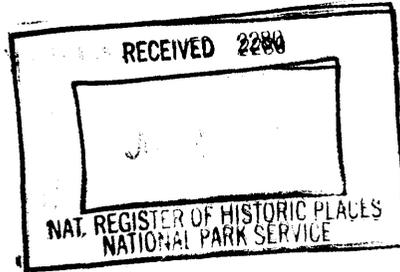


774

United States Department of the Interior  
National Park Service



JUL 13 2006

National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name Hotel Charitone

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

2. Location

street & number 831 Braden Avenue [N/A] Not for publication

city or town Chariton [N/A] vicinity

state Iowa code IA county Lucas code 117 zip code 50049

3. State/Federal Agency Certification

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

Howell G. Sorike, Deputy SHPO, July 26, 2006  
Signature of certifying official/Title Date

**STATE HISTORICAL SOCIETY OF IOWA**

State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:  
 entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson H. Beall  
Signature of the Keeper

9.6.06  
Date of Action

Hotel Charitone  
Name of Property

Lucas County, IA  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

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

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

The Architectural Career of William L. Perkins in Iowa: 1917-1957 0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: Hotel

---

---

---

---

---

---

---

---

---

---

**Current Functions**  
(Enter categories from instructions)

VACANT/NOT IN USE

---

---

---

---

---

---

---

---

---

---

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Late 19<sup>th</sup> & 20<sup>th</sup> Century Revivals:

Neo-Classical

---

**Materials**  
(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof SYNTHETICS

other STONE

---

**Narrative Description**

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

Hotel Charitone  
Name of Property

Lucas County, IA  
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.)

**A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

**B** Property is associated with the lives of persons significant in our past.

**C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

**D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

**A** owned by a religious institution or used for religious purposes.

**B** removed from its original location.

**C** a birthplace or grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

**G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

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

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

**Areas of Significance**

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

**Period of Significance**

1923-1956

**Significant Dates**

1923

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Perkins, William L.

Johnson, P.E.

**Primary location of additional data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

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



United States Department of the Interior  
National Park Service

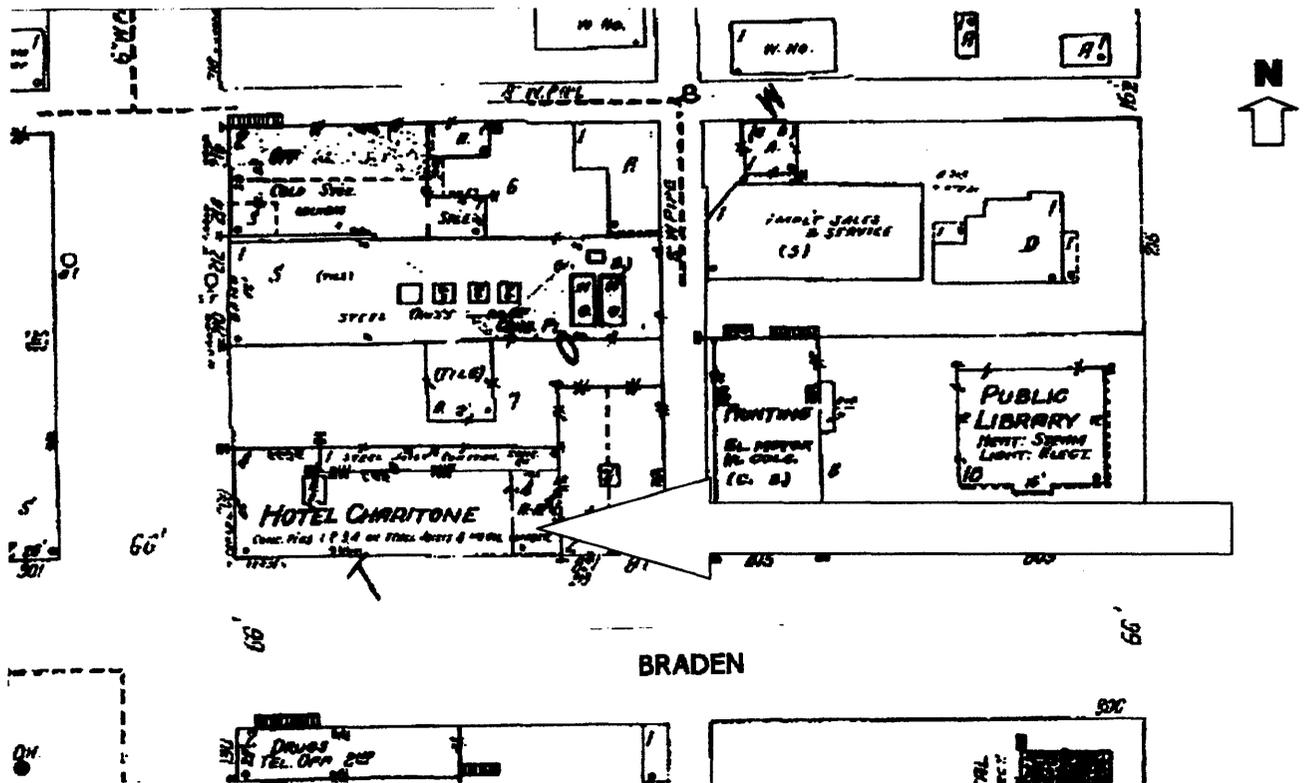
# National Register of Historic Places Continuation Sheet

Hotel Charitone  
Lucas County, Iowa

Section number 7 Page 1

### NARRATIVE DESCRIPTION:

The Hotel Charitone (1923) was designed by Chariton architect William L. Perkins. Chariton is the Lucas County seat. Lucas County is fifty miles south of Des Moines, the second county north of the Missouri border, the sixth county west of the Mississippi River and the sixth county east of the Missouri River. The Hotel Charitone is a four-story brick building located at the intersection of Grand Street and Braden Avenue on the northeast corner of the Chariton Public Square. The Public Square is the commercial center of the community. The hotel anchors the west end of the 800 block of Braden that also contains the *Chariton Herald-Patriot* Building (1918) and the Chariton Free Public Library (1904, NRHP).



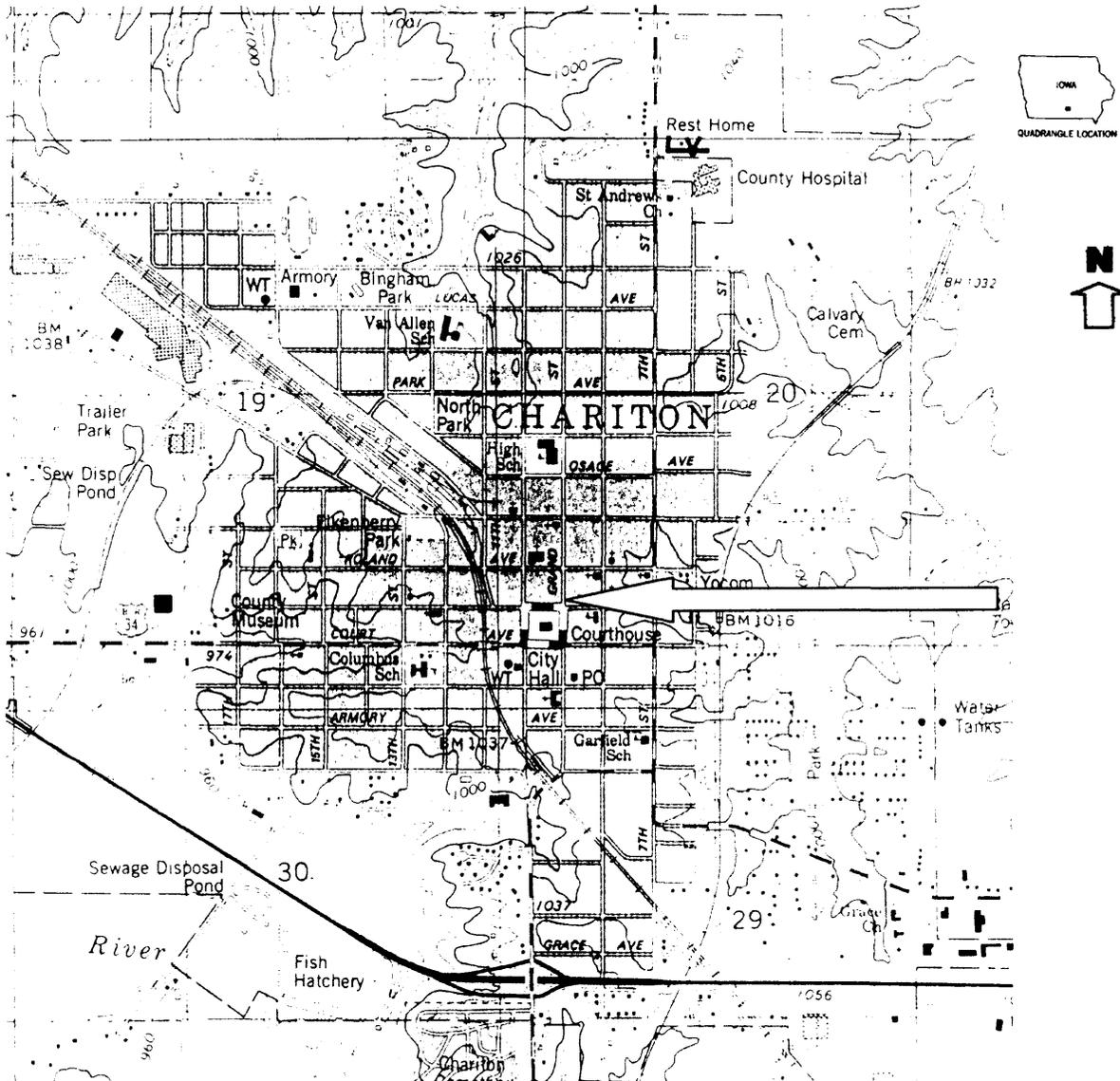
Sanborn Fire Insurance Map (1927+), p 2  
Arrow indicates location of the resource

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Hotel Charitone  
Lucas County, Iowa

Section number 7      Page 2



U.S.G.S. Map of Chariton (1982)  
Arrow indicates location of the resource  
(Note Public Square in the Center)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Hotel Charitone  
Lucas County, Iowa

Section number 7 Page 3

## Exterior:

The hotel is rectangular in shape measuring 40 feet by 125 feet with an east/west axis. The bricks are laid in Flemish bond and vary in color from light red, to red, to brown to charcoal. It has a flat roof which slopes gently to the rear. Stylistically the building has been given a Neo-Classical treatment. The main entrance is asymmetrically located near the west end of the south elevation. The main floor (street level) features three large round arched windows across the west elevation, and on the south elevation two more arched windows flank the main entrance near the west end. These arched openings have a slender stone keystone, and the original wooden windows have a lunette transom above twin double hung windows. The main entrance is raised three steps above sidewalk level and has a door flanked by sidelights. The street level of the south elevation was originally completed four three windows with brick jack-arched tops highlighted by slender stone keystones. These windows are double hung with Craftsman vertical light top sash. By 1935 the western-most jack-arched window had been converted into a doorway leading into the hotel dining room. At the far east end of the south side is a narrow doorway, obviously of secondary importance. A belt course of soldier bricks with headers above separates the first floor from the upper stories. The tall neon sign located on the southwest corner is not part of the original design, but is shown on a c.1935 postcard.



Hotel Charitone  
(Historic Photograph, c. 1935, courtesy of Chariton Free Public Library)

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

**National Register of Historic Places  
Continuation Sheet**

**Hotel Charitone  
Lucas County, Iowa**

Section number 7 Page 4

---

The three upper stories feature identical fenestration on each floor. The west end of the building has seven individual rectangular double hung windows. The south elevation has a rhythmical pattern of rectangular windows, some pairs and some individual, 2-1-2-1-2-1-2-2. The second floor windows are topped by double rows of soldier bricks, the third floor by a single row, and the fourth floor windows have no brick patterning as the brick cornice is immediately above. Sills throughout are brick. The corners of the primary elevations have simplified vertical brickwork patterns descending from the cornice. A brick parapet with stone trim, including an identification panel on the west elevation reading "Hotel Charitone," completes the design.

The basement is accessible by outside steps on the west elevation and originally may also have been accessible on the south. Windows are arranged directly below first floor fenestration, and a brick belt course connects the basement windows across the top.

The north elevation is of the same brick found on the primary elevations but is definitely treated in a more functional manner. The main floor and the west approximately 20 feet of the upper floors are treated as a solid brick wall, without windows. The rest of the upper floors are recessed eight feet, and individual rectangular windows provide light and ventilation to the hallway. Only the top two floors are visible on the east elevation due to the building next door, and the rectangular windows are arranged asymmetrically.

**Interior:**

The original plans were in the offices of Pittsburg Des Moines Steel, which had originally provided the structural steel for the building. However, these were lost in the flood of 1993. The Historic Preservation Commission was unable to gain entry to the Hotel Charitone building due to an out of town owner. Consequently, the information contained in this description is based on 1923 newspaper articles and on plans prepared in 2003 for conversion of the building into an assisted living facility. The upper floors have been stripped of all interior partitions, finishes and fixtures, ready to begin remodeling.

This building was been touted as "thoroughly fire-proof" and the only wood used in the construction was for windows and doors. It was said that over 100 tons of steel went into its construction. The floors are of reinforced concrete with steel joists, and steel columns are located throughout the interior. The floors were finished with tile and the walls plastered.

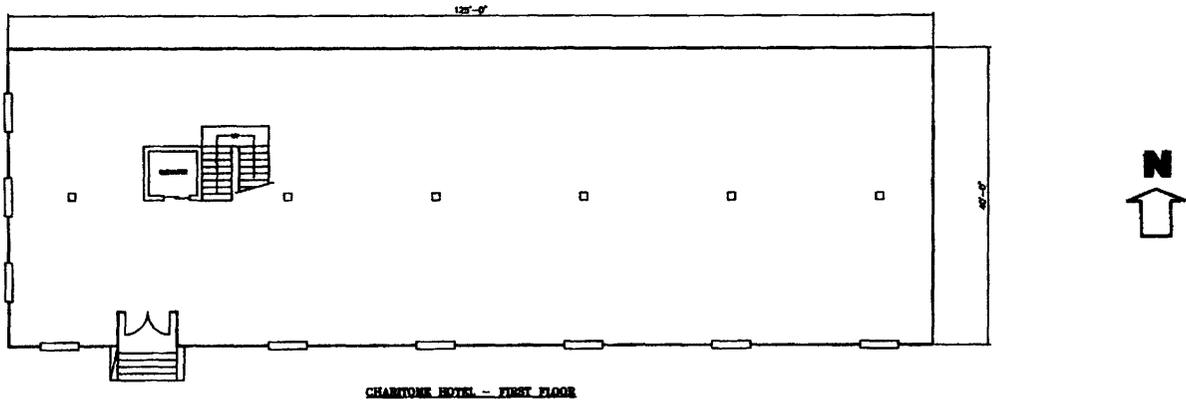
Today the first floor appears to be completely open space, broken only by regularly spaced steel columns, the enclosed elevator shaft in what originally was the lobby and the concrete stairs next to the elevator leading to the upper floors. The floor throughout is concrete. The plaster has been removed from the inside of the exterior walls leaving exposed brick. Only the west half of the building was visible through the windows, so the condition of the east half of the main floor is unknown.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Hotel Charitone  
Lucas County, Iowa

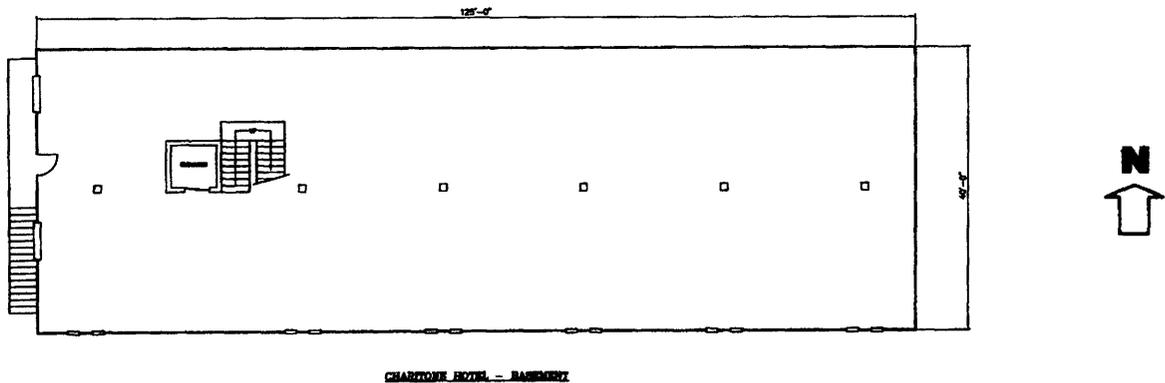
Section number 7 Page 5



Floor Plan, Main Floor  
Ready for remodeling

(Both drawings prepared by Johnson Machine Works, Inc.  
for the Chariton Historic Preservation Commission, March 2006)

The basement originally housed a barber shop, sample room, and luggage room in addition to refrigerators, an ice machine, and the heating plant.



Floor Plan, Basement  
Ready for remodeling

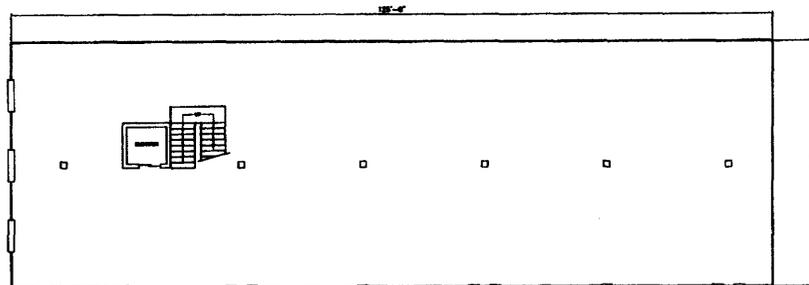
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Hotel Charitone  
Lucas County, Iowa

Section number 7

Page 6



CHARITONE HOTEL - TYPICAL 2ND-4TH FLOOR

Floor Plan, Upper Floors  
Ready for remodeling

(Drawing prepared by Johnson Machine Works, Inc.  
for the Chariton Historic Preservation Commission, March 2006)

The upper (bedroom) floors had a straight 4 foot 9 inch wide hallway with twenty-one rooms per floor opening off each side of the hall. Today these floors have been stripped of partitions, finishes and fixtures prior to remodeling.

In 2003 the Group II Architects of Sioux Falls, South Dakota and Marshall, Minnesota prepared plans for the present owner to convert the hotel into an assisted living facility. Their plans are shown on the following page.

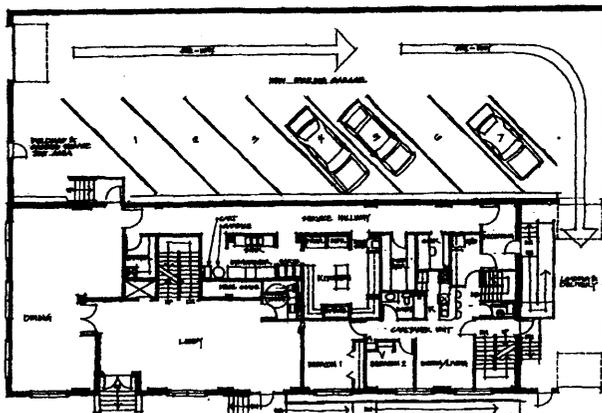
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

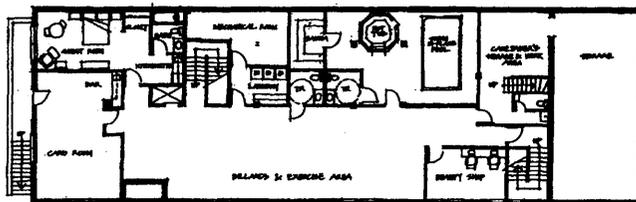
Hotel Charitone  
Lucas County, Iowa

Section number 7

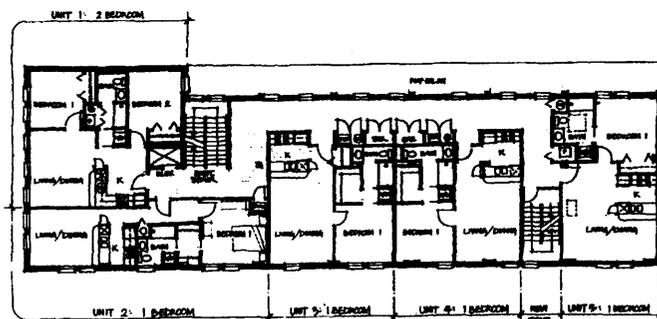
Page 7



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



TYPICAL FLOOR PLAN: 2ND - 4TH



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

**National Register of Historic Places  
Continuation Sheet**

**Hotel Charitone  
Lucas County, Iowa**

Section number 7      Page 8

---

The 2003 plans have not yet been carried out, and the interior remains in unfinished condition. However, the owner has stated his intention to complete the remodeling process. He also stressed the fact that the neon sign will not be removed.

The Hotel Charitone with its 1930's neon sign is a dominant landmark at the northeast corner of the Chariton Public Square. It retains a high degree of exterior integrity of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. The location on the Public Square continues to link it directly to the central business district, and the only real changes in setting are those made by the city in terms of traffic patterns around the Square. The design is basically unaltered, the exception being the 1930's conversion of one of the jack-arched windows on the south elevation into a door. The multi-colored bricks laid in Flemish bond and the limestone trim speak to both material and workmanship. The plywood window covers and new storm windows on the upper floors are reversible alterations. Unfortunately, the integrity of the interior has been substantially compromised by the removal of all interior partitions, original finishes, fixtures, and other decorative elements. In its present condition it is a good candidate for an adaptive re-use project.

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

**National Register of Historic Places  
Continuation Sheet**

**Hotel Charitone  
Lucas County, Iowa**

Section number **8**      Page **9**

---

**STATEMENT OF SIGNIFICANCE:**

The Hotel Charitone (1923) is locally significant under Criterion C as one of five major designs in Chariton by local architect William L. Perkins; as a good example of Neo-Classical design used for a commercial building; and, because it appears to have been the first steel frame building in Chariton. It is locally significant under Criterion A as it illustrates the commercial development of Chariton and the need for quality housing for the traveling public as well as providing a major center for community life. It meets the Registration Requirements established in the Multiple Property Document "The Architectural Career of William L. Perkins in Iowa: 1917-1957" in that it is a design by Perkins, located on its original site, with the original exterior materials and craftsmanship readily visible, and the site (location) continues to be at the center of Chariton's business district.

**Criterion C:**

The Hotel Charitone was Perkins' second commission in Chariton. It appears that he was selected by the hotel's owners W.D. Junkin and Henry F. McCollough, because of his successful design for the *Chariton Herald-Patriot* five years earlier.

Plans for the new hotel were announced on 1 February 1923 on the front page of the *Chariton Herald-Patriot*:

FINE NEW HOTEL FOR THIS CITY  
Messrs. W.D. Junkin and H.F. McCollough to Erect Modern Structure  
WORK TO BEGIN MONDAY

One of the biggest building projects that has been promulgated in the business section of Chariton in ten years was launched Tuesday when Messrs. W.D. Junkin and Henry F. McCollough concluded a deal whereby they came into possession of the vacant lot on the northeast corner of the square, which they secured of G.W. Larimer, and at once let the contract for the erection of a fine, three-story fire-proof hotel on the same. If the weather permits excavation will begin next Monday and work will be pushed as rapidly as possible. It is expected that the building will be completed within six months....

The new hotel structure will be built of face brick and the dimensions will be 40 feet by 125 feet. It will contain 42 guest rooms...

There will be approximately 100 tons of steel used in the construction of the building, the only wood being used is that necessary in the construction of the doors and the window casings. The building will be so constructed that another story can easily be added in the future, and it is possible that the promoters may decide to add the fourth story when the building is built this year. This structure will not only fill a great need, but will be an ornament and a credit to the city as well.

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

**National Register of Historic Places  
Continuation Sheet**

**Hotel Charitone  
Lucas County, Iowa**

Section number **8** Page **10**

---

Mr. P.E. Johnson is the general contractor; Mr. G.W. Ensley has the contract for the plumbing and heating; and Mr. W.L. Perkins has drawn very complete plans for this new Chariton structure and is now making a drawing of the completed building which will appear in these columns in a short time.

Just as he had done in the plans for the newspaper office, Perkins designed a simple, functional rectangular masonry building to which he added high style details. The construction of the hotel, however, was very different. While the newspaper office had masonry load-bearing walls, the hotel had a steel frame with brick curtain walls and reinforced concrete floors. This "modern" building technique had not been used prior to this time in Chariton. Steel framing not only made the building fire-proof, it also allowed the architect to place windows and doors where he wanted them rather than placing where they were structurally necessary. In 1997 architect Sue Licht of Iowa City described the structural system as "....unique. It is steel post and beam construction. The secondary steel members are a pair of 6-8 channels with steel mesh and reinforced concrete floors (it is hard to tell how thick they are)."



Hotel Charitone c.1925  
(Historic postcard courtesy of Chariton Free Public Library)

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

**National Register of Historic Places  
Continuation Sheet**

**Hotel Charitone  
Lucas County, Iowa**

Section number **8** Page **11**

---

The face brick selected for the building was a combination of light red, darker red, brown, and charcoal, all of which were then laid in a Flemish bond. The different colors and the intricate pattern created a rich exterior. This brick appears to have been supplied by the Flint Brick Co. and the Twin City Brick Co., both of Des Moines. Perkins chose the Neo-Classical style for the hotel, but used a very different set of Neo-Classical elements than he had used on the newspaper building. The main floor of the hotel was given five large round arched windows with narrow stone keystones, drawing attention to the southwest corner of the building, which contained the entrance and the lobby. These arched windows were highlighted by lunette transoms above double hung sash. The entrance was given importance by being recessed with a set of several steps leading up to the doorway. The remainder of the main floor along the south elevation contained a set of four jack-arched windows with the slender stone keystones.

The fireproof interior was described in the following manner in the *Chariton Herald-Patriot* front page article from 15 November 1923 celebrating the opening of the Hotel Charitone.

There are approximately 100 tons of steel in Hotel Charitone. The only wood used in construction is found in the doors, window casings, and lobby and dining room furniture. In fact, all guest room furniture is of steel, modeled after the latest patterns and nicely finished. The steel furniture as furnished by a leading furniture company of this country for use specifically in Hotel Charitone is the first steel furniture to be placed in an Iowa hotel. Several modern, larger hotels in eastern cities have been furnished with the new type, but in Iowa it is said that Hotel Charitone is the first to be so equipped.

An interesting little-known fact about the construction of the hotel is that the basement excavation was all done by hand with shovels. All of the dirt that was removed was hauled to what is now known as Yocom Park to form the terraces there. Perkins was responsible for the park design in his capacity as city engineer.

**Criterion A:**

The early decades of the twentieth century were a time to demonstrate community pride and for the construction of new buildings, public and private, to replace outdated ones, or to provide the first permanent home for a business or government entity. The Chariton Free Public Library (1904, NRHP), Lucas County Sheriff's Residence and Jail (1917), the U.S. Post Office (1918), and the *Chariton Herald-Patriot* Building (1918) are examples of this period. Like many county seat towns across the state, Chariton saw the need for a new, modern lodging facility, not only for the traveling public, but to also provide entertainment and dining facilities for the local community. The Hotel Ottumwa in Ottumwa, the Lafayette Hotel in Clinton, and the Hotel Muscatine in Muscatine are extant examples of hotels from this period in larger towns. All of these, like Chariton's new hotel, were architect designed.

In the article announcing that a new hotel was to be built, the *Chariton Herald-Patriot* noted:

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

**National Register of Historic Places  
Continuation Sheet**

**Hotel Charitone  
Lucas County, Iowa**

Section number **8** Page 12

---

Chariton has long needed a good, modern, up-to-date hotel, for the hostleries at this place have been compelled to turn away guests night after night, for several years, and times without number the writer has heard the remark of travelers that Chariton needed more accommodations for the traveling public. (1 February 1923, p 1)

On Monday 5 November 1923 an informal opening of the hotel took place with "Many Chariton Citizens Take Lodging at New Hotel to Show Recognition of Local Accomplishment." (*Chariton Herald-Patriot*, 8 November 1923, p 1) The following week, 13 November 1923, *The (Chariton) Leader* wrote

**Chariton Guests May Come and Go Easily**

Guests at Hotel Charitone will have access to unusually good transportation facilities. On the rail lines, the main road of the Chicago, Burlington and Quincy, official transcontinental fast mail route from Chicago to Denver, passes through Chariton as does the north and south line of the Rock Island system, extending from the Twin Cities of Minnesota, through Des Moines to Kansas City. ....

Roads and highways are of great importance to the traveling public in these days. Chariton is fortunate in being located in Primary Roads No. 8 and No. 14. No. 8 passes through Chariton in its path across the state in the second southern tier of counties. Road No. 14 extends north and south and connects with county seats above and below Chariton. The old Blue Grass Trail, the line chosen by the government as one of the important links of the Federal Highway system also passes through Chariton, paralleling the Burlington railway.

The newspaper from 15 November dedicated much of the front page to the opening of the new hotel saying,

The new hotel structure is modern and up-to-date in the 1923 sense of the word. It is equipped with hotel conveniences of every description. It has been the plan of the builders to erect and equip such a building as will be of greatest service to Chariton and the traveling public.

... The lobby is a magnificent room. Its ceiling is 12 feet high. The pillars are of steel incased in gypsum. The walls are finished in water and oil colors, the frieze in pleasing patterns, the wood work of oak, the clerk's desk of oak. The room is lighted by large handsome fixtures. The cigar stand is at the end of the clerk's desk, while the telephone switchboard is at the rear of the person on duty. In the lobby are the ladies' reception corner, the lounge furniture and writing desks. In this room there is a profusion of rockers, arm chairs and davenport.

The dining room is charmingly decorated and furnished in shades of blue and ivory. The dining room furniture is of plain design and adapted specially for this use. Windows to the street along the entire south frontage of this room are plate glass. Provision has been made in the dining room for the installation of the

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

**National Register of Historic Places  
Continuation Sheet**

**Hotel Charitone  
Lucas County, Iowa**

Section number **8** Page **13**

latest type of radio receiving apparatus. Soon, it is expected, the guests will hear with their meals the strains of orchestra music coming from either coast. In the smaller party room off the northeast corner of the dining room, the built-in china closets are of great beauty. This room with its handsome furnishings will be used for parties, club luncheons and other functions.

The guest will not realize, perhaps when occupying a room at the Hotel Charitone that he is in a room that cost more than \$1400 to construct and equip. For the hotel represents an expenditure beyond \$100,000.

The bedroom doors are of cypress. All door knobs are glass. There are a number of bathrooms, the tubs of porcelain built into wall and floor. The rooms are white enameled with floors of ceramic tile.

The woodwork of the bedrooms is cypress. The carpets are in blue shades, this color predominating throughout the building. There is a consistent color scheme and all furnishings are put to harmonize with the carpeting colors. The windows are draped to harmonize and have stone color shades.

...Every room must have its furniture, and in Hotel Charitone it must be furniture of the best grade. This determination led the builders to investigate and purchase the new metal furniture which is free from sagging, warping, cracking and other ills usually fallen heir to by light wooden pieces. With all the investment in furnishing in each room represents a large sum.

In a related front page article the paper noted that the U.C.T planned a formal banquet at the Charitone on 24 November to celebrate the opening. (The U.C.T. is the Order of United Commercial Travelers, an organization that was formed in 1888 and which continues to this day.) It was anticipated that 125 members would be present for the banquet, with Iowa Governor N.E. Kendall (of neighboring Albia) giving the major address. The kitchen was staffed by local chef Bert Harris while the second cook was Mrs. John Miller. A typical dinner from the opening month cost \$.75 and the menu included:

Chicken noodle soup  
Indian relish, celery, head lettuce  
Roast Young Goose, sage dressing, apple sauce  
Fried young chicken, country gravy  
Prime ribs of Beef au jus  
Veal with dressing  
String beans    Potatoes en cream    June peas  
Cream Slaw  
Apple pie    Ice cream and cake    chocolate cream pie  
American cheese  
Tea    coffee    milk

The barber shop in the basement was under the management of Ben P. Cunningham.

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

**National Register of Historic Places  
Continuation Sheet**

**Hotel Charitone  
Lucas County, Iowa**

Section number **8** Page **14**

---

In March 1931 the Hotel Charitone was leased to O.A. Clark of Albia and B.F. Clark of Chillicothe, Missouri. The Clarks operated hotels in Albia, Fairfield, Clarinda and Chillicothe Mo at that time. In the coming years they would add a hotel in Ottumwa to their holdings. The dining room reopened with this change in management, adding a new lunch service in addition to the standard dining room service previously offered by Junkin and McCullough. It has not been determined when the dining room had closed, or for how long. Since the c.1935 photograph of the building shows the "new" doorway east of the original hotel entrance with a sign reading "Café" above it, it appears that the Clarks moved the main entrance closer to the newly reopened dining room.

A so far unidentified newspaper reporter wrote an article in the 1990s about what the hotel was like when he arrived in town in 1938. (Charitone Hotel file compiled by Judge William Stuart) At that time the hotel was "at its apex." The fireproof construction, spacious lobby, barbershop and restaurant made the hotel outstanding. He wrote that

When I moved to Chariton places to dine in some style were few, but the Charitone with cook John Watson was one.....Rotary and other clubs met in the private dining room at the hotel for years and businessmen took coffee breaks at the café with up to 50 in attendance. A lot of community life revolved around the Charitone."

The writer went on to say that O.A. Clark actually purchased the hotel in 1939 and maintained the Charitone and its services so that the reputation of the hotel continued through the years. "Societal changes resulted in motels and inns built to accommodate those traveling by auto, changes which accelerated rapidly after World War II. They translated into steady decline for the Charitone, particularly after Clark sold in 1971." (Ibid.)

Ownership of the hotel has changed many times since the Clark family sold it. At times it was run as a hotel, other times there were retail/service businesses on the main floor, along with a restaurant, and even a bar in the basement, but the upper stories were maintained as a hotel with some apartments. Most recently it has been vacant, with the present owner planning to convert it into the assisted living facilities shown in the floor plans.

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

**National Register of Historic Places  
Continuation Sheet**

**Hotel Charitone  
Lucas County, Iowa**

Section number **8** Page 15

---

**Conclusion:**

The Hotel Charitone (1923) has survived with a high degree of exterior integrity and meets the Registration Requirements established in the Multiple Property Document "The Architectural Career of William L. Perkins in Iowa: 1917-1957." Designed by Perkins, the hotel is locally significant under Criterion C as a good example of Neo-Classical design used for a commercial building; and because it appears to have been the first steel frame building in Chariton. It is locally significant under Criterion A as it illustrates the commercial development of Chariton that created a need for quality housing for the traveling public as well as providing a major center for community life. Over a twenty year period William L. Perkins designed five major buildings in Chariton, changing the face of the town. All of them play a prominent visual role in the community, with the location of the hotel at the northeast corner of the Public Square adding to its significance.

The preparation of this National Register of Historic Places nomination has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Hotel Charitone  
Lucas County, Iowa

Section number **9 & 10** Page 16

---

**BIBLIOGRAPHY:**

Assessor's Records.

Architects Files, State Historical Society of Iowa, Community Programs Bureau, Des Moines,  
IA: William L. Perkins.

*Chariton Herald-Patriot.* "Fine New Hotel for This City." 1 February 1923, p1 c 1.  
"New Hotel is Named." 21 June 1923, p 1 c 1.  
"Saturday is Inspection Day." 1 November 1923, p 1 c 7.  
"Hotel Guests Are Received." 8 November 1923, p 1 c 7.  
"Hotel Charitone Now Open to the Public." 15 November 1923.  
"Hotel Charitone is Open." Editorial Comment. 15 Nov 1923.  
"Hotel Charitone, Dinner Menu." Ad. 29 November 1923.  
"Under New Management." February 1931, np.  
"Hotel Dining Room is Open." 5 March 1931, p 3, c 5.

Hotel Charitone file compiled by former Chariton Historic Preservation Commission  
Chairman, Judge William C. Stuart in the mid-1990s. In the holdings of the Chariton  
Historic Preservation Commission.

Licht, Sue. "Building Condition Assessment and Mothball Information," 23 June 1997.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial  
Architecture. Updated Edition. Walnut Creek, CA: Alta Mira Press, 2000.

Lucas County Genealogical Society. History of Lucas County, Iowa. Marceline, MO:  
Walsworth Publishing Company, Inc., 1978.

Sanborn Fire Insurance Maps of Chariton: 1883, 1893, 1899, 1907, 1913, 1927, 1927- .

**GEOGRAPHIC DATA:**

**Verbal Boundary Description:**

Original Town. S 40.50' of W 125' and E 12' of W 125' of N 42' Lot 7, Block 8.

**Boundary Justification:**

This is the parcel of land historically associated with this resource.

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

**National Register of Historic Places  
Continuation Sheet**

**Hotel Charitone  
Lucas County, Iowa**

Section number **Photos** Page 17

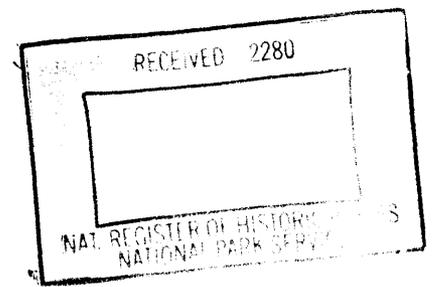
---

The photographs submitted with this nomination were taken by Jeri Reeve for the Chariton Historic Preservation Commission in November 2005. The negatives are on file in the Historic Preservation Office of the State Historical Society of Iowa, 600 E. Locust, Des Moines, IA 50319.

1. Façade and west elevation to NE
2. West elevation to E
3. Façade (south elevation) to N
4. Detail: Stone "Hotel Charitone" panel at top of west elevation
5. Detail: arched windows on west elevation
6. North (rear) elevation to SE
7. Interior: Lobby area, stripped for remodeling, elevator at right

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

**National Register of Historic Places  
Continuation Sheet**



**American Legion Hall  
Lucas County, Iowa**

Section number **Photos** Page 14

---

The photographs submitted with this nomination were taken by Jeri Reeve for the Chariton Historic Preservation Commission in November 2005. The negatives are on file in the Historic Preservation Office of the State Historical Society of Iowa, 600 E. Locust, Des Moines, IA 50319.

1. Façade looking due W
2. Façade and north elevation looking WSW
3. North elevation showing brick front on Quonset hut, looking SE
4. South elevation and façade looking NW
5. Detail: cornerstone from NE corner of façade
6. Interior: Main Floor looking NW
7. Interior: Main floor looking E toward two entry doors
8. Interior: Lower level looking E toward two arched openings into club room