regional economic and transportation center, but until Omaha's growth exploded during the 1880s, Council Bluffs remained competitive (Figures 6 and 7). In particular, Council Bluffs maintained its importance as a transportation hub, although this was due in part to its proximity to Omaha. The many railroad lines in Council Bluffs attracted industry and commerce to the city, and created a local specialty of transfer companies and jobbing (wholesale) companies. The city's bustling economy contributed to its steady population growth between 1860 and 1930. In addition to the five railroads that had entered the city by 1869, additional railroads built into the city included, in 1879, a rail line to the southeast to Missouri that became part of the Wabash system; the Milwaukee, Chicago, St. Paul and Pacific Railroad (the Milwaukee Road) in 1882; the Illinois Central in 1899; and the Chicago Great Western in 1902–1903. The importance of railroads to the citizens of Council Bluffs is reflected in the 1900 census, which listed 1,294 people in Council Bluffs as "Steam railway employees" (Larsen et al. 2007:105–106, 107, 122–123, 128–129; State Data Center 2016; Wikipedia 2016). This number represents about five percent of the total population of Council Bluffs in 1900, and perhaps 15 percent of the adult male population of Council Bluffs, as estimated based on an analysis of 1900 census data on the Ancestry web site (Ancestry 2016).

The city was home to many industries in the late nineteenth and early twentieth centuries. According to one history:

While Council Bluffs was not a big industrial center, the Superior Scale Works produced weighing devices, while the Kimball Brothers manufactured elevators and scales. The Sprague Iron Works made such products as boilers, engines, smokestacks, grates, and kettles for canneries. Mindful that creative packaging might help sell even the least attractive products, the Monarch Manufacturing Company marketed axle grease "in fine lithographed tin boxes and pails" across the trans-Mississippi West. John G. Woodward and Company, a Council Bluffs candy manufacturer, marketed its products internationally [Larsen et al. 2007:128].

While several of the owners and occupants in the South 8th Street survey area were associated with local industries, either as owners, officers, managers or workers, no single industry dominated as an employer among the survey area's residents.

The growing population of Council Bluffs during the late nineteenth century included many people born in other countries, although Council Bluffs was less ethnically diverse in 1900 than its counterparts across the river, Omaha and South Omaha. At the time of the 1900 census, the great majority of the

25,802 people in Council Bluffs—over 85 percent—were born in the United States. Of the 3,723 foreign-born residents

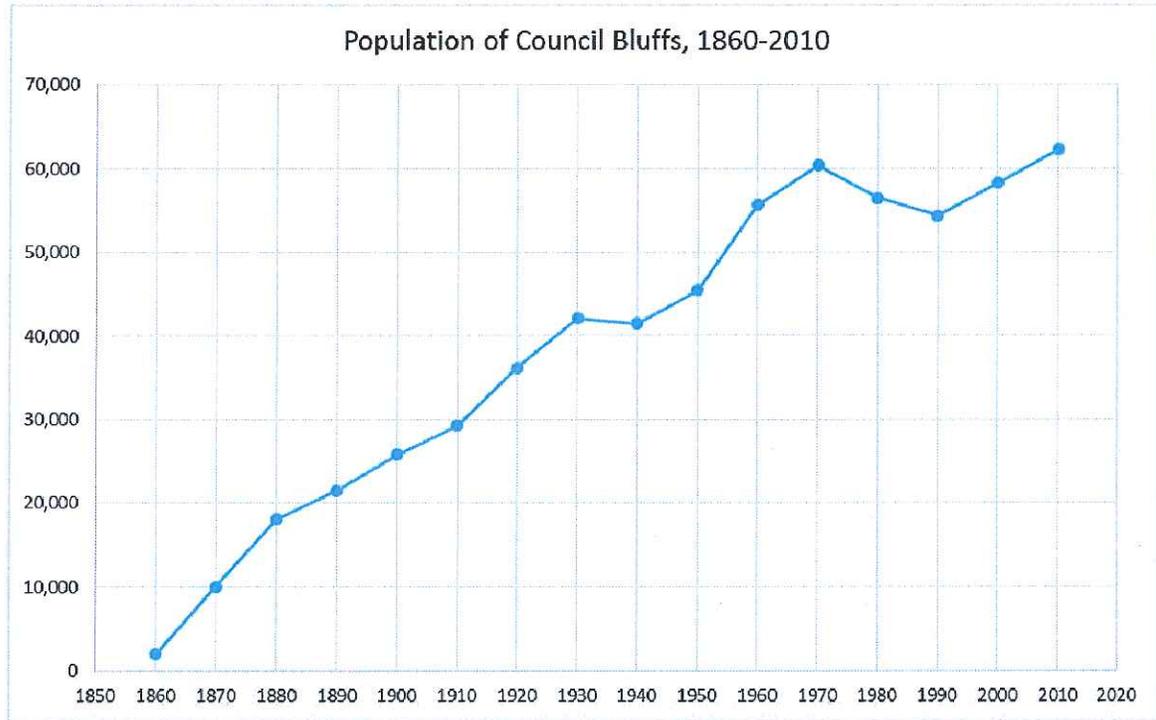


Figure 6. Population of Council Bluffs, 1860–2010.
Source of data: State Data Center 2016.

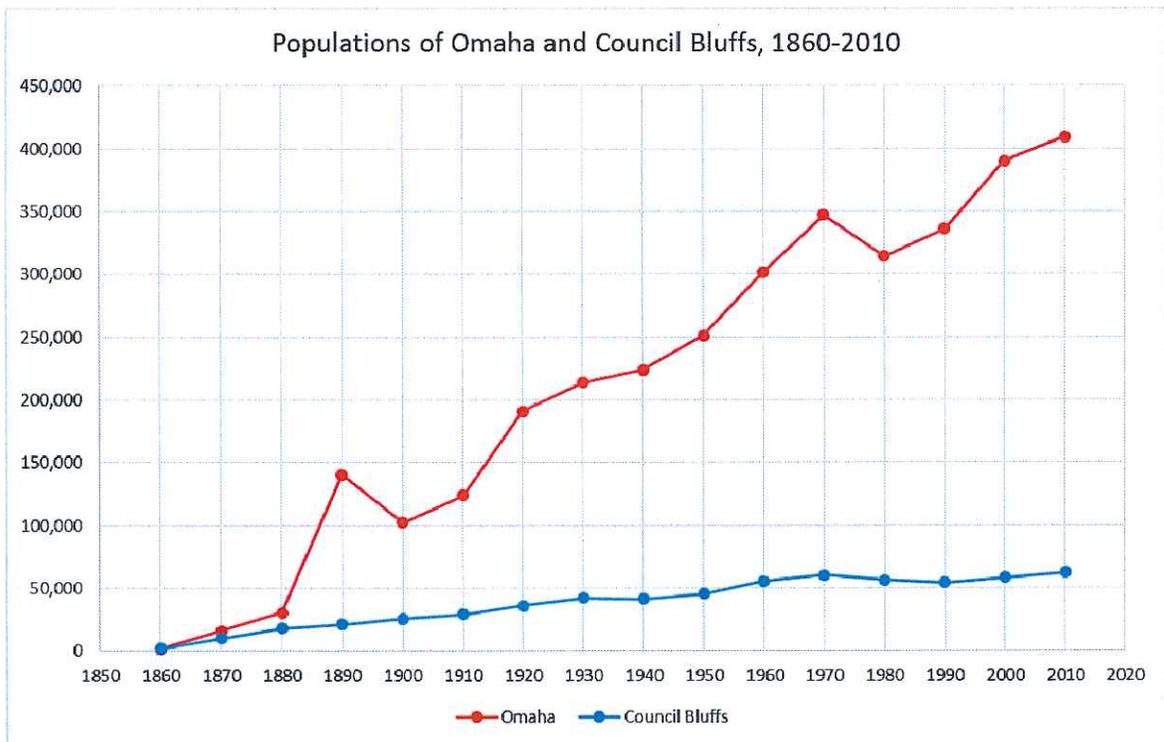


Figure 7. Population of Omaha in relation to that of Council Bluffs, 1860–2010.

Source of data: State Data Center 2016, Wikipedia 2016.

of Council Bluffs in 1900, the top three ethnicities represented were Danes (1,109), Germans (889) and Irish (389). Nearly 92 percent of the foreign-born residents were either Scandinavian (primarily Danes and Swedes), German, or from an English-speaking country such as Great Britain, Ireland or Canada (Larsen et al. 2007:165–166). African-Americans had lived in Council Bluffs since at least 1860, but never formed a large percentage of Council Bluffs' population. Between 160 and 320 African-Americans were recorded in Council Bluffs census records in all federal census records taken between 1870 and 1920, with the exception of 1880. In 1880, the census recorded 547 black residents of Council Bluffs, about three percent of the total population (U.S. Bureau of the Census 1883:418, 1913:636, 1931:781).

The religious life of Council Bluffs mirrored its ethnic origins. At the time of a 1906 U.S. Census of Religious Bodies, only about a quarter of the city's population identified themselves as affiliated with any particular church. The majority of those who affiliated with a religion identified themselves as members of one of several Protestant Christian denominations, but a sizable minority—more than 31 percent—were Roman Catholic. Among the Protestant denominations represented in 1906, the ones with the most adherents were Methodists, Northern Baptists, Presbyterians, Lutherans and Disciples of Christ, although many other denominations were also represented (Larsen et al. 2007:166–168). Council Bluffs also had a small Jewish population since the 1850s, with the earliest settlers coming from Germany and Bohemia, and, after 1881, from Russia. The nineteenth century Jewish immigrants worked in a variety of trades, primarily as “merchants, tailors, laborers, junkmen and peddlers” (Rogers and Masana 2006:5–6).

Public services developed with the growing city. By 1883, the city had a water system in place whereby water was drawn from the Missouri River into two settling basins, then pumped into a reservoir in Fairmount Park. It was then distributed to all parts of the city, including to fire hydrants for use by the city's fire department, which had moved from volunteer to professional status in 1883. The original city water system was replaced by a new system in 1909. The city's major streets were paved with granite or cedar blocks during the 1880s. A horse-drawn streetcar line was started in 1870 to carry passengers from the downtown to the river and railroad depots. In 1883, routine traffic between Council Bluffs and Omaha was facilitated by the construction of a railroad line by the Union Pacific from its transfer yards northeast to a new depot near downtown Council Bluffs (Larsen et al. 2007:149, 150, 190). Located at the corner of Broadway and 9th Street, this depot was located just outside the present survey area (Allen 1885:62–63). Electric lighting was introduced in Council Bluffs in 1883, and electric street lighting was begun by the city in 1887. The public school system, established in 1859, grew to a system of 18 schools by 1900 (Larsen et al. 2007:154, 158).

A toll bridge linking Douglas Street in Omaha with Broadway in Council Bluffs was opened in 1888. An Omaha firm bought the Council Bluffs streetcar line, converted it to a electric system, and extended it across the new bridge into Omaha. The various streetcar lines in Omaha and Council Bluffs were consolidated in 1902 under the Omaha and Council Bluffs Street Railway Company (Larsen et al. 2007:151–152). In the days before the automobile, streetcars provided a convenient mode of transportation for commuters to travel to and from work, and permitted the development of residential subdivisions far from the city center or other employment hubs.

This period saw the first significant development in the South 8th Street neighborhood. Although platted in the 1850s and 1860s, the areas west and south of Bayliss's 1st Addition were only sparsely developed at the time of the 1868 bird's-eye view map of Council Bluffs (Figure 3). This map shows Bayliss's 1st Addition to be almost completely developed, aside from Bayliss Park. In contrast, the area west of Bayliss's 1st Addition, bounded by the east side of 8th Street on the east, Broadway on the north, Indian Creek (now 13th Street) on the west, and 9th Avenue on the south, had fewer than 50 buildings in all. Many blocks had no more than one or two buildings, and several of the developed properties appear to

have been large suburban estates spanning four or more lots rather than smaller houses on single or divided lots.

As the population of Council Bluffs grew during the post-Civil War period and into the twentieth century, the area west of 7th Street developed more rapidly. The survey area, which extends no further west than 10th Street, was substantially developed by the time the first Sanborn fire insurance maps of the area were published in 1891. More than half of the parcels occupied by the 93 extant properties in the survey area had been developed by 1891. This development included 37 extant buildings and another 16 houses that were later replaced by the present building. Of the 40 remaining buildings currently in the survey area, the majority were built in the early twentieth century on undeveloped lots or on narrow lots formed from the side yards of existing buildings. Only seven extant buildings in the survey area were built after 1924 on lots that had not been developed previously with another building.

Based on a windshield survey of the area bounded by South 8th Street, Broadway, South 14th Street and 9th Avenue, the area developed in a piecemeal fashion. A few Italianate and Queen Anne-style buildings built between about 1870 and 1910 can be found scattered throughout the area, but the general development of the area was from east to west, with the west dominated by Craftsman-style or Foursquare houses built primarily in the 1910s and 1920s. While several of these later house types can also be found in the survey area, the survey area has a greater concentration of nineteenth century buildings than the larger residential area of which it forms the eastern edge.

The buildings in and near the survey area are almost exclusively residential, but they represent a variety of building types. Both rental and owner-occupied housing were built in this neighborhood from the outset, and apartment buildings were constructed starting in the 1880s. The survey area and nearby areas therefore reflect a range of house types, styles, and sizes, from small one-story Italianate or Queen Anne-style houses and one-story Craftsman houses to two or two-and-one-half-story Italianate, Queen Anne and Foursquare houses, as well as several types of apartment building. The earliest apartment houses were essentially rowhouses with two or three units, each two stories in height with bay windows on the front facade. While the largest houses tended to concentrate along S. 7th Street, S. 8th Street, Willow Avenue and 2nd Avenue, many houses with two or two-and-one-half stories were built in the area west of 8th Street, side-by-side with smaller houses.

The economic growth and physical expansion of Council Bluffs continued throughout this period, although it slowed considerably during the years of economic recession following the Panic of 1873 and the Panic of 1893. The dates of building construction in the survey area reflect these periods of greatest economic growth (see Table 2). Most of the early buildings in the survey area—and nearly all of its large, imposing, architect-designed houses—were constructed between 1875 and 1890, with the great majority dating to the 1880s. A mix of housing types was present in the survey area from its earliest settlement, but the area along S. 8th Street south of Willow Avenue and on S. 7th Street north of 7th Avenue, in particular, attracted some of the premier residential architecture in the city during the 1875–1890 period. Wealthy residents of Council Bluffs also built houses elsewhere in the city during this period, most notably in three areas already listed in the National Register of Historic Places: the Willow/Bluff/3rd Street Historic District, listed in 2005; the Lincoln/Fairview Historic District, listed in 2007; and the Park/Glen Avenues Historic District, listed in 2010 (Rogers et al. 2005; Rogers 2007, 2010). These three districts are located on the hillslopes and bluffs situated east of Main Street, but the concentration of similar buildings in the S. 8th Street area demonstrates that the wealthy also found appeal in the flats during this period.

In addition to the proximity to the city center, several neighborhood amenities made the South 8th Street area attractive to prospective residents. The original Bloomer School building, at the corner of Willow Avenue and S. 7th Street, was completed in 1881, although the present building dates to 1924 (Preserve Council Bluffs 2011:57). Located at the same intersection as the school were St. John's English Lutheran Church and the First Presbyterian Church, both on the east side of S. 7th Street at the corner of

Willow Avenue. A block south of these two Protestant churches, also just east of the survey area, were St. Francis Xavier Church and St. Francis Academy, both located on 5th Avenue between 6th and 7th streets. Although none of these buildings aside from the present Bloomer School survives today, their locations adjacent the survey area in the late nineteenth and early twentieth centuries helped attract new residents to the growing neighborhood and helped create a sense of neighborhood identity.

Table 2. Approximate Dates of Construction of Properties in the South 8th Street Survey Area by Decade

Decade of Construction	Number of Properties Built
1860-1869	2
1870-1879	8
1880-1889	27
1890-1899	6
1900-1909	22
1910-1919	3
1920-1929	11
1930-1939	1
1940-1949	5
1950-1959	5
1960-1969	1
1970-2016	2
Total	93

The dates included in this table are the known or approximate dates of construction of the earliest known section of each extant building in the survey area. In several cases, an existing building was later modeled extensively, and now reflects an architectural style different from its original style. Even in these cases, the original date of construction rather than the date of remodeling is the date used in this table.

The importance of the South 8th Street area as a showcase for large, high-style residences developed in the mid-1870s. In 1875, attorney Elam R. Paige built a substantial two-story brick house at what is now 726 Willow Avenue (Figure 8). This house, built as a rental property, is smaller than the later brick houses in this area, and has relatively modest architectural ornamentation. However, it is not a typical small rental house, but instead was built for and occupied by businessmen of means. It therefore helped set the tone for the more impressive houses to come.

The next several houses built in the survey area were built for occupancy by their owners, and were increasingly elaborate architecturally. These include the Alphonso B. and Abbie Walker House, a brick Italianate-style house at 705 6th Avenue, built in 1877 (Figure 9); the Stephen H. and Anna J. Miner House, a frame Stick/Gothic Revival-style house at 803 3rd Avenue, built in 1878 (Figure 10); the Joseph and Harriet Mueller House, a brick Italianate-style house at 722 Willow Avenue, built in 1879; the James T. and Susan E. Hart House, a frame house built at 726 6th Avenue in 1879 (Figure 11); and two Italianate-style houses built next to each other on 2nd Avenue in 1880. One was a brick house built for Col. D. B. Dailey at 916 2nd Avenue, and the other a frame house built for Thomas Metcalf at 930 2nd Avenue. Another house built in the late 1870s is the frame house at 126 S. 9th Street, built for James

Beard in 1878. It appears to have been built as a simple two-story, cross-gabled house; any ornamentation originally on the house has been removed.



Figure 8. Elam R. and Eliza T. Paige Rental House, 726 Willow Avenue, built in 1875, facing north-northeast.



Figure 9. Alphonso B. and Abbie Walker House, 705 6th Avenue, built in 1877, facing west-southwest.



Figure 10. Stephen H. and Anna J. Miner House, 803 3rd Avenue, built in 1878, facing north-northeast.



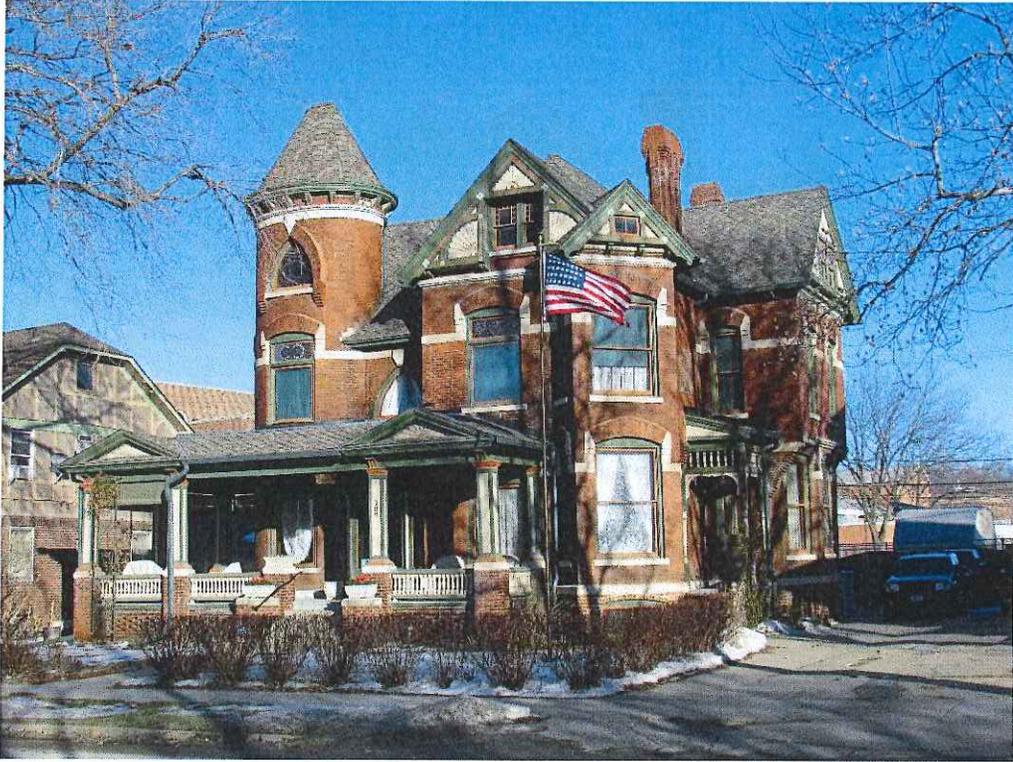
Figure 11. James T. and Susan E. Hart House, 726 6th Avenue, built in 1879, facing northwest.

Several of these houses, including the Mueller and Walker houses, were noted in newspaper accounts as being among the most expensive residential buildings erected in Council Bluffs in the years they were built. However, the largest and architecturally most extravagant buildings in the survey area were built during the economic boom of the 1880s. These houses include the only two properties in the survey area that are individually listed in the NRHP: the O. P. Wickham House at 616 S. 7th Street (Figure 12), built in 1888 and listed in 1979, and the John J. and Agnes Shea House at 309 S. 8th Street, built in 1887 and listed in 1995 (Figure 13). Other imposing or architecturally elaborate houses of the 1880s include those at 301 S. 8th Street (Figure 14), 413 S. 8th Street (Figure 15), 525 S. 7th Street (although this house was remodeled extensively into its present appearance in 1919), 805 2nd Avenue, 829 2nd Avenue (Figure 16), and 925 2nd Avenue.



Figure 12. Owen P. and Jennie Wickham House (a.k.a. the O. P. Wickham House), 616 S. 7th Street, facing northwest.

This house was built in 1887 and listed in the NRHP in 1979.



*Figure 13. John J. and Agnes Shea House, 309 S. 8th Street, facing northeast.
This house was built in 1888 and listed in the NRHP in 1995.*



Figure 14. Shepard and Emma Farnsworth House, 301 S. 8th Street, built in 1885, facing northeast.



Figure 15. John A. and Louisa Murphy House, 413 S. 8th Street, built in 1885, facing northeast.



Figure 16. Charles E. H. and Clara Campbell House, 829 2nd Avenue, built (or possibly remodeled into its present appearance from an earlier Italianate-style house) ca. 1888, facing southeast.

The majority (20 out of 27) of the houses in the survey area built during the 1880s were built as large single-family houses, most with some architectural pretension, and most intended for owner-occupancy. With only a few exceptions, the large houses built before 1885 were designed in the Italianate or Stick styles, while those built from 1885 to 1889 (and on into the 1890s) are examples of the Queen Anne style. One of the few exceptions is the house at 819 1st Avenue, built ca. 1887, since the varied exterior wall surface treatment it exhibited prior to its recent residing gave it an appearance closer to the Stick-style houses of the 1870s, although its other decorative features are more characteristic of the Queen Anne style. Another exception is the house at 413 S. 8th Street, built in 1885, which is a late example of the Second Empire style (Figure 15).

The other five single-family houses in the survey area that date to the 1880s are small, one-story houses, most with modest Italianate or Queen Anne-style detailing. Examples include 810 and 816 1st Avenue, 911 2nd Avenue, and 522 S. 7th Street (Figure 17). Finally, two multi-family dwellings were built in the survey area during the 1880s: the two-story, three-unit brick flat building at 719–723 5th Avenue, built in 1887 (Figure 18), and the two-story frame duplex at 927 (formerly 927–929) 2nd Avenue, built in 1889 (Figure 19). The former was designed as a late example of the Italianate style, while the duplex exhibits more stylistic influences from the Queen Anne style. The duplex was erected as one of three adjacent duplexes built in the same style and with the same footprint, aside from rear porches, so all three were probably built at about the same time for the same owner. The middle building, formerly located at 209–211 S. 10th Street, has been removed, but the third, located at 215–217 S. 10th Street, remains in place, although it is located outside the survey area and was therefore not recorded as part of the present survey.



Figure 17. Jacob C. and Alla Grace Miller House, 522 S. 7th Street, built 1880, facing west-northwest.



Figure 18. John D. Warren Flat Building, 719–723 5th Avenue, built 1887, facing southwest.



Figure 19. Clarence P. Swarm Rental Duplex, 927 2nd Avenue, built 1889, facing south-southeast.

In comparison to the 1880s, the 1890s saw much less building activity in the South 8th Street survey area. Only five extant houses were built in the survey area between 1890 and 1899. A sixth, 136 S. 7th Street, which is tentatively dated to ca. 1890, but which may have been built in the 1880s, was moved into the survey area in 1927. Of the five 1890s houses originally built in the survey area, three were built in the early 1890s, as an extension of the building boom of the 1880s, before the Panic of 1893 and the ensuing economic recession drastically curtailed building activity throughout the United States. These were the large Queen Anne-style houses at 409 S. 8th Street (ca. 1890), 831 2nd Avenue (ca. 1891) and 817 2nd Ave. (between 1891 and 1896, and most likely before 1893). The other two houses were designed at the end of the decade, after the economy had begun to improve around 1898. One was the ca. 1898 Queen Anne-style house (now heavily altered) at 722 6th Avenue. The other was the Wilbur L. and Mary W. Douglass House at 405 S. 8th Street, completed in 1899, which was one of the first houses in Council Bluffs, and quite possibly the very first, designed in the Colonial Revival architectural style (Figure 20).



Figure 20. Wilbur L. and Mary W. Douglass House, 405 S. 8th Street, built 1899, facing southeast.

After the economic recession of the 1890s, building activity in the South 8th Street area exploded again during the following decade. With 21 houses in the survey area built between 1900 and 1909, this decade saw the construction of the most houses in the survey area outside the 1880s. In the nearly 150-year history of the South 8th Street survey area, these two decades account for more than half of the

extant primary buildings (49 of 93). In contrast to the 1880s, however, houses built during the first decade of the twentieth century were less architecturally elaborate. In part this represents the evolution of national architectural styles away from the complex massing and the varied and elaborate stylistic details of the Queen Anne style and towards the simpler plans and less ornate styles of the early twentieth century. It may also indicate that wealthy residents were beginning to favor other parts of the city for their new houses. Most of the city's premier houses of the 1910s and 1920s were built along the hillslopes and bluffs east of downtown, both north and south of Kanessville Boulevard.

The houses built in the survey area between 1900 and 1909 represent the growing prosperity of the middle class. With few exceptions, the large houses built during this period were not as large as those of the 1880s and early 1890s. At the same time, the smallest houses were 1½ stories in height, taller than any of the five modest nineteenth century houses in the area. The period from about 1890 to 1930 represented what architectural historian Alan Gowans has termed the period of "the comfortable house." During this period, the architectural styles of the nineteenth century, which "subordinated comfort to the making of statements about ideology and social class," were succeeded by simpler but more appealing styles of houses that were affordable to average middle and working class families. During this period, "combinations of forms and ornament were distinct from both the more familiar Picturesque stylings of the preceding period and from the more consistent Academic and popular/commercial styling of houses in the 1930s and succeeding decades" (Gowans 1986:xiv–xv).

Middle class residences in the survey area during this decade fell into two broad stylistic categories. The first was the Queen Anne style, particularly its "Free Classic" variation, which included Classical Revival elements such as Doric porch posts and Palladian-style gable windows in addition to relatively subdued Queen Anne-style elements, such as pinwheel plan massing, imbricated shingles in gable fields, and leaded glass window sash. The second popular category was the Foursquare house, a distinct two-story form with a nearly square footprint and a hipped (usually pyramidal) roof. A Foursquare house with Queen Anne-style details built during this decade may be indistinguishable from a simplified pinwheel-plan house of the late Queen Anne period in which the projecting gables have been largely eliminated from the nearly square hip-roofed core of the house. Foursquare houses usually display some architectural details popular during the period in which they were built, either cottage and leaded glass windows of the Queen Anne style on earlier houses, or details associated with the later Craftsman style, such as multi-light upper window sash, exposed rafter tails, and narrow clapboard siding or different wall claddings on the first and second stories, most often clapboards below and wood shingles above.

Only about four of the 21 houses in the survey area built between 1900 and 1909 represent the classic Queen Anne style, with either a pinwheel plan or cross-gabled plan. One of these, located at 512 S. 8th Street, was later remodeled into the Craftsman style, probably in the 1910s or 1920s (Figure 21). Another seven houses are representative examples of Foursquares, though there is much variation among these in details such as the roof slope (presence or absence of broken or flared eaves), and the use of details such as recessed entries or staircase windows that do not align with the main windows on each floor (Figures 22–23). Several others are transitional buildings with Foursquare forms, but also prominent front-facing gabled dormers with Queen Anne-style imbricated shingles (Figure 24).



Figure 21. Willis H. and Carrie Y. Kimball House, 512 S. 8th Street, built ca. 1900, remodeled ca. 1910s, facing northwest.



Figure 22. Sarah C. Key Rental House, 410 S. 8th Street, built ca. 1902, facing southwest.



Figure 23. Charles R. and Cora A. Crockwell Rental House, 825 1st Avenue, built ca. 1905, facing southwest.



Figure 24. William E. and Emma R. Reller House (left) and William E. and Emma R. Reller Rental House No. 1 (right), twin houses at 830 (left) and 824 (right) 1st Avenue, both built in 1904, facing northeast.

Other styles that emerged during the first decade of the twentieth century were represented by very few houses in the survey area. The first Craftsman-style house in the area was 908 2nd Avenue, built around 1908 (Figure 25). No other Craftsman-style houses were built until the 1910s. Another house at 412 S. 8th Street, probably built in 1901, has a Dutch Colonial-style gambrel roof like the slightly earlier Douglass House at 405 S. 8th Street, but omits the other Colonial Revival-style elements of the Douglass House in favor of simpler and more generic architectural elements of the period, such as a shallow bay window, recessed porch, and narrow clapboard siding on the first story. Another three houses have no strong stylistic influences, and are generally smaller in scale than the two-story Queen Anne pinwheel plan houses and Foursquare houses. These include two houses that are one-and-one-half stories in height—a front-gabled house with cross-gabled wings at 21 S. 9th Street, and a square plan house with a hipped roof and gabled wall dormers at 460 S. 7th Street—as well as a two-story cross-gabled house at 107 S. 9th Street.



Figure 25. Nathaniel and Ruth E. Shepard House, 908 2nd Avenue, built ca. 1908, facing northwest.

The end date adopted for this historic context is 1911, the date of construction of the last large, architecturally elaborate house in the survey area, the George and Hazel Van Brunt House at 224 S. 8th Street (Figure 26). Although many houses were built in the survey area after 1911, the Italian Renaissance Revival-style Van Brunt House was the last (and largest) of the architectural showcase houses built for

wealthy owners in the South 8th Street area since the 1870s. An earlier house at 525 S. 7th Street was remodeled extensively in 1919 into an essentially new building, but this change is described below in the next section.



Figure 26. George W. and Hazel Van Brunt House, 224 S. 8th Street, built in 1911, facing west.

The residents and owners of the houses in the survey area were as diverse as the houses they occupied would suggest. Many of the owners who had houses built during this period were business owners or managers, officers of corporations, or professionals such as doctors and lawyers. However, many others who were less wealthy, but still solidly middle class, also built houses in the survey area during this period. The male heads of household included clerks and other white collar workers, real estate agents, salesmen, and other representatives of the growing middle class. With the exception of a few African-American domestic servants, all of the nineteenth and early twentieth century residents who have been identified were white. Nearly all of the property owners during this period, and the great majority of the residents, were born in the United States, although a small number of German, Irish, and other immigrants built houses on property they owned in the late nineteenth century, and several Eastern European Jewish immigrants built houses in the early to mid-twentieth century.

Because the South 8th Street neighborhood was one of the preferred areas of the city for showcase residential architecture between the 1870s and 1910s, the work of several Council Bluffs architects is represented in the survey area. With the exception of two houses dating to the early 1940s, all of the

buildings in the survey area for which architects have been identified were built during the period between 1877 and 1911. The following list of architects includes all who are known to have designed at least one building in the survey area in or before 1911.

Stiles Ezra Maxon (ca. 1850–1914)

Stiles E. Maxon is known to have designed at least four of the large residences in the South 8th Street survey area, all designed in the mid-1880s in the Queen Anne style. These four houses are 119 S. 8th Street (1883; moved back on lot and extensively remodeled in 1925–1926), 301 S. 8th Street (1885), 525 S. 7th Street (1885; extensively remodeled in 1919), and 805 2nd Avenue (1886). Maxon was born in New York state in about 1850, lived in New Jersey for at least part of the 1870s, and moved to Council Bluffs around 1880. He practiced architecture in Council Bluffs until the early 1890s, either alone or, briefly around 1890, in the partnerships of Maxon & Bourgeois, then Maxon, Bourgeois & Cooke. By 1894, he had moved to Portland, Oregon, where he lived for the rest of his life (Shank 1999:112–113; information on Iowa architects and their works compiled by Richard Carlson, Iowa City, Iowa).

The firm of Maxon & Bourgeois designed at least one known house in the survey area in addition to the four known to have been designed by Maxon alone: the Queen Anne-style house at 409 S. 8th Street in 1890. Jean-Baptiste Louis Bourgeois (1856–1930) was a Quebec-born architect who practiced briefly in the Omaha/Council Bluffs area around 1890 between working in Chicago in the 1880s and in California in the early 1890s (Armstrong-Ingram 1997). It is not known what role the two partners had in the firm of Maxon & Bourgeois.

Maxon designed many buildings in Council Bluffs and elsewhere in the vicinity in the 1880s and early 1890s, including county courthouses in Adair, Monona and Fremont counties, St. Paul Episcopal Church in Council Bluffs, and many prominent residences, business buildings and schools in Council Bluffs and elsewhere (Shank 1999:112–113).

Matthew John McBird (1818–1903)

M. J. McBird designed the Italianate-style house at 705 6th Avenue, built in 1877 for Alphonso B. and Abbie Walker. The following information about McBird is quoted from the Encyclopedia of Nebraska History on the Nebraska State Historical Society's web site:

Matthew J. McBird was born June 28, 1818 in Manchester, Oneida County, New York, to Matthew McDonald McBird, a native of Edinburgh, Scotland, and Elizabeth Lockwood. He appeared as an architect in Logansport, Indiana as early as 1855, and was still in practice there in 1869 when he designed the first building for the University of Nebraska. He moved his practice to Council Bluffs, Iowa during his Lincoln work, and for a time also had an office in Omaha. By 1880 he was practicing in Denver, Colorado, where he remained until his death on April 23, 1903.

McBird gained some unwelcomed notoriety as a subpoenaed witness in the impeachment trial of [Nebraska] Governor David Butler, 1871, where Butler was alleged to have compelled McBird to deliver to him a portion of the warrant due McBird (as approved by Butler) for his work on the State University building. McBird was not to be found; the prosecutor alleged that W. H. B. Stout had gone to Council Bluffs to urge McBird to flee the state [Murphy 2015].

It is not currently known what other buildings, if any, McBird designed in Council Bluffs.

Edward Philip Schoentgen (1873–1944)

Edward P. Schoentgen designed the Italian Renaissance Revival-style house at 224 S. 8th Street, built for George and Hazel Van Brunt in 1911. A 1907 history of Pottawattamie County gives the following biographical sketch of Schoentgen:

Edward P. Schoentgen as an architect of Council Bluffs has contributed in no small degree to the improvement and adornment of the city, where he has practiced his profession since 1899. This is his native city, his birth having occurred here on the 16th of August, 1873, and he is a son of John Schoentgen, of whom mention is made elsewhere in this work. No event of special importance occurred to vary the routine of life for him in his boyhood days. He was a student in the public schools until twelve years of age, when he went to Milwaukee, Wisconsin, where he became a student in the German-English Academy, finishing his course there in 1889. He afterward attended The Manual Training School (Washington University) in St. Louis, Missouri, where he completed a three years' course and his further preparation for a life work was made in the Massachusetts Institute of Technology, at Boston, from which institution he received the degree of S. B. in 1895. He then spent two years and nine months abroad, studying for two years in Paris under Jean Louis Pascal, the noted French architect, membre de l'Institut and architect of the National Library. During the succeeding nine months Mr. Schoentgen traveled over the continent, gaining that broad general knowledge and experience which only travel can bring. Upon his return home he became connected with the firm of Eames & Young, architects of St. Louis[,] Missouri, and in 1899 he opened an office for the practice of his profession in Council Bluffs. Here he has since remained, his patronage steadily increasing, and his skill and ability are evidenced in many of the fine structures of the city and adjoining districts. He is at present the architectural member of the state capitol commission, appointed in 1902 by Governor Albert B. Cummins, to repair, complete and decorate the state house in Des Moines.

In 1901, in Des Moines, was celebrated the marriage of Mr. Schoentgen and Miss L. Mabel Pratt, daughter of M. M. Pratt, and they have two children: John Pratt and Jane Schoentgen. Mr. Schoentgen is a member of the Elks lodge. He is numbered among the more recent additions to professional ranks in Council Bluffs but in a comparatively short space of time has won most favorable recognition of his work in the liberal patronage which is extended him [Field and Reed 1907:808-809].

The Van Brunt House must have been one of Edward P. Schoentgen's last architectural commissions, since he retired from the architectural profession in 1910 to become vice president of his family's business, Groneweg & Schoentgen Co., wholesale grocers. In 1931 he became the firm's president (Shank 1999:147).

Owen P. Wickham (1845-1927)

O. P. Wickham was a brick mason, contractor and builder, who built, and possibly also designed, his own family home at 616 S. 7th Street in 1888. Born in County Antrim, Ireland, he moved to the United States with his parents and siblings in the 1850s, eventually settling in Council Bluffs. Owen worked with his brother James in the brickmaking and building contracting firm of Wickham Bros. from 1867 until his retirement in the 1910s or early 1920s. The contracting firm built many of the most important brick buildings in Council Bluffs in the mid to late nineteenth century, including numerous business blocks and residences and the 1885 Pottawattamie County Courthouse (file on the O. P. Wickham House, available at the State Historic Preservation Office, State Historical Society of Iowa, Des Moines).

In addition to the brickwork on the O. P. Wickham House, Wickham Bros. also built at least three other houses in the survey area. These are the NRHP-listed John J. and Agnes Shea House at 309 S. 8th Street, the Elam R. Paige Rental House at 726 Willow Avenue, and the J. D. Warren Flat Building at 719-723 5th Avenue. Wickham Bros. are also credited with masonry work on the John A. and Louisa Murphy House at 413 S. 8th Street. Since that house is of frame construction, Wickham Bros. may only have built the foundation.

John Clarence Woodward (1864-1930) and Winfield S. Woodward (1869-1932)

The firm of J. C. and W. Woodward designed the house at 405 S. 8th Street, completed in 1899 for Wilbur and Mary Douglass. The firm was composed of brothers John Clarence Woodward and Winfield

S. Woodward, who were born in Ohio in the 1860s and moved to Council Bluffs around 1892. They practiced architecture in partnership through about 1908, after which John C. Woodward continued practicing as an architect in Council Bluffs until about 1920. Winfield S. Woodward moved to Omaha around 1908, where he worked as an architect in 1910 and as a draftsman in 1920. The firm was prolific around the turn of the twentieth century, designing many schools, residences, business blocks, and other buildings in Council Bluffs, Glenwood, Omaha, and other communities in the Council Bluffs vicinity (information on Iowa architects and their works compiled by Richard Carlson, Iowa City, Iowa). In 1899, they were credited with having “successfully introduced the colonial style of architecture in western Iowa,” with the Douglass House at 405 S. 8th Street cited as one of the “notable examples” of their work in this regard (Shambaugh 1899:642).

3. *Craftsman Era, 1908–1929*

During the early twentieth century, Council Bluffs continued to grow in size and population, following the same economic trends that dominated in the late nineteenth century. The railroads brought people and goods into the city, and the railroad, transfer and jobbing industries remained important to the city’s economic base. According to one history, “Each day in 1920 more than eighty passenger trains and two thousand cars of freight rumbled through the city” (Larsen et al. 2007:190). While the city maintained several industries in the early twentieth century, most notably the John G. Woodward candy factory, most new industrial development occurred on the Omaha side of the river. Indeed, in some cases industries relocated from Council Bluffs to Omaha. The relative importance of the transportation and service industries compared to the manufacturing industry in Council Bluffs is shown by the 1930 U.S. census, which listed Council Bluffs as Iowa’s sixth largest city in terms of population, but its thirteenth largest in both the value of its manufactured products and the value added by manufacture (Larsen et al. 2007:190–192).

Although railroads dominated the transportation sector of the city’s economy in the early twentieth century, automobiles became increasingly important as the century progressed. Trucks began to transport some of the goods previously transported by rail, although poor road conditions generally limited truck traffic to short distances along farm-to-market roads. Rail passengers also began increasingly to use their own motor cars for personal travel. By the 1910s, the “Good Roads” movement had taken root in Iowa, and private highway organizations were established to fund the grading and paving of Iowa highways (Larsen et al. 2007:192–194; Thompson 1989:69–72). By 1920, a Council Bluffs Chamber of Commerce publication boasted that “Council Bluffs is located on fifteen marked highways, four of them being transcontinental” (Larsen et al. 2007:193). The shift from rails to roads also affected the Omaha-Council Bluffs streetcar system, which lost customers during the 1920s and were eventually replaced by busses (Larsen et al. 2007:195–196).

Two-thirds of the extant buildings in the survey area (approximately 62 of 93) had been constructed by 1910. The 1910s and 1920s saw the continuation of residential construction in the South Eighth Street neighborhood, as infill between older houses or, less often, as replacements or extensive remodelings of earlier houses. The newer houses tended to continue the trend of the suburban “comfortable house” described in the previous section, with an emphasis on Craftsman and Foursquare houses.

Only six houses in the survey area were built during the 1910s, although one earlier house was remodeled extensively during this decade into what was essentially a new building. One of the new houses was the last of the great mansions built in the survey area, the 1911 George and Hazel Van Brunt House at 224 S. Eighth Street, mentioned above. The five other new houses, all built between about 1910 and 1915, are more modest houses representing the same styles introduced to the neighborhood in the previous decade: one Foursquare house at 718 6th Avenue; two front-gabled Craftsman-style houses at 109 S. 10th Street and 801 1st Avenue; and a side-gabled Craftsman bungalow at 512 S. 7th Street (Figure 27). The three Craftsman-style houses are all one-and-one-half stories in height, while the

Foursquare house is a full two stories. The major remodeling was that of the house at 525 S. 7th Street. Built in 1885 in the Queen Anne style, this house was completely remodeled on the exterior, and doubtless also on the interior, in 1919. The footprint of the house was changed from a pinwheel plan to something closer to a hip-roofed core with a large hip-roofed wing on the southwest; the various sections of the house were covered by hipped rather than gabled roofs, and were covered in green clay tiles; the clapboard siding was covered by stucco; and the windows were made more regular in size and spacing. The overall effect was to give the house a more Mediterranean appearance (Figures 28–29).



Figure 27. Alexander A. and Elizabeth Campbell House, 512 S. 7th Street, built ca. 1920, facing west.



Figure 28. The Charles T. and Frank B. Stewart House, 525 S. 7th Street, built in 1885 and remodeled in 1919, facing northeast.

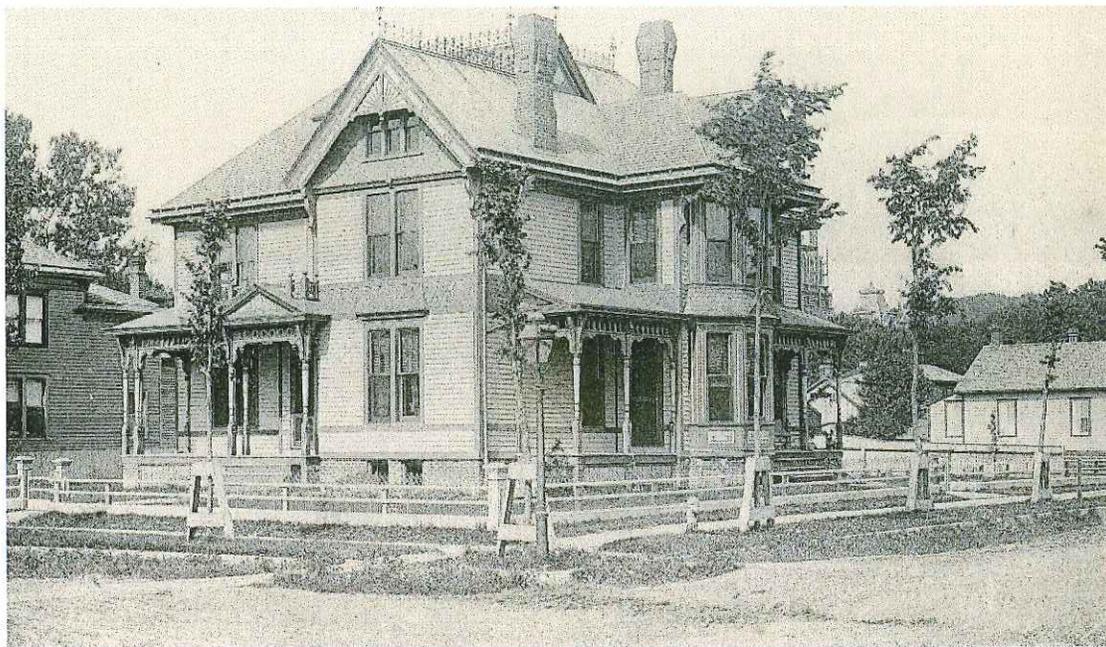


Figure 29. Historical image of the Charles T. and Frank B. Stewart House, 525 S. 7th Street, before the 1919 remodeling, facing northeast.

Source: Craig et al. 1887.

In the 1920s, front-gabled or side-gabled Craftsman-style houses predominated, although three Foursquare houses were built during this decade as well. In addition, a relatively large Craftsman-style apartment house, Esterbee Apartments, was built at 307 S. 8th Street in 1926 (Figure 30). Unlike other purpose-built apartment buildings in the area, Esterbee Apartments has the appearance of a large residence rather than an apartment building. Its stylistic features include brick veneer on the first story, imitation half-timbering in the second story, and a jerkinhead-gable roof. The nine other houses of the 1920s in the survey area are more conventional, and in two cases are pairs of houses clearly constructed from the same plans, although with slight variations. One pair consists of the brick Foursquare houses at 125 and 127 S. 8th Street, and the other of the frame front-gabled Craftsman bungalows at 710 and 712 5th Avenue. Two larger, two-story Craftsman-style houses were built at 510 S. 8th Street and 720 5th Avenue, and a side-gabled Craftsman-style bungalow was built at 709 6th Avenue. All of these houses date to the period between 1920 and 1926.



Figure 30. Esterbee Apartments, 307 S. 8th Street, built in 1926, facing southeast.

In addition to these houses, one major remodeling occurred in 1925, when the 1883 frame house at 119 S. 8th Street was moved back on its lot to become the center building of the Hansen Court Apartments. This U-shaped apartment building complex consists of the older house at the center and two new wings, one projecting from each end of the older house. The west facade of the older house was remodeled to match the 1920s Craftsman-style brickwork of the new wings, while the original Stick-style wall cladding of the house was preserved on the rear facade (Figures 31–32).



*Figure 31. Ferdinand and Gustava Wies House, incorporated into rear of Hansen Court Apartments, 119 S. 8th Street, facing southwest.
House built in 1883; moved and remodeled 1925–1926.*



*Figure 32. Hansen Court Apartments, 119 S. 8th Street, built in 1926, facing east-southeast.
Former Wies House at center rear of court.*

One garage built in the 1910s or 1920s at the rear of a house at 810 2nd Avenue, now non-extant, was later moved and remodeled into a duplex at 824–826 2nd Avenue. This property is discussed in greater detail in the following section.

The owners and occupants of the new and existing houses in the survey area during this period reflected the historic context of the buildings' construction. Many of the large older houses continued to be occupied by the families who built them, although as the twentieth century progressed, more and more of the occupants were widows or the grown children of the original owners. The smaller houses built during this period were occupied by middle class families representing a variety of occupations, including merchants, salesmen, real estate agents, railroad workers, mechanics and professionals, including physicians, dentists and attorneys.

One notable trend in the survey area during the early twentieth century was the neighborhood's increasing attraction to Jewish residents. At the time of the 1925 Iowa state census, at least six properties facing or adjacent to S. 8th Street in the survey area were owned and occupied by Jewish families. These were 801 1st Avenue (Ezoch and Mary Marcus), 125 S. 8th Street (George and Toba Krasne), 127 S. 8th Street (H. and Mary Myerson), 295 S. 8th Street (Julius and Grace Rosenfeld), 307 S. 8th Street (Abram and Esther Bromberg), and 420 S. 8th Street (non-extant; J. E. and Irma T. Rosenfeld). Other Jewish families lived nearby, one within the survey area (Simon and Minnie Steinberg at 710 Willow Avenue), and others just outside the survey area, including Simon and Bertha Shyken (1009 2nd Avenue), Louis and Mary Brandeis (202 S. 10th) and Oscar and Celia Hochman (829 4th Avenue). Another Jewish family, that of Jacob and Clara Simon, built a house at 725 5th Avenue in 1909, and lived there before moving to Omaha in the mid-1910s. While mainline Protestants and Catholics both outnumbered Jews in the survey area, far fewer Jews lived in Council Bluffs than members of any mainline Christian denomination. The relatively large number of Jewish families in the South 8th Street area is therefore noteworthy, and was probably a significant factor in the location of the Jewish Community Center in the former George and Hazel Van Brunt House at 224 S. 8th Street from 1946 until about 1964. In that year, the building was sold to Joe Katelman and converted to an apartment house, its present use.

4. Depression and World War II, 1930–1945

Because Council Bluffs' economy was so heavily dependent on the railroads, which in turn relied largely on the transport of agricultural products and manufactured goods, the Great Depression of the 1930s dealt a severe blow to the city. Manufacturing slowed, prices in the agricultural sector—which had already been in a recession since the 1920s—fell still further, and the railroads that relied on the transportation of these products for their survival went into bankruptcy and receivership. Payroll figures in Pottawattamie County dropped in half between 1929 and 1933, from a high of over \$3 million to barely over \$1.5 million, then fell even further by 1937, when the payroll figure was \$651,209. Between 1930 and 1940, the population of Council Bluffs dropped for the first time since the city was founded (Larsen et al. 2007:244–248).

The drop in payroll figures between 1933 and 1937 is noteworthy because it coincided with the first four years into the New Deal of President Franklin D. Roosevelt, a multi-faceted national effort to combat the effects of the economic depression. New Deal programs succeeded in stabilizing the national economy, shoring up the agricultural and manufacturing sectors, putting many unemployed people back to work on a variety of public works projects, and granting direct relief in addition to work relief. In early 1935, according to one history, “some 2,500 Council Bluffs families were receiving some form of public assistance. New Deal work programs were essential in meeting the relief burden in Pottawattamie County” (Larsen et al. 2007:247–250). Large New Deal public works projects in Council Bluffs included the construction of the South Omaha highway bridge in 1936, the Indian Creek flood control project that same year, and the construction of a new city hall between 1939 and 1941 (Larsen et al. 2007:250).

While the New Deal programs helped to reduce the worst of the suffering during the Depression, the economy never fully recovered during the 1930s. The recovery began in earnest only with the entry of the United States into World War II in 1941. The federal government's relief efforts during the Depression, while of an unprecedented scale, paled in comparison to the resources the government put towards the war effort. Most of the industries in the Omaha-Council Bluffs area that benefitted the most from the government's war spending were located on the Nebraska side of the river, including the Glenn L. Martin-Nebraska bomber plant in Bellevue. On the Council Bluffs side, a major beneficiary was Leo Meyerson and his Scientific Radio Production Company (later the World Radio Laboratories), which "gained large military contracts for the production of quartz crystals used in transmitter frequency control" (Larsen et al. 2007:257–261).

Between the economic depression and the wartime rationing of building materials during World War II, it is not surprising that only four houses in the survey area were built during the 15 years between 1930 and 1945. Only one of these appears likely to have been built in the 1930s: the Tudor Revival-style house at 514 S. 7th Street (Figure 33). The Tudor Revival style of this house represents a continuation into the 1930s and 1940s of the period revival styles popular in the 1910s and 1920s.



Figure 33. Bernard H. and Anna Mary Kohlwey House, 514 S. 7th Street, most likely built ca. 1937, facing northwest.

Another building that was constructed earlier, probably around 1924, was moved to its present location and likely remodeled into its present appearance in 1941. This is the duplex at 824–826 2nd Avenue, which exhibits Craftsman-era and period revival features such as a clay tile roof and multi-colored brick siding (Figure 34). This house was formerly the automobile garage located in the same block along the alley behind the Leonard Everett house at 810 2nd Avenue (non-extant). After Everett's heirs sold this property in 1941, the original house was demolished to provide building lots, and the garage—which had originally housed the Everett family's chauffeur as well as their automobiles—was moved to the west end of the block and converted to a duplex. It is not known whether the brick siding and tile roof of the garage are original to the ca. 1920s building or whether they were added at the time of the 1941 remodeling. In 1945, a small duplex at 109–111 S. 9th Street was built by the same owner, Simon Shyken, just north of 824–826 2nd Avenue. Although much smaller than the corner building, the

9th Street duplex repeats some features of the larger duplex, including similar brickwork and porch hood designs (Figure 35).



Figure 34. Simon and Bertha Shyken Rental Duplex No. 1, 824–826 2nd Avenue, probably built ca. 1924 as a private residential garage and moved and converted to a duplex in 1941, facing northeast.



Figure 35. Simon and Bertha Shyken Rental Duplex No. 2, 109–111 S. 9th Street, built in 1945, facing northeast.

The two remaining buildings in the survey area built between 1930 and 1945 are examples of small inexpensive houses of the Depression era. These are the houses at 500 and 508 S. 8th Street, built in 1940 and ca. 1941, respectively. Both have been remodeled extensively.

5. Post-World War II Era, 1946–1966

The final historic context developed here takes the neighborhood's history up to 1966, the 50-year cutoff date for NRHP eligibility without having to meet Criteria Consideration G for modern properties. Despite a brief recession in the mid-1940s following the end of World War II, the nation's economy began expanding again by the late 1940s. As the rest of the industrialized world struggled to rebuild after years of war, the United States became a major supplier of manufactured and agricultural products worldwide. As supply rose to meet demand, rail transportation increased, and Council Bluffs' economy, still heavily dependent on the railroad industry, began to recover. As was the case earlier in the twentieth century, in 1960 "railroad employment was proportionately far larger in Council Bluffs" than in Omaha, which had a more diverse economy, based not only on railroads but also on industry, slaughterhouses, and insurance. The dominance of railroads in Council Bluffs' economy began to wane in the 1950s, however. Between 1950 and 1960, the number of railroad workers in Council Bluffs declined by over 23 percent (Larsen et al. 2007:267–271). Nonetheless, after the slight population decline in Council Bluffs in the 1930s, the city's population rose steadily from 1940 to 1970, with the strongest growth in the 1950s.

The post-war decades saw extensive construction of housing for the middle and working classes throughout the United States, as the economy in general, and the construction industry in particular, began to recover from 15 years of economic depression and wartime building material shortages. In Council Bluffs, postwar housing was generally built outside of the South Eighth Street neighborhood, with the largest tracts built to fill in sparsely populated areas of the flats near the railroad yards or on the part of the flood plain north of Avenue G (ISUGISSRF 2016). Just northwest of the survey area, the Broadway Viaduct was completed in 1955 to permit traffic along this busy street to pass unimpeded over the railroad tracks (Larsen et al. 2007:271).

Although the postwar years saw extensive construction in outer urban and suburban areas near Council Bluffs, areas such as the South 8th Street neighborhood had been largely developed by the end of World War II. Only two examples of postwar houses are represented in the survey area: 316 S. 8th Street (Figure 36) and 717 5th Avenue, both built in or about 1948. Both houses exhibit the small scale, side-gabled roof, and close eaves that characterize houses of this period. The small scale of these houses also reflected the increasing division of the city during the twentieth century into a "blue collar" area on the flats and a "white collar" area on the bluffs. This division had not yet taken hold in the 1880s, when many of the city's most impressive new residences were built on the flats near the downtown, but the distinction had become more pronounced by the mid-twentieth century (Larsen et al. 2007:310). The South 8th Street area, and the larger residential neighborhood between the downtown and the railroad tracks more generally, was historically a socioeconomically mixed neighborhood. While business owners and professional residents tended to live primarily on the bluffs on the east side of town, and railroad and factory workers lived primarily west of the railroad tracks, the residential neighborhood between the downtown and the railroad tracks historically had both types of residents into the mid-twentieth century (Larsen et al. 2007:365–366).



Figure 36. Harry M. and Hazel T. Strowig House, 316 S. 8th Street, built in 1948, facing southwest.

The postwar decades also saw essentially the end of single-family home construction in the South 8th Street neighborhood. The two ca. 1948 houses mentioned above were the last two single-family residences built in the survey area, with the exception of a house at 917 2nd Avenue built in 2002 to replace an earlier house on the same site. Aside from the 2002 house, all extant buildings in the survey area built after 1948 are either large two-story apartment buildings or one-story commercial buildings. Four apartment buildings were built in 1956–1957 on the site of the old Everett property along 2nd Avenue and South 8th Street (Figure 37). A fifth modern apartment house was built in 1973 at 809 1st Avenue. The only two buildings in the survey area built as commercial buildings were also built during the postwar period. These buildings are the Max I. Walker commercial laundry at 802 1st Avenue, built in 1954, and Corum’s Flowers at 639 5th Avenue, built in 1967.



Figure 37. Three of the four apartment buildings on the former Everett property—814 (left), 812 (middle) and 804 (right) 2nd Avenue—all built in 1956, facing northeast.

Although very few new buildings were built in the survey area during the postwar period, other changes important to the neighborhood's built environment occurred or accelerated during this period. Before World War II, nearly all of the houses built as single-family houses, regardless of size, continued to be occupied by a single family. In a small number of cases, a single-family home had been converted to a duplex before the war. One example was 722 6th Avenue, numbered 722–724 6th Avenue after its conversion. After World War II, however, the number of conversions of single-family houses to multi-family apartment buildings grew rapidly. A comparison of the 1940 and 1959 city directories shows that, in addition to the four new purpose-built apartment buildings built in 1956–1957 mentioned above, several houses had been converted from single-occupancy to multiple-occupancy. These houses include 805 2nd Avenue, called the Winona Apartments in 1959; 817 2nd Avenue, converted to seven apartments; 515 S. 7th Street, converted to four apartments; and possibly 705 6th Avenue, which had three occupants listed in 1959. Other houses, such as 824 1st Avenue and 716 Willow Avenue, already had multiple occupants in 1940, although it is not always clear whether this represented a division of the house into multiple apartments or some other living arrangement.

LATE TWENTIETH AND EARLY TWENTY-FIRST CENTURY DEVELOPMENTS, 1966–2016

The decline of the railroad industry after the mid-twentieth century, retail business competition from the Omaha side of the river, national recessions in the 1970s and 1980s, and the farm crisis of the 1980s, all combined to make the future of Council Bluffs uncertain. In the 1970s and 1980s the city lost population, declining from over 60,000 people in 1970 to 53,222 in 1990. Attempts were made to revive Council Bluffs as a commercial center through urban renewal and the construction of the Midlands Mall in downtown Council Bluffs in the 1970s, and the construction of the Mall of the Bluffs on the outskirts of the city a decade later. Ultimately, despite Omaha's own economic problems, Omaha remained the economic powerhouse in the metropolitan area, and many residents of Council Bluffs commuted to jobs across the river. As one history concluded, whatever problems Council Bluffs faced in the late twentieth century, "the size and diversity of the Omaha job market provided a strong measure of economic security" for Council Bluffs (Larsen et al. 2007:350–351). After casino gambling was legalized in Iowa in 1989, and the first casino in Council Bluffs opened in 1995, casino gambling has become an important part of the city's economic base. In 2002, three of the four leading employers in Council Bluffs were casinos; the third-ranked employer was IBP, a meat packing firm (Larsen et al. 382–396).

As noted above, only two buildings in the survey area were built after 1966: a 1973 apartment house and a 2002 replacement house built on the site of a previous residence. However, although essentially no new buildings were built during this period, other changes underway since the mid-twentieth century continued to influence the character of the survey area. The trend towards the division of large single-family homes into apartments continued. This trend reflected several larger economic and social issues, including the scarcity of new housing during the depression and World War II, the migration of more expensive new housing to suburbs farther from the city's core during the postwar period, and the concentration near the city center of less affluent and more transient residents who sought inexpensive rental housing rather than larger houses to own. As a result, many if not most of the large single-family homes in the survey area had been converted to multi-family housing by the late twentieth century. Many changes were made to the houses during this period that decreased their period integrity, including the construction of large stylistically incompatible additions, the covering or replacement of original siding, and the replacement of windows. These changes were typically made to provide additional rooms or storage space for tenants and to minimize maintenance costs.

Several former single-family houses in the survey area, while not converted to apartments, have been converted into business or office space. These changes of use have also sometimes resulted in changes to buildings that have reduced their period integrity.

As a result of these changes in use, many buildings built during the neighborhood's heyday in the late nineteenth and early twentieth centuries, which would undoubtedly have contributed to a historic district had they remained unchanged, have now been altered so extensively that they are at best marginally contributing, and at worst noncontributing, to any possible historic district in this area. A reverse trend has occurred since the 1970s or 1980s, however, as some owners have purchased properties in the neighborhood with an eye to restoring their houses to their original appearance and single-family use. This has occurred with the large houses along South 8th Street, in particular.

Associated Property Types

With only two exceptions, the 93 properties within the present survey area were built as residences, either single-family or multiple-unit. The two exceptions are both mid-twentieth century commercial buildings, one built in 1954 and the other in 1967. Because nearly all properties in the survey area belong to a single type with two major subtypes (single-family and multi-family), they will be described here under a single property type heading.

PROPERTY TYPE

Residential and Commercial Buildings in the South 8th Street Survey Area.

DESCRIPTION

The historic resources within this property type are located in the South 8th Street survey area. Other property types located adjacent to the survey area include one school (Bloomer Elementary School), three churches (Refuge Bible Church, Saint John Lutheran Church and Harvest Temple Church of God), and one civic building (Council Bluffs Juvenile Detention). Some of the residences in the survey area have been converted to office use, and many residences built as single-family dwellings have been converted to multiple-unit apartment houses. Only the original use of the building is used in the present description.

The residential buildings span the period between ca. 1868 and 2002, although all but two—a 1973 apartment house and a 2002 residence—were built by 1957. Residences built as single-family homes include both high-style and vernacular examples of several late nineteenth to mid-twentieth century architectural styles, including the Italianate, Stick, Queen Anne, Colonial Revival, Craftsman, Italian Renaissance Revival and Tudor Revival styles, as well as the Foursquare house form of the early twentieth century. Most were built as single-family homes, although a small number of duplexes and apartment houses were built prior to 1956. While most single-family residences in the survey area had been built by 1926, a few small houses were built as replacement houses or infill between the 1930s and 1950s. The majority of these houses are of frame construction, but many of the Italianate and Queen Anne-style houses built between 1875 and 1888 are constructed of brick. None of the twentieth century houses appears to be constructed entirely of brick, although several that were built or remodeled between the 1920s and 1940s have brick veneers over frame or tile construction.

The earliest purpose-built multiple-unit dwellings in the survey area were built in the late 1880s. Multiple-unit dwellings include two 1880s Italianate-style rowhouses (one with two units, the other with three); a Foursquare duplex built ca. 1908; a U-shaped apartment complex centered around a central court, built in 1925 in the Craftsman style; a Craftsman-style apartment house built in 1926; a pair of adjacent duplexes built (or in one case moved and remodeled from a garage into a duplex) in the early to mid-1940s; four large apartment buildings built on adjacent parcels in 1956–1957; and a fifth similar apartment block built nearby in 1973.

The two commercial buildings in the survey area include one built in 1954 as a branch store of a laundry chain, and one built in 1967 as a flower shop. Both commercial buildings remain in their original use by their original occupants.

The physical integrity of buildings in the survey area ranges from very high, especially among some of the grander residences along S. 7th Street and S. 8th Street, to very low, with a few buildings altered so substantially that their age and original or historic appearance are difficult to determine based solely on an examination of the building's exterior. Most buildings in the survey area have been altered to some extent, with the most common changes including modern siding, modern windows, enclosed porches and additions. Most remain recognizable as examples of their architectural style and period of construction

despite these changes, however, and most are counted as contributing resources in the proposed historic district.

SIGNIFICANCE

The survey area contains a mix of architectural types, styles and eras, although the great majority of buildings in the survey area are residences constructed between 1875 and 1915. The survey area—particularly the 200–400 blocks of South 8th Street—is significant for its distinctive collection of high-style examples of the Italianate, Queen Anne, and period revival styles. This area contains many notable examples of late nineteenth and early twentieth century residential architecture, all of which are among the best representatives of these architectural styles anywhere in Council Bluffs, including in the city’s three NRHP-listed residential historic districts. The survey area also contains many representative examples of common early to mid-twentieth century residential building types, including Foursquare and Craftsman-style houses. Few of the buildings built or extensively remodeled after about 1915 appear to be architect-designed.

The buildings in the survey area are associated with one of the five historic contexts developed in the present report. The buildings in the survey area represent at least one—and in the case of remodeled buildings, sometimes more than one—of the historic contexts developed here. These five historic contexts divide the history of the survey area into distinct chronological periods, and provide a means of interpreting the history and significance of buildings constructed during each period. The earliest extant buildings in the survey area were constructed towards the end of the “Pre-Railroad and Early Railroad Era, 1853–1869” historic context, although the street grid and several non-extant buildings in the survey area predate any of the extant houses. The majority of the buildings in the survey area are associated with the next historic context, “Growth of a Premier Residential Neighborhood, 1870–1911.” Some of the largest and most architecturally elaborate dwellings in Council Bluffs were built in the survey area during this period. This historic context is followed by “Craftsman Era, 1908–1929,” during which Craftsman-style and Foursquare houses dominated building activity in the survey area, although a few period revival-style residences are also associated with this historic context. The period of this historic context overlaps the previous one slightly because the last of the imposing houses on South 8th Street was built in 1911, three years after the construction of the first Craftsman-style house in the area in 1908. Relatively few properties in the survey area are associated with the following three historic contexts, since the great majority of the extant buildings in the survey area had been constructed by 1929. The historic context “Depression and World War II, 1930–1945” is represented by only four buildings in the survey area, three of them small single-family houses or duplexes. This period saw essentially the end of single-family residential construction in the survey area, aside from two small houses built during the first two years of the subsequent historic context, “Post-World War II Era, 1946–1966.” Unlike the previous four historic contexts, single-family dwellings and duplexes are not the dominant building types associated with this last historic context. Instead, other than the two residences mentioned above, the only building types associated with this historic context in the survey area are four large apartment buildings and one commercial building.

REGISTRATION REQUIREMENTS

Area of Significance

Historic properties in the South 8th Street survey area are significant under National Register of Historic Places Criteria A, B and C. No attempt was made in the present survey to identify properties that may have significance under Criterion D. It is possible that some sites of early buildings, later removed, may be eligible under Criterion D if the site has not been disturbed significantly in the time since the

building was removed. In addition, some sites may be significant for their association with the prehistoric or early historic settlement of the Council Bluffs area. These possible bases of Criterion D significance were not explored in the present report.

Criterion A

Properties and districts eligible under Criterion A should be associated with important trends in residential development in the South 8th Street neighborhood. These include the various phases of development described in the five historic contexts outlined above. The most significant trends in the history of the neighborhood were the development of the area as a premier residential neighborhood between the mid-1870s and the early 1890s, when some of the wealthiest people in the city built houses in the area, and the filling in of the neighborhood with middle and upper middle class homes in the first decades of the twentieth century. During the other periods of the neighborhood's development, the demographic and architectural trends were much the same as they were elsewhere in the city's older residential neighborhoods, so the likelihood of Criterion A importance is lower. Another important trend in the neighborhood's history was the presence of several Jewish families and the Jewish Community Center during the early to mid-twentieth century. In addition, the presence of many Catholic families in the survey area in the early twentieth century may have been associated with nearby St. Francis Xavier Church and St. Francis School. Both of these demographic trends should be explored in greater detail to determine whether they are sufficiently important to meet Criterion A for their association with Council Bluffs' Jewish and Catholic heritage.

Criterion B

To be significant under this criterion, properties should be associated with individuals or families who made outstanding contributions to some aspect of Council Bluffs' history. The survey area was home to several of Council Bluffs' important business leaders, industrialists, professionals, real estate developers, and others. Less information was discovered about the middle class and working class residents of the neighborhood, but it is possible that individuals who lived in the survey area might be importantly associated with labor history, the arts, or other areas less well documented than business and industry. For a property to be eligible under Criterion B, the importance of the individual or family in their field must be documented. In addition, for a property to be eligible under Criterion B, it should be the extant property that best represents the significance of the important person or family. For example, the house of an important industrialist will probably not be the property most closely associated with that person's importance if the building housing his factory also survives and retains a reasonably high degree of period integrity. In this case, the factory building, but not the house, would be eligible under Criterion B.

Criterion C

Most of the properties in the survey area eligible under Criterion C will be excellent examples of one of the architectural styles or forms described in this report, or will be notable examples of transitional forms between two or more styles. They might also be eligible for notable construction methods or materials. Several of the properties in the survey area were designed by prominent local architects, and these properties may be eligible as important examples of these architects' work. Although no specific mail order or catalogue house plan designs were identified in the area, the area contains many buildings from the early twentieth century that might have been designed from such catalogue plans. If any such plans are identified in the future, this association might also make a property eligible under Criterion C. In all cases, for a property to be individually eligible under Criterion C, it must retain a sufficiently high degree of period integrity that its most important architectural characteristics remain intact and exposed, and not concealed or overshadowed by modern intrusions. Integrity is discussed in greater detail below under Integrity Considerations.

Levels of Significance

Nearly all, and possibly all, of the properties in the survey area will be significant at the local level, as important representatives of significant architectural styles, individuals, or historical trends in the history of Council Bluffs. Despite the local prominence of several of the owners and occupants, no properties that appear to be significant at the state or national level were identified in the survey area.

Integrity Considerations

Integrity considerations will differ for individually eligible buildings and for contributing resources in a historic district. For individually eligible buildings, the massing, roofline, and fenestration pattern should remain essentially unchanged from the time the property was built (or from its period of significance, if different from its construction date), as should the siding material and most or all decorative architectural elements on the building. Changes that are unobtrusive or easily reversible will not make a house ineligible for listing. Such changes might include the construction of a relatively small addition on a non-prominent facade, the replacement of window sash with compatible modern replacements, and the replacement of roofing materials. Changes to front porches (including both replacement with modern materials and enclosure) will be evaluated on a case-by-case basis to determine whether the change detracts significantly from the overall period integrity of the building. More substantial changes will generally disqualify a building for individual eligibility under Criterion C, although the building may still be eligible under Criterion A or B, provided it would remain clearly recognizable to an observer from its period of significance.

For a building to be a contributing resource in a historic district, the integrity does not need to be as high as for an individually eligible property, provided the building retains enough characteristics from its period of significance to be clearly recognizable as a product of that period. The massing, roofline, and fenestration pattern should therefore be unchanged or only minimally altered, while more substantial changes are permitted to siding materials, front porches, and decorative details. A building will be noncontributing to a historic district if it was built outside the district's period of significance (defined below to be ca. 1868–1957), or if it has been altered so extensively that its approximate date of construction and original architectural style can no longer be readily determined based on its current exterior appearance. Properties evaluated as noncontributing are generally those that could be removed from a district without affecting the district's historic significance. For this reason, if a building retains sufficient integrity to be clearly recognizable as sharing the same historic context as other buildings in the district, that building is generally counted as contributing even if it has suffered some loss of integrity.

Both moved buildings and substantially remodeled buildings are present in the survey area. If a substantial remodeling occurred during the district's period of significance—as occurred with 119 S. 8th Street and 525 S. 7th Street, for example—the change will not affect the contributing status of the property, provided the building in its remodeled form retains sufficient integrity. Similarly, if a building was moved into the district during the district's period of significance, and it shares architectural characteristics with other buildings in the district, it is counted as contributing despite being moved. Buildings moved into the district after the district's period of significance, but which share a similar historic context to the buildings in the district, will be evaluated on a case-by-case basis.

In some cases, the presence of a historic carriage house or garage on a property will contribute to the significance of the main building on the property, particularly if the house and garage represent the same historic context and if the garage has not been altered substantially. However, if a historic garage or carriage house has been removed, replaced by a modern garage, or substantially altered, this reduction in the property's integrity will not be sufficient to change the eligibility status of the main building from eligible to not eligible, or from contributing to noncontributing in a historic district.

HISTORIC DISTRICTS AND INDIVIDUALLY ELIGIBLE PROPERTIES

Table 3 below lists all 93 properties included in the present survey area, together with evaluations of whether they would contribute to a historic district focused on the survey area. The boundaries of the proposed district, and the contributing or noncontributing status of the properties within those boundaries, depend in part on how the district's historic context and period of significance are defined. The boundaries and period of significance for the proposed historic district are discussed in this section.

The core of any historic district in this area is the collection of large, architecturally impressive, and in many cases architect-designed residences along the 200–400 blocks of S. 8th Street. While a coherent historic district meeting NRHP eligibility criteria could be designated just in this small section of the survey area, such a district would not tell the full story of the neighborhood. From the beginning, the neighborhood included rental properties as well as owner-occupied homes, and from the 1880s on, duplexes and multi-family apartment houses were also built in the neighborhood. While the large houses along 7th and 8th streets anchor the district, many more modest houses were built in the neighborhood throughout its history, and today contribute to the area's historic character. For these reasons, a somewhat larger historic district is proposed here that includes not only the high-style mansions built between the 1880s and 1910s, but also the apartment buildings, rental houses, and smaller middle class houses that also illustrate the neighborhood's history.

The proposed historic district's period of significance is taken to extend from ca. 1868, when the first extant building in the survey area was built, to 1957, when the last of four similar apartment houses along 2nd Avenue was completed. The completion of these apartment buildings in 1957 marks the year in which the area attained essentially its present appearance. In the past 59 years, although several buildings in the proposed historic district have been removed, only two new buildings were constructed: a 1967 commercial building and a 2002 replacement house. The apartment house erected in 1957 is the most recent building in the proposed historic district built before 1966, the current 50-year cutoff date for properties to be eligible for National Register listing without having to meet Criteria Consideration G for modern properties. If the boundaries of the proposed historic district are altered before it is nominated to the National Register of Historic Places, and if the new boundaries include contributing properties built between 1957 and the 50-year cutoff date applicable at the time the nomination is prepared, the end date of the period of significance should be adjusted accordingly.

The proposed historic district is only a small part of a much larger residential area developed in Council Bluffs between the 1860s and 1920s, and this larger area appears to share many of the same historic contexts developed above for the survey area. For this reason, some care was taken to define and justify the boundaries for the proposed district. The east and south boundaries of the proposed district are relatively clear, due to a combination of non-residential properties and modern properties east of S. 7th Street and south of 7th Avenue. The west and north boundaries of the proposed district are less easily defined. As noted above, the South 8th Street neighborhood forms the western edge of a much larger older residential area that extends west to Indian Creek, and indeed is similar to other older areas of the city across boundaries such as the railroads and Broadway.

In order to provide a coherent and defensible boundary for the proposed district, several factors were considered to determine how far into this larger residential area the historic district boundary should extend. The integrity and individual importance of the buildings were considered, as were the presence of modern intrusions and vacant lots marking the locations of former buildings. To the north and west of the proposed historic district boundaries, the percentage of noncontributing or marginally contributing buildings and vacant lots is significantly higher than it is within the proposed district, and this high percentage is not offset by the presence of any additional concentrations of individually eligible buildings. If the proposed district were extended into these areas, the task of determining coherent boundaries would be much more difficult. The entire area has the feeling of an older residential neighborhood, but the area

beyond the boundary of the proposed district lacks the landmark buildings that characterize the S. 8th Street area.

For these reasons, the proposed historic district is somewhat smaller than the survey area, since any part of the survey area that lacks a concentration of key buildings will not contribute substantially to the significance of the district as a whole. Specifically, the 800 block of 1st Avenue is excluded from the district proposed below. Nearly all of its buildings are representative examples of common building types in the area; those that are not have suffered some reduction in period integrity, and two buildings have been removed, in one case replaced by a modern (1973) apartment building. The buildings along 2nd Avenue, along S. 8th Street between 1st Avenue and 6th Avenue, and along S. 7th Street between 5th Avenue and 7th Avenue, are characterized by both larger and more architecturally elaborate residences and by a higher degree of period integrity than is typically found elsewhere in the survey area and the surrounding neighborhood. Some parts of this area, especially the 800 block of 2nd Avenue and the area south of 5th Avenue, contain fewer individually eligible buildings than the core of the district along S. 8th Street. They are included in the proposed district both to illustrate the variety of residential building types that have characterized this neighborhood historically and to create a contiguous historic district that includes the key buildings on S. 7th Street and the 900 block of 2nd Avenue, not just those on S. 8th Street. The proposed historic district is shown here in Figure 38.

It must be emphasized that additional research may reveal that slightly different boundaries for the historic district are possible. In particular, some areas close to the survey area contain Italianate or Queen Anne-style buildings that fit into the same historic context as the proposed district, and retain a relatively high degree of period integrity. These buildings were not included in the present survey, but their history and integrity should be researched in greater detail to determine whether they should be included in the proposed historic district. These buildings include:

102 S. 7th St.	Large stuccoed Craftsman-era house; somewhat compromised integrity.
114 S. 7th St.	Stick-style duplex, ca. 1880s.
215 S. 10th St.	Similar to 1889 duplex in survey area located nearby at 927 2nd Ave.
824 3rd Ave.	Stick-style house, ca. 1870s or 1880s.
725 6th Ave.	Queen Anne-style house, ca. 1900.
728 and 802 7th Ave.	Two one-story Italianate-style brick houses, ca. 1870s.

In addition, if non-residential buildings are included in the historic district, Bloomer Elementary School at the southwest corner of Willow Avenue and S. 7th Street should be included because it was an important element in the neighborhood's history. Other religious or governmental buildings adjacent to the survey area were either built after the proposed district's period of significance or do not appear to have had the same importance to the neighborhood historically that the school had, so their inclusion would not add significantly to the historic character of the district.

While the emphasis here is on a historic district rather than on individually eligible properties, any of the properties identified in Table 3 below as "IE" (Individually Eligible) is either already listed individually in the NRHP or is eligible for listing under one or more criteria, certainly Criterion C (as excellent examples of their building types) and in some cases possibly also Criterion A (for representing significant patterns of events) or Criterion B (for the importance of their owners or occupants).

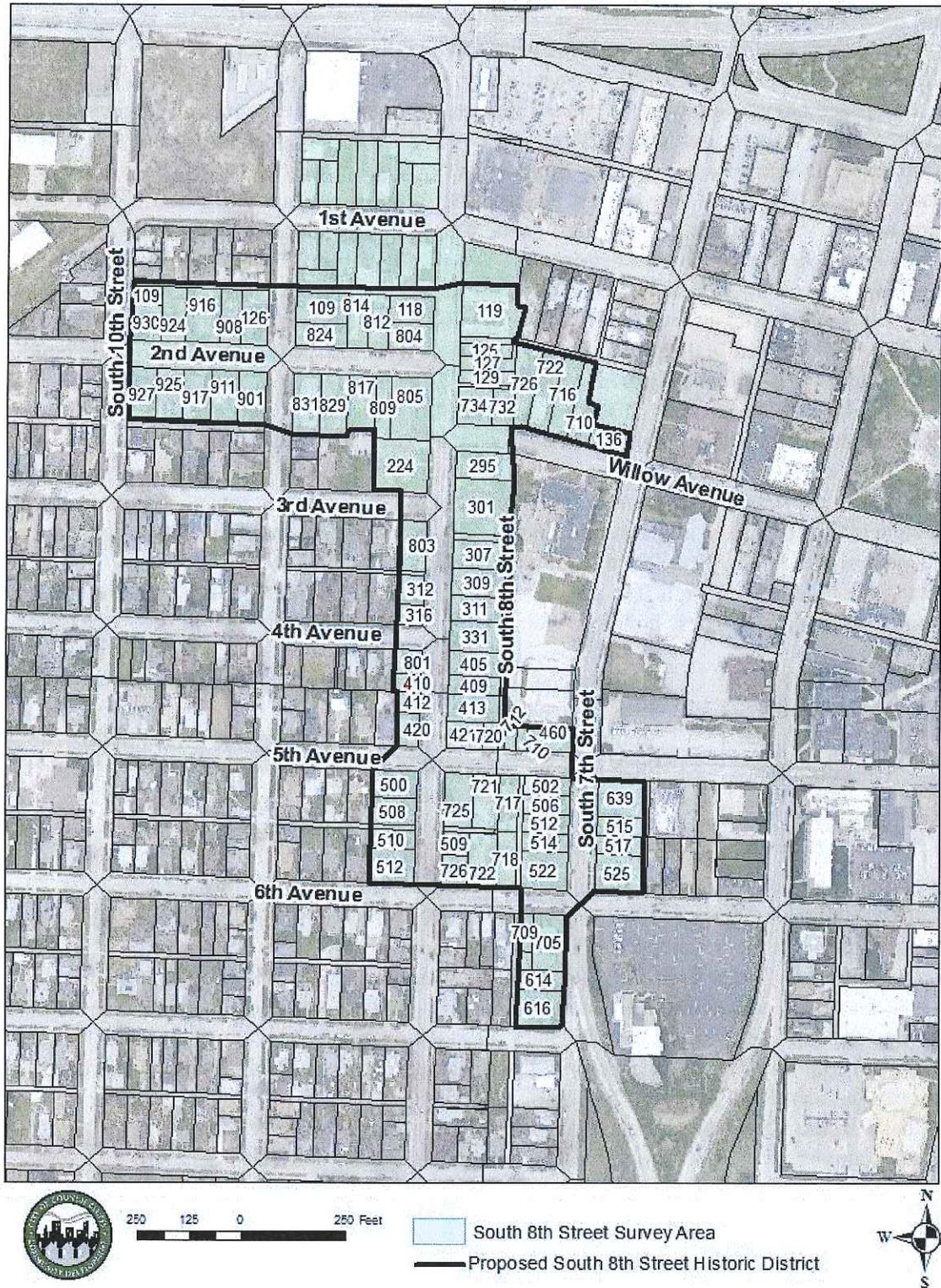


Figure 38. Location of proposed South 8th Street Historic District (black outline) in relation to survey area (green highlight).

Source of base map: Community Development Department, City of Council Bluffs.

PROPERTIES IN THE SOUTH 8TH STREET SURVEY AREA

The following list of properties in the South 8th Street survey area is organized by street address. The State Inventory Number of each property is also included, as is the date of construction and of any major changes to the property. The last column indicates whether the property meets the eligibility criteria outlined above for buildings that contribute to the proposed historic district. Properties are identified as either individually eligible for NRHP listing (IE), contributing to the proposed historic district (C), or noncontributing to the proposed historic district (NC), based on the definitions of these terms provided above. Properties located outside the proposed historic district but within the survey area are included in this list.

Table 3. Properties in the South 8th Street Survey Area.

Address	State Inventory No.	Date of Construction/ Major Changes	NRHP Historic District Eligibility
801 1st Ave.	78-02923	ca. 1908	C
802 1st Ave.	78-01752	1954	C
803 1st Ave.	78-02922	ca. 1870	C
804 1st Ave.	78-01751	possibly ca. 1885/built or remodeled 1919	C
805 1st Ave.	78-02924	ca. 1908	C
809 1st Ave.	M1	1973	NC
810 1st Ave.	78-01750	ca. 1884	C
816 1st Ave.	78-00240	1883	C
819 1st Ave.	78-00241	ca. 1887	C
824 1st Ave.	78-01749	1904	C
825 1st Ave.	78-02925	ca. 1905	C
830 1st Ave.	78-01748	1904	C
831 1st Ave.	78-02926	ca. 1905	C
804 2nd Ave.	78-02927	1956	C
805 2nd Ave.	78-00252	1886	C
809 2nd Ave.	78-02928	ca. 1905/ moved 1951	C
812 2nd Ave.	78-02929	1956	C
814 2nd Ave.	78-02930	1956	C
817 2nd Ave.	78-02931	1894	C
824 2nd Ave.	78-02932	ca. 1924/ moved and remodeled 1941	C
829 2nd Ave.	78-00253	ca. 1888	C
831 2nd Ave.	78-00254	ca. 1891	C
901 2nd Ave.	78-02933	ca. 1869/ remodeled ca. 1900	C
908 2nd Ave.	78-02934	ca. 1908	C
911 2nd Ave.	78-02935	ca. 1881	C

916 2nd Ave.	78-02936	1880	C
917 2nd Ave.	M2	2002	NC
924 2nd Ave.	78-02937	ca. 1908	C
925 2nd Ave.	78-02938	ca. 1887	IE
927 2nd Ave.	78-02939	1889	C
930 2nd Ave.	78-02940	1880	C
803 3rd Ave.	78-00265	1878	C
801 4th Ave.	78-02941	ca. 1880	C
639 5th Ave.	78-02942	1967	NC
710 5th Ave.	78-02943	1922	C
712 5th Ave.	78-02944	1922	C
717 5th Ave.	78-02945	ca. 1947	NC
720 5th Ave.	78-02946	ca. 1926	C
721 5th Ave.	78-00318	1887	C
725 5th Ave.	78-00319	1909	C
705 6th Ave.	78-01360	1877	IE
709 6th Ave.	78-02947	ca. 1885/ remodeled 1926	C
718 6th Ave.	78-02948	ca. 1910	C
722 6th Ave.	78-02949	1899	NC
726 6th Ave.	78-02950	1879	C
136 S. 7th St.	78-02951	ca. 1890/ moved 1927	C
460 S. 7th St.	78-02952	ca. 1905	C
502 S. 7th St.	78-02953	1902	C
506 S. 7th St.	78-02954	ca. 1901	C
512 S. 7th St.	78-02955	ca. 1920	C
514 S. 7th St.	78-02956	ca. 1937	C
515 S. 7th St.	78-02957	ca. 1903	C
517 S. 7th St.	78-02958	ca. 1883	C
522 S. 7th St.	78-01901	1879	C
525 S. 7th St.	78-00376	1885/remodeled 1919	IE
614 S. 7th St.	78-00377	ca. 1887	C
616 S. 7th St.	78-00378	1888	IE
118 S. 8th St.	78-02959	1957	C
119 S. 8th St.	78-02960	1883/moved, remodeled and expanded 1926	IE
125 S. 8th St.	78-02961	ca. 1924	C
127 S. 8th St.	78-02962	ca. 1924	C
129 S. 8th St.	78-02963	ca. 1880	C
224 S. 8th St.	78-00398	1911	IE
295 S. 8th St.	78-00399	1903	IE
301 S. 8th St.	78-00400	1885	IE

307 S. 8th St.	78-02964	1926	C
309 S. 8th St.	78-00401	1887	IE
311 S. 8th St.	78-02965	ca. 1887	C
312 S. 8th St.	78-02966	ca. 1906	C
316 S. 8th St.	78-02967	1948	C
331 S. 8th St.	78-00402	ca. 1888	C
405 S. 8th St.	78-00403	1899	IE
409 S. 8th St.	78-00404	ca. 1890	IE
410 S. 8th St.	78-02968	ca. 1902	C
412 S. 8th St.	78-02969	ca. 1901	C
413 S. 8th St.	78-00405	1885	IE
421 S. 8th St.	78-02971	ca. 1920	C
500 S. 8th St.	78-02972	1940	NC
508 S. 8th St.	78-02973	ca. 1941	NC
509 S. 8th St.	78-02974	1908	C
510 S. 8th St.	78-02975	ca. 1920	C
512 S. 8th St.	78-00406	ca. 1900	C
21 S. 9th St.	78-01747	ca. 1905	C
107 S. 9th St.	78-02976	ca. 1903	C
109 S. 9th St.	78-02977	1945	C
126 S. 9th St.	78-02978	1878	C
109 S. 10th St.	78-02921	ca. 1911	C
710 Willow Ave.	78-02979	ca. 1921	C
716 Willow Ave.	78-02980	ca. 1868/ remodeled ca. 1880s and ca. 1920s	C
722 Willow Ave.	78-02981	1879	C
726 Willow Ave.	78-00822	1875	C
732 Willow Ave.	78-02049	ca. 1880	C
734 Willow Ave.	78-02982	1880	NC

Geographical Data

The South 8th Street neighborhood intensive historic architectural survey encompassed two full city blocks and 11 partial city blocks in the vicinity of South 8th Street on the west side of downtown Council Bluffs. The survey area overlaps six different platted subdivisions in Council Bluffs, but does not fully encompass any of them. The survey area includes 93 primary buildings and 40 secondary buildings or structures. It has an irregular shape that includes both sides of S. 8th Street between 1st Avenue and 6th Avenue; both sides of 2nd Avenue between S. 8th Street and S. 10th Street; the north side of 1st Avenue between S. 8th Street and S. 9th Street; the north side of Willow Avenue between S. 7th Street and S. 8th Street; both sides of S. 7th Street between the north side of 5th Avenue and 6th Avenue; and the west side of S. 7th Street between 6th Avenue and 7th Avenue. This survey area was chosen in order to include all of the architecturally outstanding Italianate and Queen Anne-style residences in the S. 8th Street vicinity,

as well as a few adjacent areas that either include architecturally or historically important buildings, or else are connecting areas between concentrations of key buildings that are included in order to create a single contiguous survey area.

Summary of Identification and Evaluation Methods

The present survey report was completed under the authority of the City of Council Bluffs, Iowa. This survey report, which includes 94 Iowa Site Inventory forms in addition to the present document, serves as the final report for an intensive level survey and evaluation to identify and evaluate a possible historic district in the South 8th Street area.

PROJECT HISTORY

In 1982, Jennings, Gottfried, Cheek/Preservationists prepared “Council Bluffs: A Plan for Historic Preservation” (Jennings, Gottfried, Cheek/Preservationists 1982). This historic preservation plan included a survey of the City of Council Bluffs and identified several areas of the city in which historic resources were concentrated. One of these areas, identified as the “West Central Business District,” included the predominantly residential area bounded by 1st and 8th avenues on the north and south, and by 7th and 12th streets on the east and west. Among other recommendations for this neighborhood, the 1982 plan recommended that “parts of the survey area be nominated as a district to the National Register of Historic Places. . . . We recommend that future research be concentrated in its most architecturally significant areas, particularly South 7th and South 8th Streets and in the Bayliss 2nd Addition” (Jennings, Gottfried, Cheek/Preservationists 1982:48–49).

At the time of the 1982 historic preservation plan, only one building in the present survey area was listed in the National Register of Historic Places. This was the O. P. Wickham House at 616 S. 7th Street, listed in 1979. Since then, a second building has been listed in the NRHP: the John J. and Agnes Shea House at 309 S. 8th Street. No other buildings, districts, or other resources within the present survey area have been listed in the NRHP.

The present intensive level historic architectural survey was initiated in 2014 when Preserve Council Bluffs, a local non-profit historic preservation organization, inquired if the City of Council Bluffs could assist with securing funds to complete the neighborhood survey. Preserve Council Bluffs had been discussing the proposed survey with Jennifer Honebrink of Alley Poyner Macchietto Architecture in Omaha, Nebraska, who had created maps showing the boundaries of a proposed residential historic district in the South 8th Street area. After Preserve Council Bluffs approached the City about the proposed survey, the City Council agreed to apply for a Certified Local Government grant and the City’s Community Development Department staff made the application in September of 2014. The grant award was made and the City entered a grant contract with the State Historic Preservation Office in March 2015. After a Request for Proposals was issued with a due date of September 25, 2015, the City of Council Bluffs awarded the contract for completion of the survey and evaluation to the Office of the State Archaeologist (OSA) at the University of Iowa.

One of the OSA’s architectural historians, Richard J. Carlson, who meets the Secretary of the Interior’s Professional Qualifications Standards as both a Historian and Architectural Historian, served as the lead Architectural Historian for the project. Rose Brown, Planning Coordinator in the Community Development Department of the City of Council Bluffs, served as the City’s representative. Volunteer work was completed by five volunteers, all of whom were current or former members of the City of Council Bluffs Historic Preservation Commission, board members of Preserve Council Bluffs, or residents of the South 8th Street neighborhood.

IDENTIFICATION AND EVALUATION METHODS

Work on the South 8th Street survey was conducted between December 2015 and June 2016. A kickoff meeting was held on December 9, 2015, as a conference call among Rose Brown, Richard Carlson, and Paula Mohr, Certified Local Government Coordinator at the Iowa State Historic Preservation Office (SHPO). A public meeting was held in Council Bluffs on January 14, 2016. During this meeting, Brown and Carlson presented information on the background and scope of the present survey and provided information for volunteers who wished to be involved in the research for the project. During this visit to Council Bluffs, Brown and Carlson also met with Council Bluffs Public Library staff to discuss their resources for local historical research, and made plans to create and share electronic documents associated with the historical research. Carlson conducted part of the fieldwork at this time, photographing and taking notes on many of the buildings in the survey area.

During the next few months, information was collected by the local volunteers, then presented to Rose Brown, who digitized the notes (where necessary) and shared them with Carlson. The volunteers began by compiling chain-of-title research from transfer books at the Pottawattamie County Auditor's Office, in many cases compiling lists of previous owners of the properties in the survey area back to 1866, when county auditors in Iowa were first required to maintain transfer books. The volunteers then moved on to city directory research, recording the names of previous occupants of the buildings in the survey area. In most cases, this research was limited to the years between 1913, when indexes by street address were first included in Council Bluffs city directories, and 1970, which was adopted as the working end date of the possible historic district's period of significance for the purposes of the survey. This research focused on the areas along South 7th and South 8th streets that have the architecturally most impressive houses in the survey area, but many other buildings in the survey area were included in this research as well. In this way, the volunteers conducted chain-of-title research on 64 of the 93 extant properties in the survey area, and post-1913 city directory research on 23 properties.

The volunteers also consulted sources in the Council Bluffs Public Library, compiled information from previous historical surveys of the present survey area, located historical photographs of properties in the survey area, and provided other information or conducted other research as requested by the Architectural Historian. The following local volunteers conducted research on individual properties for this survey:

Wayne Andersen	Preserve Council Bluffs board member, neighborhood resident
Teresa Dowell	City Historic Preservation Commissioner
Mary Lou McGinn	community volunteer, Preserve Council Bluffs, former City Historic Preservation Commissioner
Calvin Petersen	City Historic Preservation Commissioner, Preserve Council Bluffs board member
Jackie Thompson	neighborhood resident

To supplement this research, the Architectural Historian completed chain-of-title research on the remaining 29 properties and conducted city directory research as needed to supplement the research conducted by the volunteers. In addition, he conducted research in historical newspaper databases, particularly that of the *Council Bluffs Nonpareil*, available through the Council Bluffs Public Library web site, and in other sources available online, such as Google Books, Sanborn Map Company fire insurance maps of Council Bluffs, and census records. The Architectural Historian also gathered previously conducted research on properties in the survey area, including Iowa Site Inventory forms for the 30

properties that had been recorded previously, walking tours of Council Bluffs neighborhoods, historic architectural surveys, and other sources. He compiled all of the information gathered by previous researchers, current volunteers, and himself, into Iowa Site Inventory forms for the 93 extant properties in the survey area, plus more limited research on one property in the survey area that had been removed in 2015. Using this information, and additional sources on Council Bluffs and Pottawattamie County history, he developed the historic contexts described in the present report, and completed the other sections of the report and site inventory forms. Rose Brown created Figures 1 and 38 used in the present report.

Summary and Recommendations

An intensive-level historic architectural survey was conducted by the University of Iowa's Office of the State Archaeologist of 94 properties in the South 8th Street neighborhood of Council Bluffs. Funded in part by a Certified Local Government grant, and sponsored by the City of Council Bluffs, the purpose of the survey was to identify historic contexts in the neighborhood, record the 94 properties in Iowa Site Inventory forms, and identify a possible historic district in the South 8th Street neighborhood. Based on the results of the survey, a possible historic district was identified that includes most of the survey area, but may also extend slightly into areas not included in the present survey. It is recommended that additional research be conducted on several properties located outside the present survey area to determine whether those properties should also be included in the proposed historic district. Once final boundaries for the district are established, it is recommended that the historic district be nominated for listing in the National Register of Historic Places.

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