

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cedar Valley Seminary Building
(Moved Building Amendment)
Mitchell County, Iowa

Section number 1/2 Page 1

1, Name of Property

Historic name: Cedar Valley Seminary

Other names/Site number: 66-00064

Preparers: Penney Morse
Osage, IA

Leah Rogers
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2460 S. Riverside Drive
Iowa City, IA 52246
319-354-6722

Ron Fiscus
PlanScape Partners
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Clear Lake, IA 50428
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2. Location

Street & Number: 200 North 7th Street (new location)

City or Town: Osage

State: Iowa code IA county Mitchell code 131 zip code 50461

77000541

RECEIVED 2280 OMB Approval No. 1024-

APR 29 2016

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Mitchell County, Iowa

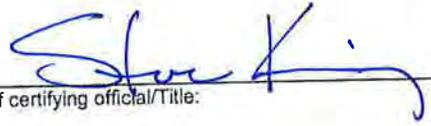
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3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (X See continuation sheet for additional comments.)

Applicable National Register Criteria:
___A ___B XC ___D



22 APRIL 2016
Date

Signature of certifying official/Title:

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. (See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

Title: _____ State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of Keeper _____ Date of Action _____

Patrick Andrus

6/13/2016

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EXPLANATION OF THE AMENDMENT

The Osage School Community School District owned the Cedar Valley Seminary from 1922-2015. In 2015, the Board decided to build an addition to the existing elementary school on the same site as the Seminary building. The architectural plans called for removal or demolition of the Cedar Valley Seminary building. The building was offered to interested parties to salvage and demolish or move off site. In November of 2015, the Osage Community School District sold the Cedar Valley Seminary building to The Cedar Valley Seminary Foundation.

Historically, the Cedar Valley Seminary encompassed an entire city block within a residential neighborhood. The extant building, known as "Old Central," was the first building completed in 1869 for the seminary and is the only building that remains standing in 2015. There were also both men's and women's residence halls and a gymnasium, but over time the other buildings were demolished. The front of the extant Seminary building could be seen when looking west on Mechanic Street. When the Cedar Valley Seminary (Junior College) closed in 1922, all buildings on campus were given to the Osage School District. Over the years, the other buildings were demolished and replaced with either open space or a new structure. East of the campus, housing was replaced with a grocery store and parking lot.

The proposed location for the Cedar Valley Seminary building is one block east and just south of the Baptist Church on 7th Street. There is a historic association between the Seminary and the Baptist Church. The Cedar Valley Seminary was founded at Osage as a Baptist academy in 1862 by joint efforts of Rev. Alva Bush, the citizens of Osage, and the Cedar Valley Baptist Association. When the Seminary opened in 1862, classes were held in the courthouse and continued at that location until the end of the 1868-1869 school year. By 1864 it was clear to the Cedar Valley Baptist Association that there was sufficient interest in Osage for a more permanent location and they worked with the inhabitants of Osage to create the Cedar Valley Seminary as a non-sectarian educational institution. When the Seminary opened in 1869, the Baptist Church in Osage had no building of its own and the trustees of the Seminary agreed to give the church the use of the chapel in the Seminary building on the condition they would furnish and finish the room. This continued until 1885 when the Baptist Church was built. This new location ties the Seminary building to that historic relationship that resulted in the founding of the institution.

The Seminary building will be moved in its entirety. The new foundation will be concrete block below ground level, but the above ground portion will be a veneer using the stone from the historic limestone foundation visible in the original building. The new setting will be graded so there will be steps to enter the building's front door. The front elevation will be the same at the new location as the old location. It will be bordered by a residential neighborhood on the east and north sides, a neighborhood similar in character to its former location. Though the building will be rotated 180°, the new orientation will not impact the architectural integrity of the building. There is no evidence that the placement of the building on its current site gave consideration to orienting the altar to the east or to any solar or other natural influences. The building design was dictated by a regular, symmetrical window pattern rather than any apparent environmental influence. The primary function of the building at the time of its design and placement on the site was for education. The incidental, occasional use of a portion of the building as a chapel came after the building's construction commencement. While some religious traditions at the time may suggested a preference for an easterly orientation of the altar, the non-sectarian, educational intent of the developer of the building suggests that such considerations would not have a bearing on the building's orientation.

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Wolfe House & Building Movers have been contracted to move the building. They will be using a Unified Hydraulic Jacking System and employ state-of-the-art remote controlled Buckingham Power Dollies. They have extensive experience moving historic buildings. During the preparation for and completion of the move, care will be taken by the Cedar Valley Seminary Foundation and the Mitchell County Historical Society to protect and preserve any historical artifacts that may be uncovered.

There will be an addition built on the north side of the building (the south side at its current location). The addition will be designed in accordance with and commitment to the standards of the Secretary of Interior. The addition will be compatible with the existing structure. It will allow for a handicapped accessible entrance with an elevator that goes from the basement to the second floor. It will also provide space for bathrooms and mechanical equipment. The window openings will be incorporated into the doorway from the addition to the original building. Similar materials will be used for the addition to complement the original structure, but not duplicate it. The square footage of the footprint of the historic building is 2,492 square feet. The square footage of the addition will be kept to a minimum. The addition will not dominate the new site and it will allow the building to be functional in the 21st century.

NARRATIVE

The Cedar Valley Seminary building will retain its eligibility for the National Register under Criterion C as a significant example of late 1860s Italianate collegiate architecture in Osage and Iowa. Research indicates that when it became a junior college in 1916, it was the first junior college in Iowa. This resource retains very good integrity in its architectural design and will remain intact.

None of the buildings to be removed contribute to a listed or historic district. Furthermore, they do not retain sufficient integrity or significance for individual listings.

ANALYSIS OF NEW LOCATION

In searching for a new location, the Foundation was unable to find an empty city block in the City's core that would allow the building to retain east orientation of the front entrance. The proposed site is located one block east of the current location and thus the building will remain near its original site. This new site is located a half block from the community's historic district created in the Central Business District. The site will require the removal of two business buildings and two homes. Site inventories have been completed for these structures and none were deemed historically significant or eligible for the National Register.

The available Sanborn fire insurance maps show the new location to have contained two residential dwellings and their associated outbuildings in 1888. The dwellings were located in Lots 7 and 9, with Lots 8 and 10 vacant lots. This remained the configuration of these lots until 1897 when the house on Lot 10 was under construction. The 1897 map actually labeled the footprint of this dwelling as the foundation for a dwelling indicating that it was then under construction in August of that year. By 1905 two outbuildings had been added to the rear of Lot 10, with the configuration of the other lots remaining the same to circa 1944 when the dwelling in Lot 7 was removed and a filling station built on the corner of this lot at N. 7th and Chase (Free) streets. The vacant Lot 8 was now occupied by an office building. The houses on Lots 9 and 10 were still in place in 1944 but the outbuildings had been replaced with automobile garages, one for each lot. Since the 1944 map, the filling station has been removed (and likely the underground tanks excavated as well) and a modern building and parking lot built over the entirety of Lot 7. The office building in Lot 8 is still extant as are the two dwellings on Lots 9 and 10 but these will be removed for the proposed moving of the Seminary building to this location.

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Leah D. Rogers, Principal Archaeologist at Tallgrass Historians L.C. in Iowa City, reviewed the historic maps for the new location. It can be stated that the construction of the modern building coupled with the demolition of the original house and its later replacement with a filling station that would have had underground tanks (and were also removed in the modern era) would have heavily impacted Lot 7 making it unlikely that intact archaeological sites of significance would remain at this location. Furthermore, the construction of the later office building on the previously vacant Lot 8 would also have impacted most of that lot, which appeared to have little or no potential for historic archaeological deposits due to its vacant lot history. As for Lots 9 and 10, there would be some potential for intact archaeological features and deposits in the rear yard area of the dwellings; however, it is unlikely that such deposits would be considered significant enough for National Register eligibility because of the ineligibility of the associated houses. Therefore, there appears to be a very low potential for the proposed move of the Seminary building to these lots to adversely impact significant archaeological properties.

FUTURE PLANS

Once in its new location, the Seminary building will serve as an exhibit hall and venue. There will be exhibit space on the first floor to recognize persons of note from Mitchell County. Educational displays will be created to highlight area individuals who have demonstrated leadership.

The second floor will have a full kitchen and dining area in the smaller back room and an event hall in the front room. The space will accommodate 100-125 people, providing a venue for leadership events, meetings, performances, reunions, showers, and other celebrations and public functions.

SUMMARY

The Cedar Valley Seminary was one of the earliest institutions of higher learning in north central Iowa and in 1916, became the first Junior College in the state. From its inception, it had a close relationship with the Cedar Valley Baptist Association and with the Baptist Church in Osage, Iowa. In fact, from 1869 – 1885, the Baptist used the assembly hall as their chapel until the Baptist Church was built. The Cedar Valley Seminary building will be located across the alley from the Baptist Church that was instrumental to its founding.

The Seminary building will be rehabilitated using the Secretary of Interior Standards. Consideration is being given to using historic tax credits. The addition will be designed in accordance with the Secretary of Interior Standards and will be compatible with the historic structure.

Once renovation is completed, the Cedar Valley Seminary will once again serve the community in an educational capacity providing space for displays and programs focusing on leaders who came from Mitchell County and Northeast Iowa. It will provide a central location for collecting, archiving, and sharing photographs, stories, and the history of the hundreds of accomplished graduates of the Cedar Valley Seminary and Junior College, and graduates of the schools in Mitchell County and the surrounding area.

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9. Major Bibliographical References

Abernathy, Alonzo; *A History of Iowa Baptist Schools*, first published in 1907, pages 78-98, accessed in RareBooks Club.com, November 2015.

Sesquicentennial History Book Committee, *150 Years in Osage, Iowa: 1856 – 2006*, published 2005.

Iowa Educational Directory, 1916-1917, Hathi Trust Digital Library, catalog.hathitrust.org

10. GEOGRAPHICAL DATA

Acreage of Property: .62 acres

Latitude 43.285233, Longitude -92.810832

VERBAL BOUNDARY DESCRIPTION

The proposed new location for the Cedar Valley Seminary Building is in Lots 7, 8, 9, and 10 of Block 120 in Osage, IA.

BOUNDARY JUSTIFICATION

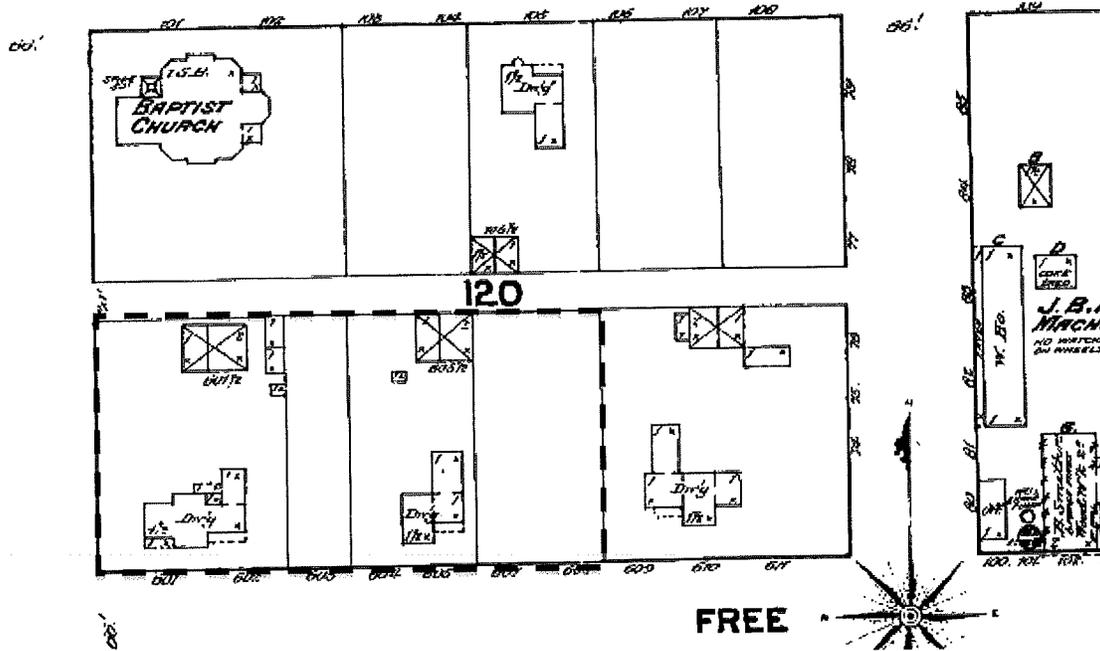
In its proposed new location, the Cedar Valley Seminary will be within a block of its original location and remain in a town setting one-half block from Osage's Central Business District. It will be set back from the road and have green space on all four sides and be sited in a neighborhood similar to its original location. The property across the street to the south has also been purchased.

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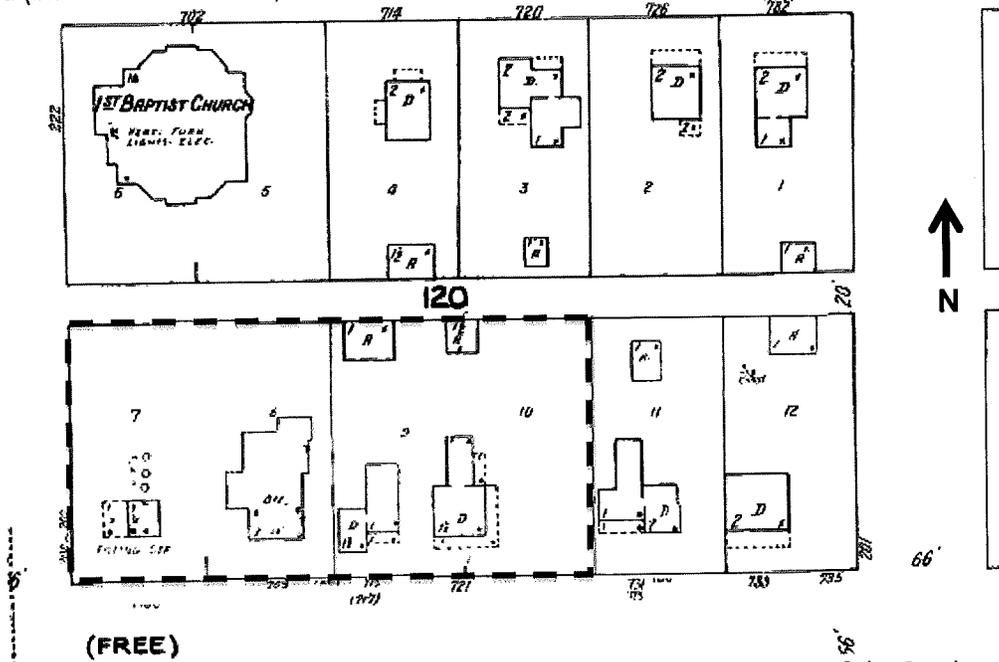
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1888 Sanborn Fire Insurance Map showing Lots 7-10 where the new location of the Seminary Building is proposed (black dashed outline). Free Street is Chase St today. 7th Street would be on the far left side.



1944 updated Sanborn Fire Insurance Map showing Lots 7-10 where the new location of the Seminary Building is proposed (black dashed outline). Free Street is Chase Street today. 7th St. would be the street on the far left side of the map.

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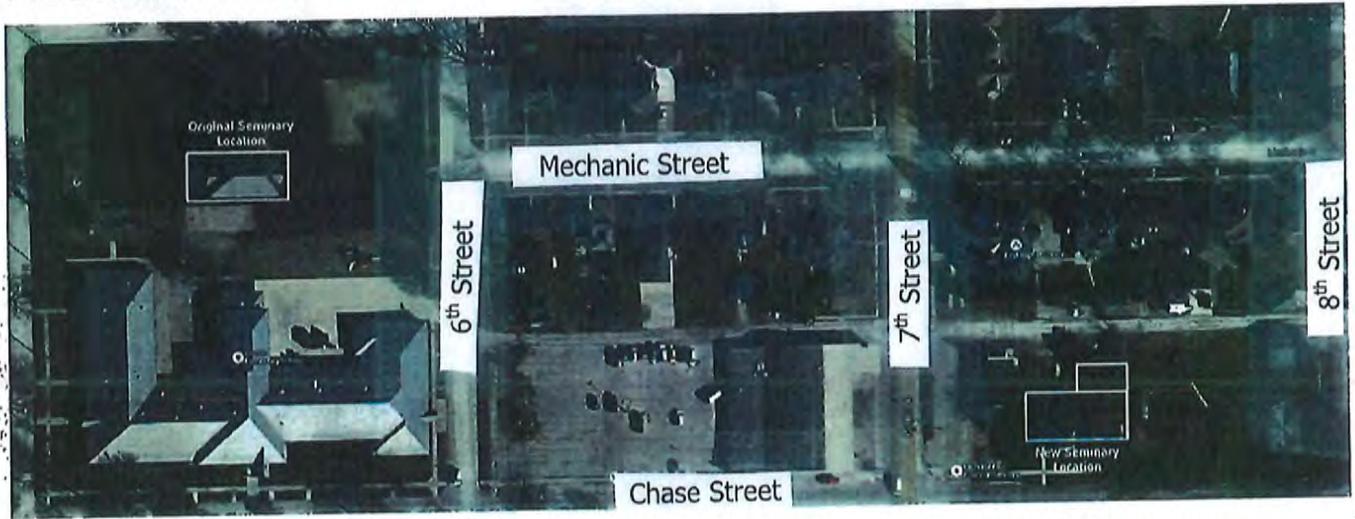
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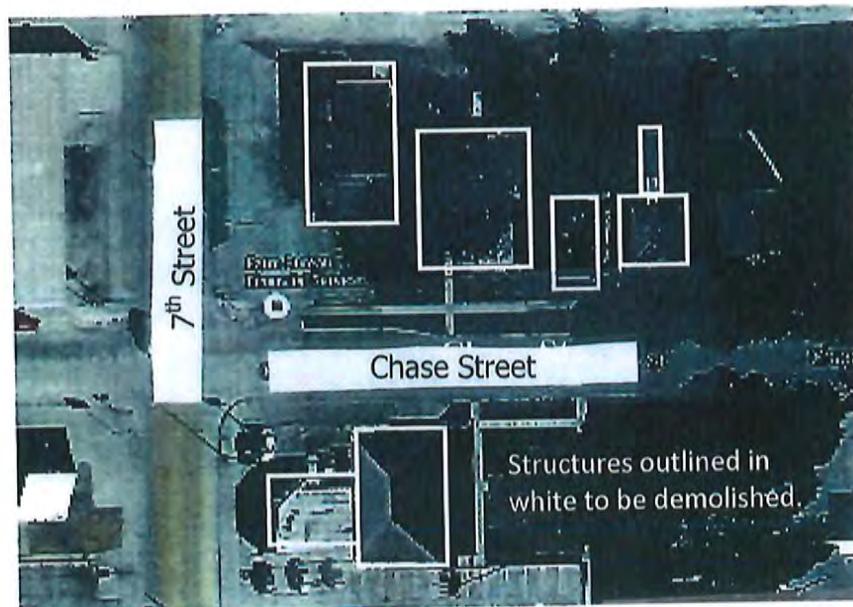
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CEDAR VALLEY SEMINARY RELOCATION

0 50 ft



Aerial map showing original location (upper left) and proposed new location (lower right) for the Cedar Valley Seminary building. The location of the Baptist Church is just northwest of the new location. Source: Google Maps.



Source: Google Maps

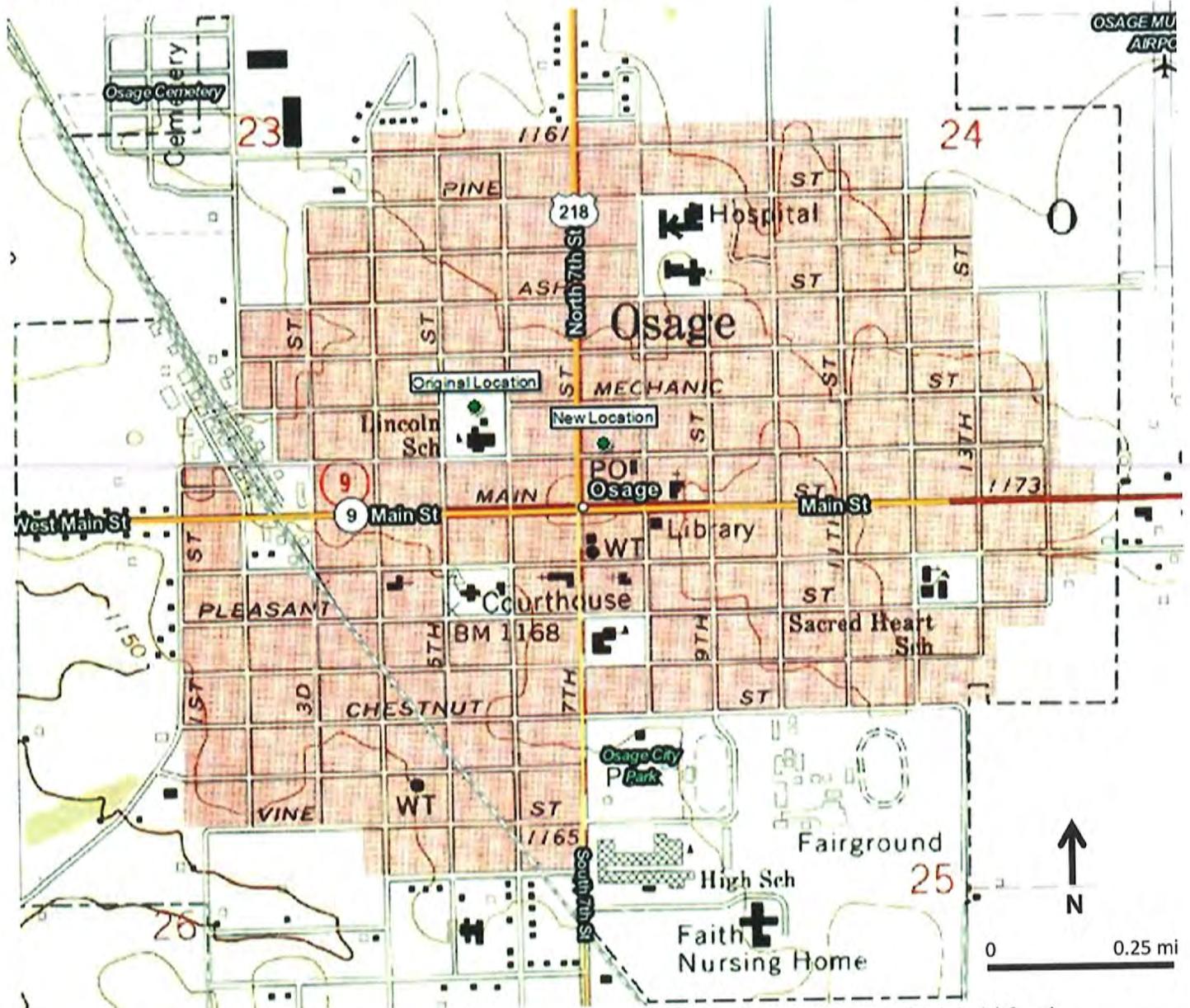
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USGS Topographic Map showing original and proposed new locations (green dots with labels) for the Cedar Valley Seminary building in Osage, Iowa.

Source for map: USGS Osage Quadrangle Map, 7.5' series, 1972, obtained from ExpertGPS mapping software, 2015.

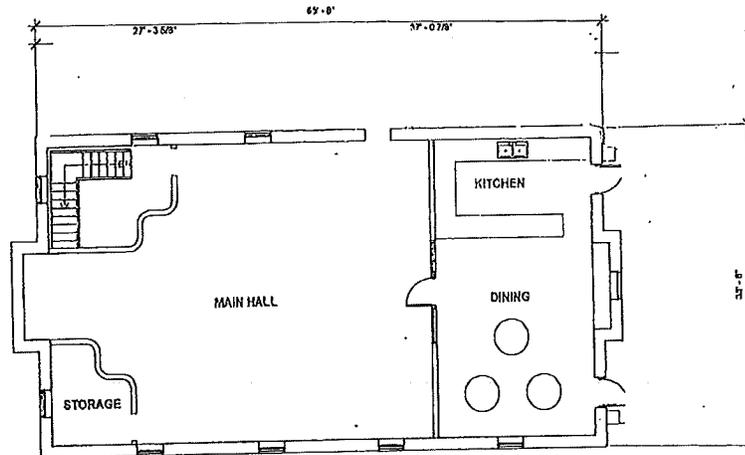
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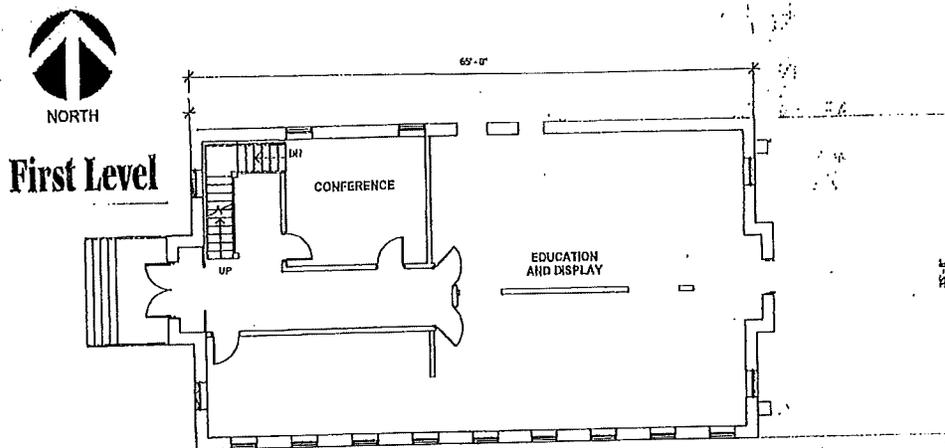
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Floor Plans for Cedar Valley Seminary



Second Level



First Level

Source: Bergland and Cram Architects

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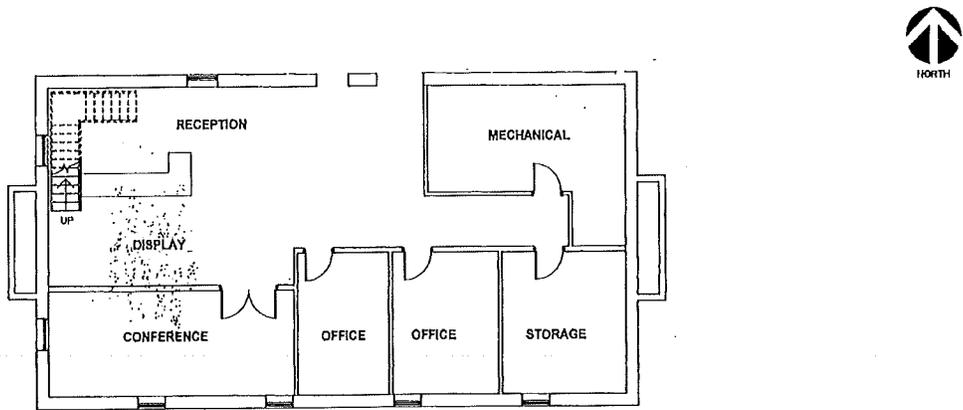
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Basement Floor Plans for Cedar Valley Seminary



Lower Level

Source: Bergland and Cram Architects

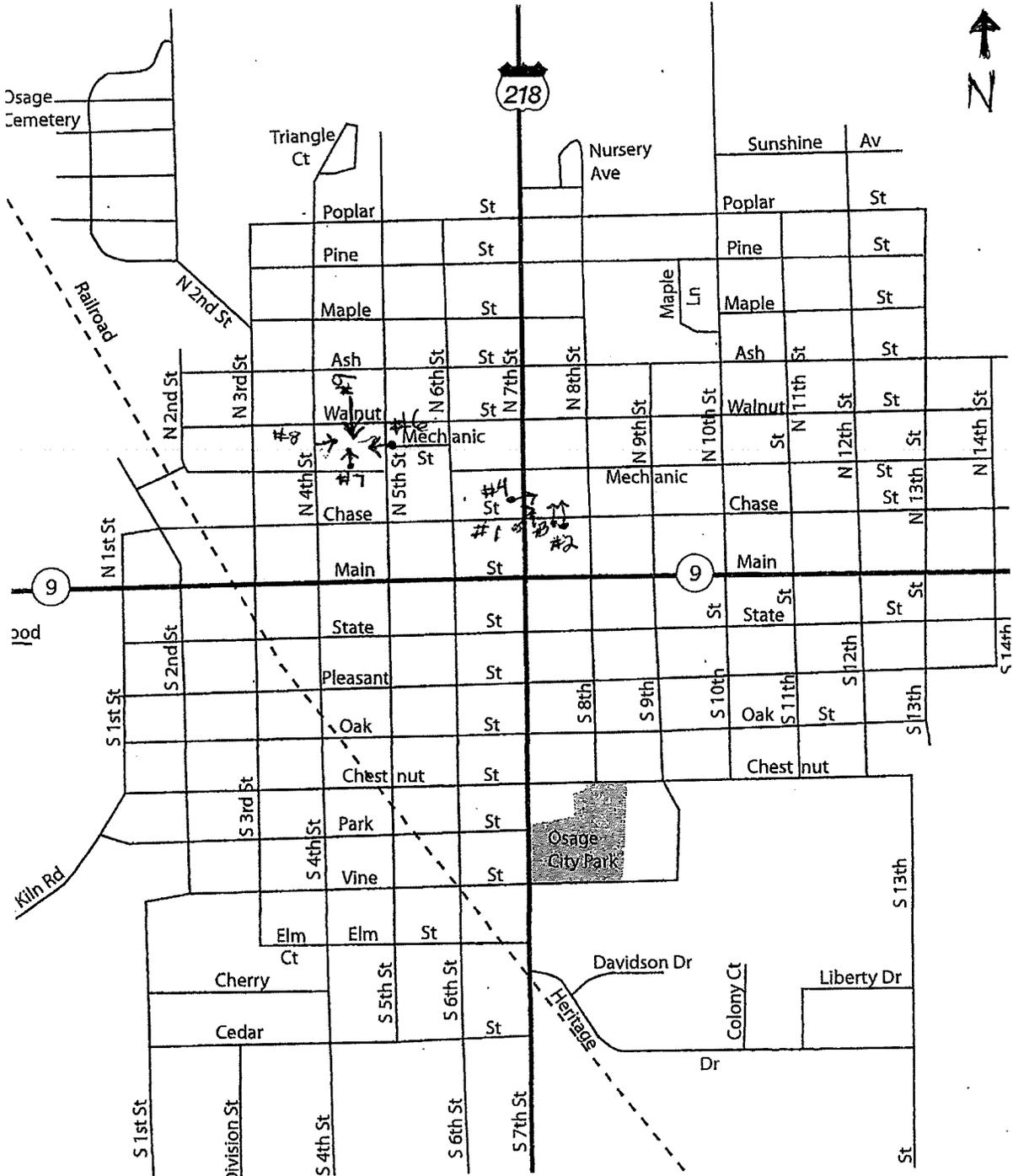
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Source: City of Osage

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Photographer: Penney Morse, Osage, IA

Dates Taken:

- 09/11/2015: #3, #4
- 09/21/2015: #6, #7, #8, #9
- 11/05/2015 #1
- 11/07/2015 #2

List of Photographs:

- #1 622 Chase St., Osage, IA looking northeast down 7th & Case Streets (proposed location) south façade
- #2 708 Chase St., Osage, IA looking south across Chase St. (proposed location) south façade
- #3 708 Chase St. Osage, IA looking south across Chase (proposed location) north façade
- #4 201 7th St., Osage, IA looking east across 7th St. (proposed location) west façade
- #5 Historic photograph of Cedar Valley Seminary, 1913
- #6 Mechanic & 6th St., Osage, IA looking west (current location) east façade
- #7 515 Chase St., Osage, IA looking north (current location) south façade
- #8 515 Chase St., Osage, IA looking east (current location) west façade
- #9 515 Chase St., Osage, IA looking south (current location) north façade






Mitchell County
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Financial Services

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216



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A two-story white building with green trim. The building features a central balcony on the second floor, a decorative pediment with a circular window, and several arched windows. A chimney is visible on the left side of the roof.

A chain-link fence runs across the middle ground, separating the grassy area from the building and playground.

A large, well-maintained green lawn in the foreground, with long shadows cast across it from the left.

A large, dense green tree on the left side of the image, partially obscuring the building.

A playground with yellow and blue equipment, a basketball hoop, and a utility pole are visible in the background to the right.

