United States Department of the Interior
National Park Service

ATTACHMENT B

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 Council Bluffs Telephone Exchange

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street & number 12 Scott Street ☐ not for publication

city or town Council Bluffs ☐ vicinity

state Iowa county Pottawattamie zip code 51503

3. State/Federal Agency Certification

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

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

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

Applicable National Register Criteria: **X A __B _ 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

Council Bluffs Telephone Exchange | Pottawattamie County, Iowa
Name of Property | County and State

5. Classification

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

- [ ] private
- [X] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	**Total**

Number of contributing resources previously listed in the National Register: N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/TRADE: Business

Current Functions
(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:
Classical Revival

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK, STONE
roof: BALLASTED, RUBBER
other:

Narrative Description

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

The Council Bluffs Telephone Exchange at 12 Scott Street, Council Bluffs, Iowa is comprised of the original two-story building, built in 1904, that fronts Scott Street and a series of two and three-story additions to the north and west, built in 1912, 1940, 1947 and 1956. Located in a commercial area one block north of what historically comprised the west side of the Council Bluffs central business district, the building is situated along Broadway and Main Streets. It is sited at the middle of a city block bound by West Kanesville Boulevard (U.S. Route 6) at the north, West Broadway Street at the south, South 6th Street at the west, and Scott Street at the east.

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

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

Located in eastern Iowa, the Council Bluffs Telephone Exchange is situated in a commercial area of Council Bluffs, Pottawattamie County, Iowa. The area consists of a small number of early twentieth century buildings interspersed with modern commercial buildings and paved lots. The other buildings on the block include four attached three-story brick commercial bays directly south, facing Broadway Street, which are separated from this building by an alley; a modern one-story commercial building to the west, facing North 6th Street; and a two-story brick multi-family residence to the north, facing Scott Street, which is separated from this building by two parking lots. The remainder of the block contains paved parking lots and strips of grass along West Kanesville Boulevard and Broadway Street.

Historically the city block where the present building stands was much larger, stretching to Mynster Street on the north. This larger city block was bisected by a small tributary that flowed into the Missouri River. Named Indian Creek, the stream flowed from the northeast side of the city through the center of downtown then southwest into the Missouri River. Sanborn maps indicate that in the early 1900s, the south half of the block was lined with commercial buildings facing Broadway. On the north side of the block stood single and multi-family residences facing Mynster Street. The creek was prone to regular flooding and today a box culvert is located below ground adjacent to the north side of the Council Bluffs Telephone Exchange building. Around 1980, the northwest half of the block was also altered by the construction of the multi-lane West Kanesville Boulevard (U.S. Route 6).

The original telephone exchange building is a two-story vernacular Beaux Arts Revival two-part commercial block, completed in 1904. The first additions to the building were two-stories in height and constructed between 1911 and 1912: one addition to the north and one addition to the west. These additions gave the overall building an “L” shaped footprint. The east façade of the 1912 addition mimicked the existing Beaux Arts Revival detailing on the original 1904 building and employed simpler detailing as it moved to the west. The building was further expanded in 1939 with work completed in 1940. The 1940 addition constructed on north and west sides of the building filled the vacant corner of the “L” shape footprint created in 1912. The 1940 addition was also a two-story structure, whose height equaled the pre-existing building. This returned the entire building back to a two-story building with a normative rectangular footprint. Another addition was constructed in 1947. The 1947 addition removed portions of the 1912 addition at the south side, adding two stories between the remaining 1912 addition and the 1940 addition. In 1956 a third level was constructed over the two-story portions of the 1940 and 1947 additions. A rooftop penthouse was included to provide access to the entire building’s rooftop mechanical equipment.

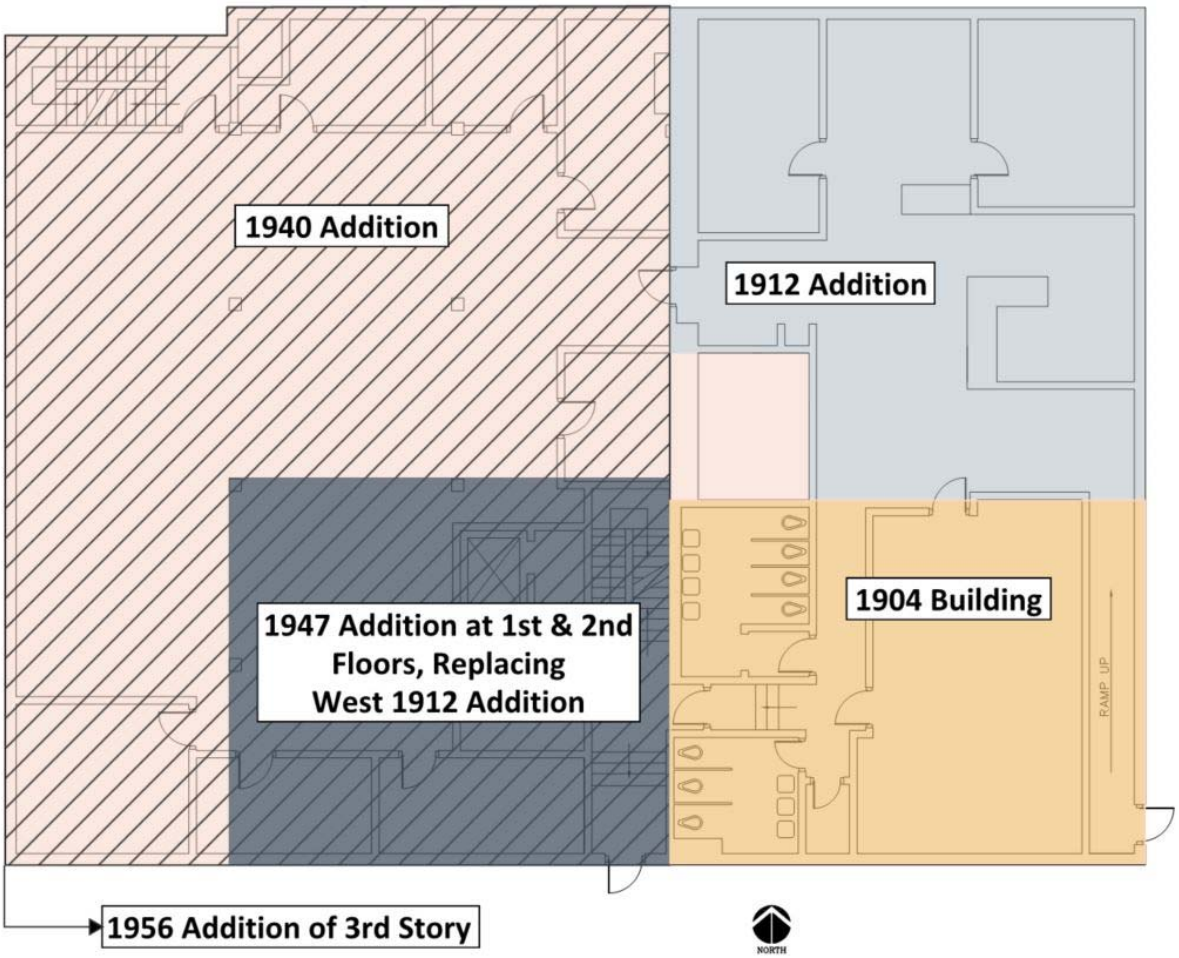


Figure 1: Diagram showing the evolution of the Council Bluffs Telephone Exchange

EAST FAÇADE

The east façade is a two-part commercial block with an adapted Beaux Arts Revival detailing. It is seven bays wide. Continuous across the bottom is a stone base. A stone water table crowns the base and serves as a sill for the windows directly above.

Above the base, the façade employs a two-story vertical bay pattern with every other bay expressing one of two material treatments. Four bays are red brick laid in a running bond with every fifth course recessed. The remaining three bays are recessed slightly and demarcated by a sandstone window surround, with narrow frames of red brick laid in a running bond at their sides and top. Centered at the top of the sandstone surround is an ornamental "S" shaped stone corbel. The brick bays have a single column of window openings. The stone and brick bays have paired window openings, with the two wider distal bays containing pairings of three windows and the narrower center bay containing pairings of two windows. Between the first and second level windows is a stone panel with minimal rectangular detailing. Above the second-floor windows, the façade is capped by four horizontal stone bands. The bands are vertically equidistant from one another, with roughly two feet of brick between each. The two upper bands of brick are a deeper burgundy shade than the rest of the brick used for this façade. The first stone band is a cornice with bed mold

detailing and the proceeding two bands are unembellished flat stone. The final piece is situated at the top of the wall surface and is a simple cornice like the one used first in the sequence.

The primary entrance is at the south end of the façade, within the southernmost bay. A thin sandstone band demarcates the entrance. The entrance is recessed approximately two feet inside the façade, with angled stone panels framing the entry. The entry contains a non-historic metal door and transom. The door has a large central lite. All windows at this façade are historic double hung, one-over-one wood windows.

NORTH ELEVATION

At the north elevation it is possible to delineate where additions and alterations have been made to the building. All portions are clad with brick, of differing shades, laid in a common bond. The original 1904 building is two stories tall and five bays wide. At the east side, the brick and stone detailing from the east façade wraps around to this elevation for approximately two feet. The remainder of the 1904 building's north elevation is more simply detailed than the east façade and utilizes bricks with a brownish hue. The coping along the top of the building appears to be stone. There are four single windows at the first floor and three at the second floor. Above the east column of windows, near the top of the elevation, there is a small opening with a stone sill that appears to be a drain. All window openings have a stone sill. The two columns of windows near the west extent of the original building have soldier brick lintels. The windows are the same as those on the east façade.

The 1940 addition is two stories tall and six bays wide. It is delineated from the 1904 building by a vertical expansion joint, differing brick hue, and the use of glass block windows. The wall surface of the addition recedes four feet on the west end, creating space for an exterior stair. The cast concrete stair is a single flight that provides access into the northwest stairwell at the first floor. This entry contains a non-historic metal door with a narrow lite along one side. At the interior, the door has a simple metal frame set into a concrete block wall, which is likely the historic condition. All window openings have masonry sills. They are arranged as a 4x2 grid on the primary face of the north wall. The furthest east first floor window opening has been altered with a small metal window and brick sill surrounded by brick infill. On the recessed west portion of this elevation the fenestration pattern is irregular and includes a door and smaller glass block window on the first floor and a singular glass block window above the exterior door.

The third floor 1956 addition follows the form of the 1940 addition below but utilizes a slightly lighter brick with a redder hue. The coping along the top of the building appears to be concrete at the east and metal at the west, where the wall surface recedes. The three glass block windows at this level match those on the 1940 addition in style and proportion. A chimney is positioned at the corner of the point where the wall surface recedes to the west.

WEST ELEVATION

The west elevation is largely uninterrupted brick laid in a common bond and capped with what appears to be metal coping. The upper portion of the concrete foundation wall is visible along the base of the west wall. The distinction between the two-story 1940 addition and the third floor added in 1956 is delineated through the differing brick hues associated with each renovation. At the north side, between the first and second levels, there is a single glass block window with a soldier bond brick lintel. Next to this is an exhaust vent with stone sill.

SOUTH ELEVATION

At the south elevation it is possible to delineate where additions and alterations have occurred. The 1912 portion is two stories tall and four bays wide. At the furthest east bay the brick and stone detailing from the east façade, including the stone cornice, wraps around to this side elevation. The remainder of the 1912 building's north elevation is more simply detailed and utilizes brick with a brownish hue. The top is capped by metal coping, which is partially missing. All

window openings have stone sills. All windows, three at the first floor and four at the second, are steel with wire glass. Most are two-over-two, with the window at the second floor's furthest west bay being the exception with a three-over-three arrangement.

The 1947 addition makes up the four bays near the center on this elevation at the first and second stories. It is delineated from the other additions by vertical expansion joints and a differing light red brick hue. There is also a shift in vertical window alignment from the 1912 addition but that matches the window alignment from the 1940 addition. At the first floor of the furthest east bay within this addition, there is a recessed entrance with a small metal and wood awning. The entry contains a metal door with a light at its top half and a three lite metal transom above. All windows have masonry sills. The windows are four-over-four steel windows with wire glass.

The 1940 addition is two stories tall and comprises the furthest west two bays. It is delineated from the other additions on this elevation by a variation in brick color. The hue of the brick is browner and has a darker value. Protruding from the wall above the proximal second floor window is a steel I-beam. The window openings in this section maintain vertical alignment with the 1947 addition and are similar in proportion. All the window openings have a masonry sill. The windows are two-over-two steel with wire glass.

The third floor, as well as the elevator penthouse from the 1956 addition, follows the form of the 1940 and 1947 additions below but utilizes a slightly lighter brick with a redder hue. There are fewer window openings at this addition, but the four openings that exist align with those in the 1940 and 1947 additions vertically and are similar in proportion. All windows have masonry sills. The windows are steel with wire glass, but with a horizontal arrangement of two-over-two lites. Above the windows in the two easternmost bays is a metal vent.

INTERIOR

At the interior, the building retains its overall historic configuration and some of its historic features which reflect its use as a telephone exchange. The building was originally constructed to accommodate a business office, telephone equipment, operator boards, along with workspace for the staff that maintained the equipment and the operators that answered and routed the phone calls. Starting in the late 1940s the business office was removed from the 12 Scott Street building in phases and relocated to leased office space elsewhere in the city. Between 1953 and 1971, the primary function of the building was to house telephone equipment and the staff that supported that equipment.

There is a basement and three floors above grade. Circulation between all four levels is provided by two stairwells, the south stair and the northwest stair. Both stairs connect the basement, first, second and third floors. The south stair is centered along the south exterior wall of the building, within the 1947/56 additions. The northwest stair is located at the northwest corner of the building, within the 1940/56 additions. The south stair also extends upwards to a rooftop penthouse, providing the only roof access point. An elevator added circa 1981 also serves all four levels and is located slightly northwest of the central stair. A change in floor level between the east and west sides of the building necessitates the presence of ramps or short flights of stairs at the basement, first, and second floors. Access into the building is provided at the first floor via the east exterior wall, the south exterior wall, and the north exterior wall. The east entry opens into an interior ramp that extends up to the first floor. The south side entry leads into the south stairwell, via a vestibule and short flight of steps. The north entry is accessed via a flight of exterior steps and leads into the northwest stairwell. A third stair at the northeast corner of the building between the basement, exterior grade and first floor has been abandoned. The stair opening has been infilled at the first floor.

By 1953, the east half of the building accommodated most staff, including switchboard operators, repairmen and engineers. Space on the east side of the building at first floor was primarily used for open work areas where engineers

and other repair staff would test the exchange system. There was a manager's office along the south exterior wall, restrooms, and janitorial space at the southwest corner, two vaults along the west wall towards the north and a kitchen/lounge area for staff along the north wall. A hallway adjacent to the restrooms was oriented north/south. Only the restrooms and janitorial space remain today. Terrazzo flooring is visible in the janitorial closet and men's restroom. The door frames at the janitorial closet and men's restroom appear historic in material and casing profiles. Some wall partitions at the women's restroom appear to be plaster with some extant painted wood floor base, although new fixtures and other modern finishes have been installed. Flooring at the first floor adjacent to the southeast door appears to be terrazzo although the extent and condition is unclear since it is currently covered with modern carpet. Above the modern suspended ceiling is a 9x9 perforated acoustic panel ceiling with fiberboard backing and a wood furring strip system which has been attached directly to the original flat plaster. Multiple penetrations due to the installation of different ceiling finishes have damaged the plaster. At the historic vault areas, the ceilings appear to be concrete. The columns are wrapped with modern drywall from finished floor to the ceiling. On second floor, space was primarily open with banks of operators' boards at the east side of the room. In the northeast corner of the large room, operators worked on tables to calculate the rate and possible routes for customers placing long-distance telephone calls. Along the west wall was a women's restroom and desks for the chief operator and clerical staff who assisted the operators. The women's restroom remains in its historic location, although new fixtures and finishes have been installed. The five-panel wood door and profiled door casing at the women's restroom appear historic. There were also two other rooms along this wall, one in the northwest corner and one in the southwest corner which are still extant. The flooring is currently carpet adhered to the floor with a thick layer of adhesive making it difficult to determine the historic material and its condition. Above the modern suspended ceiling in the southernmost structural bay, the ceiling is flat painted plaster in varying degrees of repair. A wood beam oriented in the east/west direction has painted wood trim in varying degrees of repair. North of that beam, the plaster ceiling is covered with the same 9x9 perforated acoustic panels, fiberboard backing, and wood furring strip system found on first floor. This plaster has also been damaged due to the installation of different ceiling finishes. Beams are not visible throughout the rest of the second-floor area. It appears that the original ceiling was flat painted plaster. The columns on this floor are wrapped with modern drywall from the finished floor to a foot or so below the perforated acoustic panel ceiling. At that point, the structural wood columns are unpainted and exposed. Today, the first and second floors have been subdivided into individual offices or conference space with modern partitions, new carpet, and acoustic tile ceilings. Most windows on the east and north exterior walls retain historic painted wood trim and some remnants of painted wood baseboard as mentioned. Plaster walls and ceilings remain in varying degrees of repair. Terrazzo floors are visible at a first-floor restroom and a second-floor flight of stairs leading to the south stair.

The west side of the building was used to house the bulk of the telecommunication equipment. This equipment was extremely heavy and required a robust structural system. Therefore, large steel columns encased in concrete and a concrete structural floor system were erected. That system was historically exposed and remains in place. Today, where steel columns encased in concrete are exposed, decorative chamfered corners at each column remain visible. Floors were typically concrete, or composition tile and ceilings were exposed concrete. When the building was most recently occupied by the telephone company, the Toll department was located on the first floor and the Central department was located on the second and third floors. Toll equipment was used to switch calls to other exchanges (i.e., long distance telephone calls) and Central equipment was used to switch calls within the exchange (i.e., local telephone calls). Today there are small offices built of modern partition walls along the north, south and east sides of the first floor, with the larger part of the footprint having an open layout. On the second floor more modern partition walls define rooms of varying sizes arranged off a t-shaped corridor. The third floor only occupies the west side of the building. Modern partitions define rooms of varying sizes arranged off an irregularly shaped corridor. Windows have masonry block wall returns at the interior although modern wood window stools have been added in some locations.

Historic bathrooms remain in the southeast corner of the second and third floors. Fixtures and finishes have been replaced, but the original masonry walls remain as well as the glazed block masonry at the bottom half of the wall on the third floor.

Both stair towers have painted masonry walls that reflect the masonry unit size & dimension of the era in which they were constructed, concrete ceilings, and stair treads and landings that are terrazzo between the basement and second floors and linoleum tile between the second and third floors and the south stair rooftop penthouse. Within these original openings the doors are non-historic. All doors retain their historic trim work at the interior and the appearance of the trim is also reflective of the era in which that entry was constructed, with the oldest trim being the most detailed and the newest trim being the most simplified.

The heating/cooling/ventilating equipment that served the building along with space for storage and building maintenance was in the basement. Today the basement remains utilitarian with a series of rooms that generally have masonry walls, concrete floors, and concrete ceilings. A large open area at the west side of the building has been finished, with dropped ceilings and modern drywall partitions. Most windows have masonry block wall returns at the interior.

ALTERATIONS

The most notable alterations to the building are the additions made between 1911 and 1956 as discussed above. At the exterior, the building appears mostly unchanged since its 1956 addition, with historic features, including some windows, intact. At the interior, the building has been renovated to accommodate new uses after the departure of the telephone exchange in the 1970s. Most of those renovations include new mechanical and electrical equipment to serve the building, new partitions to subdivide the space, suspended acoustical ceilings and the insertion of an elevator and its associated shaft circa 1981. However, many historic features remain visible at the interior. The exposed masonry walls, stair structure, terrazzo floors, linoleum tile and door trim at the north and south stairs remain intact. In the east half of the building wood window trim, door trim and terrazzo floors also remain. At the west half of the building, exposed masonry walls, concrete encased steel columns with chamfered corners, exposed concrete or painted plaster ceilings and terrazzo floors are clearly visible.

INTEGRITY

The Council Bluffs Telephone Exchange retains sufficient integrity to illustrate its use as a telephone exchange between 1904 and 1971. Photographs of other similar telephone exchanges have been included in this document to illustrate the telephone company's typical use of space in facilities akin to the Council Bluffs location.

The building has not been moved and thus retains excellent integrity in terms of its *location.*

In terms of *design,* the building has good integrity at the exterior and fair integrity at the interior. At the exterior, the overall massing and detailing remains intact including decorative stone elements and brickwork. At the interior, the original configuration remains intact. This includes the stairways and the north and south side entry vestibules, all of which maintain their historic finishes. This also includes the open nature of the space and substantial building structure required to accommodate large telecommunications equipment, workspace to maintain and test the equipment and space for large operator boards and telephone operators. Both aspects reflect the building's historic use as a facility built to house the telecommunications equipment that connected a city.

The building retains fair integrity in terms of its *setting.* Portions of the commercial district that once thrived to its south and east have been demolished since the 1970s. However, four commercial bays dating from the turn of the twentieth century remain standing directly to the south. The residential buildings that once occupied the block to the north have given away to the expansion of West Kanesville Boulevard and new commercial buildings.

In terms of *materials,* the building retains very good integrity at the exterior and fair integrity at the interior. The brick exterior walls and stone detailing remains intact as does the existing concrete structure on the west section of the building. In addition, wood and steel windows remain in place in varying degrees of repair. Some wood window trim remains intact at windows where it would have existed historically. The terrazzo stair components and vestibules remain intact. Plaster ceilings in the east half of the building, above different suspended ceiling additions, remain intact in varying degrees of repair.

In terms of its *workmanship*, the building retains very good integrity at the exterior and fair integrity at the interior. The workmanship of the various craftsman and laborers who helped to construct the building is still visible at the exterior in the stone and brick detailing and wood windows. At the interior, it is most visible at the terrazzo floors, masonry walls, chamfered corners of the concrete encased steel columns, concrete floor/ceiling structure, plaster work, stairs, and the window trim.

The building retains much of its original design, materials, workmanship and setting at the exterior, and thus retains very good integrity in terms of conveying the *feeling* of a Council Bluffs telephone exchange that evolved during its early history to accommodate shifting needs and demands. It is the only dedicated telephone exchange dating from the early 1900s extant in Council Bluffs.

Although no longer a functioning telephone exchange, the building has fair integrity in terms of being able to convey its *association* as a telecommunication building constructed and altered to serve telephone communication as it evolved and matured over the course of the twentieth century. The number of building additions constructed to meet the growing needs of the community's customer base and advances in telephone technology and equipment are clearly visible on the exterior of the building since the brick color and window type vary from addition to addition. At the exterior, the primary façade of the building also embraced a classical architectural style, reflective of the era the original building was erected and perhaps to give greater legitimacy to the functions it housed within its walls.

Overall, the building has good integrity and can convey its historic significance throughout its period of significance.

The building is in good condition and retains good integrity, particularly at the exterior. It remains on the original site of construction and although alterations to design elements, setting, materials, and workmanship have occurred, it still reflects its historic appearance at the exterior and aspects of the historic use at the interior. Additionally, feeling and association are maintained through the building's architectural details that reflect the needs of the telephone company to expand space and the separate eras in which each part was constructed.

Council Bluffs Telephone Exchange | Pottawattamie County, Iowa

Name of Property | County and State

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.)

- [X] 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.)

Communications

Period of Significance

1904-1971

Significant Dates

1904

1912

1940

1947

1956

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

Cox and Schoentgen

F.E. Cox/Jensen Brothers

J. Chris Jensen/C.C. Larsen

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).

As the headquarters of Council Bluff's telephone exchange for almost seventy years, the building at 12 Scott Street is locally significant under Criterion A as representative of Council Bluff's telephone communication history. The building's period of significance begins in 1904, the year of construction. To meet the growing demand for telephone service in Council Bluffs and the surrounding area, several additions were constructed, starting in 1912, again in 1940, 1947 and 1956. The building's period of significance ends in 1971, when the exchange equipment within its walls was phased out and a new company headquarters equipped with modern exchange equipment was constructed elsewhere in the city. Thereafter the building ceased serving as the telecommunication hub for Council Bluffs and the surrounding community.

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**.)

HISTORY OF COUNCIL BLUFFS

Council Bluffs originated as a trading post, known as Traders Point, established by Francois Guittar in 1824. It was the first white settlement on the western boundary of Iowa Territory and was ideally located on the east bank of the Missouri River. Additionally, the post was known for having friendly relationships with local Native American tribes. These factors made it appealing to pioneers traveling west, including Mormon settlers who temporarily settled in the town from 1846 to 1852, before moving on to Utah. In 1846, Iowa achieved statehood and the town's name was changed to Kanesville, after Thomas L. Kane.[1]

In 1852, the town received its present name, Council Bluffs, in honor of a nearby site along the Missouri River bluffs where members of the Lewis and Clark Expedition met with members of the Otoe Tribe. Over the next couple of decades, the town became well connected to the eastern United States via railroad networks but access to the west was limited to ferry service until 1873, when a railroad bridge allowed for a more convenient connection to Omaha, the town west of the Missouri. Omaha served as the western terminus of the Transcontinental Railroad, completed in 1869, and thus allowed Council Bluffs to thrive as a railroad hub in the middle of the country.[2] Due to potential flooding from the Missouri, Council Bluff's historic commercial and residential core arose approximately 5 miles east of the waterway. During the late nineteenth and early twentieth century, a central business district appeared in the several blocks east and west of where Broadway and Main Street intersect. It was at the northwest edge of this where enterprising professionals chose to build a telephone exchange in 1904.[3]

THE TELEPHONE IN COUNCIL BLUFFS

The history of the telephone in Council Bluffs follows the same trajectory as many other communities throughout the country. When Alexander Graham Bell, Gardiner Hubbard and Thomas Sanders officially organized the Bell Telephone Company in Boston, Massachusetts on July 9, 1877, they did not intend to build a national system of communication. Instead, the company was founded a little over a year after Alexander Graham Bell spoke into the "talking telegraph" instrument to protect the patents that would eventually change the lines of communication forever. Early in its history,

[1] (Our History: 19th Century Council Bluffs History, 2021)
[2] Ibid.
[3] (Jennings, 1982)

the company made the decision to sell service as opposed to just selling equipment, knowing the Bell Telephone patents would expire. The company began licensing local businessmen in cities across the country to sell telephone service using the patented Bell telephone, in effect creating telephone franchisees. A standard contract was worked out which gave the Bell Telephone Company, which was later reorganized as American Bell, a stock interest in each newly formed operating company. The contracts defined territories and set out the basic relationship between operating companies and American Bell.

During the first year, most telephone service throughout the country consisted of connecting two phones located in two different locations. In many cases, the phones were leased by the company to a telephone service subscriber in pairs. Telegraph contractors would then be hired to string the wires between the two locations. The same was true in Council Bluffs when a telephone was put up between Stewart Brothers packing house and wholesale grocery in mid-November of 1877.[4]The packing house and grocery were located approximately a mile and a quarter apart. The local newspaper, the Daily Nonpareil, also noted other phones were put up connecting two locations in the city the following year.

As the use of the telephone expanded, the viability of connecting pairs of phones by stringing individual telephone lines between two locations proved cumbersome, redundant, and economically draining. The invention of the telephone switchboard provided a phone connection to a centrally located panel instead of direct connection between individual phones. Subscribers would place a call to the central office where the switchboard and equipment were located, and an operator would then route their call to another phone using the switchboard. Each central office could have multiple switchboards depending on the number of subscribers it served. The central office often covered the telephone subscribers in a small geographic area, such as a city or town. This geographical service area was referred to as a telephone exchange.

Competing Telephone Exchanges

Plans to construct a telephone exchange in Council Bluffs became a reality in 1879. The Council Bluffs Electric Company was formed in September of 1879.[5] Half the stock of the company was owned by prominent Council Bluffs citizens while the other half was owned by the Omaha Electric Company.[6] The central office of the Council Bluffs exchange was located over Peregoy and Moore's tobacco store, located in the 400 block of West Broadway.[7] A November 11, 1879 newspaper article stated that the Council Bluffs Telephone Exchange had opened for business with a total of 75 subscribers.[8]

During the early 1880s the company continued improving the existing system with new equipment, adding additional branch lines throughout the city of Council Bluffs, and connecting to other communities throughout western Iowa and

[4] (A Successful Telephone, 1877)

[5] (Daily Nonpareil, 1879)

[6] The Omaha Electric Company was an entity organized to construct and operate a telephone exchange across the river in Omaha, Nebraska. The company began erecting telephone poles in Omaha in May of 1879.

[7] It is unclear whether the original building remains standing. The 1879 City Directory listed the address of Peregoy and Moore at 409 M (middle) Broadway. The 1885 Sanborn Map indicates a tobacco establishment existed at 419 West Broadway and the 1884-85 City directory listed the address of Peregoy and Moore at 419 Broadway. By 1888, the tobacco company was listed at 29 South Main Street. The building at 419 West Broadway is no longer extant and has been replaced by a five-story building constructed in 1968, identified currently as 421 West Broadway. The current building at 29 South Main Street was identified as a one-story building in an 1891 Sanborn Map. Today a two-story building stands at 29 South Main Street.

[8] (Telephone Taps, 1879)

eastern Nebraska.[9] In 1883, the Nebraska Telephone Company, the successor of the Omaha Electric Company, took control of the Bluffs Exchange and by May of the same year had 323 subscribers and 160 miles of wire in Council Bluffs.[10]

By the mid-1880s city directories listed the address for Nebraska Telephone Company's Council Bluffs central office as 501 Broadway.[11] Continued growth required installation of additional poles and cable and in November of 1888, the interior of the telephone exchange was enlarged and remodeled.[12] Six years later, the telephone exchange office and new switch board moved to the Baldwin Block at 507 West Broadway.[13] The building, which is no longer extant, was a prominent five-story structure on the southeast corner of West Broadway and Pearl Streets.

Like its predecessors, the Nebraska Telephone Company operated under a Bell telephone franchise. The American Bell Company and their subsidiaries held a monopoly over the telephone industry while the telephone patents were in effect. An April 1881 newspaper article contributed Nebraska Telephone Company's increase in rates to "the Bell Telephone Company who requires us to pay them the rentals for their instruments in advance."[14] This type of relationship between Bell and each franchisee existed until the primary patents expired in 1893.

Nine years prior to the expiration of Bell's telephone patents, the national company determined the best way to ensure their success was to provide connection service between franchisees and eventually other independent companies. American Bell set up a brand-new subsidiary, The American Telephone and Telegraph Company (AT&T) whose mission was to build and operate the nation's first long distance network. When the Bell patents expired, other companies began to manufacture telephone and switchboards to directly compete with Bell. Independent telephone companies were organized in cities and towns throughout the country. Most of these independent companies were single exchange companies established in cities regardless of whether the Bell company already established an exchange.[15] The first independent Iowa exchange was built in Jefferson the early 1890s.[16] The competition between the independent companies and the Bell System was fierce.

Council Bluffs City Council meetings during this time periodically heard debates on whether independent telephone exchanges should be permitted within the city to encourage competition and provide the lowest price for telephone service possible. The local newspaper printed several different articles regarding potential entities, particularly in 1895 and again shortly after the turn of the twentieth century. In 1902 the right of the Nebraska Telephone Company to operate the only telephone exchange in Council Bluffs was called into legal question.[17] Three years later, the Iowa

[9] (Local Matters, 1880), (Inter-City Telephone Lines, 1882)

[10] (First CB-New York Phone Call Clear As A Bell--Mrs. Rosch, 1964), (Madden, 1931), 16.

[11] 501 Broadway was probably referring to 510 West Broadway located on the southwest corner of West Broadway and South Main (5th) Streets since this was traditionally near the commercial core of the city. All buildings along West Broadway between South Main and Pearl Streets are no longer extant. The area is currently the First Responders Memorial Plaza. If the address listed in the city directory was referring 501 East Broadway, the 1885 Sanborn map indicates a feed and sale building stood at the location. This building is also no longer extant.

[12] (Daily Nonpareil, 1888)

[13] (Will Change Quaters Today, 1894)

[14] (Council Bluffs Telephone Exchange Company, 1881)

[15] (Deering, 1942), 300.

[16] (Deering, 1942), 300.

[17] The county attorney argued that the original ordinance passed by the city council in 1888 for the telephone company's franchise agreement did not meet the requirements of the law. According to the county attorney, the member quorum was not met because the records indicate there is no roll call nor a roll call vote. (New Phone Move, 1902) If the county would have won the case, the Nebraska Telephone Company would have been required to negotiate a new franchise agreement, which would have been difficult given the anti-Bell sentiment of the time.

Supreme Court ruled in favor of the Nebraska Telephone Company.[18] The company's right to occupy the roads and streets of Council Bluffs and Pottawattamie County was upheld.

Despite the state ruling, on March 27, 1905 Council Bluffs residents voted to allow a second telephone franchise, the Independent Telephone Company of Council Bluffs, to exist within the city.[19] The independent company immediately began making arrangements to connect with fourteen other independent telephone companies from southwest Iowa along with initiating construction of the necessary utilities and exchange office.[20] Construction contracts for an exchange office at 37-39 Main Street (northeast corner of Main Street and 1st Avenue) were let to Wilkham Brothers and P.H. Wind with an estimated cost of $14,000 to be completed by February of the following year.

Construction of the 12 Scott Street Telephone Exchange

The Nebraska Telephone Company continued expanding and improving their exchange to meet the growing demand for telephone service within the city limits and to expand service to rural areas throughout Pottawattamie County.[21] This work commenced despite the legal battle and prospects of an independent telephone company emerging within the city during the first decade of the twentieth century. In 1903 the company purchased property for a new central exchange office at 12 Scott Street just south of Indian Creek between Scott Street and North 6th Street. By July of the same year, the local architecture firm of Cox and Schoentgen began developing plans for the new building.[22] Excavation for the two-story building began in September and costs for the building project were estimated to be $20,000.

In addition to constructing a new building, the Nebraska Telephone Company invested in new underground telephone wire conduit throughout the downtown business district, the result of an enacted city ordinance which prescribed moving all overhead wire below ground.[23] The company also purchased a new $30,000 central energy switchboard which included a new type of circuit that did away with hand cranking to connect to the switch station.[24] On June 7, 1904, the new building was complete and the Nebraska Telephone Company moved from their central office on the fifth floor of the Baldwin Block to their new building at 12 Scott Street. Business offices, an inspection department, a terminal room, and batteries were located on the first floor of the new building. The central office, switchboard and employee break room were located on the second floor.[25]

Both the Independent Telephone Company of Council Bluffs and the Nebraska Telephone Company continued investment in their respective systems once construction was complete on their exchange buildings. Legal battles ensued like many other cities throughout the country with multiple telephone exchange companies competing for business. In Council Bluffs legal injunctions between the two companies over street right-of-way began as early as December of 1905.[26]

Consolidation of the Telephone Exchanges

Such battles continued until 1911 when the companies merged and retained the Independent Telephone Company of Council Bluffs name. This merger reflected a state-wide trend to consolidate exchanges within a city or town to unify service. The mergers enabled subscribers to obtain all service from one telephone company instead of multiple

[18] (Victory for Nebraska, 1905)
[19] (The Telephone Magazine, 1905)
[20] (Telephone Men in Session, 1905)
[21] (Running New Lines, 1903)
[22] (Building Progress, 1903)
[23] (Telephone Company Builds, 1903)
[24] (Call Central Without Bell, 1903), (Pushing Telephone Building, 1903).
[25] (Can't Ring Central, 1904)
[26] (Telephone War On, 1905)

companies. Until this time businesses in Council Bluffs were obliged to have two telephones to reach all community residents, since one phone was connected to the subscribers of the Independent Telephone Company and the other to subscribers of the Nebraska Telephone Company.[27] Although the company retained the independent name, most of the company's stock was held by Bell telephone interests in Nebraska.[28]

With the merger, the consolidated company began construction on a building addition to the exchange at 12 Scott Street. The expansion was required to accommodate the exchange equipment for the consolidated system in one central location.[29] Previous construction of a closed culvert to control flooding at Indian Creek made the north side of the telephone company's property feasible. Designed by architect F.E. Cox and constructed by Jensen Brothers, a two-story addition extended the frontage on Scott Street to the north by forty-four feet and another addition along the alley to the west by forty-one feet, giving the entire building an "L" shaped footprint. An article from the Evening Nonpareil notes that the "front of the new structure will be an exact reproduction of the front of the present building.[30] In February of 1912 the addition was complete with additional business offices on the first floor along with more space for the switchboard, restrooms and a kitchen on the second floor. At this time, the consolidated company's exchange operated from the 12 Scott Street building and closed the exchange at 37-39 South Main Street.

The following year, the Independent Telephone Company of Council Bluffs leased the second floor of the 37-39 South Main Street to the Iowa Telephone Company. By 1914 the address was simplified to 39 South Main Street. The building would house the business office headquarters for the newly formed western district, which had been established after the state of Iowa was divided into eastern and western districts by the Iowa Telephone Company. Since the Independent Telephone Company of Council Bluffs and the Iowa Telephone Company were considered Bell organizations, the lease was mutually advantageous. The Iowa Telephone Company owned or controlled all Bell telephone exchanges in Iowa, except for the Independent Telephone Company of Council Bluffs in which the Nebraska Telephone Company was still the largest stockholder.

Four years prior, the Nebraska Telephone Company, the Iowa Telephone Company and the Northwestern Telephone Exchange became known as the Northwestern Group of Bell Telephone Companies with a general office established in Omaha. The company president, Casper Yost, had been serving as president for all three companies for many years prior. In December of 1920, the name of the Iowa Telephone Company was changed to Northwestern Bell Telephone Company and in January of 1921 the latter company acquired the Northwestern Telephone Exchange and the Nebraska Telephone Company.[31] During this time mergers and consolidations within the Bell system were very common. Northwestern Bell was one of many local operating companies, often referred to as Baby Bells, under the nation-wide Bell System umbrella.[32] Although the corporate office for Northwestern Bell was in Omaha, it was officially an Iowa corporation.

In 1924, Northwestern Bell Telephone Company officially acquired the holdings of the Independent Telephone Company of Council Bluffs. Since the Bell company already owned much of the stock in the local company, the change was primarily a name transfer that had little meaning to subscribers and a similar situation played out in other

[27] (Consolidation is Final Result, 1911)
[28] (Stock Exchange Plan at Council Bluffs, 1913)
[29] (Building Operations for Coming Season Will Be Very Extensive, 1911)
[30] (Telephone Company Begins Work, 1911)
[31] (U.S. House, 1935)
[32] By the 1940s the nation-wide Bell System network was composed of AT&T, Bell Telephone laboratories (established in 1925), Western Electric (1881) and 22 local operating companies (often referred to as Baby Bells).

exchanges throughout the region and country.[33] By 1925 there was no business listings in the city directory for 37-39 South Main Street.[34]

Advances in Telephone Communication

The company continued making improvements throughout the growth and prosperity of the 1920s to keep with rising demand. As the number of service subscribers increased, additional equipment was needed to serve new customers. This included additional switchboards, equipment, telephone line extensions, etc. Technology was constantly changing and included the continued mechanization and automation of the telephone system.

Although the advent of the rotary dial can be traced back to the late 1880s, it took decades to spread across the country and it was not until the 1950s that most of all telephones in the Bell system were dial operated.[35] In 1939, Northwestern Bell announced a plan to replace manual service with dial service in Council Bluffs. Manual service relied on operators to transfer calls from person to person. Rotary dial service allowed the calls to be made automatically without an operator. Instead of lifting the receiver from its cradle and speaking directly to an operator, callers would use a rotary dial telephone to dial the phone number of the person they wished to speak with. The dial on the rotary phone had ten holes, large enough for a fingertip, numbered 0 through 9. As the caller dialed each number and the dial rotated back to its starting position, electrical pulses were sent down the phone line to the exchange. The pulses in the current from the rotary dial activated step-by-step electromechanical switching equipment and automatically routed the call. The transition from manual service to dial service required additional space for the larger switching equipment. By the end of 1939 construction was underway for another two-story addition to the building at 12 Scott Street. The expansion filled the rest of the company owned lot to the north and west of the existing building. Designed by local architect J. Chris Jensen and constructed by local builder C.C. Larsen and Sons, the addition was part of the telephone company's $700,000 program to bring dial service to Council Bluffs.[36] The work was completed the following year.

According to a newspaper article discussing the 1940 addition, "Floor space will be approximately doubled…Present space will be utilized for the business office and other office space as well as for long distance switchboards, information and dial service assistance switchboards." The addition would be "structurally much stronger than the ordinary two-story building because of the immense weight of the dial system equipment."[37]

Post-War Growth of the Telephone System

Nationally the telephone system expanded dramatically after the conclusion of World War II. The same trend was evident in Council Bluffs. When the 1940 addition was completed, approximately 8,800 telephones served the community. By 1947 the number exceeded 12,700 subscribers.[38] As a result, another addition was planned at 12 Scott Street to provide much needed space that could support the weight of additional equipment necessary to meet the growing demand. C.C. Larsen and Sons was again chosen as the contractor for Northwestern Bell's remodeling project. The 1947 addition was designed by local architect, G.B. Larson. A portion of the existing building along the south side,

[33] (Bell Company Buys the Local System, 1924)

[34] The history of the 37-39 South Main Street building in the early 1920s is unclear. Sanborn maps from 1928 indicate there was a filling station at 37-39 South Main Street. The west end of the two-story building was open to the street at the first story. A fire in early May of 1933 destroyed much of the neighboring building at 33-35 South Main Street. It notes there was also damage to the building at 39 South Main Street. The 1962 Sanborn indicates the first-floor level was no longer open on the west.

[35] By 1952, 80 percent of all telephones in the national Bell System were dial operated. (Pilliod J. J., 1952)

[36] (Jensen Awarded Phone Building, 1939), (Larsens Awarded Phone Contract, 1939)

[37] (Jensen Awarded Phone Building, 1939)

[38] (Phone Company to Build Addition, 1947)

originally constructed in 1912, was torn down to accommodate the new addition.[39] The new addition was built using the same structural system implemented in the 1940 addition. The $80,000 remodeling project was part of the company's $270,000 program to improve telephone service in the community.[40]

Undertaking such renovation projects, instead of constructing a new, larger building, was typical to the Bell system during this time. Because the phone company was a government-regulated, corporate monopoly there was always concern regarding the balance between capital investment, required need and public perception. Therefore, it was company policy to construct only the amount of building necessary at the time.[41]

Such incremental growth was also reflected in the way existing space in the building was reallocated. As the 1947 addition was nearing completion, the district business offices were moved from 12 Scott Street to the second floor of the Council Bluffs Savings Bank.[42] Moving the district office provided more space for switchboard equipment on the second floor. When more switchboard space was needed in 1953, the local business office was moved into leased space across the street at 25 Scott Street.[43] With the growth of switchboard space, private offices were removed on the second floor to accommodate the equipment and additional operators. By this time, a clear delineation of space utilization was apparent. The west side of the building was used to house the telecommunications equipment including the switching equipment for both toll and central lines. There were open desk areas at the west half of the building for a few staff directly supporting the equipment on each floor. The east half of the building accommodated most of the system's support staff including the switchboard operators, engineers, repairmen, etc. Most of the space had been remodeled to accommodate the open work areas required for the switchboards, switchboard operators, engineers who tested the equipment and repairmen who made sure it remained in working order. The building truly became the heart of the city and surrounding area's communication system. All lines of communication came through 12 Scott Street.

The continued increase in telephone use persisted throughout the country in the 1950s and 1960s. By 1953, Northwestern Bell Telephone Company was serving 1,750,000 telephones throughout its region and was spending $50 million in construction to satisfy the rising demand for service.[44] The exchange in Council Bluffs reached over 21,100 by 1956, more than twice as many phones as there were in the city at the end of World War II.[45] As the numbers continued to climb the necessity of enlarging and improving telephone infrastructure/equipment and constructing or renovating facilities increased. Between 1956 and 1957 a third level was constructed on the west portion of the building to accommodate more call handling equipment. When the 1940 and 1947 additions were constructed, future growth was anticipated, a standard approach employed by the Bell company. The roof of the second floor was built to support more than roof loads. It was structured to handle equipment loads if additional stories were constructed in the future. In addition, the steel I-beams encased in each concrete column were extended a foot or so above the roof of the second floor and capped for future use. When construction of the third floor commenced in 1956, the caps were removed, new steel I-beams were hoisted to the roof and bolted onto the exposed ends.[46] This method of construction

[39] Based on the shift in brick hues at the south facade, it appears that the southwest section of the 1912 addition was demolished and replaced with a 4-bay wide addition, situated between the extant 1912 addition and the 1940 addition, with brick cladding that matches the brick used for the 3rd floor.
[40] (Phone Co. Plans Remodeling Here, 1947)
[41] A 1952 Bell Magazine published that building space too far ahead of current needs ties up capital which could be used for other purposes. (Pilliod J. J., 1952) 182.
[42] (Phone Company to Build Addition, 1947)
[43] (Phone Co. To Move Business Offices, 1953)
[44] (Northwestern Bell Telephone Company Annual Report for the Year 1953, 1953), 10.
[45] (Telephone Co. to Expand Here, 1956)
[46] (Foresight Aids Bluffs Project, 1956)

was used by the Bell companies to reduce the cost of incremental growth in their facilities and more importantly, avoid exposing the exchange equipment on lower levels which could cause telephone service outages during construction.

The expansion of rotary dial service continued as more and more businesses and households depended on the phone company to communicate. Those customers that wished to place long distance calls still did so by speaking to a switchboard operator who would route their call, but by 1961 customer long distance direct dialing was introduced in Council Bluffs which further improved the system.[47] Despite the connectivity it provided, dial service had its disadvantages. The electromechanical components in the switching system had a limited life and required constant upkeep. For the customer, the amount of time required to place a call was limited by the operating speed of the rotary dial and the electromechanical switches. By the mid-1960s AT&T began expanding an electronic switching system, referred to as ESS. This system used a telephone switch that was based on electronic instead of electromechanical components. The switches would magnetically store information to electronically route a call. The time required to make the connection over ESS was a fraction of the time required by a rotary dial. The new system also made touch-tone dialing, three-way calling, call transfer and speed dialing options available to the customer.

The small site at 12 Scott Street could not accommodate the continued growth of the telephone company in Council Bluffs or the transition to ESS. In 1969 the company was serving more the 35,000 telephones, approximately four times the number that existed in 1940. During the same year, Northwestern Bell announced plans for an eight-million-dollar service expansion and improvement program in the city. The program included a 2.7 million-dollar five-story communications center at the intersection of Oakland and Washington Avenue (now 310 West Kanesville Boulevard) to house a 5.3 million-dollar electronic switching system.[48] Building construction was completed, and personnel began to occupy the new space in October of 1970, although the new telephone exchange equipment was not placed into service until July of 1971.[49] The existing long-distance equipment remained in the 12 Scott Street building along with quarters for the telephone operators, but both were quickly phased out of the building. By 1976, the 12 Scott Street building was abandoned by Northwestern Bell and put up for sale. Since that time, the building has been occupied by the Iowa Department of Social Services and as additional office space for the Council Bluffs school district.

In conclusion, from 1904 to 1971 the building at 12 Scott Street was the heart of Council Bluffs' telecommunication history. The building is locally significant under Criterion A and representative of telephone history as the headquarters of Council Bluff's telephone exchange for almost seventy years. The construction of multiple building additions reflects the continued expansion of the community and continued growth of the telephone industry locally.

Archaeology Statement

The potential for any prehistoric or historic archaeological remains within or beyond the footprint of the property was not assessed as part of the present National Register nomination.
If knowledge of prehistoric or historic archeological remains within or adjacent to the boundaries of this resource come to light, the owner should consider an archeological assessment before proceeding with any future development.

[47] (First CB-New York Phone Call Clear As A Bell--Mrs. Rosch, 1964)

[48] (Announce $8,000,000 Bell Expansion Plan, 1969)

[49] (Bell Building All Lit Up, 1970) (New System Puts Damper On Intercoms, 1970)

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Previous documentation on file (NPS):

_x_ 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
_X_ Other
Name of repository: Council Bluffs Public Library

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property less than one
(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)

Council Bluffs Telephone Exchange | Pottawattamie County, Iowa
Name of Property | County and State

1	41.261565 Latitude	-95.850712 Longitude	3	Latitude	Longitude
2	Latitude	Longitude	4	Latitude	Longitude

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

AS BLK 6 MYNSTER-BLK 2 BAYLISS LT N. It occupies the center portion of the east side of the block bound by West Broadway at the south, North 6th Street at the west, W. Kanesville Boulevard at the north, and Scott Street at the east.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the lots associated with the telephone exchange property currently and during its period of significance.

11. Form Prepared By

name/title Christina Jansen, Cale Miller, and Caitlin Benton date December 2, 2020
organization Alley Poyner Macchietto Architecture telephone 402-341-1544
street & number 1516 Cuming Street email cjansen@alleypoyner.com
city or town Omaha state NE zip code 68102

Additional Documentation

Submit the following items with the completed form:

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

Council Bluffs Telephone Exchange | Pottawattamie, Iowa
Name of Property | County and State

Photographs:

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

Photo Log

Name of Property: **Council Bluffs Telephone Exchange**

City or Vicinity: **Council Bluffs**

County: **Pottawattamie** **State:** **Iowa**

Photographer: **Alley Poyner Macchietto Architecture**

Date Photographed: **As noted**

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

Photo 1 of 20: East elevation. Looking west. July 18, 2019.
Photo 2 of 20: South elevation. Looking north. July 18, 2019.
Photo 3 of 20: Southwest corner of the building. Looking northeast. July 18, 2019.
Photo 4 of 20: West elevation. Looking east. July 18, 2019.
Photo 5 of 20: Northwest corner of the building. Looking southeast. July 18, 2019.
Photo 6 of 20: North elevation. Looking south. July 18, 2019.
Photo 7 of 20: Northeast corner of the building. Looking southwest. July 18, 2019.
Photo 8 of 20: Central Stair at 1st Floor. Looking north. September 16, 2020.
Photo 9 of 20: Central Stair between 3rd Floor and rooftop penthouse. Looking south. September 16, 2020.
Photo 10 of 20: West Stair at 2nd Floor. Looking west. September 16, 2020.
Photo 11 of 20: Elevator Lobby at 2nd Floor. Looking north. September 16, 2020.
Photo 12 of 20:1st Floor. Stair to side entry within Central stairwell. Looking south. September 16, 2020.
Photo 13 of 20: 1st Floor. Office at northeast corner. Looking northeast. September 16, 2020.
Photo 14 of 20: 1st Floor. Restroom at southeast side. Terrazzo floor detail. September 16, 2020.
Photo 15 of 20: 1st Floor. West side, open area. Looking north. September 16, 2020.
Photo 16 of 20: 2nd Floor. Office at southeast corner. Looking east. September 16, 2020.
Photo 17 of 20: 2nd Floor. Terrazzo stair to Central stairwell. Looking west. September 16, 2020.
Photo 18 of 20: 3rd Floor. Hallway. Looking north. September 16, 2020.
Photo 19 of 20: 1st Floor. Ceiling. Looking south. April 25, 2021.
Photo 20 of 20: 2nd Floor. Ceiling. Looking southwest. April 25, 2021.



Figure 2: Council Bluffs Telephone Exchange Site Plan. Source: Pottawattamie County GIS Map Viewer.

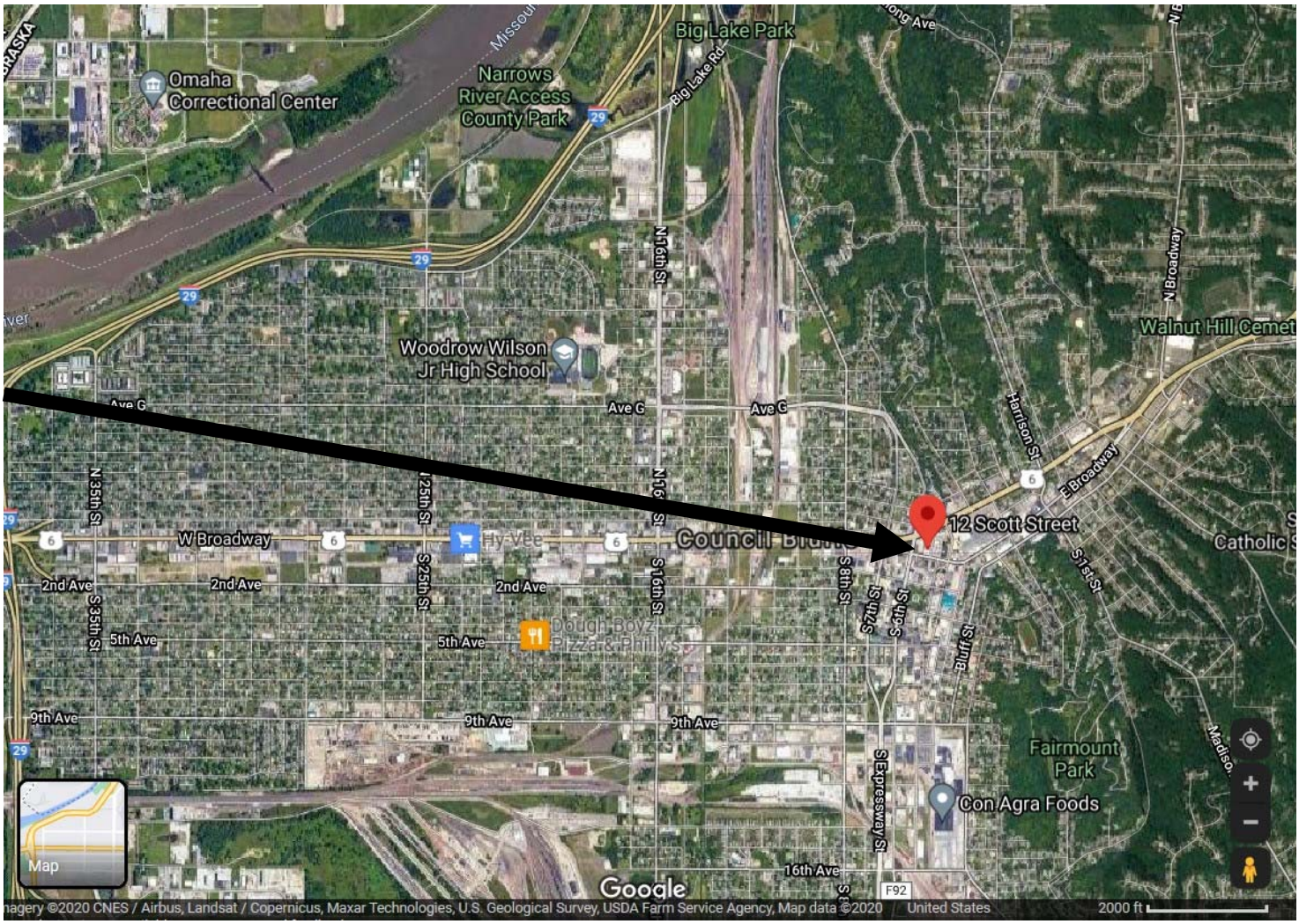


Figure 3: Council Bluffs Telephone Exchange Location Map. Source: Google Earth, 2020.

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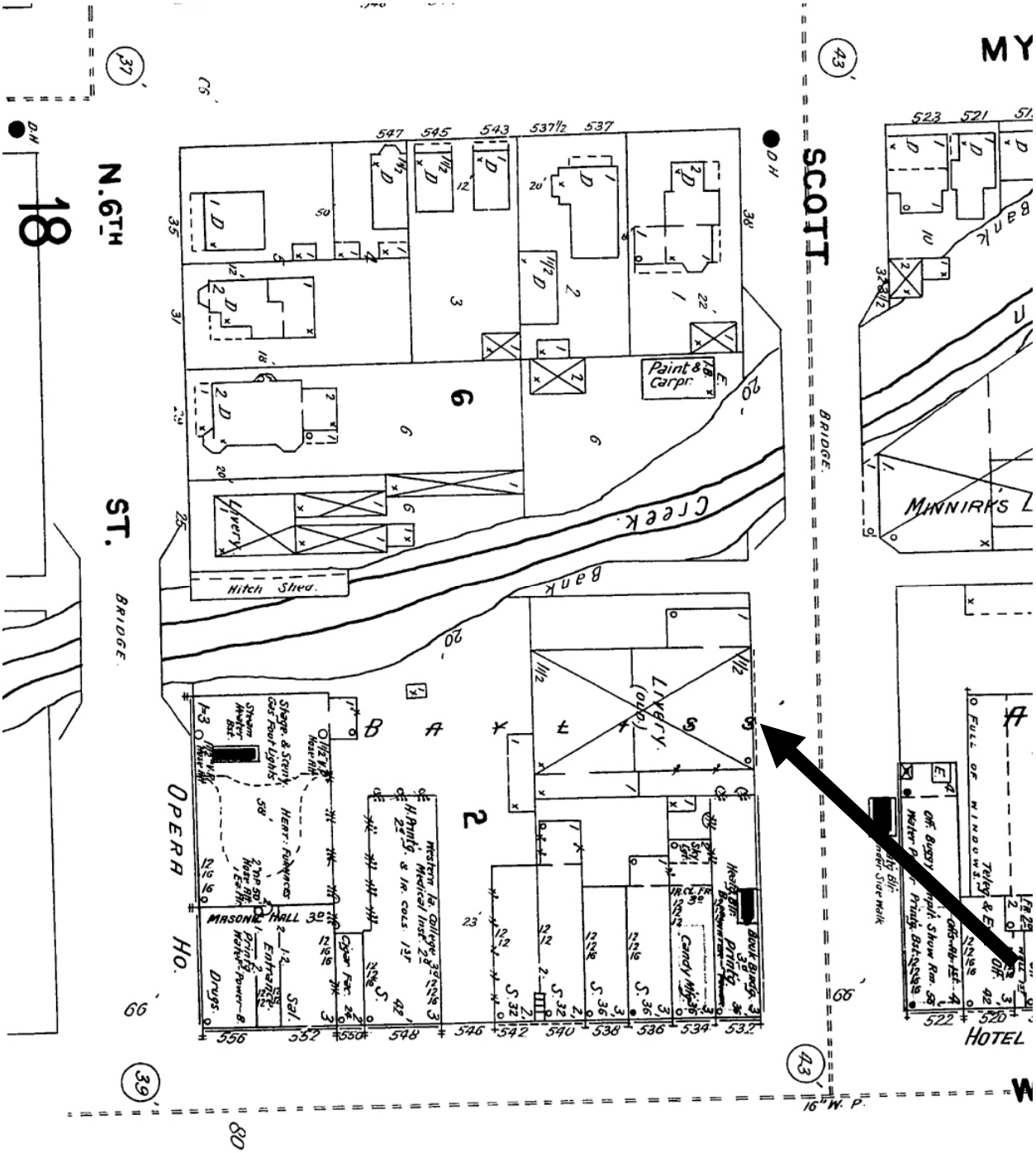


Figure 4: Sanborn Map Company, Insurance Maps of Council Bluffs, Iowa. New York: 1896. Digital. Council Bluffs Public Library. Council Bluffs, Iowa. Shaded area indicates location of Council Bluffs Telephone Exchange in 1896, prior to its construction.

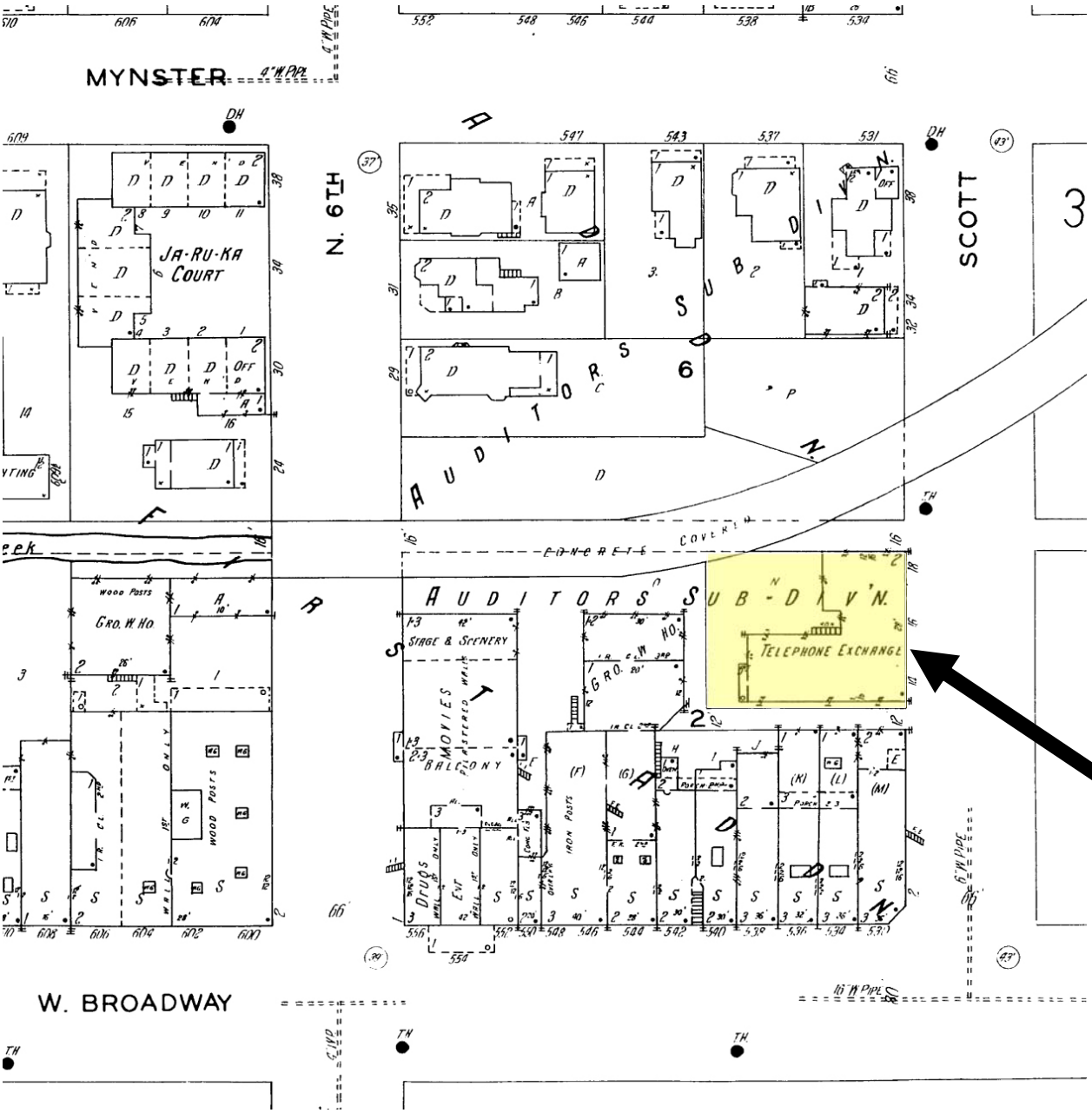


Figure 5: Sanborn Map Company, Insurance Maps of Council Bluffs, Iowa. New York: 1928. Digital. Council Bluffs Public Library. Council Bluffs, Iowa. Shaded area indicates location of Council Bluffs Telephone Exchange in 1928.

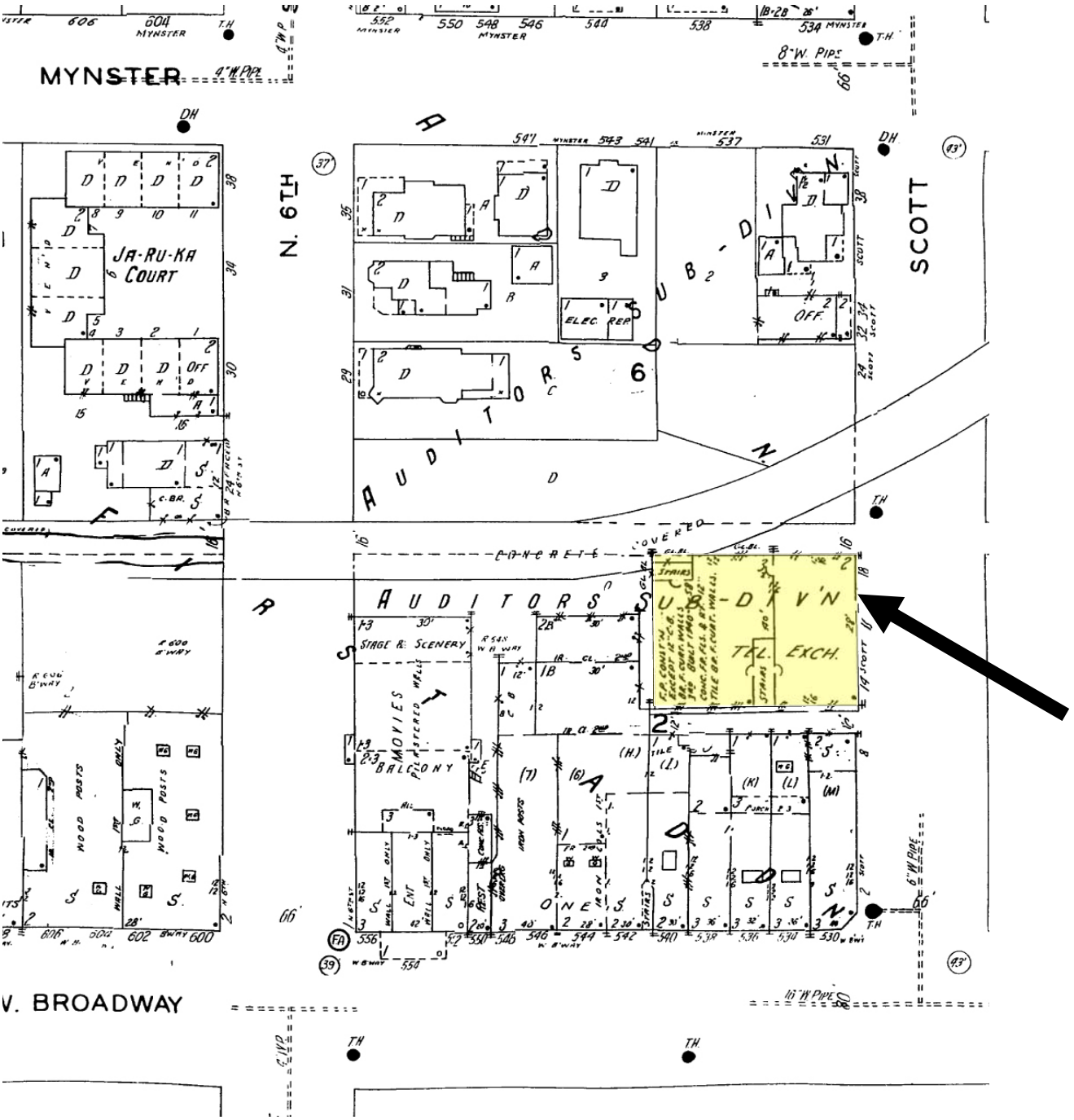


Figure 6: Sanborn Map Company, Insurance Maps of Council Bluffs, Iowa. New York: 1962. Digital. Council Bluffs Public Library. Council Bluffs, Iowa. Shaded area indicates location of Council Bluffs Telephone Exchange in 1962.



Figure 7: This photograph, captioned "Staff at the Council Bluffs, Iowa office working at their desks Northwestern Bell Telephone Company," is a part of the Bostwick-Frohardt collection. Although labeled staff at the Council Bluffs office, it is unclear if this is the 12 Scott Street location. There are several differences between the photograph and the existing building. The window fenestration on the right-hand side of the photograph does not appear to match the existing building. There does not appear to be any visible scarring at the floor and ceiling of the existing building to reflect the location of the wall with the paneled door and transoms (shown in the background of this photograph). The wood trim on the columns in the photograph does not exist at the existing columns. The columns on first floor are currently wrapped in plaster. There are two door openings on the left-hand side of the photograph that appear to be in the area where two historic vaults are in the existing building. The sign above the door furthest to the background is labeled "Manager" instead of "Vault." Photographic source: Bostwick-Frohardt Collection, Owned by KM3TV and on permanent loan to The Durham Museum. Identifier BF92-1655. Dated 1912-04-05.



Figure 8: This photograph is included as an example of what telephone exchanges generally looked like on the interior. The switchboard equipment and switchboard operators shown here would be an important part of a typical Northwestern Bell Telephone Company facility such as the exchange at 12 Scott Street. The photograph illustrates the types of interior finish materials used in rooms where the switchboard and switchboard operators were located. Equipment and staff like this occupied the second floor on the east half of the building at 12 Scott Street. The photograph is captioned "Telephone operators working the switchboard at the Council Bluffs, Iowa exchange," and is a part of the Bostwick-Frohardt collection. Although labeled as the Council Bluffs office, this is NOT the 12 Scott Street location. The window fenestration on the right-hand side and in the background of the photograph does not appear to match the existing building. In addition to spacing and lack of grouped window compositions, each of these openings appear to have a transom above. Photographic source: Bostwick-Frohardt Collection, Owned by KM3TV and on permanent loan to The Durham Museum. Identifier BF92-686. Dated 1921-12-18.

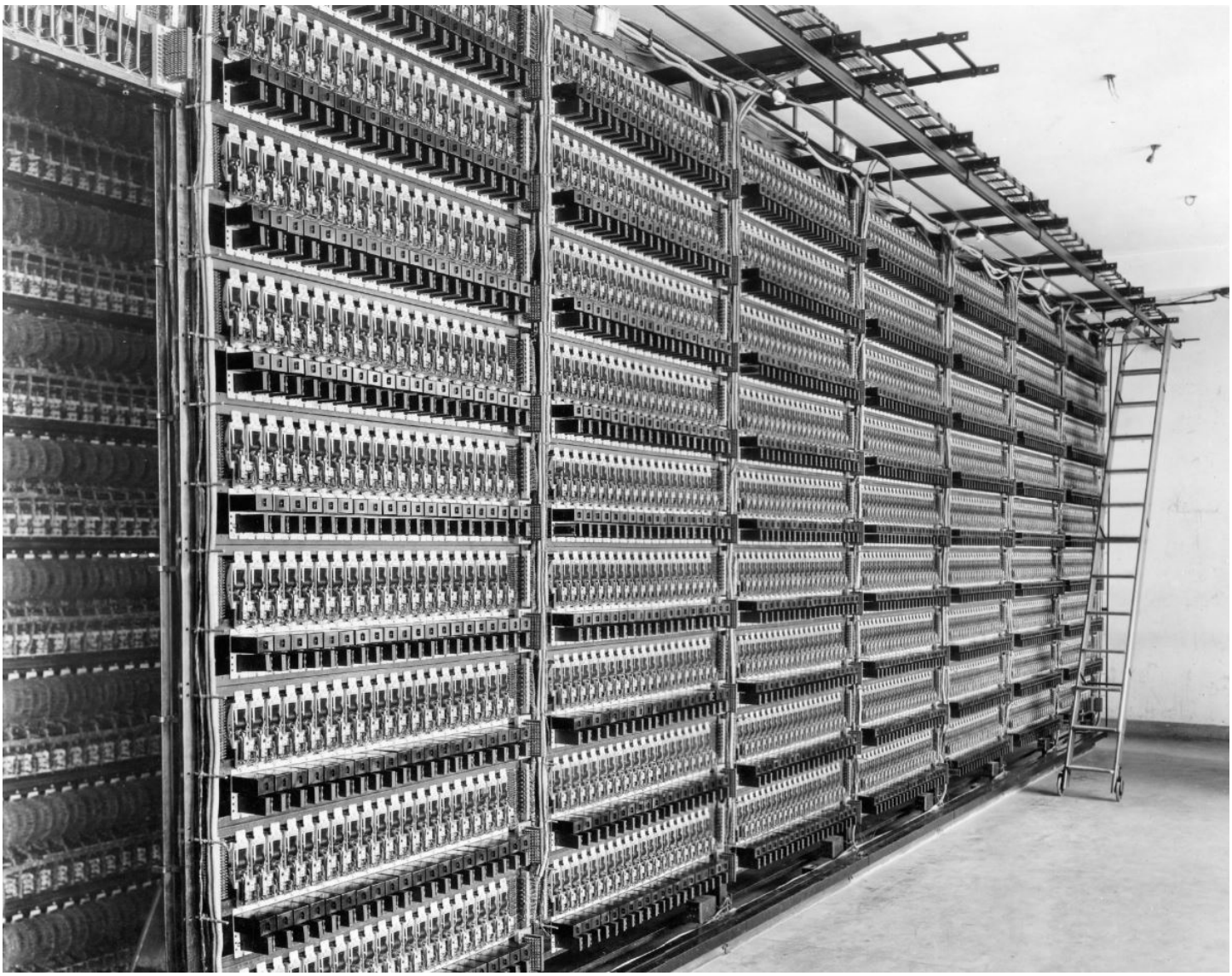


Figure 9: This photograph is included as an example of what telephone exchanges generally looked like on the interior. This photograph was NOT taken in the 12 Scott Street facility. It was taken at an unknown location and is titled, "An automatic switching board at Northwestern Bell Telephone Company." The automatic switching equipment illustrated was typically installed in a Northwestern Bell Telephone Company facility such as the exchange at 12 Scott Street. The photograph illustrates the types of interior finish materials used in rooms where the switching equipment was typically housed. Equipment like this could have been installed in the 1947 and 1956 additions. Photographic source: Bostwick-Frohardt Collection, Owned by KM3TV and on permanent loan to The Durham Museum. Identifier BF92-932. Dated 1929-07-20.



Figure 10: This photograph is included as an example of what telephone exchanges generally looked like on the interior. This photograph was NOT taken in the 12 Scott Street facility. It was taken at an unknown location and is titled, "A man air hosing off a switching board at the phone company." The switching equipment illustrated was typically installed in a Northwestern Bell Telephone Company facility such as the exchange at 12 Scott Street. The photograph also illustrates the types of interior finish materials used in the rooms where the switching equipment was typically housed. Equipment like this could have been installed in the 1947 and 1956 additions. Photographic source: Bostwick-Frohardt Collection, Owned by KM3TV and on permanent loan to The Durham Museum. Identifier BF92-1405. Dated 1936-03-12.



Figure 11: This photograph is included as an example of what telephone exchanges generally looked like on the interior. This photograph was NOT taken in the 12 Scott Street facility. It was taken at an unknown location and is titled, "A group of men working on some telephone equipment in a workshop." The photograph illustrates repair space at a typical Northwestern Bell Telephone Company facility and the finishes within the rooms where the engineers typically worked. A past employee of the Council Bluffs exchange at 12 Scott Street remembered the space on first floor being similar to this in the 1950s: open with work desks. Photographic source: Bostwick-Frohardt Collection, Owned by KM3TV and on permanent loan to The Durham Museum. Identifier BF92-1143. Dated 1931-04-29.

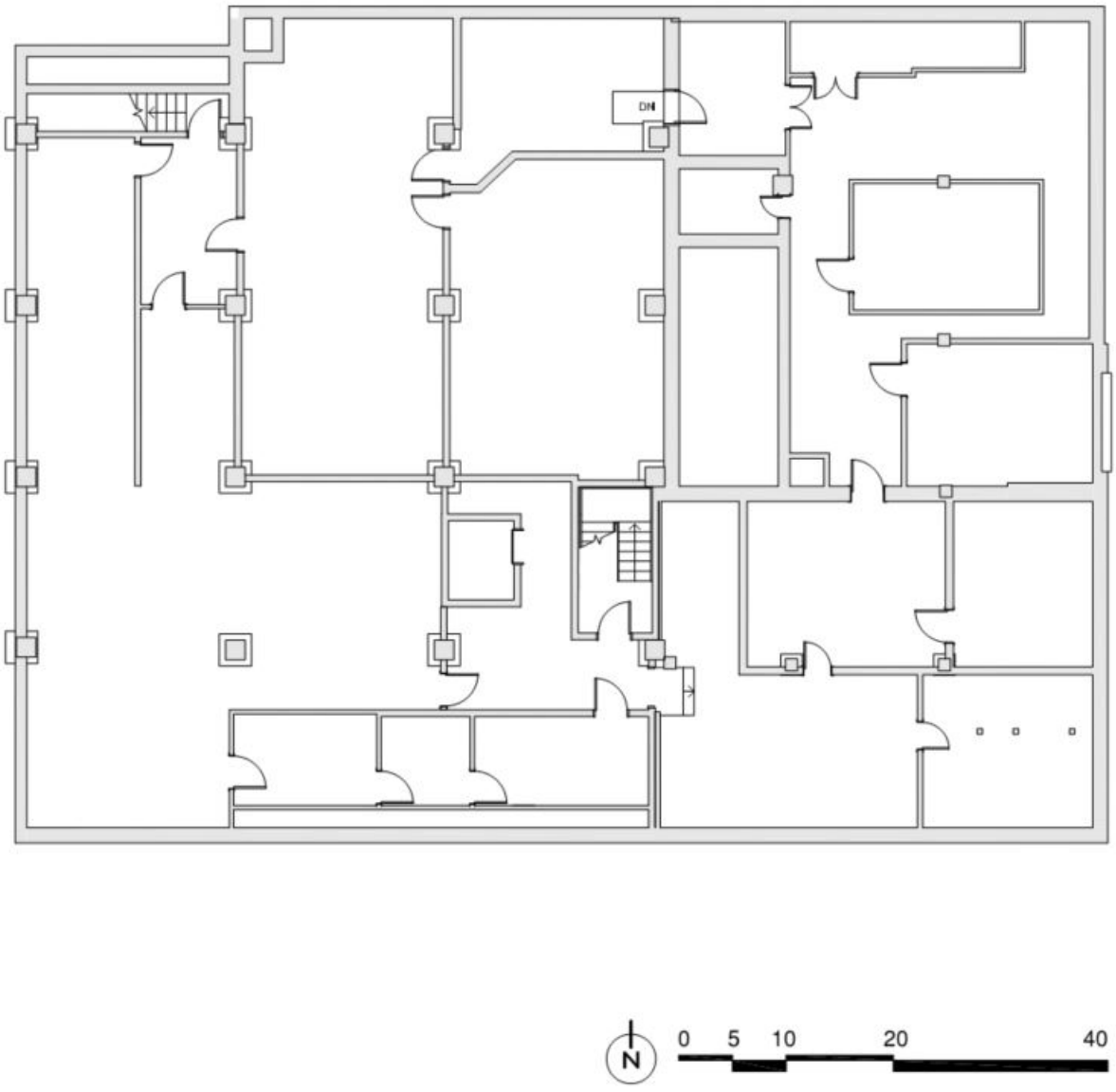


Figure 12: Basement Level Photographic Key Plan. Alley Poyner Macchietto Architecture, Omaha, Nebraska, 2021

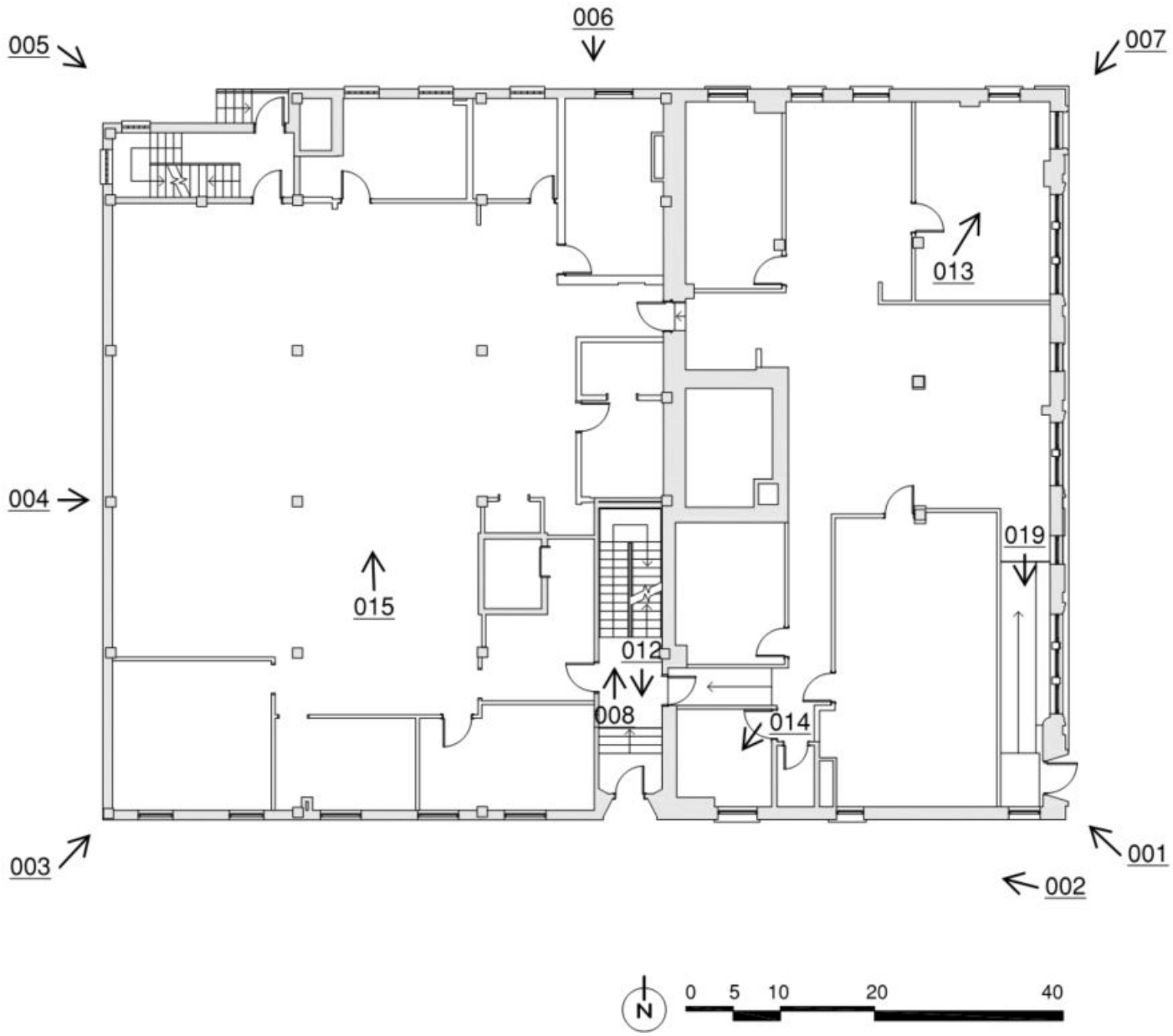


Figure 13: First Floor Photographic Key Plan. Alley Poyner Macchietto Architecture, Omaha, Nebraska, 2021

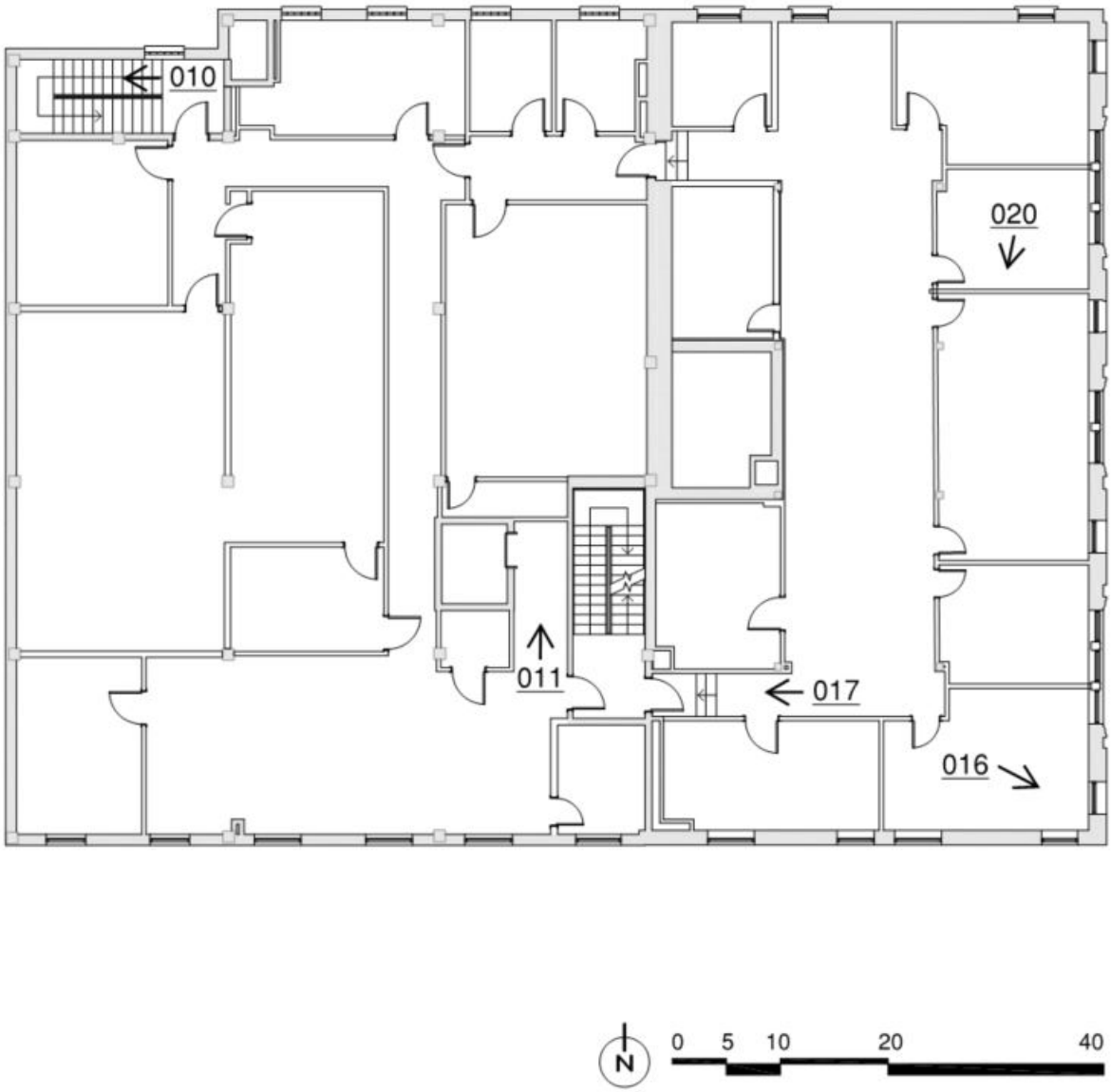


Figure 14: Second Floor Photographic Key Plan. Alley Poyner Macchietto Architecture, Omaha, Nebraska, 2021

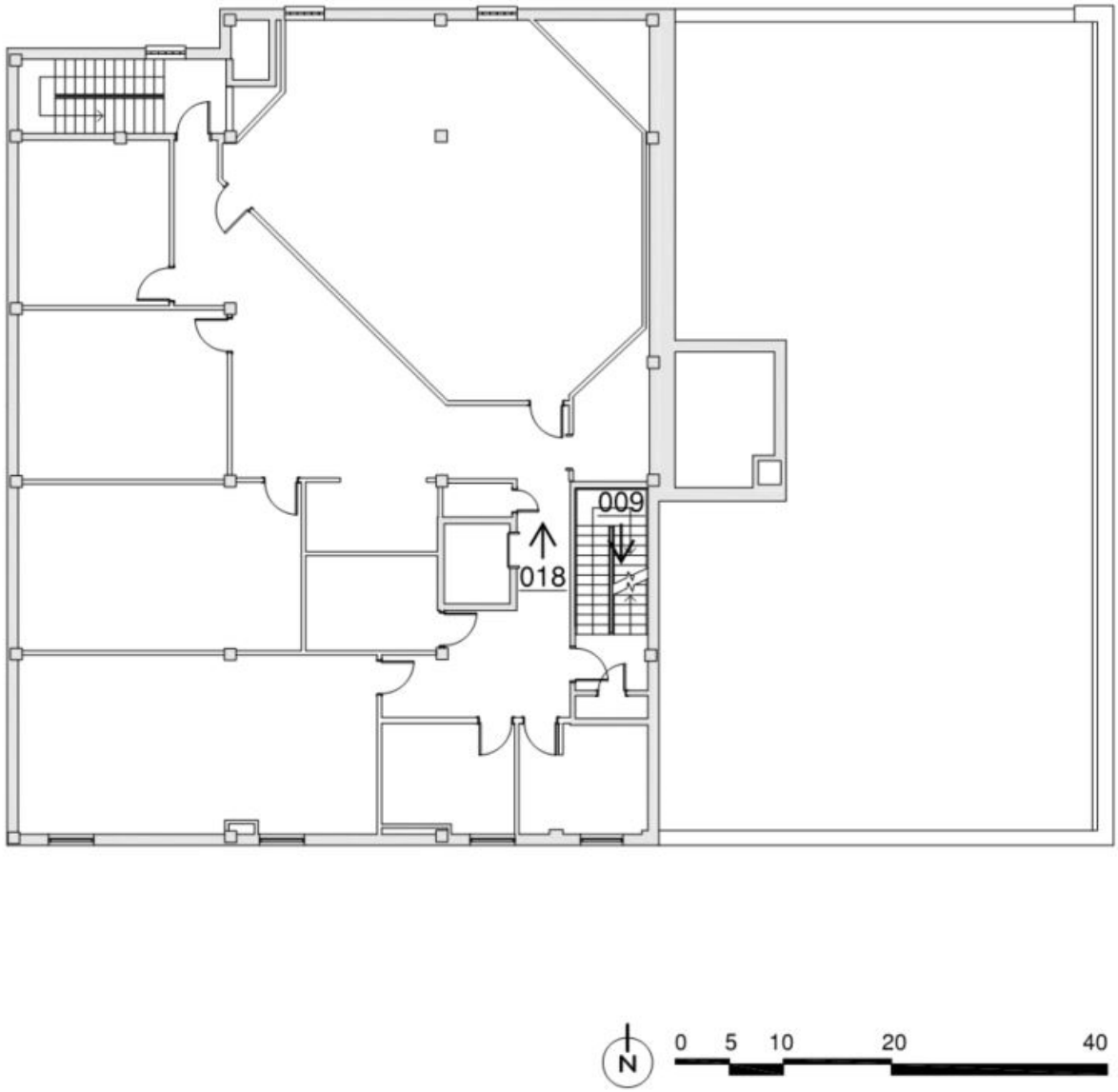


Figure 15: Third Floor Photographic Key Plan. Alley Poyner Macchietto Architecture, Omaha, Nebraska, 2021

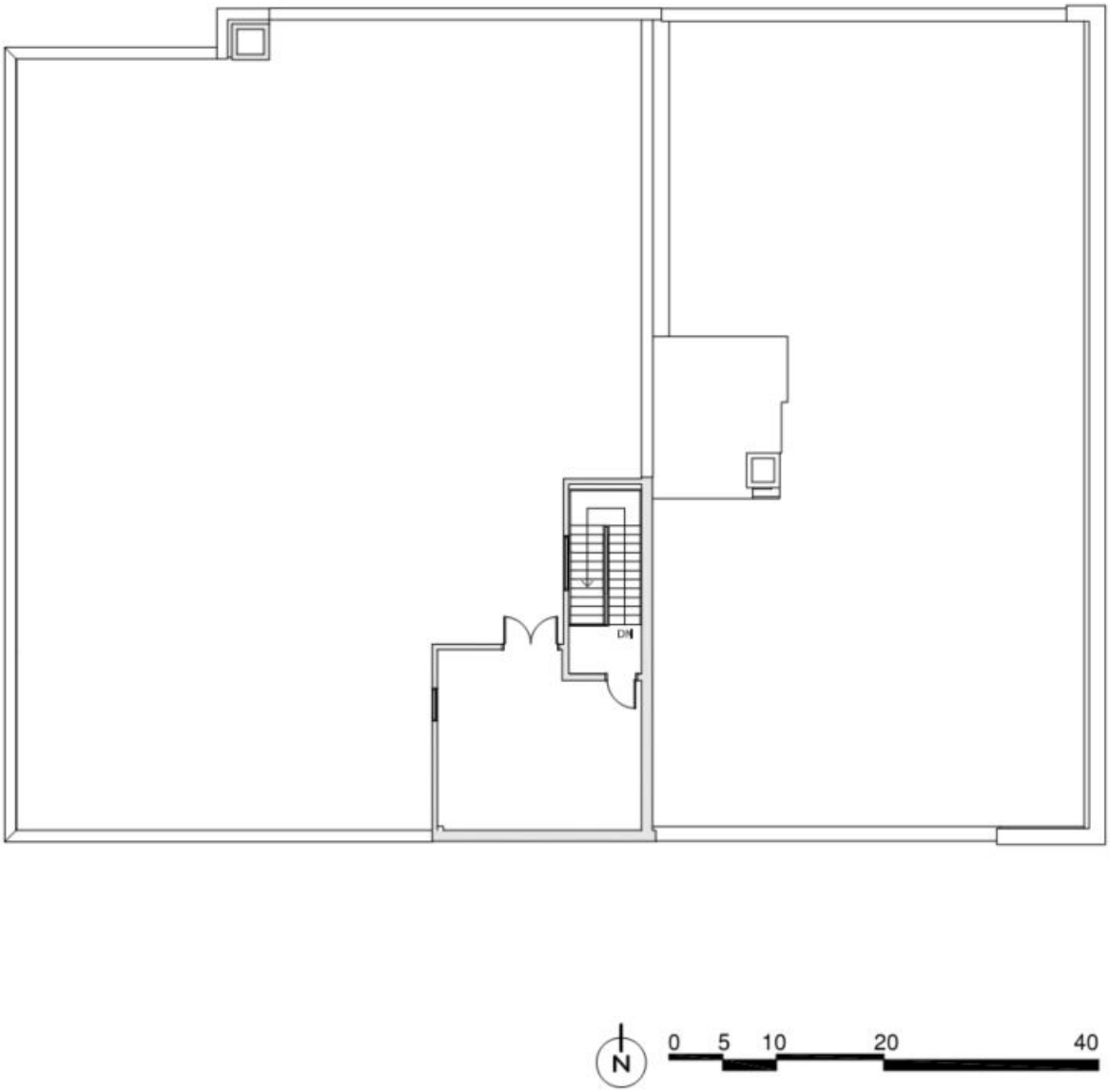


Figure 16: Roof Photographic Key Plan. Alley Poyner Macchietto Architecture, Omaha, Nebraska, 2021

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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, D.C.