

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Cornell College-Mount Vernon Historic District Amendment

other names/site number \_\_\_\_\_

Name of Multiple Property Listing \_\_\_\_\_

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

## 2. Location

street & number Bounded by RR tracks, College Blvd, N. 10th, N. 8th, S. 3rd Aves, N. 2nd and S. 4th Sts.

☐

not for publication

city or town Mount Vernon

☐

vicinity

state Iowa

county Linn

zip code 52314

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria: \_\_\_ A \_\_\_ B X C \_\_\_ D

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

State Historical Society of Iowa

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

\_\_\_ entered in the National Register

\_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

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## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

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

### Category of Property

(Check only **one** box.)

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

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	6	buildings
		site
		structure
		object
1	6	<b>Total</b>

### Number of contributing resources previously listed in the National Register

73

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC

COMMERCE

EDUCATION

RELIGION

RECREATION AND CULTURE

### Current Functions

(Enter categories from instructions.)

DOMESTIC

COMMERCE

EDUCATION

RELIGION

RECREATION AND CULTURE

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY

LATE VICTORIAN

LATE 19TH & 20TH CENTURY REVIVALS

LATE 19TH & 20TH CENTURY AMERICAN

MOVEMENTS

### Materials

(Enter categories from instructions.)

foundation: STONE; BRICK; CONCRETE

walls: WOOD; BRICK; STONE

roof: ASPHALT; TERRA COTTA

other:

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## Narrative Description

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

This amendment to the Cornell College-Mount Vernon Historic District provides an updated resource count and revised GIS-located boundary of the district that was listed as locally significant under Criterion C on the National Register of Historic Places in 1980. Most of the district remains intact, however, there has been over the last four decades loss of contributing resources, the addition of new non-contributing resources, and the addition of one new contributing historic resource. The new contributing resource is the 1912 Classical Revival Wolfe Brothers Medical Office that now functions as the Mount Vernon Visitors Center was moved into the district in 1990. Today, the historic district contains 107 resources, of which 74 are contributing and 33 are non-contributing. Despite the loss of 17 contributing buildings and the addition of six modern infill buildings and one new contributing building, the 42-year-old Cornell College-Mount Vernon Historic District continues to display overall good integrity, and even excellent integrity at the core of the college campus. As such, the district continues to meet the National Register's seven aspects of integrity in location, setting, design, workmanship, materials, feeling and association. Finally, because the original nomination included a sketch map of the historic district and boundary, the district boundary has been revised to be more geographically precise and closely follow property lines.

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

(**Iowa SHPO Additional Instructions:** After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, the seven aspects of integrity as it applies to the property in a **Statement of Integrity**, and any future plans for the property under the subheading **Future Plans**.)

This amendment to the Cornell College-Mount Vernon Historic District provides an updated resource count and revised GIS-located boundary of the district that was listed as locally significant under Criterion C on the National Register of Historic Places in 1980. A high percentage of the district and its resources remains intact, however, there has been over the last four decades the loss of 17 contributing resources, the addition of six new non-contributing resources, and the addition of one new contributing historic resource that was moved into the district in 1990. The Cornell College-Mount Vernon Historic District, located on the west side of Mount Vernon in Linn County, Iowa, was originally composed of 118 resources (92 of which were contributing) within and surrounding the campus of Cornell College, the educational institution that forms the heart of the district. The majority of the college buildings are, as the original nomination described, "arranged along and around the Mount Vernon paha, a hill in the midst of a low and rather flat valley about 10 miles long."<sup>1</sup> Surrounding the campus on the west, southeast, and northeast were approximately 70 houses and related outbuildings that comprised the remainder of the original historic district. These houses, according to the original nomination, "range in age from the 1850s to the present, and display a full sampling of midwestern domestic architectural forms, materials and styles, the latter including the Greek Revival, Italianate, Second Empire, Queen Anne, Stick, Gothic and neoclassical revivals, and the craftsman."<sup>2</sup> The architecture, setting, and location of the college's buildings and the stylistic range of houses surrounding the campus continues to be the case 40 years later, even with the loss of 17 contributing resources, and the addition of six modern infill buildings and one new contributing building. The district currently has a total of 107 resources, of which 74 are contributing and 33 are non-contributing.

One corner of the district, in particular, that has experienced a number of changes – and was the catalyst for this district amendment – is located on the north side of the 300-block of 1st Street W in the northwest corner of the historic district at the intersection of S. 3rd Ave. and 1st Street. This intersection is described in the original nomination as "the main 'entrance' to the district. . . Here, two large stone churches, Presbyterian and Methodist, face one another like sentinels across 1st Street. They act as strong transitional elements between the commercial area to the east, and the college/residential area to the west" (Bowers 1980). Changes to this block include the removal of three contributing resources, the addition of a new contributing resource moved into the district, and the addition of two new non-contributing resources.

<sup>1</sup> Bowers 1980.

<sup>2</sup> Bowers, 1980.

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In 1980, when the historic district was listed in the National Register of Historic Places, this block included the following contributing resources: the Conoco Station and Garage (#47) at the corner of 1st Street W and 5th Ave NW; Altoona Hall (#49); the Presbyterian Parish House (#50); and the First Presbyterian Church (#51) at the corner of 1st W and 3rd Ave NW. The non-contributing Water Tower and Pump House (#48a,b) were located in the contributing Memorial Park. Of these resources, the Conoco Station, Altoona Hall, and the Parish House are noextant, along with the Water Tower and Pumphouse. Memorial Park (#48) remains contributing even with the addition of the non-contributing water tower (#121) built in 1985 and the expansion of the park to include the empty Conoco Station (#47) lot. The Parish House (#50) was replaced in 2009 with a modern non-contributing addition (#123) to the First Presbyterian Church (#51). The new contributing resource is the Wolfe Brothers Medical Office (#122), a one-story Classical Revival building constructed in 1912. This building was moved into the district in 1990 from the south side of the 200-block of 1st Street W (approximately one block east), where it had been a beloved community landmark. This new contributing resource is now located on the lots of the nonextant Altoona Hall (#49),<sup>3</sup> still fronting 1st St W and well situated in Memorial Park, where it functions as the Mount Vernon Visitors Center.\



**Figure 1. Site Plan of 300 and 400-block of 1st St W shows the changes that have occurred at this northeast corner of the Cornell College-Mount Vernon Historic District. Yellow=Contributing; White=Non-Contributing; Black=Nonextant. Current resources include #121) the noncontributing 1985 water tower; #48) the contributing Memorial Park; #122) the contributing Wolfe Brothers Medical Office/Mount Vernon Visitors Center, which replaced #49 Altoona Hall; #123) the non-contributing Christian Education Administrative Building, which replaced #50 Parish House; #51) and the contributing First Presbyterian Church. Only one nonextant resource was not replaced – #47) the Conoco Station – the lots of which were added to Memorial Park.**

Base map: Land Records Map, Linn County GIS, Linn County, Iowa

Elsewhere in the district, the following seven contributing houses have been removed: #16 and #17 on S 5th Ave (replaced with #123 Russell Science Center in 2017); #58, #86, and #87 on 1st Ave W (lots remain empty); #101 on 10th Ave SW (replaced with new house #126); and #104 on 10th Ave SW, which was moved out of the district (replaced with new house #127). In addition, nine garages and outbuildings (seven contributing and two non-contributing) were also removed. These “background structures” as the original nomination referred to them, included the Carriage Barn (#3) adjacent to the college president’s house on the college campus and eight other garages and sheds in the surrounding residential sections.

The list below contains information for each nonextant resource (17 contributing and 2 non-contributing) in the district, including the number of each building that corresponds to the Original Historic District Map (Figure 10); the resource name; build date and any known historic remodeling date; address/location; description/significance from

<sup>3</sup> Altoona Hall, built as a hotel in 1903, was purchased by Cornell College and used as a college dormitory for many decades, until it was sold to the City of Mount Vernon in 1983. After much public debate over its possible renovation and future use, the city council decided in 1985 to have it torn down and the empty lots added to Memorial Park. See *Mount Vernon-Lisbon Sun*, December 15, 1983; April 5, 1984; April 12, 1984; May 10, 1984; April 11, 1985; May 16, 1985.



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original nomination; history; and removal date.<sup>4</sup> (Photographs of these nonextant resources taken from the original nomination are included in Section 8.)

**DISTRICT #: 3**

**Resource Name:** Carriage Barn

**Build Date:** c.1900

**Address/Location:** West Campus north of #4 President's House

**Description/Significance (Original Nomination):** *Contributing* – “Essentially a square structure of 2 floors. Hip roof. Interior shows marks of carriage and horse areas. Hay storage area on second floor.”

**Date Removed:** by 2011

**DISTRICT #: 16**

**Resource Name:** House/Cornell Business Office,

**Build Date:** 1860s

**Address/Location:** 303 5th Ave SW

**Description/Significance (Original Nomination):** *Contributing* – “Two-story rectangular brick with one-story frame “T” addition. Symmetrical facade (one window has been blocked in). Simple gable roof on two story portion, Simple gable on “T” addition. Masonry walls on two-story portion; frame on addition with horizontal clapboard siding. Porch is full-width in front with hip roof, turned porch posts and simple balustrade across front; diagonal lattice work below porch floor. House is painted white and is void of ornament except that on front porch.”

**Date Removed:** 2016

**DISTRICT #: 17**

**Resource Name:** House

**Build Date:** 1870s

**Address/Location:** 309 5th Ave SW

**Description/Significance (Original Nomination):** *Contributing* – “2-story rectangular with one-story frame addition at one end. Balance of structure is masonry. Entrance on narrow (gable) end, asymmetrical composition. Simple gable roof, both main form and addition. Windows are double hung 4/4/muntin pattern, segmental arch heads of two courses of brick, flush with face of wall. Small “bay” type window on south, simple cornice at top.”

**Date Removed:** 2016

**DISTRICT #: 47**

**Resource Name:** Mt. Vernon Record Printing Office/Shell-Conoco Station,

**Build Date:** 1914/1930

**Address/Location:** 419 1st St W

**Description/Significance (Original Nomination):** *Contributing* – “Trusses and joists span entire building and very heavy to hold up the printing equipment on 1st floor. Windows made by the builder and entire placement of windows are designed to allow as much light as possible into the printing area (no interior support posts to allow maximum flexibility of equipment placement). Only hollow tile building in this area. Large door to basement on west side is to allow for large rolls of paper to be moved into the basement for storage and use. Originally housed the printing office of *Mt. Vernon Record*.” Became a gas station/garage in 1930.

**Date Removed:** 1982

**DISTRICT #: 48a,b**

**Resource Name:** Water Tower and Pumphouse

**Build Date:** 1939

**Address/Location:** 400 1st St W/Memorial Park

**Description/Significance (Original Nomination):** *Intrusions* - These structures were part of a federally assisted city improvement project during the late years of the Depression after the period of significance. They were not counted in the original nomination and were considered intrusions in the contributing Memorial Park (#48). They are thus not counted in the nonextant resource count.

**Date Removed:** 1984

<sup>4</sup> Bowers 1980; Linn County GIS and Land Records maps; Mount Vernon newspaper archive (see bibliography).

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**DISTRICT #: 49**

**Resource Name:** Altoona Hotel/Hall

**Build Date:** 1903

**Address/Location:** 325 1st St W

**Description/Significance (Original Nomination):** *Contributing* – “Rectangular plan with wall elevation over entrance. Roof: flat with short parapet. Walls: yellow brick, entrance mass distinguished by large roman arch window and extended projection above regular wall level. Decorative brick banding between 1st and 2nd floors and above 3rd floor to parapet. Originally a hotel.”

**Date Removed:** 1985

**DISTRICT #: 50**

**Resource Name:** Parish House

**Build Date:** c.1900

**Address/Location:** 310 1st St W

**Description/Significance (Original Nomination):** *Contributing* – “Two story "L" shape with additions, gable roof, 2 porches on front (south) side (not enclosed). Walls are horizontal siding with corner trim clapboard siding in V pattern in gable end. An addition on NE corner to connect parish house to church (passageway constructed between two buildings. Background structure to district.”

**Date Removed:** 2007

**DISTRICT #: 58**

**Resource Name:** Charles Strite House

**Build Date:** 1891

**Address/Location:** 420 1st St W

**Description/Significance (Original Nomination):** *Contributing* – “Basically rectangular plan with gable roofed projection on east with bay window at end of gable projection, and large two story porch on south and east. Gable roof except porches. Asphalt shingles. Walls: stucco. Pilasters supporting porch are wood with relief panels. Half-timber motif on east projecting gable end. Windows are double hung except bay which has large fixed glass w/multiple panes. Windows occasionally paired. Ornament—no special ornament. Alteration: 1923: North end of house was extended north about 10 feet and 2 story screen porches across north facade added small addition of 2 stories to N.W. corner bring the outer west wall flush with earlier bay. Entire house stuccoed.”

**Date Removed:** by 1990

**DISTRICT #: 59**

**Resource Name:** Charles Strite Garage

**Build Date:** 1923-1926

**Address/Location:** 420 1st St W

**Description/Significance (Original Nomination):** *Contributing* – “Rectangular plan, one story, with hip roof. Exposed rafter ends. Stuccoed walls. Entire south wall sliding wood doors with two six paned windows in each and exposed door bracing door are wood. Background structure to district.”

**Date Removed:** by 1990

**DISTRICT #: 63**

**Resource Name:** Debray Building (Quonset)

**Build Date:** 1947 **Address/Location:** 413 2nd St SW

**Description/Significance (Original Nomination):** *Non-Contributing* – Considered intrusion in district.

**Date Removed:** 1987

**DISTRICT #: 67**

**Resource Name:** Benesh Barn/Carriage House

**Build Date:** 1883-90

**Address/Location:** 406 2nd St SW

**Description/Significance (Original Nomination):** *Contributing* – “Rectangular two-story, gable roof, board\*and batten walls, no windows, sliding wood door on north, double hinged door on west. Background structure. This relic of the pre-automobile era is typical of its type.

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**Date Removed:** by 2008

**DISTRICT #:** 70

**Resource Name:** Pinecrest Garage,

**Build Date:** 1938-42

**Address/Location:** 415 3rd St SW

**Description/Significance (Original Nomination):** *Non-Contributing* – Gable roof concrete block garage. Considered intrusion in district.

**Date Removed:** unknown

**DISTRICT #:** 86

**Resource Name:** House

**Build Date:** 1929-30

**Address/Location:** 1126 1st St N

**Description/Significance (Original Nomination):** *Contributing* – 1½ -story, front gable cottage in the Craftsman idiom, with long side presented to the street. Shed-roofed dormer. East porch added 1960; porches on north and west, 1958.

**Date Removed:** by 2008

**DISTRICT #:** 87

**Resource Name:** Sheley House

**Build Date:** 1919-23

**Address/Location:** 1124 1st St W

**Description/Significance (Original Nomination):** *Contributing* – “Rectangular with rectangular porch on front, symmetrical. Gable roof. Horizontal clapboard siding, very narrow pattern. Vertical board & batten in gable end of porch. Windows-double hung. Porch supported at corners with two large pilasters sheathed in narrow clapboards and tapering towards the top. Background structure to district.”

**Date Removed:** by 2008

**DISTRICT #:** 98

**Resource Name:** Martin Rigby Shed

**Build Date:** unknown

**Address/Location:** 109 10th Ave S

**Description/Significance (Original Nomination):** *Contributing* – “This multiple use shed or garage is of frame construction with a sloping roof or single plane. Building could have been a horse barn or chicken house at one time.”

**Date Removed:** by 2010

**DISTRICT #:** 101

**Resource Name:** C.F. Little House/ Rev. Artman House #2

**Build Date:** 1919-22

**Address/Location:** 215 10th Ave SW

**Description/Significance (Original Nomination):** *Contributing* – “Two-story house with irregular massing. Cement-block foundation. Exterior walls clapboarded. Entrance framed by flat pilasters and simple architrave. This is the second house built by Charles Artman, on a portion of the land he had used as a small farmstead from 1900 to 1931. The Rev. Charles Artman built the house & outbuildings cutting up his adjacent large lot. He lived next door at 219 10th Ave while building the house. Artman was a retired Methodist minister who also built the 219 10th Ave house.”

**Date Removed:** 2021

**DISTRICT #:** 104

**Resource Name:** House, Penn Dairy Farm/ Rev. Artman House #1

**Build Date:** 1900-10

**Address/Location:** 210 10th Ave SW

**Description/Significance (Original Nomination):** *Contributing* – “Two-story frame house with front 3-story tower. Irregular massing. Limestone and hollow tile foundation. Clapboard siding. Enclosed sun porch - foundation and

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addition—late 1920s are among the alterations to the house. The Rev. Artman, retired Methodist minister built the house and outbuildings before 1910 and planted the orchard. In 1919-23 he built the house next door, (215 10th Ave #101), sold the original house to Walter Penn. The Penns added a small dairy operation for several years and maintained the orchard to the present. The house is used as a rooming house for college students.”

**Date Removed:** Extant, but moved out of district 2005

**DISTRICT #: 105**

**Resource Name:** Penn Dairy Farm Shed

**Build Date:** before 1910

**Address/Location:** 210 10th Ave SW

**Description/Significance (Original Nomination):** *Contributing* – “Small one-story shed. Gable roof, cement footings.” Part of Artman orchard.

**Date Removed:** 2005

**DISTRICT #: 106**

**Resource Name:** Penn Dairy Farm Shed

**Build Date:** before 1910

**Address/Location:** 210 10th Ave SW

**Description/Significance (Original Nomination):** *Contributing* – numbered but description/significance page missing from nomination; small gable roof shed. Part of Artman orchard.

**Date Removed:** 2005

**DISTRICT #: 108**

**Resource Name:** Lawrence Hunter Shed

**Build Date:** 1920s-30s



**Address/Location:** 317 10th Ave S

**Description/Significance (Original Nomination):** *Contributing* – “A one-room shed with shallow, curved roof.”

**Date Removed:** unknown

In addition to the loss of 16 contributing resources, seven new resources have been added to the historic district, six of which are modern infill and non-contributing. One new resource, however, is a historic building built in 1912 that was moved into the district in 1990. Because of its highly compatible Classical Revival style, as well as the compatible setting and environment in which it was placed in the district, this new resource is considered contributing in the district. Six of the seven the new resources replaced a nonextant resource from the original district. See Table 2 below for a list of new resources in the historic district. The table gives the District Number, Resource Name, Address/Location, Build/Move Date, Brief Description, and Current Status of each new resources in the district.

**TABLE 2. New Resources in the Cornell College-Mount Vernon Historic District**






District #	Resource Name	Address/Location	Build/Move Date	Brief Description/Original Resource Replaced	Current Status
121	Water Tower 	400 1st St W Memorial Park	Built 1985	Pedestal-style city water tower was erected in 1985 in Memorial Park. This tower was built after the nonextant water tower (#48a) was removed.	Non-Contributing due to construction outside period of significance  Memorial Park (#48) is Contributing
122	Wolfe Brothers Medical Office/ Mount Vernon Visitors Center 	311 1st St SW	1912; Moved into district 1990	One-story Classical Revival building with a deep portico porch supported by Ionic columns, and flared roofline covered with clay tiles. Built of rusticated concrete blocks, the building has massive concrete lintels and red-colored beaded mortar joints. This building was moved into the district in 1990 onto the lots previously occupied by nonextant #49 Altoona Hall.	Contributing  Meets Criterion B for Moved Properties

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District #	Resource Name	Address/Location	Build/ Move Date	Brief Description/Original Resource Replaced	Current Status
123	Christian Education Administrative Building 	309 1st St SW	Built 2008	One-story addition to church with reinforced concrete foundation and basement, wood frame exterior walls clad in brick veneer, and front gable roof with two lower cross-gables clad in exterior wall shingles. References architecture of 1895 First Presbyterian Church. Connected to church by a structural glass passageway. Replaced #50 Parish House.	Non-Contributing due to construction outside period of significance
124	Russell Science Center 	Campus (west side of 5th Ave S)	Built 2017-2018	Three-story college classroom building with reinforced concrete foundation and floors, steel frame walls clad in brick veneer and flat roof. Aluminum frame windows. Replaced #16 and #17 Houses at 303 and 309 5th Ave SW.	Non-Contributing due to construction outside period of significance
125	Russell Hall 	870 MacGregor Lane SW (Campus, east side of 10th Ave S)	Built 2006	Two three-story adjoining college dormitories with reinforced concrete foundation and floors, brick on block exterior walls and cross-gable roofs. Commercial steel sash windows.	Non-Contributing due to construction outside period of significance
126	House 	215 10th Ave S	Built 2021	Two-story house with concrete foundation, exterior wood-frame walls clad in narrow vinyl siding and cross-hipped roof with red asphalt shingles. The prominent square two-story hipped-roof bay recalls the square front tower of the Artman House #2 on this lot (#101). Integrated two-car garage.	Non-Contributing due to construction outside period of significance
127	House 	221 10th Ave S	Built 2007	One-story house with concrete foundation, full basement, exterior walls clad in vinyl siding, and side-gable roof with overhanging eaves and center gable above integrated full front porch. Attached 3-car garage. Replaced Penn Dairy Farmstead.: #104 Farmhouse moved west out of district; #105 and #106 sheds removed.	Non-Contributing due to construction outside period of significance

Sources: Linn County GIS and Land Record maps; Mount Vernon newspaper archive; Rogers 2021

Table 3 below gives the current status of all resources (contributing, non-contributing, and nonextant) that have been part of the historic district from 1980 to 2022. The table gives the district number, name/type of resources, address/location, original district status, and current district status. (NOTE: The district number 93 was skipped in the original nomination, and so it remains unassigned to avoid confusion.)

**TABLE 3.**  
**Current Status of All Resources in Cornell College–Mount Vernon Historic District**

DISTRICT #	NAME/TYPE OF RESOURCE	ADDRESS/ LOCATION	ORIGINAL DISTRICT STATUS	CURRENT DISTRICT STATUS
1	Harlen House	Campus	Contributing	Contributing
2	Collin House	Campus	Contributing	Contributing
3	Carriage Barn	Campus	Contributing	Nonextant
4	White House/President's House	Campus	Key Contributing	Contributing; carriage house 4a nonextant
5	Armstrong Hall w/ Younkers Hall Addition	Campus	Contributing	Contributing
6	Thomas Commons	Campus	Non-Contributing	Non-Contributing
7	Ebersole Memorial Health Clinic/Ebersole Center	Campus	Non-Contributing	Non-Contributing
8	Allee Meditation Chapel	Campus	Non-Contributing	Non-Contributing
9	Dows Hall	Campus	Non-Contributing	Non-Contributing

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10	Pfeiffer Hall	Campus	Contributing	Contributing
11	Tarr Hall	Campus	Non-Contributing	Non-Contributing
12	Russell B. Cole Library	Campus	Non-Contributing	Non-Contributing
13	Heating Plant	Campus	Contributing	Contributing
14	The Cottage/ Black Student Center	Campus	Contributing	Contributing
15	Merle S. West Science Center/West Hall	Campus	Non-Contributing	Non-Contributing
16	House	303 S 5th Ave	Contributing	Nonextant since 2016
17	House	309 S 5th Ave	Contributing	Nonextant since 2016
18	Cornell College Boarding Assoc/South Hall	Campus	Contributing	Contributing
19	Old Main	Campus	Key Contributing	Contributing
20	Carnegie Library/Norton Geology Center	Campus	Contributing	Contributing
21	Spears Fountain	Campus	Contributing	Contributing
22	Law Hall	Campus	Contributing	Contributing
23	The Seminary Building/Old Sem	Campus	Key Contributing	Contributing
24	King Memorial Chapel &The Rock (24a)	Campus	Key Contributing	Contributing
25	Bowman Hall/Bowman-Carter Hall	Campus	Key Contributing	Contributing
26	Merner Hall	Campus	Contributing	Contributing
27	Olin Hall	Campus	Non-Contributing	Non-Contributing
28	Pauley Hall/Pauley-Rorem Hall	Campus	Non-Contributing	Non-Contributing
29	Rorem Hall/Pauley-Rorem Hall	Campus	Non-Contributing	Non-Contributing
30	Sports Fields: Ash Field/Ash Park Stadium/Van Metre Field; Baseball Diamond; Tennis Court	1st St W	Contributing	Contributing: Ash Park Stadium/Van Metre Field; Non-Contributing: Baseball Diamond; Tennis Courts
31	Field House/Small Multi-Sport Center	Campus	Non-Contributing	Non-Contributing
32	Alumni Gymnasium/McWethy Hall	1st St W	Non-Contributing	Non-Contributing
33	Lytle House	802 1st St W	Contributing	Contributing
34	House	724 8th Ave N	Non-Contributing	Non-Contributing
35	House	718 8th Ave N	Contributing	Contributing
36	House	710 8th Ave N	Contributing	Contributing
37	Reuben Ash House	702 8th Ave N	Key Contributing	Contributing
38	Reuben Ash Barn	702 8th Ave N	Contributing	Contributing
39	Platner House	Campus	Key Contributing	Contributing
40	Wade House/Luce Admission Center	701 1st St W	Contributing	Contributing
41	Albright House	617 1st St W	Contributing	Contributing
42	Rood House/Scott Alumni Center	607 1st St W	Key Contributing	Contributing
43	Stoner House	527 1st St W	Contributing	Contributing
44	House	519 1st St W	Non-Contributing	Non-Contributing
45	Kettleson House/Hansen House	515 1st St W	Contributing	Contributing
46	Old Knox Grill/Wilch Apartments	503 1st St W	Contributing	Contributing
47	Conoco Station/Stearns Garage	419 1st St W	Contributing	Nonextant since 1982; lots now part of #48
48	Memorial Park with Water Tower and Pumphouse	400 1st St W	Contributing	Contributing Park; Water Tower and Pumphouse nonextant since 1984; new water tower built 1985
49	Altoona Hotel/Altoona Hall	325 1st St W	Contributing	Nonextant since 1985; replaced with #121
50	Presbyterian Parish House	1st St W	Contributing	Nonextant since 2007; replaced with #122
51	First Presbyterian Church	303 1st St W	Key Contributing	Contributing
52	MV United Methodist Church	304 1st St W	Key Contributing	Contributing
53	Methodist Parsonage and Garage (53a)	312 1st St W	Contributing	Contributing; 53a nonextant; new garage 1990; rear addition 2009
54	Mount Vernon House/Guild Hall	328 1st St W	Key Contributing	Contributing
55	Dr. Hogel House	400 1st St W	Key Contributing	Contributing
56	Stearns Apartments	410 1st St W	Contributing	Contributing
57	Dr. Hogel Garage	400 1st St W	Non-Contributing	Non-Contributing
58	Charles Strite House	420 1st St W	Contributing	Nonextant - removed by 1990
59	Strite Garage	420 1st St W	Contributing	Nonextant - removed by 1990
60	Theodore Stinger House	424 1st St W	Contributing	Contributing
61	Prall House	419 2nd St SW	Contributing	Contributing
62	DeBray House	413 2nd St SW	Contributing	Contributing
63	DeBray Building/Quonset	413 2nd St SW	Non-Contributing	Nonextant - frame garage built 1987



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DISTRICT #	NAME/TYPE OF RESOURCE	ADDRESS/ LOCATION	ORIGINAL DISTRICT STATUS	CURRENT DISTRICT STATUS
64	House	115 4th Ave S	Non-Contributing	Non-Contributing
65	House	205 4th Ave S	Non-Contributing	Non-Contributing
66	Benesh House	406 2nd St SW	Contributing	Contributing
67	Benesh Barn	406 2nd St SW	Contributing	Nonextant; new garage 2008
68	Brackett House	S 5th Ave	Contributing	Contributing
69	House/Pinecrest	415 3rd St SW	Contributing	Contributing
70	Pinecrest Garage	415 3rd St SW	Non-Contributing	Nonextant
71	House	413 3rd St SW	Key Contributing	Contributing
72	Garage	413 3rd St SW	Non-Contributing	Contributing
73	Boyd House/Pinky's Palace	405 3rd St SW	Key Contributing	Contributing
74	Boyd Garage	405 3rd St SW	Non-Contributing	Contributing
75	House	906 Summit Ave	Contributing	Contributing
76	House	824 Summit Ave	Contributing	Contributing
77	House	818 Summit Ave	Contributing	Contributing
78	House	812 Summit Ave	Contributing	Contributing
79	Ristine House	808 Summit Ave	Contributing	Contributing
80	House	730 Summit Ave	Contributing	Contributing
81	House	1125 MacGregor Ln	Non-Contributing	Non-Contributing
82	House	1127 MacGregor Ln	Contributing	Contributing; addition 1988
83	House	116 10th Ave S	Contributing	Contributing
84	Gas Station	1st St W	Non-Contributing	Non-Contributing
85	House/Cottage House	1204 1st St W	Contributing	Contributing
86	House	1126 1st St W	Contributing	Nonextant by 2011
87	Sheley House	1124 1st St W	Contributing	Nonextant by 2011
88	Baldwin House	1024 1st St W	Contributing	Contributing
89	House	616 8th Ave N	Non-Contributing	Non-Contributing
90	House	610 8th Ave N	Non-Contributing	Non-Contributing
91	House	606 8th Ave N	Non-Contributing	Non-Contributing
92	House	112 8th Ave S	Non-Contributing	Non-Contributing
No #93	-----	-----	-----	-----
94	Old Lincoln Hwy Railroad Bridge	10th Ave N	Key Contributing	Contributing
95	R.S. Tallman House	103 10th Ave S	Contributing	Contributing
96	Tallman Garage	103 10th Ave S	Contributing	Contributing
97	Martin Rigby House	109 10th Ave S	Contributing	Contributing
98	Rigby Shed	109 10th Ave S	Contributing	Nonextant; new garage built 2010
99	House	117 10th Ave S	Non-Contributing	Non-Contributing
100	Hetland House	213 10th Ave S	Non-Contributing	Non-Contributing
101	C.F. Little House/ Rev. Artman House #2	215 10th Ave S	Contributing	Nonextant; new house here now
102	C.F. Little Chicken House	215 10th Ave S	Contributing	Contributing
103	C.F. Little Barn	210 10th Ave S	Contributing	Contributing
104	Penn Dairy Farm House/ Rev. Artman House #1	219 10th Ave S	Contributing	Nonextant – moved west out of district
105	Penn Dairy Farm Shed	219 10th Ave S	Contributing	Nonextant – replaced w/ new house #125
106	Penn Dairy Farm Shed	219 10th Ave S	Contributing	Nonextant – replaced w/ new house #125
107	Lawrence Hunter House	317 10th Ave S	Contributing	Contributing
108	Hunter Shed	317 10th Ave S	Contributing	Nonextant
109	Charles R. Keyes House	323 10th Ave S	Key Contributing	Contributing
110	Keyes Garage	323 10th Ave S	Non-Contributing	Non-Contributing
111	AF Johnson House	101 10th Ave S	Contributing	Contributing
112	AF Johnson Shed	101 10th Ave S	Non-Contributing	Non-Contributing
113	Stephen Fellows House	402 3rd St SW	Key Contributing	Contributing
114	Van Etten House	408 3rd St SW	Contributing	Contributing
115	House	418 3rd St SW	Contributing	Contributing
116	Garage	418 3rd St SW	Contributing	Contributing
117	McKune House	314 5th Ave S	Contributing	Contributing; garage added 2004
118	Jordan House	311 4th Ave S	Contributing	Contributing
119	Marsden Keyes House	315 4th Ave S	Key Contributing	Contributing
120	Marsden Keyes Garage	315 4th Ave S	Contributing	Contributing
121	Water Tower	Memorial Park	N/A	Non-Contributing – Built 1985

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DISTRICT #	NAME/TYPE OF RESOURCE	ADDRESS/ LOCATION	ORIGINAL DISTRICT STATUS	CURRENT DISTRICT STATUS
122	Wolfe Brothers Medical Office/ Mount Vernon Visitors Center	311 1st St SW	N/A	Contributing - Moved into district 1990; replaced #49
123	Christian Education Administrative Building	1st St SW	N/A	Non-Contributing - Built 2008; replaced #50
124	Russell Science Center	Campus - w side of 5th Ave S	N/A	Non-Contributing - Built 2017-18; replaced #16 and #17
125	Russell Hall	Campus - e side of 10th Ave S	N/A	Non-Contributing - Built 2006
126	House	221 10th Ave S	N/A	Non-Contributing - Built 2007; replaced Penn Dairy Farm bldgs. #104, #105, and #106
127	House	215 10th Ave S	N/A	Non-Contributing - Built 2021; replaced #101

Sources: Bowers 1980; Linn County GIS and Land Record maps; Mount Vernon newspaper archive; Rogers 2021

### Statement of Integrity

Despite the loss of 17 contributing buildings and the addition of six modern infill buildings and one new contributing building, the 42-year-old Cornell College-Mount Vernon Historic District continues to display overall good integrity, and even excellent integrity at the core of the college campus, and most of the campus' residential frame is intact, with only two new houses added since 1980. As such, the district continues to meet the National Register's seven aspects of integrity in location, setting, design, workmanship, materials, feeling and association.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

### Period of Significance

1850-1930

### Significant Dates

### Significant Person

(Complete only if Criterion B is marked above.)

### Cultural Affiliation (if applicable)

### Architect/Builder

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## Statement of Significance

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

This amendment to the Cornell College-Mount Vernon Historic District provides an updated statement of significance of the district that was listed as locally significant under Criterion C on the National Register of Historic Places in 1980. More than four decades later, the district remains intact, however, the nomination needed to be amended to accurately reflect its current condition. A revised district boundary was needed to be more geographically precise and closely following property lines, and an updated resource count was needed due to the loss of 17 contributing resources, the addition of six new non-contributing resources, and the addition of one new contributing historic resource that was moved into the district in 1990. The addition of the new contributing resource – the 1912 Classical Revival style Wolfe Brothers Medical Office now used as the Mount Vernon Visitors Center – was the catalyst for the preparation of this nomination amendment. This new contributing resource, located in Memorial Park on the north side of the district, meets Criteria Consideration B for Moved Properties because it was moved to an historically appropriate setting and landscape, and because it displays good integrity of design, materials, and workmanship in its Classical Revival design elements, making the new contributing resource architecturally compatible with the historic district – significant for its late-nineteenth and early-twentieth-century architecture – in which it is now situated. The location of nonextant contributing resources in the district are mainly confined to the residential and Memorial Park areas framing the college campus, thus mitigating the loss of these resources to the integrity of the historic district. Likewise, the six modern infill buildings are few and scattered throughout the district, again minimizing any adverse effects to the district's architectural integrity. Overall, the Cornell College-Mount Vernon Historic District continues to reflect its original architectural significance.

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

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

More than 40 years after the Cornell College-Mount Vernon Historic District was listed as locally significant on National Register of Historic Places under Criterion C, the district remains remarkably intact and continues to reflect its architectural significance. The architectural significance of the historic district is explained in the original nomination:

The Cornell College/Mount Vernon Historic District, with its mixture of institutional and residential architectural forms ranging from the 1850s to the present, offers an excellent look at the growth and change of a small academic community over time. The buildings within the district display a high degree of physical integrity, and represent a broad range of architectural forms, particularly those of the mid and late 19th century. Although the campus forms a discrete unit within the district, direct relationships exist between it and the residential areas. One relationship is, of course, proximity; the houses act as a "frame" around the tree-shaded expanses of the college. Another is a temporal and architectural relationship, in which the development of the college and its residential surroundings is graphically illustrated by the gradual change in architectural styles over time. There is also the opportunity to examine several examples of a particular style, and to observe the adaptation of that style to uses both residential and institutional (and in one case, commercial). The best examples of this are the Greek Revival Old Sem (#23), Fellows House (#113) and Old Presbyterian Church (#71); the Gothic Revival King Chapel (#24), Methodist Church (#52), Bowman Hall (#25) and Boyd House (#73); the Second Empire former Mount Vernon House hotel (#54) and Hogel House (#55); and, from the late 1930s, a house (#69) and Armstrong Hall (#5), which demonstrate the popularity of Colonial Revival forms long after they had ceased to be architecturally creative. Another interesting relationship is that between the Methodist and Presbyterian Churches (#52, #51) and King Chapel (#24). All three are large ecclesiastical edifices of rockfaced limestone, with corner towers and consciously medieval characters. The first two act as very effective markers at the eastern entrance to the district. In this sense they are an "Introduction" to a visual theme climaxed by King Chapel at the heart of the district. This district center also contains the most visually arresting arrangement—6 buildings ranged along the crest of the hill (#20, #19, #22, #23, #25). The boundaries of the district have been drawn to include the whole of the college, and the residential areas that are oriented, visually and historically, toward the campus.<sup>5</sup>

Over the last four decades, the district has undergone a number of changes, including the loss of 17 contributing resources, and the addition of seven new resources, one of which is a new contributing resource that was moved into the district in 1990.

<sup>5</sup> Bowers 1980.

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### ***New Contributing Resource #122: Wolfe Brothers Medical Office/Mount Vernon Visitors Center***

The addition of this new contributing resource – the 1912 Classical Revival Wolfe Brothers Medical Office now used as the Mount Vernon Visitors Center – was the catalyst for the preparation of this nomination amendment. This building was moved into the Cornell College-Mount Vernon Historic District in 1990 from its original location one block southeast on the



south side of 1st Street W to the site of the nonextant Altoona Hall (#49) just east of Memorial Park (#48). Originally built in 1912, the Wolfe Brothers Medical Office is locally significant under Criterion C as a contributing building in the Cornell College-Mount Vernon Historic District as an excellent example of the Classical Revival style. It is the only building in town that has a clay tile roof. The deep front portico porch of this building is distinctive with the four Ionic columns. Other notable features include the rusticated concrete blocks used in its construction, the use of red-tinted beaded mortar joints that make the blocks stand out in contrast, the massive concrete lintels over all windows and doors.<sup>6</sup>

**Figure 2. Postcard view of newly completed Wolfe Brothers Medical Office, c.1912, in original location. Source: Mount Vernon Historic Preservation Commission website – 2/2022**

The Wolfe Brothers Medical Office building was built in 1912 as the office for doctors and brothers Thomas L. (1871-1951) and John D. Wolfe (1867-1921). The Wolfe brothers were local entrepreneurs and community leaders who constructed three other buildings in Mount Vernon. It was noted that their new office building was built on the site of Dr. Carson's old office. Dr. Carson also lived for many years in the brick house (non-extant) to the west of the office site, which became the home of Dr. Thomas L. Wolfe for many years. Thomas Wolfe also served as Mayor of Mount Vernon in 1916. The whole block between 2nd and 3rd Avenue along 1st Street W consisted of medical offices and the respective doctors' homes, with the only one still standing being the Albright House at the southeast corner of 3rd Avenue and 1st Street W that was the home and medical office of Dr. Francis Ebersole beginning in 1908.<sup>7</sup> The brick house between the Ebersole House and the Wolfe Office building was removed in 1964 when the Mount Vernon Bank and Trust was built on that site.<sup>8</sup>



**Figure 3. Drs. John and Thomas L. Wolfe (Wolfe Brothers) in front of their medical office, c.1920. Source: Mount Vernon Historic Preservation Commission website – 2/2022**

Thomas Wolfe had been a physician since 1892 and “for years [was] a partner of his brother, Dr. John Wolfe.”<sup>9</sup> However, John was his older brother and he passed away in 1921. Thomas would practice for 55 years. His son, Richard B. Wolfe was an attorney in Mt. Vernon starting in 1930. The building subsequently housed the law office of Richard B. Wolfe and his son Douglas D. Wolfe, as well as for a time the real estate office of Grace Wolfe. The Wolfe family gifted the building to the City of Mount Vernon in 1990 for use as a community building. In March 1990, the city moved the building to the current location in Memorial Park. In its new location, the Wolfe Brothers building has served as the Mount Vernon Visitors Center for the past 32 years.<sup>10</sup>

The Wolfe Brothers Medical Office meets Criteria Consideration B for Moved Properties. As the National Park Service Bulletin states, a property significant under Criterion C that has been moved “must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association” in order to

<sup>6</sup> Rogers 2020:2.

<sup>7</sup> Rogers 2020; Centennial Committee 1948:191, 227.

<sup>8</sup> Rogers 2020; Update to 1948 Centennial history in 1991 republication of the 1948 book.

<sup>9</sup> Rogers 2020:2; Centennial Committee 1948:191.

<sup>10</sup> Rogers 2020:3.



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meet Criteria Consideration B for moved properties.<sup>11</sup> The Wolfe Brothers Medical Office building does retain enough historic features to convey its architectural values, and it retains good integrity of design, materials, and workmanship in its Classical Revival design elements. These design elements include the portico porch supported by four Ionic columns, the flared roofline covered with clay tiles, and the rusticated concrete blocks with massive concrete lintels and red-colored beaded mortar joints.



**Figure 4. View north-northwest of the Wolfe Brothers Medical Office/Mount Vernon Visitors Center, 2021, next to Memorial Park in Cornell College-Mount Vernon Historic District. Photo by Jennifer A. Price, October 2021**

Moreover, for a moved property to retain its historically appropriate setting and landscape and meet Criteria Consideration B for moved properties, it must be "placed on a lot that is sufficient in size and character to recall the basic qualities of the historic environment and setting, and provided the building is sited appropriately in relation to natural and man-made surroundings."<sup>12</sup> The Wolfe Brother Medical Office building was moved a block and a half to the west where it was placed on the north side of the street in the southeast corner of Memorial Park, where the building was banked into a slope, as it was in its original location, with the two-story rear elevation exposed. The building now faces south where originally it faced north but it is still located on 1st Street not far from its original site. In fact, you can see its original site from its current location.<sup>13</sup> The integrity of feeling and association are also good as this building is recognizable as the historic Wolfe Medical Office building and has been a local landmark in this community for years, so-much-so that the community

<sup>11</sup> National Park Service 1997:29.

<sup>12</sup> National Park Service 1997:30.

<sup>13</sup> Rogers 2020:2.



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undertook the effort to move this building in 1990 rather than have it demolished. While it now faces the opposite direction, it is still sited along the same main street in Mount Vernon within sight of its original location.<sup>14</sup>

Today the historic Wolfe Brothers Medical Office building serves as the Mount Vernon Visitors Center and the office of the director of the Commercial Development Group (CDG)/Main Street program. As a Classical Revival building, the Wolfe Brothers building fits well in the Cornell College-Mount Vernon Historic District, which is locally significant for its architecture. The district resources – from college buildings to churches to residences – represent a broad range of architectural forms, ranging from Mid-19th Century and Late Victorian to Late 19th and 20th Century Revivals and Late 19th and Early 20th Century American Movements.<sup>15</sup> The Classical Revival Wolfe Brothers building is a unique but appropriate addition to the district. Furthermore, the building is now located at what the original nomination described as the “main ‘entrance’ to the district . . . at the east end, at the intersection of S. 3rd Ave. and [1st Street W]. Here, two large stone churches, Presbyterian and Methodist, face one another like sentinels across 1st Street. They act as strong transitional elements between the commercial area to the east, and the college/residential area to the west.”<sup>16</sup> Again, the appropriateness of the architecture of the Wolfe Brothers building at this location within the district is apparent, blending seamlessly into the park setting between the First Presbyterian Church and the water tower.

### ***Nonextant Resources of Original Cornell College-Mount Vernon Historic District***

Over the last four decades, 17 contributing resources have been removed from the district and include eight houses, one commercial building, one college residence hall, and eight garages and outbuildings. All were demolished, except for one (#104 Penn Dairy Farm House) that is extant but was moved out of the district. All have been replaced with new resources, except the following five nonextant resource: #47 Conoco Station, the lots of which became part of Memorial Park; #58 Strite House and #59 Garage; #86 House and #87 Sheley House. One (#49 Altoona Hall) was replaced with a new contributing resource (#122) that has been discussed in detail previously. The location of these nonextant resources are mostly confined to the residential areas framing the college campus, mitigating the loss of these resources to the historic district. (NOTE: Although photographs of the nonextant water tower (48a) and pumphouse (48b) that were located in Memorial Park are included below, these structures were not counted as resources in the original district nomination and are therefore not included in the nonextant district resource count in this amendment.)

### **Photographs of Nonextant Resources**



#3 Carriage Barn



#16 House/Cornell Business Office



#17 House



#47 Mt. Vernon Record Printing Office/Shell-Conoco Station



#48a Water Tower in Memorial Park  
(not included in the resource count)



#48b Pumphouse in Memorial Park  
(not included in the resource count)

<sup>14</sup> Rogers 2020.

<sup>15</sup> Bowers 1980.

<sup>16</sup> Bowers 1980.

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#49 Altoona Hall



#50 Presbyterian Parish House



#58 Charles Strite House



#59 Charles Strite Garage



#63 Quonset



#67 Benesh Barn/Carriage House



#70 Pinecrest Garage



#86 House



#87 Sheley House



#98 Martin Rigby Shed



#101 C.F. Little House/  
Artman House #2



#104 Penn Dairy Farm House/  
Artman House #1



#105 Penn Dairy Farm Shed



#106 Penn Dairy Farm Shed



#108 Lawrence Hunter Shed

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### ***New Non-Contributing Resources (Modern Infill) in the Cornell College-Mount Vernon Historic District***

Six new non-contributing resources have been added to the Cornell College-Mount Vernon Historic District, the first in 1985 and the last in late 2021. A new water tower was erected in Memorial Park in 1985, a pedestal type that dominates the streetscape at the northeast corner of the district, however, it replaced an earlier water tower (#48a) that was also considered an intrusion, making its presence in the park seem appropriate. The new Christian Education Administrative Center (#123) that replaced the Parish House (#51) next to the First Presbyterian Church was carefully designed to complement the architecture and exterior cladding of the historic church on the corner. The two new three-story college buildings – Russell Science Center (#124) on 5th Ave SW and Russell Hall (#125) near 10th Ave SW – are the most intrusive of the modern infill buildings to be added to the main campus, but are located near the southeast and western edges of the campus, respectively, limiting their intrusion. Only two new houses (#126 and #127) have been added to the residential frame surrounding the Cornell College campus since the historic district was listed in 1980, a fact that reflects the strong community interest in the preservation of the district's historic houses and campus setting. Both house are located on 10th Ave SW, the western edge of the historic district. Overall, these six modern infill buildings are few and scattered throughout the district, minimizing any adverse effects to the district's historic and architectural integrity.

### ***Archeological Assessment***

The potential for any prehistoric or historic archaeological features and deposits within the property boundary was not assessed as part of the present National Register nomination amendment.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Swanson, Abbi. "Plans for New Residence Hall Presented to MVHPC," *Mount Vernon-Lisbon Sun*, August 10, 2006.

## Acknowledgments

The Mount Vernon Historic Preservation Commission – in particular Suzette Astley, Leah D. Rogers, and Duane Eash – conducted the survey of new and nonextant resources, photographed all new resources, and provided GIS maps for this amendment to the Cornell College-Mount Vernon Historic District.

### Previous documentation on file (NPS):

\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested

\_\_\_ previously listed in the National Register

\_\_\_ previously determined eligible by the National Register

\_\_\_ designated a National Historic Landmark

\_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_

\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_

\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

☒ State Historic Preservation Office

\_\_\_ Other State agency

\_\_\_ Federal agency

☒ Local government

\_\_\_ University

\_\_\_ Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** approx. 120 acres

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

### Latitude/Longitude Coordinates\*

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1	<u>41.929698</u>	<u>-91.429213</u>	3	<u>41.929035</u>	<u>-91.423669</u>
	Latitude	Longitude		Latitude	Longitude
2	<u>41.929598</u>	<u>-91.423892</u>	4	<u>41.929027</u>	<u>-91.422715</u>
	Latitude	Longitude		Latitude	Longitude

**\*See Additional Documentation for full set of Latitude/Longitude and UTM Coordinates, Zone 15, NAD83**

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

The Cornell College/Mount Vernon Historic District is an irregular area of land located on the west side of Mount Vernon, Iowa. For this amendment, the original boundary description has been revised to be more geographically precise and closely follow property lines. Revisions to the original boundary description below are shown in brackets and bold/italic:

Beginning with (and including) the bridge at N. 10th Ave. over the Chicago and Northwestern Railroad line, then east along the south edge of the railroad right of way to the center line of N. 8th Ave., then south on N. 8th Ave., then east along N. 8th Street, then south along the east property lines of houses on the east side of N. 8th Ave., crossing 7th St. NW ***[to the southeast corner of 606 8th Ave N (#92) then east along the south property line of #92 to N. 8th St., then south on the center line of N. 8th St to the intersection with 2nd St NW, then northeast on the center line of 2nd St NW to a point in line with the southeast corner of 112 8th Ave S (#92), then southwest along rear (east) property line of #92 to the northeast corner of the Platner House (#39) parcel, then southwest along the rear (northeast) property lines of the properties on the northeast side of 1st St. W to N. 5th Ave.]***

***[Unlike the original sketch map of the district, the revised boundary line follows exactly the rear property lines of the houses on the east side of N. 8th Ave. and rear property lines of houses on the north side of 1st St W to N 5th Ave., and thus the boundary line in these sections is not straight. The boundary continues west along the rear property line of the nonextant Conoco Station (#49) then north, west and south around the perimeter of Memorial Park, then west following the rear property lines of the Mount Vernon Visitors Center (#122), new addition to the First Presbyterian Church (#123) and the First Presbyterian Church (#51) to the center line of N. 3rd Avenue.]***

Then southwest down the center line of N. 3rd Avenue ***to a point in line with the rear property line of the new rear addition to the Mount Vernon United Methodist Church (#52); then northwest along with rear of the addition; then north along the west side of the addition to a point in line with the rear property lines of the properties on the southwest side of 1st Street; then northwest along those rear property lines to the center line of N. 4th Ave. Then southwest to intersection of N. 4th Avenue and S. 4th Street. The northwest along S. 4th St., crossing S. 5th Ave., and then northwest along center line of College Boulevard [then turning northeast along the center line of College Blvd N] to a point on the street in line with the rear (south) property line of 730 Summit Ave (#80). Then west along rear (south) property lines of properties on the south side of Summit Ave SW to [10th Ave SW,, then north along the center line of 10th Ave SW to the intersection of Summit Ave SW, W Summit Ave SW, and 10th Ave SW. Then west along the center line of Summit Ave to a point in line with rear (west) property line of 327 10th Ave S (#111 - formerly 101 10th Ave), then north along the rear (west) property lines of the properties along the west side of 10th Ave SW to the center line of Bryant Rd SW, then east along the center line of Bryant Rd SW to the intersection of 1st St W and 10th Ave. N]*** then north along the center line of 10th Ave N to the bridge at beginning.



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**Boundary Justification** (Explain why the boundaries were selected.)

The revised district boundary includes all the properties included in the original nomination and historically associated with Cornell College and its historic residential frame, adjusted to more precisely follow the parcel boundaries using GIS located mapping and assessor maps.

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**11. Form Prepared By**

name/title Jennifer A. Price, Consultant, with MVHPC Volunteers date March 2022  
organization Price Preservation Research telephone 319.594.9513  
street & number P.O. Box 5201 email jenniferprice1311@icloud.com  
city or town Coralville state IA zip code 52241-0201

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**Additional Documentation**

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

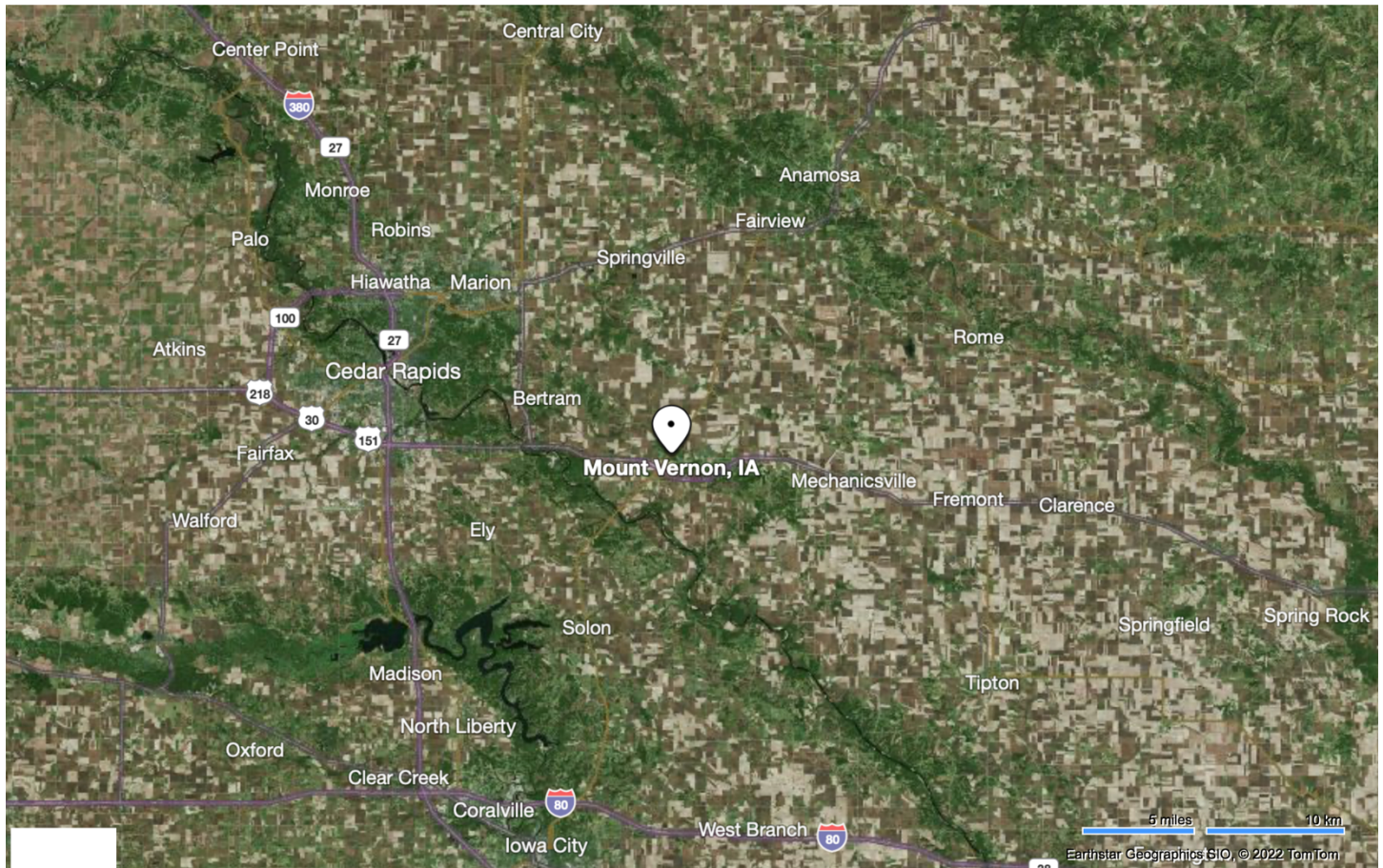


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**Figure 5. General Location Map**

Source: Bing Maps 2022



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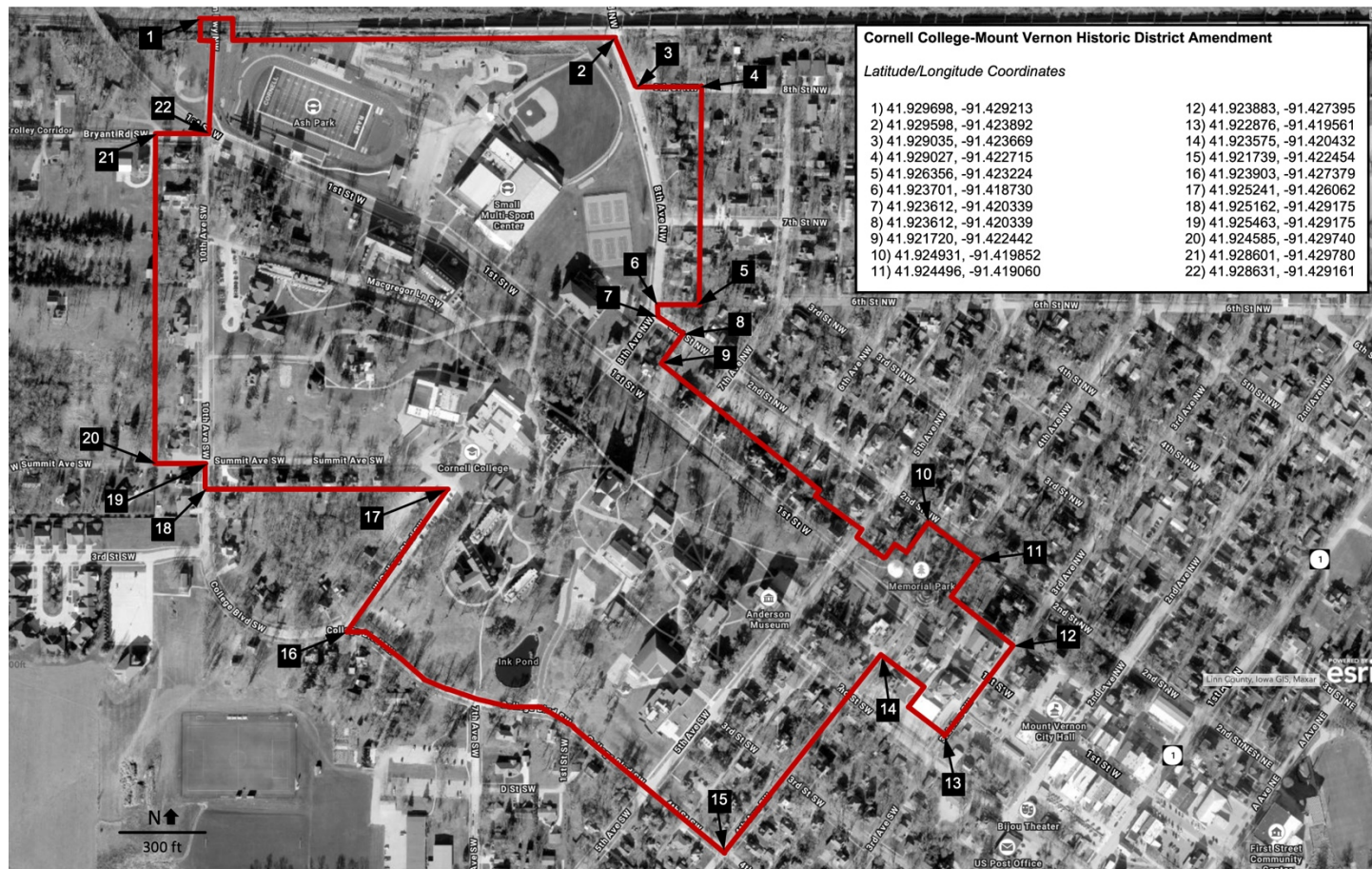


Figure 6. Cornell College-Mount Vernon Historic District with Latitude/Longitude Coordinates

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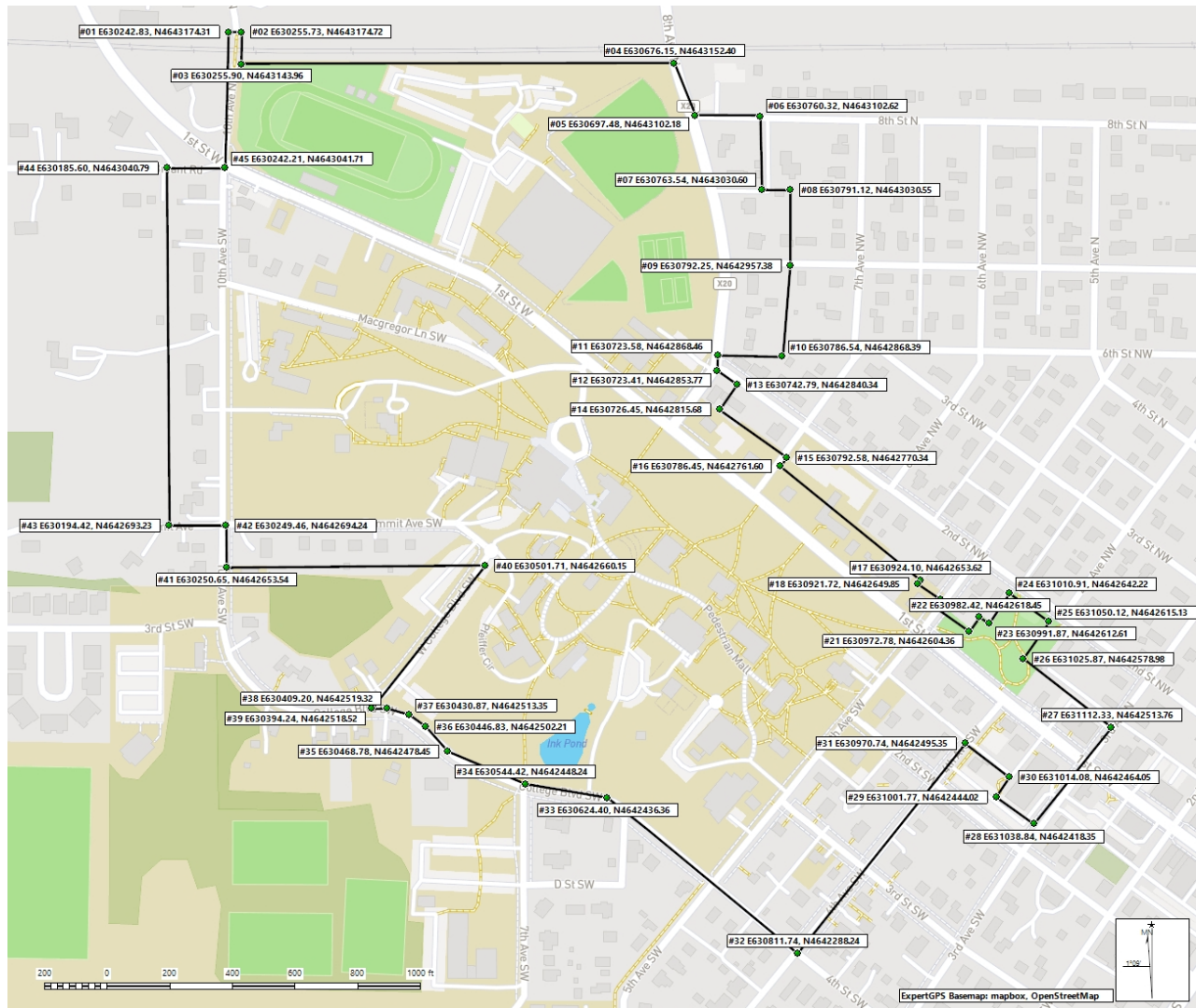


Figure 7. Cornell College-Mount Vernon Historic District with UTM Coordinates, Zone 15, NAD83

#01 E630242.83, N4643174.31  
#02 E630255.73, N4643174.72  
#03 E630255.90, N4643143.96  
#04 E630676.15, N4643152.40  
#05 E630697.48, N4643102.18  
#06 E630760.32, N4643102.62  
#07 E630763.54, N4643030.60  
#08 E630791.12, N4643030.55  
#09 E630792.25, N4642957.38  
#10 E630786.54, N4642868.39  
#11 E630723.58, N4642868.46  
#12 E630723.41, N4642853.77  
#13 E630742.79, N4642840.34  
#14 E630726.45, N4642815.68  
#15 E630792.58, N4642770.34

#16 E630786.45, N4642761.60  
#17 E630924.10, N4642653.62  
#18 E630921.72, N4642649.85  
#19 E630944.24, N4642634.92  
#20 E630938.99, N4642627.32  
#21 E630972.78, N4642604.36  
#22 E630982.42, N4642618.45  
#23 E630991.87, N4642612.61  
#24 E631010.91, N4642642.22  
#25 E631050.12, N4642615.13  
#26 E631025.87, N4642578.98  
#27 E631112.33, N4642513.76  
#28 E631038.84, N4642418.35  
#29 E631001.77, N4642444.02  
#30 E631014.08, N4642464.05

#31 E630970.74, N4642495.35  
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#37 E630430.87, N4642513.35  
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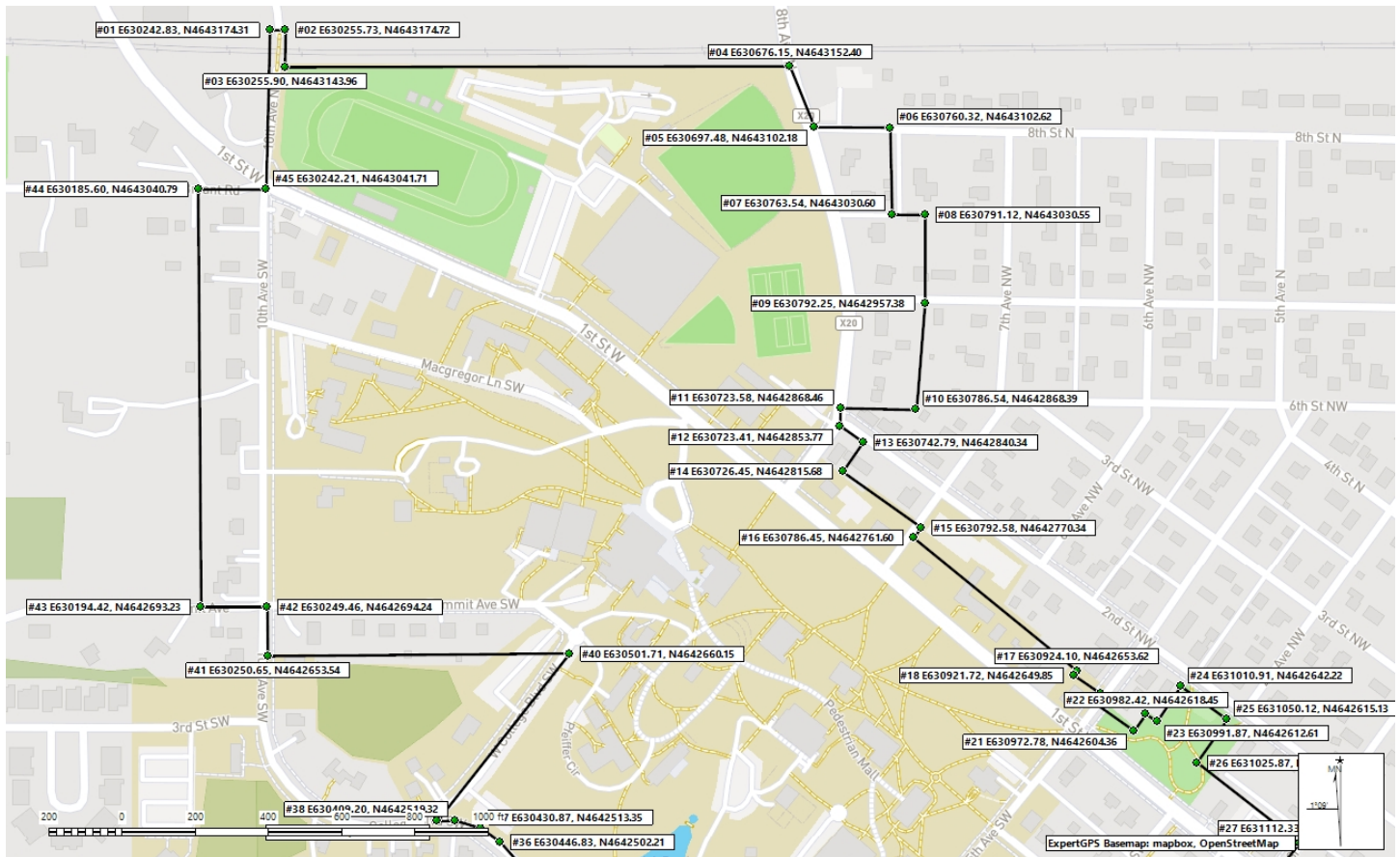


Figure 8. North Half of Cornell College-Mount Vernon Historic District with UTM Coordinates, Zone 15, NAD83

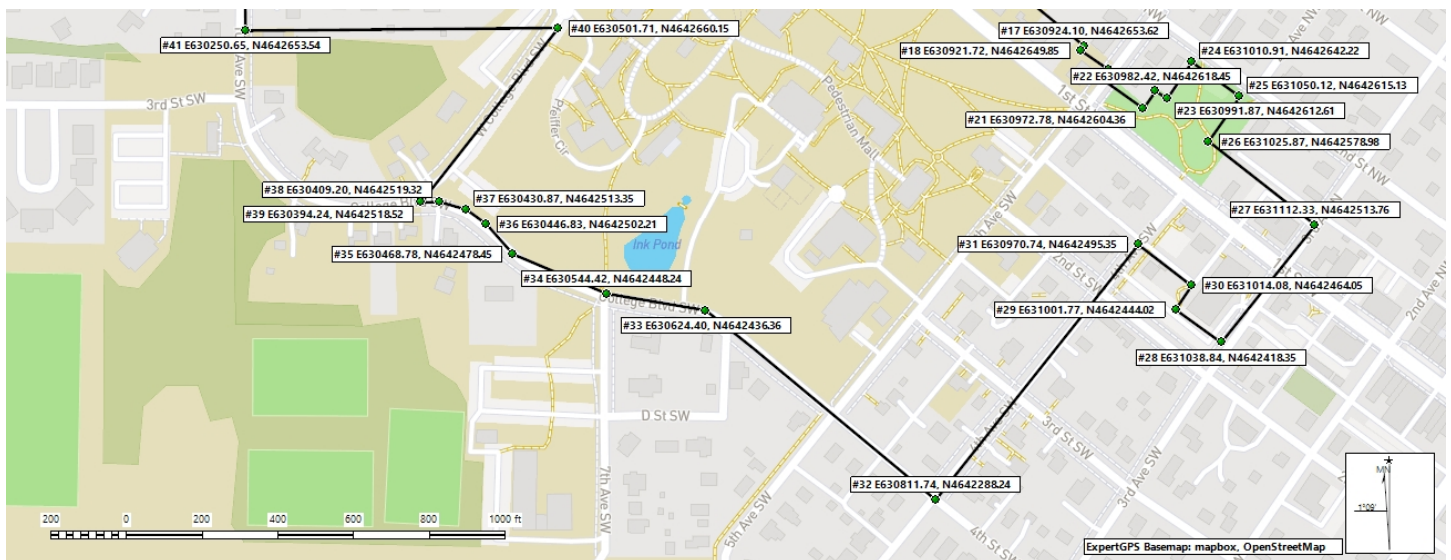


Figure 9. South Half of Cornell College-Mount Vernon Historic District with UTM Coordinates, Zone 15, NAD83



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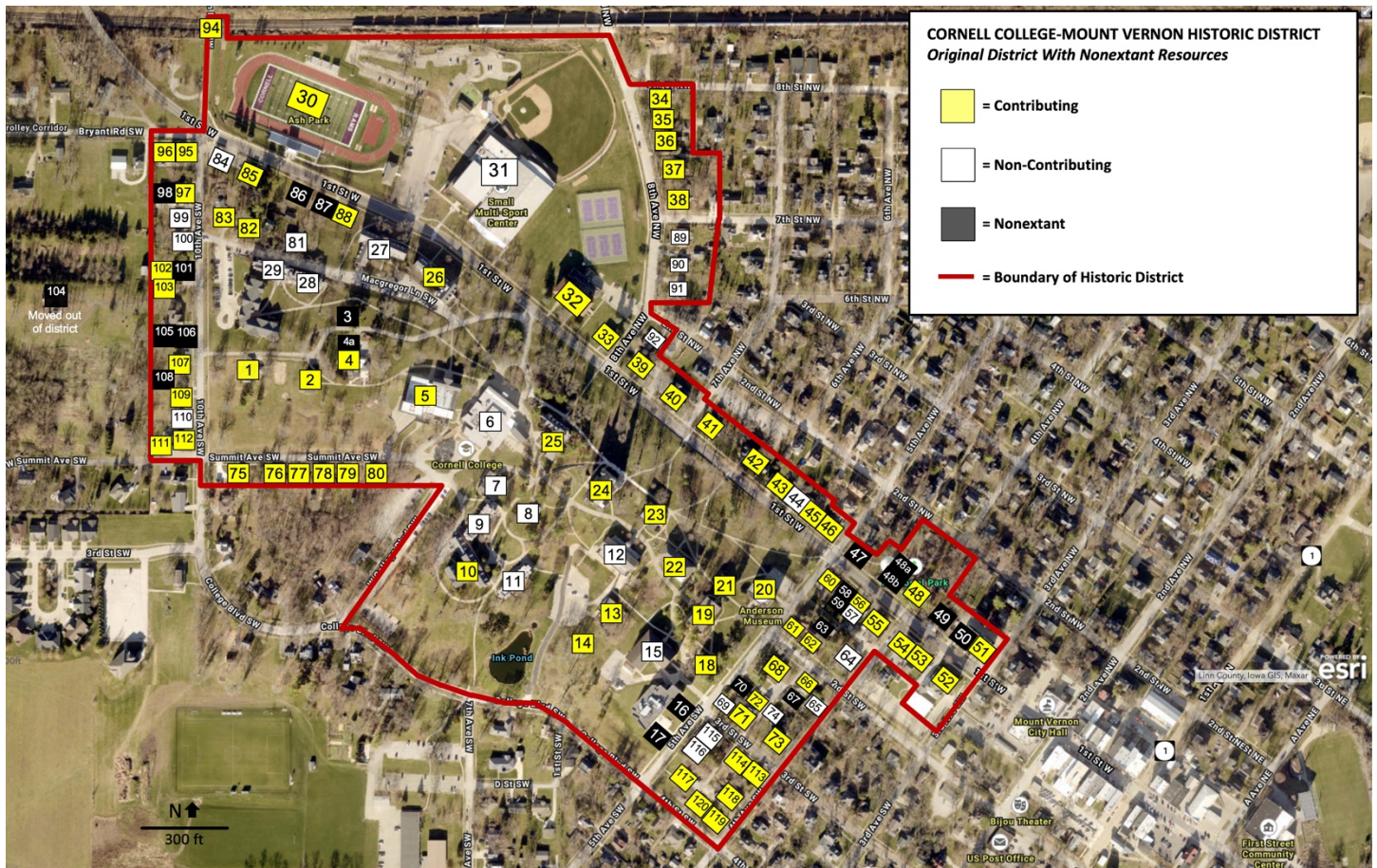


Figure 10. Original District Map Showing Nonextant Resources



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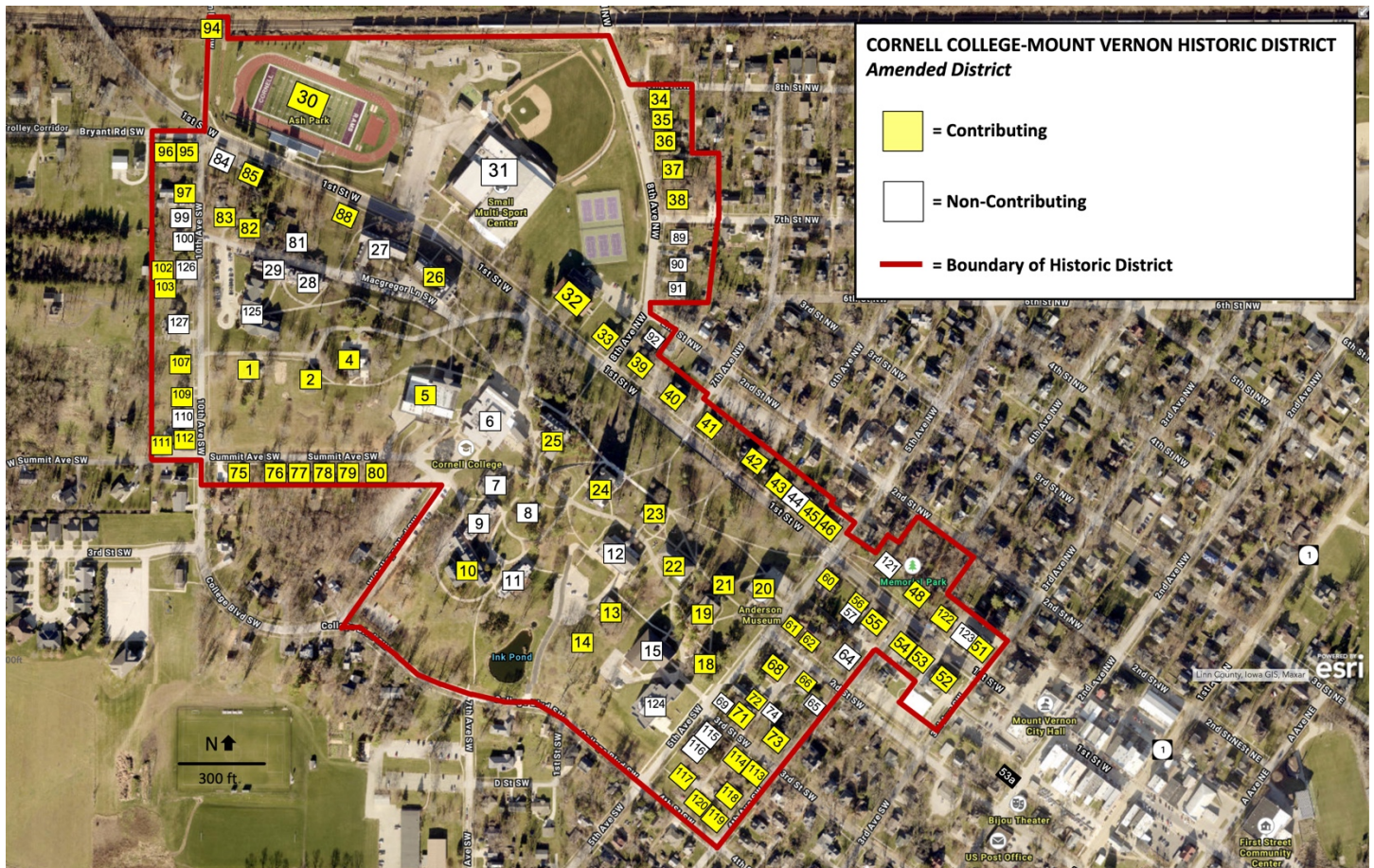


Figure 11. Amended District Map with New Resources



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### Photographs:

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

### Photo Log

<b>Name of Property:</b>	Cornell College-Mount Vernon Historic District Amendment		
<b>City or Vicinity:</b>	Mount Vernon		
<b>County:</b>	Linn	<b>State:</b>	IA
<b>Photographer:</b>	Jennifer A. Price; Suzette Astley;		
<b>Date Photographed:</b>	October 15, 2021; January 16, 2022; February 17, 2022		

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

Photo 1 of 17: New Water Tower (#121) in Memorial Park, looking northwest  
Photo 2 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), looking northeast  
Photo 3 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), looking north  
Photo 4 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), looking northwest  
Photo 5 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), looking west-northwest  
Photo 6 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), looking west  
Photo 7 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), looking southwest  
Photo 8 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), looking south  
Photo 9 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), looking southeast  
Photo 10 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), looking southeast with United Methodist Church (#51) upper right  
Photo 11 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), view from 4th Ave SW looking southeast with Christian Education Administrative Building (#123) and First Presbyterian Church (#50) center right  
Photo 12 of 17: Wolfe Brothers Medical Office/Mount Vernon Visitors Center (#122), looking northwest with new water tower (#121) left  
Photo 13 of 17: Christian Education Administrative Building (#123) and First Presbyterian Church (#51), looking northeast  
Photo 14 of 17: Russell Science Center (#124), looking southwest  
Photo 15 of 17: Russell Hall (#125), looking east-northeast  
Photo 16 of 17: House (#126), looking west-northwest  
Photo 17 of 17: House (#127), looking west-southwest

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Figure 12. Photo Key (Photos #1 and #13 through #17)

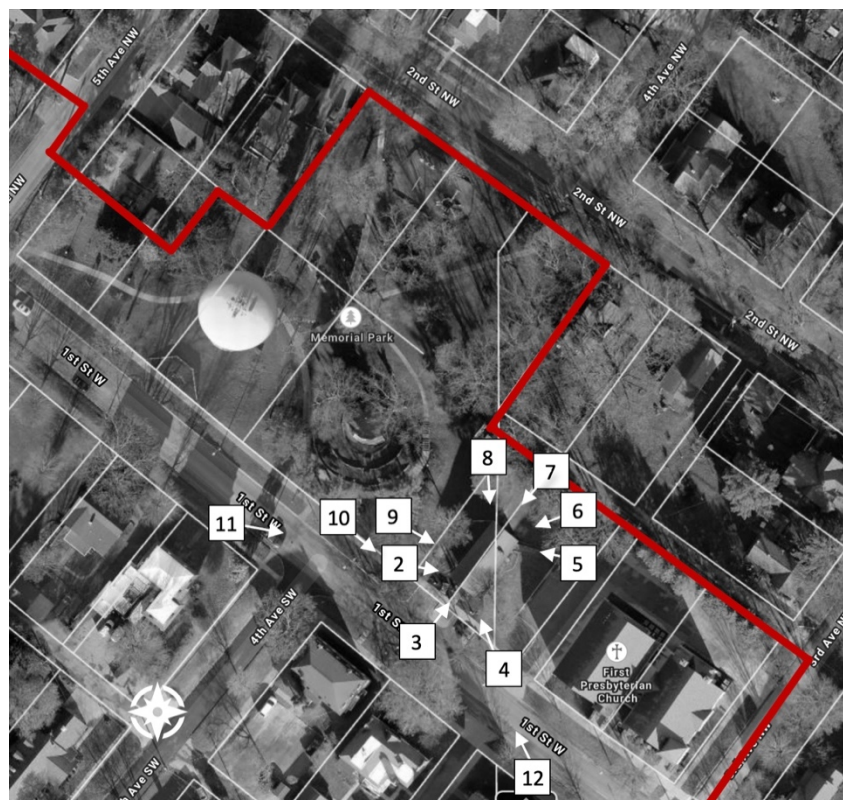


Figure 13. Photo Key (Photos #2 through #12)

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.