

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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

1. Name of Property

historic name Grinnell Historic Commercial District Boundary Increase

other names/site number _____

2. Location

street & number Roughly bounded by Main, Sixth, Broad, Park streets and the railroad N/A not for publication

city or town Grinnell N/A vicinity

state Iowa code 073 county Poweshiek code 157 zip code 50112

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

Signature of certifying official/Title

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

Grinnell Historic Commercial District Boundary Increase

Poweshiek County, Iowa

Name of Property

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	
30	10	buildings
		district
1		site
	4	structure
1	1	object
32	15	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

N/A

46

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Trade-business

Commerce/Trade- professional

Commerce/Trade-warehouse

Commerce/Trade-restaurant

Social-meeting hall

Current Functions

(Enter categories from instructions.)

Commerce/Trade-business

Commerce/Trade-professional

Commerce/Trade- warehouse

Commerce/Trade-restaurant

Social-meeting hall

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement/Moderne

Modern Movement/Contemporary

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: brick

stucco

roof: asphalt

other:

Grinnell Historic Commercial District Boundary Increase

Poweshiek 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.)

- ☒ 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

Commerce

Architecture

Period of Significance

1854-1963

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Eastman, Charles Edward

Emory, Amos B.

Griffith, Gerald L.

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been requested)
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Grinnell Public Library

Historic Resources Survey Number (if assigned): _____

Grinnell Historic Commercial District Boundary Increase

Poweshiek County, Iowa

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County and State

10. Geographical Data

Acreage of Property 32

UTM References

(Place additional UTM references on a continuation sheet.)

A 15 523100 4620880
Zone Easting Northing

C 15 523020 4621320
Zone Easting Northing

B 15 523100 4621240
Zone Easting Northing

D 15 522980 4621300
Zone Easting Northing

(see continuation sheet)

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays!

date July 14, 2013

street & number 4411 Ingersoll Avenue

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city or town Des Moines

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Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name (Refer to attached list)

street & number _____

telephone _____

city or town _____

state Iowa zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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6. Function or Use Continued:

Historical:

Government-government office
Government-post office
Religion-religious facility
Landscape-park
Health Care-clinic

Current:

Government-government office
Government-post office
Religion-religious facility
Landscape-park
Health Care-clinic

7. Materials, Continued:

Foundation-stone/limestone
Walls-wood/weatherboard
Walls-Terra Cotta
Walls-stone/limestone
Walls-synthetics/vinyl
Roof-synthetic/rubber
Roof-Terra Cotta

The Grinnell Commercial Historic District is located in Grinnell, Poweshiek County in east central Iowa. Grinnell is not the county seat but is the county's largest city, being located in the extreme northwest corner of its county. The city's location is astride a sub-continental divide that separates the Iowa River and Des Moines watersheds. It is the highest point between the center of the state and the Mississippi River relative to the Chicago, Rock Island and Pacific Railroad.

The district was listed on the National Register in 1989 at a time when the Register's 50-year cutoff point was set at 1939-40. The nomination effort supplemented the district listing by separately nominating a number of individual buildings that were deemed to lie beyond the reach of the district. Some of these listings were successful. The district is now being amended because the cutoff now stands at 1962-63. The driving purpose for the amendment is to enable later-date commercial building owners to utilize historic preservation tax credits.

The district boundary is increased in this amendment by three full blocks, two half blocks and one quarter-block. This expansion results in a district that includes the entire downtown core, adding institutional and religious properties and the Central Park, all of which reflect the role played by the city's downtown. The park is a largely open grassed block with a mature tree canopy and a scattering of structures, and the Memorial Building set in its northwest corner, adjacent to the downtown proper. To the north another full block contains a church, the former Stewart Library and the post office, along its west half, again adjacent to the downtown, and another church and the former junior high school (now a city and school district office facility) on its east half. Two properties, a church and a converted residence business, are added at the northeast corner of Broad Street and 5th Avenue. The full block north of 5th Avenue, between Main and Broad Streets, is added to the district. This block contains 16 buildings and some open parking areas. The half block (east half) of the block to the west of Main Street and between 4th and 5th Avenues was largely included in the original district. This amendment adds buildings at either end of the block to include the entire half block. A quarter block, the southeast corner

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of the intersection of Main Street and 4th Avenue, contains three commercial buildings, notably the former Preston Opera House. A partial block, the south side of Commercial Street, between Main and Broad streets is added to the district, adding eight buildings. To the south of the park, a triangular parcel contains one commercial building. The added commercial buildings are with few exceptions later-date single story commercial buildings. The majority of these are placed in adjacent settings like the older downtown core. Institutional (church, public, governmental) buildings are freestanding buildings and the later-date buildings to the north of 5th Avenue are separated by parking areas.

The added areas contain a range of building types that typically border a commercial core. Also added are later-date commercial buildings that represent the expansion of that downtown, primarily to the north. The added building count is 44 and this includes a new garage within the old district. One site and two structures (historical markers) are also added. Three open lots are also added as are Figure 1 summarizes these added areas and buildings. The added area east of Broad Street retains some trees, and the park itself is completely covered by a tree canopy. The other commercial areas are devoid of trees and all surfaces are hard surfaced. Alleys divide each block north to south. Railroad tracks provide a clear southern boundary for the district but the railroad right-of-way is not included in the amendment.

The amendment introduces a substantially different range of commercial architectural forms and types, these being late-Depression and post-World War II commercial designs. The latest commercial contextual period traces the gradual return to economic normalcy after the Great Depression, a brief period of growth that was then held in abeyance by the war years. Commercial architecture was largely redefined from the inside out. Storeowners first modernized their store interiors in response to changing marketing trends. The central change was that of the self-service store. Such a store required wider aisles, lower and all new store fixtures, and store window displays that literally exhausted the full range of what the store offered. Cash registers replaced sending change on a wire from the office mezzanine. The high volume sectors were most affected by these changes, dry goods and groceries. Storefront advertising was also transformed as ceilings were lowered, transoms were covered and exterior signage was made bolder. Chain stores, long present, had the means to make these changes and local firms struggled to keep up. Postwar improvements in food packaging and preservation and “magic carpet” automatic doors, improvements in frozen food storage, a broadening of product range as well as ready-to-eat meals and ready-to-wear clothing further accentuated these trends. The cumulative result of these changes was that square footage became the driving factor in the swapping of storefronts by growing businesses. “Streamlining” first hit store interiors and signage, and then it impacted storefronts and then new building design.

The pattern discerned in downtown Grinnell was one of storefront consolidation with an attendant unification of facades or storefronts. Traditional centered entry storefronts gave way to twin entrances. Single-story storefronts were increasingly favored in new construction. These first appear in a final phase of downtown infilling and a new form of commercial architecture, the office building, and these buildings completed the up building along 4th and 5th avenues, and the upper reaches of Main and Broad streets. This same form, in a broader plan, consisted of a wider commercial store building. These retail designs were still being placed into fire-created voids or on underutilized lots in the downtown proper. The final phase of commercial building design and construction consisted of freestanding large single-story retail stores, recessed from the street and supplied with adjacent parking. These buildings

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completed the northward expansion of the downtown to 6th Avenue. As this contextual period concluded, in 1962-63, the same expansion pattern headed westward, destined for highway locations.

The resulting commercial architecture is commonly expressed in a single-story scale and this becomes problematic when historical integrity is being evaluated. These shorter buildings are all the more prone to being completely transformed across their fronts and a good number of the non-contributing buildings in the amended district are historical in terms of their construction dates but they are simply unrecognizable. Another trend, documented in this application, is the reality that storefronts were being continually replaced so often, that finding storefront components that pre-date 1963 is uncommon. A number of trends in storefront remodeling have been documented. The first was that of an enlargement of store signage, with massive façade-wide panels of four or five feet in height that bore the store's name. This was a major change, signage having been largely understated previously. The abandonment of the transom and higher ceilings allowed for this change. Display windows grew in size and kick plates diminished as merchants struggled to get their goods into convenient view. Postwar storefronts favored angled storefronts set in combination with natural material surrounds. There is but a single found instance of the use of Carrara glass (922 Main). Nor is there any use of slip screens on storefronts prior to 1963. There is but one use of porcelain tile façade covers (the City Hall, 819 Broad) and that dates to 1962. More commonly redwood, cedar or other woods were used as storefront surrounds, set above the storefront and used as a backdrop to signage. Flat fixed metal canopies are not commonly found. Fixed metal upper level window shades were used on the remodeled Ben Franklin Store (908 Main) but that was a singular instance. PermaStone was applied in just two instances (908 Main) and as a storefront base. Red Roman brick, applied in a stack bond, was the material of choice during the latter 1950s and commonly survives. Stucco was a surprisingly early material of choice (813-15 Broad) and the best example is the stark modernization of the Mack Hotel. All things brick and Victorian were eschewed as wall and parapet detailing was removed and the result was a plain unadorned front. The upper front of 815 4th Avenue was more crudely stuccoed, leaving a clear sense of what lay beneath it. Stucco or its variations remains popular today when single-story storefronts are completely revamped. Upper level storefront fenestration also suffered downsizing or complete covering of window voids using glass block, concrete block, or brick.

A determination of sufficiency of historic fabric in this amendment, is based upon the retention of overall building mass and form, a preference for complete visibility in terms of wall coverings, the retention of some modicum of upper fenestration, as well as parapet lines and an open storefront. Single-story buildings by virtue of their scale, are more prone to being so altered that there are no aspects of historical integrity apart from their massing. The commercial buildings that are being built as of ca. 1960 are very plain in terms of their ornamentation. Their brick fronts are the equivalent of later-date "tilt-up" construction, there are no parapet distinctions, windows lack defining characteristics (lintels, sills). A good example is the 1963 United Foods building, located immediately west of the expanded district at West Street and 5th Avenue. It is by design a mini-strip mall and lacks any design distinction. The point is that there is a notable transformation of commercial design that dates to the early 1960s. The range of architecture that is being added by this amendment is presented as having distinctive qualities and ones that relate to the broader architectural heritage of the downtown. Single-story buildings are contributing in this amendment if they retain their scale and massing, have discernible storefronts, and retain their upper façade (to the extent that these were present), their exposed sidewalls, and their storefront infills. While it is preferable that they retain pre-1963 storefront materials (glass, window frames, kick plates) it

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is sufficient that the replacement materials comprise a full storefront. The best example of a notable single-story replacement building is the Harrison & Company Department Store (920 Main Street, 1960). The building retains the same massing, storefront, parapet component, but all of its surfaces have been re-surfaced and its storefront infill is of recent vintage. As a result a veneer on a single-story building renders the whole as non-contributing to the district.

The original district listing utilized what was then a new commercial typology (Richard Longstreth, 1987) but one that was more applicable to a major city rather than a town the size of Grinnell. As a result virtually every building was simply classed as a one-part, two-part or three-part vertical block. This complicates the amendment effort to some extent. Styles are identified in the summary building table where it is appropriate. The amendment as noted adds a newer range of types or styles to the district, and more recent styles, when similarly applied to a town the size of Grinnell, are often just as problematic, if only because modern trends were usually applied conservatively. There are no examples of Art Deco or International styles. The most innovative commercial designs favored using components of the Art Moderne (the Modernistic Building, 1001 Broad Street, 1949, using the first rounded corner and block glass; the Korfmacher-Brobyn Medical Building, 805 5th Avenue, 1941, central block with wings and block glass) or used the Contemporary Style (DeMeulenaere & Light Medical Building, 1029 Broad, 1960).

The most interesting single-story commercial design is the replacement Cunningham Drugs building (827 4th Avenue, 1955). While the design is impressively modernistic, with its protruding signage set atop the west end of the parapet, the significant point is that the building owner, burnt out of his Victorian edifice, chose to have what was a free-standing suburban design placed within the fire-caused void, between other Victorian buildings, in the same spot where the business had always been. Don Cunningham's leap of faith was so considerable that he placed an order with the brand new Saginaw Industries to fabricate his storefront, site unseen, the firm not yet having produced anything. The other most interesting single-story design is technically not a commercial one, but the Veterans Memorial Building (834 Broad Street, Central Park, 1962) defies any stylistic classification. Function clearly determined form as the large interior venues resulted in a curiously windowless-irregular exterior plan. The building orients to the downtown, reflecting its proper focus (Grinnell *Herald-Register*, November 4, 1954).

Innovative commercial architectural examples are found in those designs that exceeded a single story. The McCall-Queen Furniture Store (929 Broad Street, 1950) is the most interesting commercial example and the last new two-story store building to be built in Grinnell. The design is vault-like in form with the storefront and upper façade being recessed as a wall panel within a projecting parapet and sidewalls. The architect is not identified but a nationally prominent design source was certainly used and Weitz Construction of Des Moines was the contractor. Casement windows were used above the storefront and these were tucked into the outer corners and beneath the parapet projection of the vault. Unlike druggist Cunningham five years later, the owners recreated their lost building's mass, two stories with a full basement. Their effort was perhaps influenced by the reuse of their full-height side and rear walls which withstood the nine-hour blaze (Grinnell *Herald-Register*, April 27, May 8, 1950).

Innovation was particularly aggressive when two major new multi-story office buildings were built. The Farmer's Mutual Re-Insurance Building (827 5th Avenue, 1951, 1957) is the premier example

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with its four-story modernistic stone-fronted edifice being built in two stages. The Des Moines architects added an inscrutable maze of raised stone panels across the upper windowless façade. The second building design was the Iowa Continental Telephone Company Building (1010 Main, 1956), also modernistic, but its design was vertical with an intermixing of contrasting materials and window placements. Both buildings necessarily found sites in the northward-expanding downtown, north of 5th Avenue. Architectural innovation in Grinnell increasingly found expression in suburban commercial designs of service stations and highway-related storefronts. The Contemporary Style was strongly favored as were modernistic designs. Grinnell's churches experienced a boom period beginning in the early 1950s as several formerly downtown churches outgrew their aging edifices and departed the downtown core. The Congregational Church (902 4th Avenue, 1953) is the only relevant district example for this trend. Using the same Des Moines architect as the Farmer's Mutual Re-Insurance building, the congregation obtained a modernistic edifice that combined tradition with modernity (its ashlar exterior stone was "turned inside-out" by becoming the principal sanctuary wall surface). Like the Memorial Building, located across the street to the south, the building's mass directly reflects its interior functions.

Previously Non-Contributing Buildings That Have Been Re-evaluated:

819 Broad: Cass and Works Building, South Half (1889, rehabilitated since listing, re-evaluation, is a contributing building):

The district document recommended that this building would become a contributing building if its 1961 paneled exterior (first floor) covering was removed and its blocked-in windows unblocked. The building owner has at least begun this process by removing the covering and the front (east end) windows and entry door have been reopened and restored sufficiently to now to make this a contributing building. Had the building been left as it was it would have been deemed to be contributing within the context of commercial building modifications during the final years of the amended period of significance.

821 Broad: Cass and Works Building, North Half (1889, rehabilitated since listing, re-evaluation, is now a contributing building):

This building's upper façade was covered with a covering (horizontal metal siding), with reduced window inserts and a gable roof covered the parapet line. The storefront was of recent vintage and consisted of a tiled solid wall. The building now presents a nicely restored upper frontage and a tolerable storefront design that replicates, after a fashion, a transom line and kick plate although the entire front is of glass with overlaid metal framing. The building is a contributing building within the district.

929 Broad Street (1950, re-evaluation, is now a contributing building):

This is the last two-story new commercial building to be built in the downtown. The façade design assumes a vault-like form because the upper-façade/parapet enframes a unified recessed window wall panel across the center of the plan. This panel contains four casement window sets, all of which are set even with the top of the panel's indent. The parapet is not distinguished as an element using this design approach. The design very much exemplifies a then-modern storefront. The façade design initially included a redwood panel that infilled the area between the upper windows and the storefront

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below it. This has been lost and one of the twin-storefronts has a fixed canvas awning (Grinnell *Herald-Register*, January 9, 1950).

805 Commercial (Demolished since listing, was a contributing building):

807 Commercial (Demolished since listing, was a non-contributing building):

908 Main Street: (pre-1883, north half; pre-1906, south half, 1956, new front, re-evaluation, is now a contributing building):

Rusticated permastone concrete block was used to create a stone-like façade at the same time that stone was emerging as a popular building material. front, should have been contributing from the start. This building was deemed to be non-contributing when the district was listed because it's façade was of permastone construction and post-dated the end of the period of significance. The 1956 storefront remains intact, save for the loss of two fixed metal awnings that covered the upper windows. The 1956 storefront is intact.

915 Main, The National Tea Company Building (1937, re-evaluation, is now a contributing building):

This single-story, single-storefront brick commercial building was deemed to be non-contributing when the district was listed due to a lack of information as to its construction date. The façade has a plain raised brick parapet, retains its open transom area and has a center entrance storefront that is flanked by plain brick piers. The building footprint measures 24 feet by 90 feet. A. M. Sundine was the building contractor (Grinnell *Herald-Register*, April 22, 1937).

919 Main, (1997, demolition and replacement, still non-contributing):

The 1960 building on this site was demolished for a theater expansion and dates to 1997.

921 Main: Strand Theater (1916, re-evaluation, is now a contributing building):

When the district was nominated this building was entirely concealed behind slip screen of horizontal metal siding above the storefront level. The 1916 building front has been exposed and rehabilitated and is perfectly preserved and has regained a respectable marquee. The new theater entrance with a marquee (919 Main) to the south now serves as the principal theater façade. The façade storefront level now consists of an oversized central entry, set beneath a rectangular suspended canopy, with flanking side doors. Intervening brick piers feature decorative stone inserts and a stone water table. On the upper level a pair of Chicago style rectangular window openings flank a suspended vertical sign. The windows have stone sills. The parapet has a stone belt course base. Brick piers with globular finials flank a tile mansard roof that substitutes for a parapet front.

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923 Main, (1933-1943, re-evaluation, is now a contributing building):

When the district was listed the storefront on this building was being replaced and the second story was interpreted to be a late-date brick veneer. This two-story building appears on Sanborn Maps as of 1911. Streetscape photos prior to World War II appear to depict a lighter-colored façade but the current upper brick front was clearly in place when the storefront was replaced with an angled glass front in 1960. This storefront is no longer extant and apparently was replaced in 1988-89. The twin upper windows feature a centered double-hung window with flanking sidelights in each set. There is a parapet cap and a north end pier on an otherwise plain brick front. The windows have soldier brick sills and flat lintels. There are three apartments upstairs.

927 Main (1912-21, re-evaluation, is now a contributing building):

This single-story commercial building retains sufficient façade integrity to be contributing to the district.

929 Main (1912-21, re-evaluation, is now a contributing building):

This single-story commercial building retains sufficient façade integrity to be contributing to the district.

930 Main Street, (pre-1898, re-evaluation, is now a contributing building):

This single story commercial building retains an early storefront. Its central entry, flanking display windows and ornamental parapet are all intact. The storefront likely dates to the middle-1950s but its historical record was not found.

801 4th Avenue, Henry C. Spencer Block (1894, re-evaluation, is now a contributing building):

The façade of this imposing corner block was substantially rehabilitated. Its upper windows were uncovered. A restoration during the early 1990s largely replicated the original storefront and rehabilitated the second floor for two apartments. The Iowa SHPO determined the building to be contributing to the district on May 9, 1994. The building is now completing an investment tax credits rehabilitation.

810 4th Avenue, Dr. S. D. Porter Medical Office Building (1938, demolished building):

This was building #64 in the original district listing. It was replaced by a bank expansion in 1997.

827 4th Avenue, Cunningham's Drugs (1955, re-evaluation, is now a contributing building):

This single-story flat roofed building measures 47 feet by 72 feet and the plan includes a full basement and an alley access extension that includes a conveyor belt conveyance. The building was built to be fireproof in every respect (a reflection of the reason it had to be built). The original façade utilized

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Roman brick, an aluminum alloy zourite and featured a built-in overhanging canopy and a prominent angled sign on its west end. The sidewalk in front of the new store was tinted a dark gray to reduce solar glare. Saginaw Industries produced the actual storefront components and Cunningham ordered their product sight unseen, before they had produced anything as a new firm. The Assessor addressed this building as 823 4th Avenue (Grinnell *Herald-Register*, November 4, 1954).

Cunningham Drug remained in operation when the district was first listed, closing during the early 1990s. The building front was redesigned preserving the canopy and the raised sign massing but the building owners refused to allow the name to be retained on the canopy front. Despite the storefront replacement, this building is recommended as being contributing due to the retention of its massing, particularly its canopy, and sign (although this is recovered with a corrugated metal surfacing).

816 5th Avenue, National Guard Armory (1907, re-evaluation, is now a contributing building):

This building was determined to be non-contributing when the district was listed. Based solely on its still-observed façade, this is not surprising. It is proposed that given that the side and south walls remain intact and visible, as does the prominent vaulted roof, and given that the original façade is intact beneath the covering, and that the stepped parapet front remains visible, that the building overall remains contributing to the district.

Added District Buildings:

807 Broad, Hiser Garage (1915, contributing):

This building is contributing to the expanded district. It was built in 1912 (name and date stone) as a single-story auto garage, addressed as 803-07 Broad Street. The façade design consists of an original parapet front with centered dedicatory stone, and a storefront that consists of four large display windows and a centered entrance. It is built with tile perimeter walls veneered with brick. Wood posts support the interior and there is a concrete floor with no basement. The building dimensions are 30 feet by 80 feet. Building conversions included a 1950/1965 change for use as a dental office, and in 1960 as a warehouse.

813-15 Broad, Hotel Mack (1890, non-contributing):

This two-story hotel building is prominently placed on a key downtown corner. The building massing has been somewhat altered in terms of its southern wing, which long incorporated a double recessed porch. The original Victorian commercial design employed pilasters that framed wall panels and individual windows were centered within each of these panels. There was an angled corner entrance and the parapet was capped with an ornamental metal cornice. In the post-World War II years the hotel was remodeled completely and the exterior appearance was realized in 1950. Its relative early remodeling calls attention to early and substantial downtown efforts to modernize building fronts so as to be responsive to changing popular tastes. As the only surviving Grinnell Hotel (the principal hotel, The Monroe, non-extant, stood east of Central Park and north of the railroad depot) this building is important to fully understanding the history of the downtown.

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Central Park (1854, Contributing as a site and structures, see Memorial Building, 834 Broad Street):

Variously termed City Park or usually Central Park, this tree-shaded full block is located at the southeast corner of the downtown, with the railroad to the south and institutional buildings to the north. Largely level in its surface, the park today includes the Veterans Memorial Building in its northwest corner, Candy Cane City, a children's playground in its southwest corner (planned 1958, built 1960, no surviving original equipment), and a frame round band shell that is roughly centered along its east side. Concrete sidewalks crisscross the park and there is a monument to Josiah B. Grinnell along its east boundary (*Grinnell Herald-Register*, July 24, 1958; April 11, 1960).

The contributing resource count for the park includes one site (the park as a whole) historical marker (1916) counted as an object. The Memorial Building is counted separately. The non-contributing count includes a recent historical marker (located north of the stone marker), a gazebo, two small shelters, and the playground, counted as three structures and one object.

834 Broad: Veterans Memorial Building (1962, contributing):

This is a concrete, concrete block and steel split-level memorial hall building having an irregular footprint. It is located in the northwest corner of Central Park. The internal layout provided for an large upstairs assembly space with a hall (450 person capacity) on the lower level. The architect was J. Bradley Rust of Iowa City. The "split-level" design of the building was noted in local press coverage.

926 Broad: Stewart Public Library (1902, contributing): (National Register, listed November 21, 1976):

This two-story Romanesque style library has a centered projecting front short tower with attached six-sided turret (three stories in height) and a centered rear wing. The core plan measures 65 feet by 37 feet. The rear wing measures 23 feet by 30 feet. There is a full basement, with a raised foundation. The style is largely imparted by a broad semi-circular brick entry arch, set atop flanking spring stones, and a third story tower arcade of five attic lights, each with its semi-circular arch and intervening round column supports. Façade fenestration is symmetrical with three windows on either side of the front pavilion, each matched with a basement level window set below it. Broad stone lintels cap the latter, forming triple-opening window sets. Stone sills underscore the other window openings. There is a full basement. The building orients west on Broad Street, with a respectable setback.

932 Broad Street: US Post Office (1917, contributing):

This post office standardized design employs the Neo-Classical style, and employs a temple front with flat parapet in lieu of a gable pediment. The entrance uses six Tuscan columns. The core building mass is ornamented by means of the use of multiple horizontal stone bands, at the water table, parapet base, at the cornice midpoint and as a parapet coping. Fenestration is symmetrical but is minimized on the end walls and on either side of the broad entry portico. The rear/east wall is more generously fenestrated for the original purpose of maximizing the introduction of natural light into the interior. The limestone foundation extends around the entire plan and the building structure combines a steel frame

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with perimeter load-bearing brick walls. The building remains very much intact inside and out. The vestibule was rearranged in 1946 and at an early post-war date the rooftop flagpole was relocated to the northwest corner. Front angled parking was lost to the broadening of Broad Street. The surrounding Elm trees were lost in 1963 to Dutch Elm disease.

1000 Broad, St. Mary's Roman Catholic Church (1927, contributing):

This church is located on the northeast corner of Broad Street and 5th Avenue and orients westward to the downtown. The style is Italian Romanesque and the core mass is that of a gable front single-story building with high sidewalls and a steeply pitched roof massing. A stone rose window is centered in the west end wall. A stepped turret is located on the northwest front corner and rises almost full height to the main building. A four-stepped square bell tower is located in the southwest front corner and is open at the base and on the uppermost level. The entrance is tri-lobed but only the main central opening is actually a functional opening. Similarly six recessed arches are set below the rose window above the entrance, flanking the window. The building has a raised basement with exposed sidewall windows. The ground level main windows are enlarged and arcaded with semi-circular arches. There are twin rear side chapel extensions and a larger rear apse extension. The front steps extend across the entire front and the bell tower base.

1001 Broad, Modernistic or Ahrens Building (1949, contributing):

The structurally open interior plan was made possible by the use of a self-supporting steel truss roof. The building dimensions are 41 feet by 81 feet with a clipped entry at the southeast corner. The building has a full basement and entrances front south to 5th Avenue and east to Broad Street. The building represented the first curved corner entryway in Grinnell with a very early use of block glass window panels that flanked that entry. Another 5th Avenue entrance was located at the west end of the main façade and a continuous band of display windows infilled the wall plane between the two entries. The east side wall has a range of individual window openings that flank the east entrance. The original building plan included a north end residence for the Ahrens family. A frame portico extended above the east entrance and contained signage on its three fronts. The corner entrance has a curved flat concrete canopy above it.

This modernistic buff brick single-story building was the first installment in filling up what was long derided as the "hole in the ground" that was represented by the vacated corner. The business district began the final phase of its northward expansion, above Fifth Avenue, with the completion of this building, built by the Garrigan Construction Company. Ed Ahrens planned the building to house the Modernistic Beauty Salon, a new dress shop as well as living quarters for the Ahrens family. The plate glass doors originally used in the building were termed "something new" to Grinnell. The storefront also offered "unusually large" display windows and the city's first rounded corner front. Reflective of the fact that this Grinnell's first truly all-modern commercial design, it took on the name of the "Modernistic Building" and that name was underscored by hollow lettered signage that capped the parapet line (Grinnell *Herald-Register*, March 3, 7, 1949).

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1012 Broad Street, Emory S. and Hannah Bartlett House/Roy E. Bates Flower Shop (1890, 1938, two contributing buildings including separate shop):

This two-story frame residence is the only Grinnell example of a near-downtown commercial conversion. Despite the addition of a single-story flower shop (24 feet by 30 feet) at the southwest front corner of the house, the house itself has remained remarkably well preserved. The plan is cruciform with full-height shallow side wings flanking a hip roof core. A nearly full-width front pavilion has a gable roof and there is a longer rear wing, the overall length of the plan being 55 feet. A gablet with a turned attic light surmounts the whole. The façade is fenestrated with three upper level windows and a lower (left-hand) recessed entrance. A broad cornice with brackets and a complex wood shingle in the front gable further ornament the house. The house is now sided with vinyl siding. The shop has raised side and front parapets with raised corner step-ups. The entire façade is glazed with a central entrance and the windows wrap around each side wall by some five feet. The base of the building is composed of rusticated concrete block, painted black. A cornice runs along the top of the display windows and is also wrapped around on each sidewall by 15 feet. There is an attached garage (1950, 22 feet by 39 feet) at the northeast corner of the house plan and two greenhouses are attached at the back of the house (27 and 21 feet wide and 60 feet in length). Finally there is a tile or brick beauty shop that is south of the greenhouses, alongside the alley. This residential to commercial building conversion is the only surviving example in the downtown and there are just two such known conversions in the downtown's history.

1013 Broad, Hagen Brothers Garage building (1922, contributing):

It was built between 1921 and 1922 as a single-story automobile garage. It has tile perimeter walls, a brick front (divided into two front office areas with a centered entry hall), a steel truss supported vaulted roof with pilaster sidewall supports for the trusses. Originally there were two large skylights centered on the garage portion of the plan. The original building dimensions were 50 feet by 130 feet. A 1949 north side addition, fronted with the façade, measures 25 feet by 86 feet with a clipped entry at the southeast corner. It was used for auto sales and servicing as of 1932, 1943. The building interior was remodeled substantially in 2007.

1019 Broad (1914, contributing, stone historical marker):

This monument (bronze plaque on rock on concrete base) is located on the west side of Broad Street and is placed along the sidewalk west of the parking. The marker commemorates the location of the "Long House," Grinnell's first building.

1029 Broad, Drs. DeMeulenaere and Light Medical Building (1960, contributing):

The medical office design is in the contemporary style that features a prow-like projecting front eaves line that is supported by twin angled brick piers. There is a decorative tile wall section, set between the piers, that is centered on the façade. The entrance is offset to the south of the façade. The L-plan building measures 30 feet by 60 feet in its core but a southeast corner wing (14 feet in width by 23 feet in depth), broadens the façade to 44 feet. Local contractor, the Gene Tyree Construction Company, built the building.

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1033 Broad Street, Pizza Hut Restaurant (1971, non-contributing):

This is a contemporary restaurant fast food building that was built in 1971 and remodeled substantially in 1982.

4th and Commercial (vacant lot, not counted):

This city-owned paved parking lot occupies the site of two demolished buildings previously included in the original district (see below).

800-802 Commercial, Foster, Bailey & Goodrich; Farmers Coop and Elevator (1889, contributing):

This prominent building represents the post-fire reconstruction of this once-dominant commercial street. The street was widened, likely to the south where destruction was more complete. This is a two-story brick block that measures 50 feet by 70 feet, with a northeast corner angled entry. There is a stone foundation and a full basement. The core plan is rectangular, apart from an angled northwest cut-corner. Wood posts support the building interior. The building had a rear loading platform with direct rail spur access.

804 Commercial, H. C. Spencer Warehouse (1902, contributing):

This two-story brick warehouse building is of special interest for at least four reasons. Its facade presents a symmetrical commercial front rather than a "warehouse" frontage; its irregular L-shaped plan is the result of its being squeezed into an odd-shaped available building site; its walls are laid up using an early hollow tile; and its beam system employs an unusual splayed arrangement made necessary by the symmetry of the facade window layout. Another point of interest is the use of composite beams in lieu of solid heavy timbers. The wooden columns are substantial single-piece components however. The facade is an example of the Commercial style. The building has a limestone foundation and wooden columns support the interior components. The second floor was open in plan but is now being divided into offices. The only major façade change (ca. 1922) was the opening of two window voids to create an overhead shipping door on the east end. This building is being rehabilitated as an office building but the work plan does not entail any façade alterations (Jacobsen, Part 1).

810 Commercial, McGregor & Son Auction and Commission House (ca. 1894-97, contributing):

This two-story brick building measures 20 feet by 42.5 feet. It is brick veneered. The presence of this building forced the plan of 804 Commercial into an L-plan, wrapping around the south side of this earlier building.

812 Commercial, Northwest Products Company (1949, contributing):

This rectangular plan is a single-story rusticated concrete block building. This building measures 60 feet in frontage and 48 feet in depth.

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814 Commercial, Grinnell Produce Company (1889-1890; post-1943, contributing):

This is a two-story brick warehouse building that is located on the west side of the alley, south of Commercial Street and south of 812 Commercial Street. It measures 37 feet by 42 feet and consists of two equal subsections, likely built sequentially, that are separated by a solid brick interior wall. In later years, metal fire door openings linked this building with 804 Commercial Street to the west, and there was a south-end loading dock with direct railroad access.

816 Commercial, Bowers & McDonald Building, (1896, contributing) (National Register, listed 1990):

This is a distinctive stone-fronted two-story store building. Fully stone-fronted commercial buildings in Grinnell are relatively uncommon. Local churches were more likely to be of all-stone construction. Given this fact, the presence of this building, on burnt-out Commercial Street speaks to a purposeful effort to rebuild in "fire-proof" materials and to reassert the commercial centrality of its namesake street. It is also a very early example of an "office building" form at least in name-only. Finally this building almost singularly retains a near-original storefront, despite its many uses over time. This building was individually listed on the National Register in 1990 (Page, National Register Nomination, 1990).

It has an intact lower storefront with open and high-set transoms. The upper front features three semi-circular stone arches above each window and there is a square-cut centered pediment above the window row. The building measures 24 feet by 64 feet with a southeast addition (post-1943) that measures 20.5 feet by 51 feet.

831 Main, Preston's Opera House (1877, contributing):

This building was constructed as a three-story plan and is one of the earliest surviving downtown buildings in Grinnell. The core plan measures 47 feet by 80 feet. A rear addition, occupying part of a vacated alleyway, measures 18 feet by 39 feet and dates to 1899-1905. The building interior is distinguished for its intact pressed metal ceiling and cast iron support columns. The present storefront is unified but historically this was a double storefront. The second floor windows, eight evenly spaced openings, are elongated and have transoms set above 1/1 lights. The parapet is plain, consisting of a series of corbelled brick horizontal lines and projections. A fixed awning covers the storefront transom level. The building housed twin halls on its upper levels. The second floor is now subdivided as an owner residence and the third floor was removed between 1907 and 1910 due to fire damage. The building was also extended south and slightly broadened. The stairs for upper level egress were located at the south end of the façade. The stair system was removed and relocated during the remodeling.

833 Main, (pre-1883, 1959, non-contributing):

This is the single-story base of what was a very early two-story and prominent corner brick building located at a key intersection within the business district. The plan measures 40 feet by 50 feet and there is an angled entry on the northeast corner. The building has lost its upper story, parapet and most of its original fenestration pattern.

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931 Main, Reed's Ice Cream (1955, contributing):

This is a single-story tile and brick commercial building. Its plan measures 20 feet by 92 feet. There is a flat parapet with tile coping. The entrance is centered between large glass display windows. There is a fixed awning set above the storefront.

933 Main, Bob Reimer Clothing Building (1961, contributing):

This single-story tile and brick building measures 39.5 feet by 120 feet. It has the dimensions of a double storefront and its frontage is almost entirely glass, the brick veneer being set in a simple stack bond. There are twin entrances so the building's ownership and use were possibly divided early in its history.

937 Main, Brown's Shoes (1976, non-contributing):

This building is non-contributing to the expanded district. It occupies the former site of the demolished Colonial Theater.

1000 Main (vacant parking lot, not counted):

1006 Main, Drs. A. W. Brock and J. W. Paisley Medical Office Building (1961, contributing):

This single-story brick veneered building is designed with a residence feel in a contemporary style. Corner windows are paired on either side of a centered front entrance, and there is a garage door in the north end of the façade. The plan measures 24 feet by 42 feet. Roman brick are laid in stack bond as a façade veneer, a typical design for this period. Originally stacks of concrete block shadow boxes flanked the front walkway. The original windows remain in place, while the door has been replaced.

1010 Main: Iowa Continental Telephone Company Building, (1956, contributing):

This brick veneered building is downtown's second contemporary/modernistic commercial design after the Farmer's Mutual Re-Insurance Building (827 5th Avenue) located just to the southeast on the same block. Although it is just two stories high, the building reads as a taller building. This design employs a horizontal emphasis and centers four vertical stone panels on the façade. Single-door entrances are set into the base of each outermost band, while casement windows are punched into them on the two levels. The brickwork is otherwise uninterrupted. A south end elevator tower and entrance is recessed slightly.

1010 Main, parking lot (not-counted):

1020 Main, Thriftway Super Market (1956, non-contributing):

This single-story brick veneered building is slightly recessed on its lot. It measures 65 feet by 125 feet and has a south sidewall recessed entrance. While no longer recognizable, the broad eaves overhang that was original to the design is retained.

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1024-26 Main, Lamberson-Hunt Auto Garage (1919, contributing):

This is a notable automotive garage building in Grinnell, always included on any local architectural tour. It is single-story commercial plan with a tile perimeter wall and a clear span interior, the latter being created by a trussed vaulted roof structure. The plan measures 75 feet by 165 feet. The façade brickwork is laid in Flemish bond. The façade features side pilasters with ornamental stone caps, a five-bay frontage that is created by intervening pilasters that are capped with projecting auto tire motifs, and a central entrance. The upper façade is unadorned. There are stone bases on each of the pilasters. The front display windows retain very early, if not original copper frames. The building interior originally had an open ceiling, now obscured by a drop ceiling. An individual National Register nomination effort, 1990-91, failed to successfully list this building, but Iowa State Historic Preservation Staff determined the building to be National Register eligible (Page, National Register Nomination, 1990).

716 4th Avenue, Pullis-Johnson Motor Company Garage (1948, contributing):

This single-story auto showroom/garage building exemplifies the auto-related commercial architecture of its time. The tile building has a blonde face brick veneer that wraps around each sidewall across the northernmost bay. The plan measures 64 feet by 44 feet. A cast concrete flat canopy extends across the façade. The central entrance is preserved although the former display windows have been reduced in size with a red contrasting material that reveals their original extent. One display window has been similarly treated on the east sidewall. There is a single-door entrance centered on the east sidewall. The building is located on the south side of 4th Avenue, west of the alleyway.

717 4th Avenue (ca.1906, ca. 1922, non-contributing):

The front portion of this building appears on Sanborn Maps as early as February 1906, as a brick-veneered single-story plan. The core building measures 25 feet by 36 feet. A tile rear addition (25 feet by 44 feet) was extant by 1922. The rear addition is actually recessed to the east from the core building's west wall plane, and a two-story false-front now encircles the whole and is covered with a diagonally laid timber covering. This surround is boxed out westward along the rear addition. This covering exaggerates the building's height, which is consistently termed a single-story on Sanborn Maps. The north wall of the addition is sided and has a shingled canopy overhang. There is a larger rear door opening, now sealed, that has been reduced to a window opening and there are two single doors. The west wall of the rear addition had four overhead door bays and a centered side entrance. The building fronts south on 4th Avenue and there is an open void to the east of the building, and a vacant parking area between the building and the alley to the west. There is no doubt that an early building exterior survives intact beneath the present covering, and for that reason this building is included in the amended district.

720 4th Avenue, (pe-1883, 1959, non-contributing):

This single-story commercial address measures 48 feet by 40 feet and has gained a neo-Colonial façade with a multi-colored brick veneer, a metal entry hood above a left-hand sided entrance and three shuttered small-scale windows. It retains no vestige of historical integrity. This is the single-story rear (west) remnant of a two-story business block that was one of Grinnell's prominent corner landmarks.

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721 4th Avenue (ca. 1906, non-contributing):

This is a freestanding single-story brick veneered commercial building that fronts south on 4th Avenue. There is an alleyway to the east and the alley passes behind this building. The plan measures 25 feet by 80 feet and there is a 12 feet by 16 feet rear 1950 addition. The current façade likely dates to the mid-1950s or the early 1960s given the use of stack bond blonde colored Roman brick. The brick veneer is certainly placed in front of the earlier façade given the thickness of the entry. The centered entrance is flanked by two projecting window boxes with fixed metal shades. The point of interest is that a shingled false front, extends continuously from the door/window tops and between the flanking corner pilasters to a point well above the parapet level. Four serpentine light fixtures project from this new cornice line to illuminate the façade.

902 4th Avenue: First Congregational Church (1953, contributing):

This building is contributing to the expanded district. The modernistic movement was first reflected locally in this church design by Des Moines architect Gerald L. Griffith. This commission, awarded in 1949, may well have paved the way for his selection, along with then partner Kenneth Haynes, to design the Farmer's Mutual Re-Insurance Building (821 Fifth Avenue) in 1950. The replacement of the historic church was naturally fraught with internal turmoil and delay. The salient point about the new church was a promise by the architects that the exterior stonework would be largely re-incorporated into the new building. Given that the final design offers no visible exterior stonework, the visitor must go inside. In a most fascinating twist, the old church was turned inside out and the sanctuary interior features soaring walls of stonework.

927 4th Avenue: Former Junior High School (1922, contributing):

The building was designed in the Classical Revival style (architects Proudfoot Bird and Rawson, Des Moines) and was constructed between 1921 and 1922. The distinctive elements of this stylistic application consist of a combination ashlar faced and sand rubbed (Auditorium front) limestone first story, with buff colored pressed brick covering the entire building exterior otherwise, twin front end wings, corner quoin treatments, a pronounced cornice line and an enhanced auditorium/entrance (north wing). The latter has the different stone base surfacing, a more pronounced stone cornice, more elaborate brickwork, special upper window ornamentation and a more complex façade treatment on the upper two levels.

The building's first story exterior stonework alternates narrow courses with full-sized ones, a technique that was particularly well established in Grinnell in both stone and concrete block construction. This banding effect is present on the smooth-faced auditorium base as well and it is suggested that this was a response on the part of the architects to this local building tradition. A smooth-finished stone belt course caps the ashlar stonework just below the second floor sill level and the same belt course continues across the auditorium façade.

The overall façade employs twin end shallow wings, the corners of which are ornamented with quoin-like raised brick panels that wrap around the two faces of each corner. The buff brickwork is otherwise uninterrupted. Windows employ steel frames and have no lintel treatment per se. Smooth

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surfaced stone sills are on all facade window openings. A triple brick belt course series of bands underscores the base of the parapet. There is a pronounced metal cornice and the parapet continues well above the cornice line, but is plainly surfaced and has a plain stone coping.

Large open rectangular window openings denote the location of each classroom, of which there are five per floor, being stacked three high for a total of 15 rooms. The sizeable window openings produce solid window walls for each room. It is of particular interest that the same fenestration pattern was employed on the first floor, and the interrelationship of stone texturing and window opening is striking. A vertical row of single individual windows is located on the north end of the façade, alongside the auditorium wing. These denote the location of administrative and other small rooms, a pattern that continues across the auditorium façade to the north. The auditorium façade, unlike the façade to the south, has a more complex architectural front. Shallow stone pilasters are imbedded into the brickwork and these define three center "bays" and two corner "towers" on the upper two stories. The tower effect is created by the use of an intensive brick quoin patterning, one that wraps around each outside corner and which continues across a single row of individual window openings. The same pilasters divide the first floor façade into three sections, the "tower" bases, and a broad projected bay.

Structurally the building is of reinforced concrete construction. There is no basement per se, apart from the boiler room. The building design is notable for its varied floor levels and a good many stairs were required to allow for internal circulation due to these shifts. There is a basement crawlspace of sorts and a series of access tunnels but the spread footings are set shallowly. The classroom core and gym-auditorium have differing elevation settings. The auditorium balcony entrance is at the third floor level and the auditorium entrance is on the second floor.

The building interior consists of the east side ranks of 15 classrooms, and the two halls, the principal one being oriented north-south to the west of the classrooms. The secondary hall divides the gym and auditorium. The auditorium stage measures 28 feet wide and 20 feet in height. The original seating capacity was 1,024 seats, impressive for a town then the size of Grinnell. The auditorium is complete with balcony, stage, and wings, fly lofts, etc.

This junior high school building historically shared a gymnasium and a public auditorium with a now demolished 1904 high school located to the south and the general public and it was designed in a manner that each of these components could function in a physically isolated manner through the usage of internal gates and doors. The junior high school consists of a three-story wing that forms the façade of the building, and includes the stacked classrooms and associated longitudinal hallways. The three other components are a two-story gymnasium that occupies the southwest center of the plan, a three-plus story auditorium that is located in the northwest quadrant of the plan, and a 1980 south end addition, that represents the re-purposing of the building for community center use.

720 5th Avenue, Iowa Cleaners (1961, contributing):

This contemporary style single-story commercial building measures 30 feet by 78 feet, and fronts north onto 5th Avenue. This building is of particular architectural interest because it utilized a concrete beamed roof structure that continues out beyond the west wall plane and is visible as a result. The façade uses stack bond Roman brick. There is a 23 feet by 14 feet concrete block addition in the southwest

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corner of the plan. It adjoins a rear wing in the opposite rear corner that measures 12 feet by 14 feet. A full-height entry vestibule has replaced a shorter and smaller drive-in service window along the alley side. A separate northeast corner storefront houses a barber shop.

805 5th Avenue, Drs. E. S. Korfmacher-Thomas Brobyn Medical Office (1941, contributing):

The core building measures 51 feet by 27 feet, and there is a centered south entry vestibule that measures 11 feet in width and the vestibule rises above the parapet level as a pediment. The building is free-standing on its corner site. The centered entry wing features full-height side lights that flank the entry and recessed brick panels, overlaid with recessed horizontal stripes in the brickwork, continue the vertical feel of the windows and provide ornamental interest to the design. The front windows, while symmetrically arranged, two openings on either side of the entry, are of varied sill height, those to the east being shorter. Originally each window was largely infilled with glass block and a centered metal hopper window, with matching light pattern to the block, was operable.

809 5th Avenue, Dickerson & Son Auto Repair Building (1917, contributing):

This single-story brick garage building is of interest given its small scale, having just a five-car capacity. The building measures 30 feet by 70 feet. The storefront has a raised brick parapet front with a centered inset ornamental panel. The storefront proper has an office frontage across the east two-thirds of the plan with a four-light transom set above it. The garage door was in the west part of the front and has been filled in but remains apparent as to its purpose.

811 5th Avenue, August Stahl Building (1917, Contributing):

This single-story brick building was built simultaneously with the Dickerson Building immediately to the west. It measures 25 feet by 71 feet. The storefront is surmounted by a projecting fixed metal awning. The parapet front is unadorned. The storefront retains an early array of windows and frames and three basement windows remain in place with panel coverings.

813 5th Avenue: (Herald-Register Company, 1916-7, contributing) (Listed National Register, listed 1991):

This single-story Neo-Classical design is visually prominent due to its raised basement and looming upper story. The building was designed to support a second story, as if this newspaper's owners sought to eventually match the scale of the 1916 Grinnell Register building, that was raised up right across the street at 937 Broad Street. The façade is divided by pilasters into three bays, the central one being narrower given its use as the entrance. The pilasters have stone bases and Ionic column capitals. A stone parapet base surmounts the columns and underscore a projecting cornice line. The entryway has an ornamental stone surround. The building measures 40 feet by 80 feet. It was designed by Des Moines architect Proudfoot, Bird & Rawson. This building was individually listed on the National Register in 1991. The major façade change was the infilling of its front windows and transom with glass block, with the insertion of small rectangular lights into the center points of each opening. The basement windows remain open and intact. These changes pre-date the listing of the building.

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815 5th Avenue: Interior Telephone Company Building, (1919, contributing) (National Register, listed December 20, 1991):

This distinctive single-story brick building has a raised basement and a distinctive design, similar to the newspaper building located due west. The front part of the plan is slightly broader in its footprint and it is distinguished on its south and west fronts by elaborate raised brick decorative window surrounds and parapet front ornamental panels. The cornice is stepped out and has corner supportive brackets. The entrance is located at the east side and steps to the raised main floor are internal to the plan. The basement is made distinctive by the use of repeating horizontal lines formed by recessing successive lines of brickwork. The basement is fully fenestrated along the west side of the plan, and there is an alley along that side of the building. It measures 25 feet by 70 feet. The building remains well preserved, retaining its original basement and main floor windows. Canvas awnings shade the main level windows on the façade. In 1952 the exterior brickwork was almost completely re-laid by contractor Ed Hughes. This entailed relaying all of the fire wall and the rear wall, with all of the brickwork being tuck-pointed.

821 5th Avenue, Farmer's Mutual Reinsurance Company (1951, 1957, contributing) (National Register listed 2012):

This is a four-story with full basement commercial building with a footprint that measures 85 feet in depth and 60 feet in width. There is a metal-clad rooftop utilities penthouse that is centered along the east sidewall that contains elevator hoisting equipment and, curiously, the building's heating plant. The building fronts south onto 5th Avenue. The lower portions of each sidewall remain unobstructed as these areas remain open ground. There is an added loading dock at the northwest corner of the plan and an open approach links that dock with the alley to the west. The rear (north) of the building is immediately adjacent to an adjoining single-story garage building. The principal façade has a fully-paved sidewalk frontage. The architects were Kenneth L. Haynes (1908-1975) and Gerald I. Griffith (1909-1999) of Des Moines.

The building's façade consists of two horizontal rows of windows across the lower two floors, each floor being framed between twin rows of rectangular Indiana limestone panels, comprising 15 panels per row. The upper two stories are veneered with an additional ten rows of panels. The lower level panels are surfaced using a shot-sawn technique that entails adding steel shot to the saw-cutting process, thereby gouging irregular (in terms of both width and depth) horizontal gouges in the stone surface. Rust from the shot stains the stone with brown hues. The stone veneer on the upper levels is ornamented with what appears to be a random patterning of projecting sand blasted smoother identical panels, with the shot-sawn ones. Given that the stone panels are uneven in number in terms of their column count, there is no mid-point to the design. There is no hint in any source as to the origin of the panel layout. The projecting panels are three-fourths of an inch beyond the main wall plane.

The other main façade feature is the use of two large composite red granite panels to frame the centered front entryway. The two panels consist of five superimposed rectangular blocks, with matching end blocks for a total of 15 pieces. Each panel is mounted on an angled back wall, so that the two panels are angled with respect to the entrance. The granite sections are five inches in thickness.

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916 5th Avenue Grinnell United Methodist Church, (1896, contributing):

This stone faced church was designed in the Romanesque style. Its plan is unusually symmetrical, inasmuch as a hip roofed core has three corner towers on the southeast, northeast and northwest corners, the latter two being subordinate in scale to the third one and identical in design. Twin massive semi-circular arched windows are centered in the north and east facades. Each tower base has a stairway entrance. Each semi-circular Romanesque arch on tower or over a window is made up of a darker gray limestone that contrasts with the white color of the wall stone. The same darker stone is used in the foundation. A raised and projecting stone foundation terminates at the sill level of the ground level windows, and a broad water table caps this transition line and is continued around the base of each tower. A second strong stone belt course is set at a theoretical first floor level and intersects with spring stones in the main window arches. Triple-light attic window sets are placed at each gable peak front. The dominant southeast corner tower extends well above the central roof peak. Its lower stage terminates at the same point as the other towers do but the final stage is twice as high as those in the lesser towers. All of the towers have sharply pointed hip roofs with cruciform finals. An office, library and school wing was added in 1966. This building is contributing to the expanded district.

804 6th Avenue, Van's Phillips 66 Service Station (1954, contributing):

This is a well preserved later example of a mid-1950s filling station, and, along with the Pioneer Oil Company building, 831 West Street, is one of two still extant and recognizable historic service stations in Grinnell. The building measures 49 feet by 28 feet. The west half of the plan is an angled glass office area, while the east half is a double-bay service area. The overhead doors on the service bay have been somewhat downsized and one opening is now a window, the west one a double-door entry. The service bay roof is higher than that of the office wing to the west. The latter is recessed south from the wall plane of the service bay. The office area retains is very broadly projected flat roof, sloped glass windows, and Roman brick kick plate. The pumps and service island have been removed.

808 6th Avenue, Jimmy Johns (2013, non-contributing):

A 1934 roadside café was replaced by a new fast foot eatery since this nomination was first prepared.

733 Park Street, United States Express Company Office (1940, contributing):

This single-story brick building has a free-standing location just north of the railroad tracks, and is located on the west side of Park Street, south of 4th Avenue and Central Park. It measures 21 feet by 37 feet. The façade is simple with a paired window and offset entry door. The brick chimney is in the south wall. The building was recently restored and a mural was painted on its north side wall.

District Resource List:

The resource count that results from the amending of the original district is a complex process. With the original listed district, three buildings were demolished, while many originally non-contributing buildings are now contributing buildings and one new outbuilding is added (these lines are shaded gray

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so that they can be readily identified). Within the enlarged district, many buildings are added including five individually National Register listed buildings that are not counted as new additions, and there are a small number of objects, sites and structures also added. There is one outbuilding included in the amended area. The final added property count is separately tabulated, while the revised count for the listed district is also given.

Resource Tabulation and Evaluation Summary:

Add-ress, street #	Named Historical Blocks	Style	Bldg. Date	Evaluation: Original District		Evaluation: Enlarged District		Notes: Site numbers assigned in original nomination.
Broad Street								
819	Cass & Works	High Victorian	1889		1	1		#1
821	Cass & Works	High Victorian	1889		2	2		#2
823	Proctor	High Victorian	1889	1		3		#3
825	Proctor	High Victorian	1889	2		4		#4
827		High Victorian	1889	3		5		#5
829		High Victorian	1889	4		6		#6
831		High Victorian	1889	5		7		#7
833	Morse	High Victorian	1889	6		8		#8
835	Morse	High Victorian	1889	7		9		#9
837	Morse	High Victorian	1889	8		10		#10
915			1974+		3		1	#11
917		Richard-sonian Rom-anesque	1893-94	9		11		#12
919-21		Richard-sonian Rom-anesque	1894	10		12	2	#13 [added new garage]
923		Richard-sonian Rom-anesque	1894	11		13		#14

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Add- ress, street #	Named Historical Blocks	Style	Bldg. Date	Evaluation: Original District		Evaluation: Enlarged District		Notes: Site numbers assigned in original nomination.
				Con	Non	Con	Non	
925	Broad Street	Richard- sonian Rom- anesque	1894	12		14		#15
927	Broad Street	Richard- sonian Rom- anesque	1894	13		15		#16
929	McCall & Queen Furniture		1950		4	16		#17
931- 935	Wellhouse/ Green and Jensen		1954, 1955		5		3	#18-built as two buildings, counted as one now
937	Register		1916	14		17		#19
Commercial Street								
805	Herald Annex		1902	15				#20-Demolished
807	Herald		1889		6			#21-Demolished
817	Preston Opera House	High Victorian	1889	16		18		#22
819			1889		7		4	#23
819½			1889		8		5	#24-should be 821
@ Main	Vacant lot	N/A						Not counted, site of demolished bldgs.
Main Street								
901	1 st National Bank		1900	17		19		#25
903- 905		"Classic Modern"	1901	18		20		#26
907- 909	Union		Ca. 1907		9		6	#27
908	Rinehart, Westco Gro. Hedge Pharmacy		1893- 96, 1906, 1956		10	21		#37
911- 913	Spaulding- Spurgeon	High Victorian	1907	19		22		#28
912	Spaulding	High Victorian	1899	20		23		#38

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Add- ress, street #	Named Historical Blocks	Style	Bldg. Date	Evaluation: Original District		Evaluation: Enlarged District		Notes: Site numbers assigned in original nomination.
				Con	Non	Con	Non	
914	Spaulding	High Victorian	1899	21		24		#39
915	Nat. Tea Co		1937		11	25		#29
917	Thompson Longshore		1901	22		26		#30
918	Spaulding		1899	23		27		#40
919	Strand		1992		12		7	#31
920	Harrison & Co. Dept. Store		1960		13		8	#41
921	Strand		1916		14	28		#32
922	Decatur Mach. & Boiler		1891		15		9	#42
923			1933- 43		16	29		#33
925			1911- 22	24		30		#34
924- 926	A. A. Hurd		1929		17		10	#43
927			1940	25		31		#35
928	Masonic	"Classic Modern"	1917	26		32		#44
929			1912- 21		18	33		#36
930			1937		19		11	#45
932			1922- 32		20	34		#46
932 1/2			1939	27		35		#47
934		"Classic Modern"	1911- 22	28		36		#48
4th Avenue								
801	H. C. Spencer	High Victorian	1894		21	37		#49
802	B.P.O.E.	"Classic Modern"	1914	29		38		#61
803	Eagle Block	Italianate	1879	30		39		#50
804			1930	31		40		#62
805	Eagle Block	Italianate	1879	32		41		#51

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Add- ress, street #	Named Historical Blocks	Style	Bldg. Date	Evaluation: Original District		Evaluation: Enlarged District		Notes: Site numbers assigned in original nomination.
				Con	Non	Con	Non	
806- 808	Rayburn		1934	33		42		#63
807		Italianate	1875	34		43		#52
809	Holyoke	High Victorian	1885	35		44		#53
810			1938	36				#64, demolished
811	Kimball		1890	37		45		#54
813	Manly	High Victorian	1895- 98	38		46		#55
814			1913- 14		22		12	#65
815			1881		23	47		#56
816	Herrick & Chamber- lain	High Victorian	1883	39		48		#66
817- 819	Beyer		1892	40		49		#57
818	Herrick & Chamber- lain	High Victorian	1883	41		50		#67
820	Morse		1889	42		51		#68
821			1892	43		52		#58
822	Morse		1889	44		53		#69
824	Morse		1889	45		54		#70
827	Cunning- ham		1954		24	55		#59
829	Merchants Nat. Bank		1914	46		56		#60
5th Avenue								
806- 810- 812			1930		25		13	#71
816	Armory		1907		26	57		#72
818	Shaner's Music Store		1948		27	58		#73 (really part of 833 Broad)
Comparison, District & Amendment Within the District Resource Counts (total original district count of 73 is reduced to 70)				46 -2=44	27 -1=26	58	14	Minus 3 demolitions

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Add- ress, street #	Named Historical Blocks	Style	Bldg. Date	Evaluation: Original District		Evaluation: Enlarged District		Notes: Site numbers assigned in original nomination.				
				Con	Non	Con	Non					
Buildings and Other Properties Added By Boundary Expansion												
Broad Street												
				Bldgs		Site		Obj		Struc		
				C	N	C	N	C	N	C	N	
807	Hiser garage	Commercial	1915	1								
813- 815	Hotel Mack	Commercial	1890		1							
834	Vets Memorial	Modernistic	1962	2								
926	Fmr.Stewart Public Library	Romanesque	1902	nc								NRHP listed (nc means no count)
932	USPO	Neo- classical	1917	3								Federal property
1000	St. Mary’s RC Church	Italian Romanesque	1927	4								
1001	Modernistic	Modernistic	1949	5								
1012	Bates Flowers	Commercial	1938	6, 7								Includes separate alley shop, two greenhouse(s) are attached to the house as is a garage
1013	Hagen Bros Garage	Commercial	1922	8								
1019		N/A	1914		2							Long House stone marker, object
1029	DeMeulen- aere & Light	Contemp- orary	1960	9								
1033	Pizza Hut	Commercial	1971		3							
Commercial Street												
800-02	Foster, Bailey & Goodrich	Italianate	1889	10								
804	H. C. Spencer Warehouse	Italianate	1902	11								
810	McGregor & Son	Commercial	1894- 97	12								

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Add- ress, street #	Named Historical Blocks	Style	Bldg. Date	Evaluation: Original District				Evaluation: Enlarged District				Notes: Site numbers assigned in original nomination.
				Con	Non			Con	Non			
812	Northwest Produce	Commercial	1949	13								
814	Grinnell Produce Co	Commercial	1889- 90	14								
816	Bower & McDonald	Richard- sonian Rom- anesque	1896	nc								NRHP listed
Main Street												
831	Preston Opera House	Italianate	1877	15								
833		Commercial	-1883, 1959		4							
931	Reed's Ice Cream	Commercial	1955	16								
933	Bob Reiner Clothing	Commercial	1961	17								
937	Brown's Shoes	Commercial	1976		5							
1000			N/A	nc								Parking lot
1006	Brock & Paisley	Commercial	1961	18								
1010	Iowa Conti- nental Telephone	Moderne	1956	19								And parking lot parcel, not counted
1020	Thriftway	Commercial	1956		6							
1026	Lamberson- Hunt Garage	Commercial	1919	20								
4th Avenue												
716	Pullis- Johnson Garage	Commercial	1948	21								
717		Commercial	-1906		7							
720		Commercial	-1883/ 1959		8							
721		Commercial	-1906		9							
902	1 st Cong. Church	Modernistic	1953	22								
927	Jr. High School	Classical Revival	1922	23								

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Add-ress, street #	Named Historical Blocks	Style	Bldg. Date	Evaluation: Original District	Con	Non	Evaluation: Enlarged District	Con	Non	Notes: Site numbers assigned in original nomination.		
5 th Avenue												
720	Iowa Cleaners	Contemp- orary	1961	24								
805	Korfmacher -Brobyn	Modernistic	1941	25								
809	Dickerson & Son Auto	Commercial	1917	26								
811	Aug. Stahl	Commercial	1917	27								
813	Herald- Register	Classical Revival	1917	nc						NRHP listed		
815	Interior Tele & Telegraph	Commercial	1919	nc						NRHP listed		
821	Farmers Mutual Re- Insurance	Moderne	1951, 1957	nc						NRHP listed		
916	United Methodist Ch.	Romanesque	1896	28								
6 th Avenue												
804	Van's Phillip 66	Commercial	1954	29								
808	Jimmy Johns	Commercial	2013		10							
Park Street												
733	U.S. Express Co.	Commercial	1940	30								
Other												
Park	Central Park	N/A	1854			1						
Park	Central Park	N/A	1916				1					
Park	Central Park	N/A	1970s					1		Marker, object		
Park	Central Park	N/A	Recent							1 Shelter, structure		
Park	Central Park	N/A	Recent							1 shelter, structure		
Park	Central Park	N/A	Recent							1 gazebo, structure		
Park	Central Park	N/A	Recent							1 Playground, structure		
Total Added Resources, Enlarged District:				30	10	1	0	1	1	0	4	37 properties
Revised Resources, Original District:				58	14							72 properties
Revised Total Resoures, Final District				88	24	1	0	1	1	0	4	109 properties
Added butUncounted NRHP listed buildings				5								114 properties

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Add- ress, street #	Named Historical Blocks	Style	Bldg. Date	Evaluation: Original District		Evaluation: Enlarged District		Notes: Site numbers assigned in original nomination.		
				Con	Non	Con	Non			
Revised Count, Original District										
Subtotal Revised Resource Counts										124 resources

Alterations:

This boundary extension enlarges the listed district in every direction. The enlarged district is also bounded in a more rational manner, and includes for the most part whole or half blocks with fewer irregular parcels.

The district changed during the extended period of significance in terms of widened streets, the loss of tree canopy, the extension northward of the downtown (displacing residences), and the loss of a small number of buildings to fire, with later replacements. Three buildings were demolished since the district was listed, one of which was removed for a bank enlargement. Another bank expanded and removed three historic buildings (prior to the district listing). Central Park changed in its use and built environment due to the construction of the Veterans Memorial Building, Candy Land Playground, and the removal of its Elm tree canopy, the Clarke fountain, and the open air theater.

Building fronts changed in many instances with a small number of buildings receiving new façade coverings, mostly stuccoed and but one slip screen. Storefronts were replaced with angled glass fronts, Roman brick kick plates or entire fronts, and many wood coverings (all lost) on their former transom lines. A few buildings lost upper floors. Within the added area, the 1904 high school building was demolished (1981). One church was rebuilt (1953).

After 1963 the downtown evolved in terms of retail mix in an expected fashion. Arterial highway locations were increasingly preferred for retail purposes and the family owned retail businesses closed one by one as founders and their descendants died or retired and competition became overwhelming. During the 1980s Grinnell was an early Iowa Main Street participant and when the district was listed it can truly be said that the downtown buildings had reached a collective low point in terms of historical appearance. A few more fronts had been obscured behind coverings and fixed shingled canopies covered many a storefront. Windows were replaced and reduced, infilled or paneled over. Storefronts were vacant or under-utilized. Beginning in the early and latter 1990s a range of grants and rehabilitations began to turn things around, and these improvements, came despite the abandonment of the Main Street program. These façade improvements combined with the extended period of significance, make a number of previously non-contributing buildings now contributing to the district.

Integrity:

The expanded district is very compact and its boundaries are logical and self-apparent. The district expansion adds a range of public buildings, a former junior high school, a park and two downtown churches to the building mix. The seven aspects of historical integrity are individually considered below.

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Location is tied to the historical role of a commercial core. The retention of a railroad on the south district boundary aids the visual integrity of the district as this railroad historically separated utilities and industrial land uses that were south of the downtown. Highway 6 or 6th Avenue forms most of the north boundary and similarly interprets the separation of residential, college and commercial land uses (south of the highway).

Design within the expanded district is retained by a readily interpretable change in form, plan, scale and style as Victorian era commercial buildings, concentrated to the south of 5th Avenue, were supplanted over time by wider, and lower-profile ones. The buildings share a common setback, corner buildings are more architecturally substantial and design unity is emphasized given that a majority of the older core buildings were designed and built almost simultaneously following the several major downtown fires.

Setting is embodied in the adjacent patterning of similar buildings, collectively committed to presenting an aesthetic of permanency and tradition. Grinnell's plat predates the actual railroad and it purposely centered its downtown. Over time the city wards were bounded beginning at their common downtown juncture point and polling places were all downtown, virtually within sight of each other. This centrality of place cannot be overstated. Blocks are of equal size except where the original downtown was sited, on Commercial Street, and north-south running alleys divide each block.

Materials are defined in a district setting by façade materials. Grinnell's downtown is predominantly brick in its composition with a smaller, though important, range of stone-fronted blocks and facades. Rusticated concrete block was also employed to emulate the stone buildings and a very small number of permastone fronts in turn emulated both material traditions. The proportion of intact and visible facades within this district is very high. Materials as represented in actual storefront construction represent post-1963 replacements for the most part but a number of post-World War II storefront replacements survive. A curious absence is any high proportion of ornamental cast iron in the storefronts. This is perhaps explained by an early predominance of narrower storefronts with resulting clear-span facades that required no intervening columns. Many buildings retain interior ornamental support columns and pressed metal ceilings.

Workmanship is strongly retained in the upper storefronts within the district. This district is significant for the higher and more substantial quality of its buildings that is overlaid with the causal impact of major fires and a collective desire to avoid reoccurrences of downtown catastrophe. As a result the earlier buildings are highly ornamental and despite their uniformity of massing, materials and scale, they are very individualized and recognizable. Interior workmanship also survives in many buildings as noted, in the form of structural systems and ornamental ceilings. Parapets and pediments survive to a very high degree.

Feeling is strongly imparted by the dominant unity that the earlier store buildings convey. Exceptional edifices, most notably the former Merchant's National Bank, but also the larger business blocks, elevate the whole downtown. The sheer vitality of an increasingly thriving downtown, which is the present condition in this example, conveys the feeling found in a space that remains the heart of the community.

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Association of downtown and the larger community is retained and the expanded district enhances association by reconnecting the public venues, close-in churches, and the school's central edifice with the downtown proper. The uninformed visitor, upon entering the downtown could readily develop an accurate estimation of Grinnell's commercial history by inspecting the downtown. The surprise would be the lack of a county courthouse.

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Grinnell Historic Commercial District Boundary Increase, Poweshiek County, Iowa

Architects/Builders Continued:

Hallet & Rawson
Haynes, Kenneth
Normile, John
Prall, N. Clifford
Proudfoot, William
Rawson, Harry
Rust, J. Bradley
Woodburn & O'Neill

Builders:

Bowers, R. W., and Son
Clubine & Capp
Coutts, Robert G.
Guertz Construction
Hanlin, James
Kellogg, R. M.
Sampson, George
Sundine, A. M.
Tyree, Gene
Ziegenmayer, Bill

Statement of Significance:

The Grinnell Commercial Historic District was listed on National Register of Historic Places in 1989 because, under Criterion Consideration A, its downtown reflected an unusually successful non-county seat commercial node that enjoyed an atypically substantial market area, and under Criterion C architectural significance that reflected a disproportion of very well designed commercial buildings. The district's was also cited for its well preserved architectural continuity. These arguments sufficiently frame the argument for updating the district in terms of period of significance and associated historical contexts. The added period of significance and buildings attest to a continuation of the existing significance claims, that Grinnell's downtown continued to prosper and to serve as the commercial and social heart of that community as late as the early 1960s. The original period of significance was 1875-1940. The amended period of significance is 1855 to 1963. The earlier extension is due to the inclusion of Central Park.

There is no necessity to reopen the contextual arguments of the original district document. The only potentially substantial contextual quibble is with the titling of the third context, which dates to 1900-1918 and is titled "Climax of Prosperity." Implicit in the significance argument is the fact that Grinnell's downtown outpaced comparable communities in terms of its ability to capture an exceptional market area and it is therefore probable that the high point of the downtown was in fact only achieved after World War II. If incorrect, the choice of title approximates the experience of most downtowns but perhaps it betrays a prejudice that equates the construction of new buildings with high-water marks in

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local prosperity. Downtowns were substantially all built up prior to World War I and any later up-building tends to be either replacement construction (which is to say replacing burned buildings) or as perimeter expansion. This amendment will attempt to show that more subtle measures such as remodelings and business activities, along with revenue data, are perhaps better indicators of downtown economic viability. The original nomination was particularly contextually weak for the post-World War I years, the 1920s. It was during this period that one garage building was constructed on Main Street above 5th Avenue, and the Junior High School was built on Park Street.

This amended period of significance represents, at least in its initial years, a critical period during which the federal and private-sectors promoted the modernization of Main Street storefronts and districts as a means to promote public optimism, to stimulate the vital construction industry, and to otherwise stimulate the economy. Storefront modernizations provided a primary venue for introducing what historian Gabrielle Esperdy terms a “modern [commercial] vernacular.” The decade that dated from 1934 realized a \$1.5 billion investment in America’s estimated 1.5 million stores. These architectural initiatives played a central role in the local downtown struggle against two emerging threats, the chain store and the exurban store location (Modernizing Main Street, pp. 3-19).

Criteria A is relevant to this amendment because three church buildings are included in the added properties and comprise all of the extant churches that are located adjacent to the downtown. This is a small proportion of the total amended district ownership and buildings.

A Return to Prosperity, 1934-63:

This context is proposed as the amending basis for this district extension and update. The premise is that highway improvements nicely define this context. The existing highway grid was considerably improved as a result of federal and wartime assistance, beginning in the middle 1930s. The context nicely concludes with the construction of Interstate Highway 80, which bypassed Grinnell to the south. The former changes reinvigorated a pre-existing trend that being the gravitation of auto related businesses to the city’s two highways, U.S. 6 which followed 6th Avenue across the city east and west, and Highway 146, which ran north/south along West Street. Both rights-of-way were just a block away from the downtown, and state Highway 146 to the near west, Highway 6 to the north. Commercial trade was dramatically concentrated in the downtown at the onset of automotive dominance. The city’s first service station appeared at 5th Avenue and Main Street. There was no point to moving to a nearby highway because the condition of the unsurfaced roads and the resulting lack of traffic didn’t warrant it. Bulk delivery wagons could service area clients weather and roads permitting. With improved roads there was no reason to have a service station downtown and highway location was deemed to be essential. Not so with auto garages which clustered across the west edge of the downtown or north of 5th Avenue on Broad and Main streets. By 1954 Grinnell boasted 20 service stations. A far more substantial trend in Grinnell was for businesses and industries to cluster at the points where highways entered the city. Perhaps there were tax advantages and certainly fewer restrictions for the creameries, motels, seed companies, tourist camps, and finally a drive-in theater, which located outside the city’s outskirts. The Highway 146 approaches were less attractive in this regard than were those on the busier Highway 6. One of the interesting features of the southern approach, toward the Interstate, is that today, after the passage of 50 years, the commercial development between city and Interstate is less intensive and mostly

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of recent vintage and the actual interstate exchange has yet to develop the usual range of businesses. Still the Interstate's completion spurred retail trade even as the contextual period concluded.

The downtown continued to gravitate northward during this period of time. Expansion to the north side of 5th Avenue was accomplished in a limited manner prior to World War I, but there was no resumption of northward growth until after the next war. The north end of both Main and Broad streets offered vacant parcels and a series of major fires did their part to absorb any new construction efforts.

The commercial architecture of this contextual period assumes two principal forms, those of the single-story office building and the multi-story office building. The former were legal or medical offices and they sequentially built up 4th and 5th avenues, Main and Broad streets. The Modernistic Building at 1001 Broad Street (1949) was an exception inasmuch as it was designed as a combination residence and mini-mall. The larger office buildings were much more progressive in their architecture, reflecting modernistic trends in form, ornament and materials. The most progressive architectural innovations were also found in the replacement churches and these clearly inspired the larger office buildings in terms of daring design. They all utilized major architects as well. Only the Congregational Church (902 4th Avenue, 1953) lies within the expanded district.

Jacobsen looked at the residential history of Grinnell and determined that the substantial population increase of Grinnell between 1940 and 1950 indicated an unusually vigorous period of community expansion that warranted study. This growth reflected the impact of the "baby boom" post-war birth explosion as well as the relocation of population to Grinnell from throughout Eastern Iowa. This district amendment effort provided the opportunity to look at the various "inputs" or factors that produced that growth. Grinnell's population grew from 5,210 in 1940 to 7,328 in 1960, a growth of one-third. The majority of this growth was realized by 1950 when the population stood at 6,770 representing a one-quarter increase. The telling statistics compare Grinnell with other county urban centers. The 1940 urban county population was 9,023 so Grinnell accounted for just under 58 percent of that total. Ten years later that percentage was 65.5 percent. By 1960 it actually dropped a bit to 61.3 percent indicating that other smaller towns had enjoyed resurgence after 1950 (Grinnell *Herald-Register*, June 22, 1950; May 16, December 1, 1960; "The Historical Residential Development of Grinnell, Poweshiek County, Iowa, 1855-1916," 2008).

Retail trade figures are another measure of comparative economic strength. Between March 1949 and March 1950, and repeated the next year, Grinnell accounted for 57.7 percent of all county retail trade as measured by and extrapolated from reported state sales tax. By the year of June 1959 to June 1960 this percentage had increased to 59.3 percent. This retail increase continued throughout 1963 as a series of newspaper captions indicate; "City and County Retail Sales Skyrocket," "Another Boost in Grinnell Retail Sales," and "Big Gains in Poweshiek Retail Sales." In 1960 Grinnell was rated 30th out of the state's 50 largest cities in terms of retail sales on a per capita basis and 44th based on total sales. And this was accomplished by a non-county seat community (Grinnell *Herald-Register*, May 18, October 4, 1951; August 1, December 14, 1960; January 8, 1962; February 1, April 15, July 1, September 12, October 7, 1963).

Grinnell Distinctions:

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Grinnell is a nationally recognized community for a broad range of reasons. It was the home of Harry Hopkins, President Franklin D. Roosevelt's noted Secretary of Commerce during World War II. It is the home of Grinnell College, famous in its own right and notable today as well for its massive endowment. Grinnell's location favored future rail connections in lieu of county centrality and the county seat role that comes with that advantage. Having said that the city has acted historically more as a minor major city (albeit one not located on a river like most Iowa cities) and it has thus transcended the county seat role. Overtime the city has enjoyed a balanced mix of industry along with the other components of an advantaged community. Industry was eschewed early on and as a result Grinnell was never classed as a "blue collar" community and was never hospitable to organized labor. Poweshiek County (and Grinnell) was historically the most consistently Republican of Republican communities in the post-World War II years. This perhaps isn't saying much in a state that was of the same political bent (there was just a single consistently Democratic County, Dubuque, and 8 others that voted generally Democratic. The county was one of 34 such counties that had a single party dominance at all elective levels up until at least 1960. A 1960 State University of Iowa study found that such dominance was inversely related to urbanization, and Poweshiek County was scored at 33 on a 100-point scale of urbanization Grinnell *Herald-Register*, May 19, 1960 " 'Straight GOP' History Record For County").

The city dominated the northern half of the county and outpaced the county seat community of Montezuma in a range of initiatives. These included hosting the county Farm Bureau offices and reorganizing a new county fair organization and providing fair grounds and facilities for that fair. The local fire department acted early to organize a rural fire protection service (having a fire truck was a good start but frequently the firemen watched farm buildings burn from the point where they had foundered in the impassable roads due to snow or mud). The city was designated as an official rain gauge location and weather station by State Weather Bureau in 1938, one of five such points in the state. The Rural Electrification Office for Jasper and Poweshiek counties was located in Grinnell in 1936. The WPA Timekeeper's office, providing oversight for five Iowa counties, was secured in July 1938 as well. The city was an early player in urban-rural school consolidation. The *Herald-Register* was nationally known for its awards in the areas of rural education and fire prevention and the local fire department was similarly regularly recognized for their work in fire prevention. In early 1954 it was one of 70 Iowa communities to be allocated a natural gas supply (Grinnell *Herald-Register*, July 23, 1936; July 14, August 8, 1938; February 26, November 25, December 16, 1940; July 31, August 11, 1941; March 15, 1954).

Grinnell was hard wired into the nation's intellectual network, primarily through Grinnell College. As a result its residents were continuously benefiting from seminars and performances by the very best thinkers and artists. The city was a convention city despite the fact that the hotel capacity was completely inadequate to house the thousands of attendees who descended on Grinnell. The college dormitories provided much of the needed housing. Grinnell regularly hosted statewide Grange conventions (yet another indication of the community's close agricultural associations). Congregational Church meetings of every type, ministers, youth, comprised the core of these gatherings given the strong college and community links with that church body. Grinnell briefly hosted the state headquarters for the church. The city was also a financial center, as was reflected in a four county bankers gathering that represented 75 banks, held in early 1942. Grinnell College was also a decided asset for the city and the College played a central role in downtown property ownership and investment (Grinnell *Herald-Register*, July 27, 1939; February 9, 1942).

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Grinnell as an Innovative Community:

In its early years the city placed its faith and debt in its public school system, and paved sidewalks, and its streets remained unpaved until 1909. A reflection of its conservative nature was a reluctance to maximize its legal public debt. Grinnell College President, Dr. S. N. Stevens, excoriated the city fathers in early 1941 for the city's meager \$2,000 in bonded debt, it being "no source of pride" The city at this same time had a very progressive mayor. Mayor George Clifton urged the creation of a city planning board, and even brought Harold W. Alexander from the Harland Bartholomew Association, St. Louis to push the idea in mid January 1941. There was also a brief move to double mayor's salary to \$50 a month but that proposal was defeated by the Council. Some 25 years had elapsed between the purchase of the last fire truck and one that was finally purchased in 1940 (the volunteer fire department had to spring for its own aluminum extension ladder so that they would have a chance to fight the higher building blazes). There was organized blowback against governmental waste as the Iowa Taxpayer's Association claimed that Grinnell had the costliest government per capita in the State. Still the city had hired its first City Engineer in mid-1939 (generally termed the city manager however). Grinnell adopted a comprehensive building code and a building lines ordinance in 1945 (Grinnell *Herald-Register*, July 10, 1939; August 5, September 12, 1940; January 9, 16, 20, 23, May 1, 1941; June 7, 21, 1945).

Air travel was a passion for the city residents. Their own fly-boy, Billy Robinson, had perished in 1917 seeking a national high altitude record. In late 1941 there was a local push to develop a hub-airport as a trunk line feeder function for Mid Continent Airlines, but the war got in the way (Grinnell *Herald-Register*, November 11, 1941).

Charity and benevolence loomed large in a conservative community and Grinnell was constantly advocating for its disadvantaged. The Uncle Sam Club was a local "Hull House" equivalent institution that dated from 1900. Grinnell was named the state headquarters for the Earn and Learn Association, which fostered employment for 16-21 year olds. A Better Homes Council was organized by the Chamber of Commerce in 1940 to encourage home ownership among younger families (Grinnell *Herald-Register*, May 29, 1939; May 6, 1940; March 24, 1958).

Grinnell's Financial Standing:

Grinnell's banking history was resilient. There was always at least one bank in operation even in the worst of times and those that failed were quickly reorganized and depositors realized a substantial recapture of their deposits over time. Grinnell's first bank failure came in 1904 when the father and son president and cashier of the First National Bank committed a dramatic double suicide act in the local lake. This was of course the first hint that the bank was insolvent. There was no opportunity for a run on the deposits and Citizen's National Bank promptly replaced the insolvent bank. Merchant's National Bank, organized in 1897, is Grinnell's premier bank of memory given that it was successful enough to engage architect Louis Sullivan to design its "Jewell Box Bank" at the corner of 4th Avenue and Broad Street in 1914. This bank failed in late 1924 and Citizen's National absorbed it as well. The Poweshiek County National Bank acquired Citizen's in mid-1930 and the *Herald-Register* rated the acquisition as "one of the biggest surprises" in Grinnell's history, a deal deemed to be "the biggest banking change in

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the history of central Iowa" (Grinnell *Herald-Register*, December 25, 1934; Grinnell *Register*, December 2, 1913; November 4, 7, 1924; January 6, 12, 1925; June 16, 17, 1930).

The Grinnell State Bank, established in 1877, was able to build its own (and the first) bank building at 814 4th Avenue (non-extant) in 1914. The bank struggled to survive after World War I with deposits plummeting to just \$124,000 by the end of 1925; it began a solid recovery in late 1930. The bank acquired half of the assets of the failed Grinnell Savings Bank which closed in August 1925. The bank's investors finally received a 70 percent reimbursement by mid-1937, and the *Herald-Register* noted that "Lots of folks are happy to get the cash out of what seemed to be a big loss" (Grinnell *Register*, August 21, 1925; Grinnell *Herald-Register*, October 29, 1934; June 17, 1937; August 11, 1938).

The National Bank Holiday in March 1933 briefly closed Grinnell's two operating banks (Poweshiek County National, Grinnell State Bank) as they passed under the regulations of the State Superintendent of Banking, but both banks quickly reopened. Thus Grinnell found itself in the latter years of the Depression with two strong banks. There was also a range of lesser financial institutions, these being the Mutual Home Loan and Savings Company, the National Farm Loan Association, and the Grinnell Credit Bureau. Another Grinnell gain was the acquisition of the Equitable Farm Real Estate & Loans Company from Montezuma pm 1939 (Grinnell *Register*, March 17, 1933; January 28, August 8, 1937; January 17, June 20, 1938; February 2, June 29, 1939).

A new bank, organized in December 1934 was the Grinnell Federal Savings and Loan Association. The bank had in excess of \$100,000 in total assets by November 1938. By early 1939 it purchased the quarters of the closed Mutual Home Loan & Savings Association. Total assets were \$121,000 in 1938, \$152,000 in 1939, \$207,000 in 1940 and \$258,450 in 1941. As the war opened, assets grew to \$295,700 by the end of 1942, termed by the *Herald* "substantial growth in a year in which not much growth was anticipated." The 1948 assets increased by \$111,000 over 1947 (Grinnell *Herald-Register*, November 7, 1938; February 2, 1939; January 11, June 24, 1940; January 13, 1941; January 12, 1942; January 20, 1943; January 20, 1949).

Beginning in January 1938 the annual bank deposit reports begin to increase. The Grinnell State Bank reported a \$100,000 gain in deposits over the previous year with total assets of \$954,116 at this time. In mid-1955 Grinnell's three banks surpassed \$11.5 million in total assets. The Poweshiek County National Bank held \$6 million, Grinnell State Bank \$3.8 million, and Grinnell Federal \$1.6 million. By early 1964 total assets held by the three local banks totaled \$20,750,000 (Grinnell *Herald-Register*, January 6, 1938; January 4, 1940; December 29, 1952; January 8, 1953; July 18, 1955; January 15, 1964).

Grinnell's banks historically located along 4th Avenue between the west side of Main Street and Broad Street to the east. The exception was 819 Broad Street, which initially housed Merchants National Bank until it moved to 827 4th Avenue. Grinnell Federal Savings and Loan was always at 825 Broad between its founding and the end of the contextual period. It built a new modernistic facility at 1025 Main in 1964 and replaced it with the present structure in 1998. Poweshiek County National Bank remodeled its basement level in 1956 but its lobby remained unchanged until its 1997 north addition. It

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is now Wells Fargo Bank. Grinnell State Bank completely remodeled its façade prior to 1989 and expanded again in 1997.

Postal receipts also document this period of sustained growth. The post office was a first-class operation from its construction in 1916-17 until 1933 when receipts fell below the \$40,000 baseline. The 1937 receipts of \$40,330 marked the first year since 1931 that this figure was exceeded. Regaining first class status was a much-desired community goal and a major proof of a return to normalcy which meant growth. The following table traces the growth of receipts. Considerable growth was experienced during the war and postwar years but there was a cessation of growth during the early 1950s and again in 1960.

Year	Total Receipts
1942	\$48,423
1946	\$60,850
1948	\$75,000+
1951	\$95,400
1952	\$100,100
1953	\$104,100
1954	\$109,900
1955	\$106,000
1956	\$116,300
1957	\$136,900
1959	\$174,291
1960	\$153,100
1961	\$193,500
1962	\$197,400
1963	\$244,727

Table: Postal Receipts, Grinnell, 1942-63ⁱ

Downtown Boundaries and Infrastructural Improvements:

Grinnell's downtown was always principally defined by its fire district. That district encompassed the downtown core as well as the industrial areas to the south and west of the city core. While the city invoked zoning and building code restrictions over time, it was fire prevention that was the primary motivation, as opposed to land use control, which is to say protecting residential areas from commercial encroachment. The city was always tolerant of developing commercial and industrial activities outside of the downtown, located principally along the two highways. It similarly tolerated the emergence of commercial and industrial nodes just outside city limits, initially along Highway 6 to the east and west but finally to the north and south along Highway 146.

The heart of the downtown was centered on 4th Avenue and Broad Street. Central Park was the venue of choice for the most important local events, ranging from Armistice Day programs, to firemen's

ⁱ Grinnell *Herald-Register*, January 13, 1938; July 12, 1943; January 6, 1947; January 8, 1948; December 30, 1948; January 1, 1953; January 28, 1954; January 5, 1956; January 20, 1958; January 7, 1960; January 10, 1963; January 20, 1964.

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water fights, carnivals, auto and truck shows, and parades. Parade routes also serve as useful indicators of where the downtown was. Political wards were quartered off based upon the downtown, using the intersection of 4th Avenue and Broad Street. The City Hall and three downtown businesses (always auto garages) long served as the ward polling places until 1956 when modern voting machines were introduced and it was easier to store the machines in school buildings and use them there as well (Grinnell *Herald-Register*, September 13, 1956; October 9, 1959).

Street lighting is another measure of the downtown's location but also of which streets had priority for the earliest and best lights. Broad Street, the park and 4th Avenue had the first electrical lights ca. 1914-19. By the latter date key intersections had suspended centered overhead lights. Modern elevated lights were tested along the south part of Broad Street in 1937. The new triple-fixture lights were 15 feet high. By 1940 the light system was extended to Main Street by which time the downtown lighting system numbered 35 units. Some key alleyways were also lighted, mostly to guard against theft. The war made any lighting progress impossible. In mid-1946 the lighting priority had shifted to Highway 146/West Street, a block west of the downtown. The success of that effort convinced the City Council to adopt a citywide lighting plan. One ramification of the new and higher set lights was the need to trim nearby trees. In 1948 the downtown light system was augmented and 5th Avenue finally gained lights. The *Herald-Register* proclaimed "Grinnell now has a Great White Way of its own...autoists driving past on No. 6 and looking down Broad are apt to think that they have hit New York City by mistake" (Grinnell *Herald-Register*, May 13, July 8, 1937; June 17, 1940; July 11, 25, December 16, 26, 1946; August 19, 1948; August 1, 8, 22, 1949; August 20, 1953; September 20, 1962).

The automobile directly impacted the downtown in four important ways. First, paved streets first appeared in the downtown, beginning in 1909. Second, streets were widened to make way for parking. Third, that parking congested the downtown, resulting in parking meters and parking lots. Finally traffic control was required at key intersections and along the two highways. Grinnell was slow to pave and when paving began it favored the use of asphalt in lieu of concrete. Well into the late 1950s the city aggressively experimented with less expensive paving methods, such as oiling and mixing gravel and oil products. While there are references to the use of a concrete sub-base, the downtown streets were asphalted for most of their paved history. The downtown alleys were paved in 1951 that made parking along them rather popular until 1956 when that practice was banned (Grinnell *Herald-Register*, July 17, 1941; September 3, 1951).

The original city streets, Commercial Street in particular, but also Broad Street, despite its name, were narrow. Street widening as an issue first developed along Park Street, where the high school and junior high schools were increasingly unsafe and congested due to the growing presence of automobiles, parked and moving. In mid-1938 the school superintendent asked for eight more feet of roadway, or one-side parking. The federal Works Progress Administration made the first street widening possible beginning in early 1940. Downtown, Fourth Avenue and Main Street were both widened from three to six feet. These streets were then blacktopped. The success of this effort led to the widening, in 1948, of Broad Street by 25-30 feet to a total 80-foot width, and of 5th Avenue, by 22 feet for a full width of 58 feet. The *Herald-Register* hoped that those changes would allow for center street parking along Broad Street and "would materially reduce Saturday night traffic congestion on the (5th Avenue) block between Main and Broad." The 1948 street widening doomed 78 Elm trees. Community resistance was strong.

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The removal denuded the northern reaches of the downtown (Grinnell *Herald-Register*, August 5, 9, 12, 16, 1948).

Downtown parking had attempted angled parking on the wider streets and the improved downtown streets enabled a repainting of angled parking lines (each slot being a generous 10 feet in width) and a promise by the chief of police to try harder to enforce this mode of parking. Warnings were promised for violators and fines were vaguely threatened as a last resort. A new parking ordinance for the downtown, enacted in early 1942, limited parking to 15 minutes on Main and Broad streets, 4th and 5th Avenues. Commercial Street was excluded, one more indication that it was no longer a principal commercial street (Grinnell *Herald-Register*, May 30, 1940; February 5, 1942; October 3, 1946; April 24, July 24, 1947; February 5, 19, April 29, June 24, 1948).

A six-month trial test of 170 parking meters was authorized in March 1950. These were "dual units" so they controlled 340 parking slots. The requisite ordinance followed in late May. In mid-June the new machines generated 100 warning tickets over the initial four-day period of operation. They made parking available and shoppers valued the "real convenience of not having to carry packages for several blocks." Grinnell's government was very conscientious about polling residents and in January 1951 2,000 opinion cards were mailed out to test support for retaining the meters. A margin of 5 to 2 in favor of the meters was realized and the public mandate was now in hand. A solution that first targeted downtown parking congestion was now a revenue source for the city. The number of meters was increased accordingly and more were installed in 1952 by which time there were 350 dual meters in operation. During numerous holiday shopping seasons, the meters would be deactivated to induce downtown shopping. Alternate meters would then be decapitated and their bases held Christmas trees or corn stalks for the corn festivals (Grinnell *Herald-Register*, April 20, May 29, June 19, December 18, 1950; January 22, May 2, 1951; January 17, May 1, 12, 1952).ⁱⁱ

The increasingly dire parking situation was partly resolved by the loss of the Ames Block (824-28 Main Street) to fire in early 1940. The City Council finally purchased the parcel, removed the ruins and established the first municipal parking lot August 1942. The growing parking problem was cited as one of many challenges to the growing city by the planning firm Harland Bartholomew and Associates early in 1941. It wasn't until mid-1946 that the yellow paint could be once again obtained to refresh the faded angled parking lines. Two-hour parking meters were installed on Broad Street in 1947 and overnight parking was prohibited at the end of 1948. It was estimated that merchants and store employees accounted for 150 cars taking up parking spots. Parking lanes down the middle of Broad Street were laid down in mid-1950. In 1953 the City leased an open lot on the west side of Main Street, north of 5th Avenue, as an additional parking lot. In early 1956, parking in alleys was prohibited. By 1961 the free Broad Street centerline angled parking was deemed a safety hazard, particularly close to intersections and it was disallowed. By this time downtown parking consisted of 1,086 spaces, 382 of which were metered (Grinnell *Herald-Register*, January 16, 1941; August 20, 1942; June 6, 1946; February 20, 1947; December 30, 1948; June 22, 1950; February 5, 1953; March 15, 1956; September 24, 1959; February 23, 1961).

ⁱⁱ The City purchased two vacant lots in the southwest corner of the downtown for additional parking (Grinnell *Herald-Register*, October 24, 1963).

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Increasingly busy downtown intersections required traffic control measures. Initially flashing amber warning lights sufficed but eventually two-color electric lights (green and red with no caution intermediary) were put in place. Their locations identify priority downtown street corners. The first two crossings, Main and Broad streets at 4th Avenue, each received twin corner lights in mid-1951 when opposition developed to a center-street positioning of the structure. New stoplights were placed on 4th Avenue at West and Broad streets in late 1957 (*Grinnell Herald-Register*, February 8, June 25, 1951; May 15, 1952; September 12, 1957).

There was another infrastructural system that was unusual, if only because of its late-date inception. This was a steam heat system that Iowa Southern Utilities put in place in 1940. The steam pipes linked commercial subscribers and served the downtown and the college. Roy Bates took advantage of it to heat his greenhouses when he relocated his flower shop to 1012 Main Street in 1938. The utilities plant was located directly south of the downtown and four huge boilers, originally installed to generate electricity, were shifted to serve the needs of the heating system. Two massive steel smoke stacks at the power plant were visual landmarks near the downtown. The utility was losing money on the heating system by then and what had been a close cooperative working relationship with the City was shattered when the City acted unilaterally to obtain its own direct natural gas supply, bypassing the franchised utility company. The steam system was abruptly shut down on July 1, 1960 and dismantled (the smokestacks were taken down), by which time it is probable that the majority of the customers had switched to natural gas furnaces. The system left its mark in the form of sub-sidewalk open spaces and most buildings have a bricked in steam pipe access. Customers had to jerry-rig replacement furnaces and there was usually no ready basement room for this new need (*Grinnell Herald-Register*, November 9, 1953; July 28, 1960).

Downtown Retail Promotions, 1934-63:

Grinnell's downtown annually conducted a constant series of retail promotions and for any given year, these numbered half a dozen or more, along with lesser weekly promotions. An important measure of the downtown dependency on out-of-town trade, was that half of a week's business was conducted each Saturday and half of that trade took place during the final two hours in the evening, as buyers acted on their intended major purchases before heading home. During the latter half of the 1930s special multi-day sales events were titled Bargain Day(s), Dollar Day(s), Surprise Value Day(s) or Trade Day(s). "Spring Opening" marked the end of winter. There was always a Christmas event, and "Santa Claus Day" opened the holiday shopping season. A 1935 innovation was a "Style Show" held in early April that focused on new clothing and shoe styles and beauty options. "Harvest Day" promotions celebrated the end of the growing year. Downtown Christmas decorations were simple, as of 1935 and consisted of four decorated trees placed on the key corners of Main and Broad streets. A new collaboration in April 1936 was a United Auto (and tractor) Show that occupied 4th Avenue between Main and Broad streets. It was repeated the next year (*Grinnell Herald-Register*, February 19, April 12, June 14, October 1, December 10, 1934; March 30, April 1, June 6, 24, August 1, 19, October 10, November 21, 1935; March 18, 1937).

Turkey Day was a new Thanksgiving time event first held in 1938 that involved registering with sponsoring merchants to win a free turkey, with 50-75 birds being awarded as prizes. A "Welcome Neighbor Day" first held in 1940 reflected a growing need to introduce Grinnell's downtown to new

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residents and new area customers. The city had added promotional highway signs in 1938 and these were replaced with more substantial ones at this time, directing visitors downtown. Homecoming events in Grinnell combined college and high school observances and were major celebratory events that focused more on parades and sports, but were also retailing opportunities. In 1943 "Pioneer Days" replaced homecoming. It used a pioneer and Indian theme complete with a torchlight parade, and this theme would be revisited throughout the 1950s. "Grinnell Appreciation Days" was held in early November in 1940 and built upon the homecoming energy. "Americanism Week" was held in February 1941, reflected pre-war tensions and rising patriotism (Grinnell *Herald-Register*, February 14, November 21, 1938; November 2, 1939; April 22, May 2, 20, 27, November 4, 1940; February 10, 27, May 1, June 5, October 2, 1941; October 28, 1943).

By mid-1941 improved roads encouraged Grinnell merchants to conduct a "Good Will Caravan" in early July that visited seven nearby towns. New residents and a growing college enrollment resulted in "New Student Days" which toured new students downtown in mid-September. The onset of war clearly eliminated the tradition of special retail events and no such events were announced until the observance of yet another centennial in July 1946. Even the annual Firemen's Ball, begun in 1883 and still held today, skipped 1944 (Grinnell *Herald-Register*, June 16, September 15, 1941; April 2, 1945; May 16, 1946).ⁱⁱⁱ

In lieu of bargain days, community celebrations absorbed Grinnell's promotional energy. The 1941 July 4th celebrations eschewed any political or patriotic speeches and focused on entertainment. Said to be the town's biggest such celebration ever, three downtown blocks along Main Street were closed off to make room for McMahon's Carnival Company. Key features included a 90 feet by 30 feet temporary dance floor. The three-day event drew 40,000 persons and netted a \$500 profit to the Chamber of Commerce sponsors. This event was captured in an aerial photograph (Figures 15-16). The event was repeated a year later, this time along Broad Street and 4th Avenue north of Central Park, and this time with the American Legion as sponsor (Grinnell *Herald-Register*, June 30, 1941; June 24, 1942).

1946 was the first postwar year where downtown holiday decorations are again mentioned. Real evergreen garlands and colored electric lights decorated Main and Broad streets from the railroad north to 6th Avenue, Commercial Street, 5th Avenue between the two main streets and 4th Avenue as far east as the high school. Described as the "most elaborate" to date, they were put in place just after Thanksgiving (Grinnell *Herald-Register*, November 21, 1946; November 17, 1947; November 25, 1948).

"Grinnell Day" reappeared in 1947, being co-joined with homecoming in October, and featured a hot-air balloon, along with pig and pie-eating contests. Horse riding developed as a local passion postwar and was focused on the college stables and the new "Grinnell Bit and Spur Club." The city's first horse show now merged with this observance and a parade was planned, and included parachute jumps (Grinnell *Herald-Register*, August 7, 11, October 6, 1947).

ⁱⁱⁱ The caravan concept was revived in 1952 by which time the high school marching band was added to the convoy. The police department was large enough to initiate its own ball only by 1954 (Grinnell *Herald-Register*, August 18, 1952; December 2, 1954).

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The store windows were first painted for Halloween by local children in 1947, a tradition that last took place in 1952. The Women's Club brought back the annual style show, supported as before by clothing, shoe and beauty concerns. The first post-war carnival, sponsored by the American Legion, occupied Central Park in late July. By 1948 carnivals came twice yearly, as the Legion and Veterans of Foreign Wars appeared to vie in their fund-raising efforts. The "second annual" Grinnell Day took place in early September. The parade was two miles in length and drew 11,000 spectators. There was a street dance and carnival, a baseball team of "former" merchants, another horse show. The Christmas decorations were ramped up to 3,000 feet of evergreen roping. Additional swags with stars crossed the streets at points and were crisscrossed at 4th Avenue and Main Street and 5th Avenue and Broad Street. The latter location hinted at the northward moving downtown (Grinnell *Herald-Register*, October 27, 1947; March 18, July 15, 26, September 6, November 25, 1948; June 20, July 11, 1949).

Grinnell Day in 1949 lasted more than a week and focused on a theme of "Days of [18]'49" with historical storefront window themes and displays (there was a separate "49'ers" parade as well. The parade that year was deemed the best ever, drew 15-17,000 spectators and required an hour to pass a given point. In late September it was followed by the "Gala Fall Opening" an event that combined the start of fall with a merchants' fashion show (Grinnell *Herald-Register*, July 11, August 15, September 1, 5, December 22, 1949).

Dollar Day and Grinnell Booster days were held annually during the early 1950s but the collapse of the Chamber of Commerce in late 1952 hints that all was not well on Main Street. The Grinnell Booster Days were held in mid-April. The third Pioneer Days prompted opening a downtown historical museum. Sadly its holdings were lost to the 1954 Cunningham's Drugs fire (827 4th Avenue) (Grinnell *Herald-Register*, August 7, October 26, November 2, 1950; March 26, May 7, August 2, September 17, 1951; July 24, 1952).

The Cold War was having its impact by 1952 when Armed Forces Day had emerged as a new patriotic holiday, held in mid-May in Central Park. Curiously for the first time "Labor Day" observances were also held that year in the form of a "Corn Festival" complete with a carnival in Central Park.^{iv} This event was termed "the most ambitious [Grinnell] celebration in its history." A crowd of 10,000 was expected and wrestling was a new feature, along with a radio show and mammoth parade (Grinnell *Herald-Register*, May 15, June 26, July 31, August 11, 21, 25, September 1, 23, October 25, November 29, 1952).

The annual horse show had separated out as its own event by 1952-53. The Corn Festival was reprised with a new component, that of a Miss Iowa beauty contest linked to the state's contest. The crowds were tallied at 10,000 for the parade and it was noted "Grinnell's reputation for outstanding celebration parades" had been sustained (Grinnell *Herald-Register*, June 25, August 31, September 7, 21, 1953; June 28, 1954).

The year 1954 was the year of the centennial under the theme "Grinnell-A Century of Progress". Planning started in January and a commemorative "Long Building" was constructed on the library's front

^{iv} The Grinnell State Bank was hosting its own Corn Show as early as 1935. Ears of corn were displayed and judged in its lobby (Grinnell *Herald-Register*, September 30, 1935).

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yard as event headquarters. The Corn Festival and its parade returned in 1955. "Thousands" watched the parade and then the firemen staged a water fight in preparation of hosting the statewide firemen's convention two weeks later. Alternate parking meters were beheaded for use as tree-supports as part of the holiday decorations in 1955. "Ridiculous Day" first appeared in 1955 and was expanded in subsequent years (*Grinnell Herald-Register*, January 14, April 19, May 17, 20, July 26, August 23, November 15, 1954; August 22, September 5, 8, December 8, 1955; June 21, September 3, 27, March 15, November 1, 1956).

The later 1950s brought "Spring Sale Days" and new events like "Pancake Days" and "Father's Day Extravaganza." Washington's Birthday emerged as a key observance in 1958 and Armed Forces Day by this time now lasted a full week. "Ridiculous Day" included tossing 5,000 ping-pong balls at shoppers, the balls bearing various prize notations. A "Miss Grinnell" pageant first held in 1958 evolved into an annual event, buoyed that first year by Grinnell's entry being named Miss Iowa. The annual horse show, the Fall Fashion Show, Grinnell Rodeo were major events and Ridiculous Day persisted. A major promotional annual event was the first "Business and Industry Education Day" held in the new Memorial Building. The goal was to introduce residents to the breadth and scale of local business and industry. The Home Show held in the same venue in 1962 drew 7,000 visitors. They sought to educate the public about local homebuilders and suppliers. What was termed the annual street dance took place in early June on 4th Avenue. The fifth "Ridiculous Day" was termed "the most popular anticipated promotion of the year." Airplanes dropped 7,200 paper plates and several thousand of these awarded their finders with prizes. During 1962, the Home Show, horse show, the fourth Miss Grinnell contest, Ridiculous Day and Turkey Day were the leading events. In 1963 January brought the "Red Tag Bargain Day," the Winter Carnival in February (jointly hosted with Grinnell College), the Home Show, the Air show (which raised funds to send the entire high school band to Atlantic City for a national music contest), Ridiculous Day, Fall Opening (which replaced the business-industrial event), the third annual Harvest Festival, but no Turkey Day (*Grinnell Herald-Register*, April 4, October 28, November 7, 1957; February 20, May 8, July 10, 24, November 11, 1958; March 16, May 21, June 8, 29, July 27, 30, September 17, November 9, December 17, 1959; May 26, July 11, September 15, 22, 1960; March 16, 27, April 13, May 25, July 10, 20, August 7, November 16, 1961; January 22, March 26, April 2, July 9, October 25, 1962; January 7, February 7, 14, April 15, June 24, 27, September 16, October 10, 1963).

Grinnell's Downtown Goes To War, World War II:

Grinnell's downtown served as one of two principal stages for that community's involvement in the World War II war effort. Grinnell College was the other focal point, given its direct involvement in military training. A singular image from the *Herald-Register* bespeaks the local war effort. On June 8, 1942 the newspaper doctored a downtown aerial photo that showed the community under attack by a combined Nazi-Japanese aerial bombardment. A sobering fact postwar was that while an average of 70 percent of World War II American dead were repatriated nationwide for final burial, it would appear that nearly all war casualties from Poweshiek County was returned.

Within a week of the Pearl Harbor attack, auto production was halted and the local auto dealerships scampered to reposition themselves. Some turned to agricultural equipment sales and servicing, others focused on used cars and auto repair. The first local sacrifice was the fleet of privately owned school buses that were commandeered to Burlington to haul war workers. The utilities company

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registered 200 locals for war defense work. Scrap drives (rubber, metal, paper, aluminum) began, the collection points being located downtown. The annual clean-up week was rechristened "Community Day" and a "War Activity Day" was held in early June, featuring the new State Guard. Sixty men left with contractor V. L. Lundeen to work on building the Alaska Highway. The Junior Chamber organized Victory Week observances in mid-July. By In September 1942 the college was designated an Auxiliary Army Training Center. Central Park forfeited its cannon to the scrap drive and the fire bell followed suit. A Poweshiek County Civilian Defense Council was appointed August. In mid-November the city was actually "attacked" hypothetically and the Officers Candidate School (OCS) company conducted a day-long drill that established guard points at all of the highway entry points and throughout the town. A "Women at War" observance, complete with a downtown parade followed a few days later (Grinnell *Herald-Register*, December 15, 1941; January 12, 19, 29, March 5, 19, June 4, 29, July 13, 14, 17, August 21, September 7, 10, October 29, November 16, 19, 1942).

The departure of a large proportion of the male population had two impacts. The stores lost much of their workforce and a push was made in early April to secure women to replace them. A broader concern was for the younger men of Grinnell, who had lost their older mentors. A range of efforts were undertaken to provide recreational and other activities to keep the youth safe from new temptations. The loss of farm labor created a crisis with seed corn detasseling and initially merchants were part of the emergency field labor response. Mexican guest workers finally met the need starting in July 1943 and these were well received in Grinnell. With the college militarized, a USO was established upstairs in the Spaulding Block (912-18 Main Street). A highpoint of its use was a community Christmas dance, held on Christmas Day 1943. The OCS classes were closed down in June 1943 and a downtown parade served as a community farewell. A move was made to secure a 1,000-bed military hospital for Grinnell with no success. In July the college was awarded a STAR program in July and a Army Specialized Basic Training Program in August. Trial community blackout was held on December 7, 1942 (the first Pearl Harbor anniversary) and electric and downtown street signs were permanently turned off. A siren-alert blackout test followed on May 7, 1943, with a surprise drill on May 26. A continual series of war bond drives challenged the community and the Strand Theater played a key role in initiating these (Grinnell *Herald-Register*, April 2, October 22, December 5, 1942; January 18, April 12, May 6, 27, July 1, 19, August 2, September 27, December 23, 1943).

By early 1944 there were indications that the mobilization crisis was passing. The Chamber of Commerce started its post-war planning, and conducted a housing survey looking for vacancies for an anticipated population growth. Another local initiative was led by the American Legion, seeking a \$125,000 memorial building to house veteran's groups public events, youth services and perhaps city offices, a National Guard armory. The May 15 bond issue passed but it would take until the late 1950s to actually erect the desired facility (834 Broad). It is a most interesting story. Wartime patriotism, even though also tapped heavily for war loan and bond drives, secured the funding for a rather unusual public facility, and it would take 15 years to actually realize the goal (Grinnell *Herald-Register*, January 17, 27, February 3, March 23, May 11, 22, August 3, 1944).

The USO Club celebrated its first anniversary in January. In late February cardboard tokens were distributed by the local banks for use in purchasing rationed food items. The college military presence was fast departing, to be completely ended by early March. In mid-April the USO was replaced by a youth center, operated by the new Grinnell Youth Council. The Black Women's Army Corps Band

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performed downtown in mid-June (Grinnell *Herald-Register*, January 27, February 24, 28, April 13, June 19, 1944).^v

The impact of the war continued well into early 1946 but there were signs of reduced home front sacrifice. Most notably for the downtown and its merchants, electrical brownouts were lifted in late April 1945 and streetlights and more important for some stores, neon lights, could once again be illuminated. As a result the downtown was finally "much livelier after dark." The naming of a liberty ship honored Grinnell College's war training efforts. The high school auditorium was the site for a March countywide Red Cross drive rally. Meatless Wednesday were observed by local restaurants throughout early 1945, and returned in late 1947 (Grinnell *Herald-Register*, February 22, March 1, April 10, 23, 1945; September 20, 1947).

Annual street carnivals were sponsored throughout the war and by 1944 there were many indications that normalcy was returning at least with respect to community entertainment. New local firms were obtaining lucrative war contracts. The Army Tent and Canvas Company relocated to the city and provided 50 new jobs. The Lannom Manufacturing Company produced baseballs for the Army. The Maytag Washer and Dryer Company in nearby Newton, was employing 158 Grinnellians in war work with an annual payroll of \$40,000 as of mid-April 1944. By mid-October 1944 that Newton workforce number was down to just 30 workers however, as contracts were being cancelled. The local tourist camp reopened in June 1945 as travel restrictions were lifted. In late August German prisoners of war were helping the seasonal canning plant to function. In 1947 the war dead began to be brought home for families that requested it and all or nearly all of the city's dead were finally buried locally (Grinnell *Herald-Register*, February 6, 1941; April 10, October 19, November 9, 1944; June 18, August 27, October 22, 1945; July 4, November 21, 1946).^{vi}

Grinnell had the benefit of two excellent railroads (even to this day, the twin rights-of-way continue to function). The Minneapolis & St. Louis Railroad (originally the Iowa Central Railroad) was operating under a trust when World War II began. War-related profits brought it out of receivership in the fall of 1942 and by 1944 it was relaying its track with heavier rail and was ordering its first diesel locomotives. Good management and the war saved the line in Grinnell's behalf. Postwar Sunday passenger service was lost in early 1954, and all such service ended in 1958. The *Herald-Register* cited the vital importance of this railroad as a key north-south rail link in late 1951. Rock Island passenger service was cut to just five trains daily in 1960. It brought the first Rocket train to Grinnell in 1937 and all of the political notables who whistle-stopped Grinnell came in on this line. New and heavier rail were laid by the Rock Island in 1950 (Grinnell *Herald-Register*, September 9, 1937; September 17, 1942; March 27, 1944; July 17, 1950; September 17, 1951; January 4, 1954; September 23, 1957; August 15, 1960).

A Downtown Overview, 1934-63:

^v The Veterans of Foreign Wars organized a local chapter in mid-1944 (Grinnell *Herald-Register*, July 31, 1944).

^{vi} Discharged veterans were issued five-year Termination Leave Bonds which reimbursed them for unused wartime leave. A change in the law allowed the vets to cash in the bonds early, beginning September 4, 1947 and the banks were inundated in the amount of \$30,000 that was claimed on the first day that the bonds could be cancelled (Grinnell *Herald-Register*, September 4, 1947).

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This section treats the broader overview of the downtown history and its importance. The onset of this contextual period is reflected in a February 1934 merchant's report that "Business is good in Grinnell and seems to be getting better." On July 4th in Central Park there were political speeches, a Ferris wheel and even airplane rides. Just a day later, the two movie houses, the Strand and the Iowa, merged under a single family's ownership. The downtown was pushing against 6th Avenue (Highway 6) to the north but the Council was displeased that various merchants had festooned the public parking with commercial signs (Grinnell *Herald-Register*, February 8, June 28, July 5, August 16, 1934; January 17, 1935; May 4, 1950).

The issue of superiority between the merchants along Broad and Main streets was actively contested during these years. In 1932 the two street-based "tribes" had squared off in a Kittenball (or softball) contest, and Broad Street was vanquished. A re-match was held in Central Park on June 24, and Broad Street prevailed, 14 to 13 (Grinnell *Herald-Register*, June 11, 25, 1935).

"Grinnell Forward" was the newly-coined Chamber of Commerce annual theme as of mid-March 1936. A month previous there was a second important merger, with the consolidation of the *Register* and *Herald* newspapers. The latter's plant at 813 5th Avenue, now housed the merged firm as the *Herald-Register*. The opening of a locker service at 823 Broad Street in 1937 showed that the downtown retail mix was changing. The downtown locker service, established in 1937 (823 Broad Street) was claimed (as of 1957) to be "one of the early refrigerator plants in Iowa."^{vii} In Grinnell lockers, creameries, produce stations, hatcheries, and the like, occupied downtown buildings and were not placed around the downtown perimeter, as was the norm. It was also of interest that these uses were appearing in what had been the original core of the downtown (Grinnell *Herald-Register*, February 10, March 13, 18, 1936; June 7, 1937).

Two early 1940 events were the destruction of the Ames Block on Main Street and the demolition of the original Grinnell service station (1916) at 5th Avenue and Main Street. Severe fires would strike the downtown three other times, each time making new buildings possible.^{viii} The cleared service station marked the renewal of the northward advance of the downtown towards 6th Avenue and the building of 805 5th Avenue represented the first new commercial building on its block since 1919. It also marked the increasingly dominant preference for placing service stations on the highways and not downtown. The new medical office building also marked the first of what would be a large number of single-story commercial buildings in the downtown (Grinnell *Herald-Register*, January 18, May 22, August 12, 1940).

A number of Grinnell businesses achieved special significance. The George & Hoyt Hardware Store received an interior "streamlining" in 1938 as one of 400 True Value Hardware chain stores that were departmentalized. Cutchall's Ford Motor Company agency won three Des Moines district awards

^{vii} Contemporary reports credit it with being one of "over a hundred of these plants [tht] have been opened in Iowa within the past eighteen months.." (Grinnell *Herald-Register*, March 18, 1937).

^{viii} A February 1939 blaze cleared the area west of the Colonial Theater and the void wasn't filled until 1962 (720 5th Avenue). The the other fires were the McCall & McQueen Furniture fire at 931-35 Broad Street in December 1949, and 817 4th Avenue, (Grinnell *Herald-Register*, February 6, 1938; December 15, 1949; May 25, 1950).

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for new car, commercial and truck sales in 1940. Its success was cut short by curtailing new car production a year later. The new J. C. Penney's Store, opened in 1944, was rated as the most modern example of that chain in Iowa. The re-built Cunningham's Drugs was one of 27 finalists for the Annual Brand Name U.S. "Retailer of the Year" award in 1957, and it received a certificate of distinction. The *Herald Register* was the recipient of multiple state awards for its agricultural and fire safety coverage. Beginning in 1957 it began to use Iowa State College to issue one special issue. The APCO service station, 4th Avenue and West Street, built in 1961, was the largest of its brand in the state with 10 pumps (Grinnell *Herald-Register*, November 17, 1938; April 18, 1940; December 7, 1944; March 4, 14, May 2, 27, 1957; August 17, 1960).

Mayor George Clifton was truly a visionary. He called for a city planning board at the start of 1941 and he brought in a representative from Harland Bartholomew's St. Louis planning firm. Harold Alexander identified Grinnell's assets and needs. Assets included the Elm tree canopy, the large park system, a compact layout, Grinnell College and the lack of an overlap between the downtown and the rest of the community. The planner recommended removing service stations from Main Street, solving the parking problem, dealing with truck traffic through the downtown, and recommended a zoning ordinance. Mayor Clifton's efforts to move Grinnell forward were seconded by recently appointed Grinnell College President Samuel N. Stevens. Stevens would serve in his post until 1954 and had a considerable advantage of longevity over any locally elected official. Stevens presented his talk titled "Psychological Advantages and Disadvantages of the Small Town" to the Chamber in January 1941. It was at this time that he chided the city for its meager public debt of just \$2,000. His argument was that Grinnell had to develop as an independent and self-sufficient economic unit, given that it could not rely on a nearby city core, as might a suburb. Under Steven's leadership the college would be completely rebuilt in anticipation of postwar growth. A most remarkable collaboration was achieved in 1945 when college and city brought the Lenox Furnace Company to Grinnell from Marshalltown. The college bought the ground and the two entities raised \$60,000 to erect a foundry (now Donaldson's) (Grinnell *Herald-Register*, January 16, 20, November 9, 1941; August 9, 1945).

In 1945 the first building code was enacted and a zoning ordinance followed in May 1946.^{ix} Grinnell College coordinated with the City in addressing the housing crisis. When Mayor Art Marien addressed the Kiwanis in mid-1946, his concerns were about infrastructure, sewage treatment capacity and water storage, street resurfacing, streetlights for the city and implementing zoning. The water issue was an unusual one as Grinnell lacked a supply sufficient for its growing needs. Its aquifer supply was deeply buried and its numerous well attempts were fraught with difficulties. One legacy of this shortage was the inability of industrial customers to implement sprinkling systems and this translated to higher fire insurance costs as a result. Prior to World War II the city's water supply was plagued with bacterial problems. Chlorination solved this issue and the State finally certified the local water quality in late

^{ix} Zoning remained problematic due to legal and technical charges relative to the ordinance. A board was finally appointed in early 1948 but zoning remained ineffective and the ordinance was rewritten in early 1950. The ordinance was finally scrapped in October 1954 and replaced. The city's first comprehensive plan was prepared in 1960 and approved by its federal partial funders the next January. A civil defense plan was approved in July 1961 and a survey of bomb shelters was conducted in, identifying space for just 900 county residents. Some 35 candidate buildings yielded just 18 substantial enough to serve as shelters. The Grinnell buildings were identified but they more than likely were 817 4th Avenue and 821 5th Avenue (Grinnell *Herald-Register*, March 18, 1948; October 7, 1954; August 8, 1960; January 2, July 31, 1961; February 5, June 28, 1962).

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August 1938. The issue offering a soft water supply was under consideration by 1937 and was functioning by February 1941 (Grinnell *Herald-Register*, August 22, 1938; October 10, 21, 1940; February 13, 1941; January 27, 1944; June 7, 1945; January 31, May 9, 1946).

While there were problems with water, Grinnell was dry historically in other respects. Its founder Josiah Grinnell had conditioned every deed with a reversion clause that was activated if liquor was used in any manner on that property. By June 1946 however, there were 23 Class B beer permits in Grinnell. These were held by every grocery, drug store, restaurant/café, cigar store, hotel and even the College Book Shop. A tavern ordinance was passed in late 1949, which limited opening hours. Beginning in early 1958 support developed to finally secure an Iowa State liquor store. The state had monopolized liquor sales and distribution since the end of prohibition in 1933. The supportive argument claimed that the merchants were losing trade. The local ministerial association was opposed and produced a petition to that effect with 145 signatures. The store opened in April 1960, being curiously placed west of town on Highway 6, and \$2,260 in trade was had in its first two days of operation (Grinnell *Herald-Register*, June 20, 1946; November 10, 1949; January 9, 1958; April 28, 1960).

The City Council established store hours for the downtown and in early 1947 differing hours based on type of store were promulgated. Drug and grocery stores stayed open later than any other class of stores. During the 1950s the Council favored Friday nights over Saturdays for longer downtown hours. It conducted a poll in late 1960 regarding public preference on this matter and the result was close, 576 favored late Fridays, and 555 favored Saturday evenings. The latter were primarily rural customers (Grinnell *Herald-Register*, October 3, November 21, 1946; February 24, September 18, 25, 1947; January 1, 1948; November 3, 1960).

The big issue in mid-July 1948 was the fate of the downtown Elm trees, doomed by street widening downtown. Already addressed to some extent under infrastructure, it is simply underscored here that these trees were deemed to be a defining asset for Grinnell. Originally the town site was treeless, so any tree had been transplanted from area drainages and none were original to the high flat setting of the city. The protesting petition stated;

The extent of the benefit to all of the citizens of Grinnell that will rebound from cutting down the trees is very doubtful if it exists at all and to any degree. Cutting down trees will radically change the character and appearance of the town and will deprive Grinnell of one of its outstanding features that is the envy of all who visit here. Moreover, once changed, the original beauty can never be restored but will stand as a monument to a mistake.

The college president and George Hiser led the opposition and 312 women and 174 men signed the 486-signature petition. A total of 78 trees were removed. Fast forward to the unknowable Dutch elm disease catastrophe and all of this concern would prove to have been for naught. Poweshiek County was long spared its onset as developing contagions engulfed it from the east and the west in 1963. Grinnell mounted an aggressive campaign of removing dead trees and even completed an Elm survey that found that 60 percent of the trees were on public land, with a high concentration in Central Park and the confirmed arrival of the pestilence was announced on August 1, 1963 (Grinnell *Herald-Register*, June 20, August 1, 1963)

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An employment survey conducted in early 1949 determined that there were 2,000 jobs in Grinnell with the following breakdown:

Grinnell College-300	Retail-245 (26 part time)
Industry-250	The Automotive industry-169
Coal lumber and feed-78	White collar jobs (banking, insurance)-52
Railroad-26	Public utilities-123
Livestock-7	The food service industry-86
Schools-67	Service and Repair-30
Hotels, library, hospital-52	Food, dairy, beverage, produce-81
	Government-28

Full time jobs totaled 1,850, part-time numbered 180 jobs. The right hand column above separates out the job categories that were focused in the downtown. Setting aside the college workers, clearly the vast majority of employees worked in the downtown or within the close-in utilities, factories, schools and railroad facilities. A municipal promotional brochure titled "Grinnell Industries," was distributed in mid-1949 and was as much for local consumption as for promoting the city. It enumerated a dozen local factories, seven agriculture related factories and three food processing industries then in operation (Grinnell *Herald-Register*, February 3, June 6, 1949).

Grinnell now entered into a most interesting period that witnessed a persistent taxpayer's refusal to pay for much of anything. The first indication of this movement was the public defeat of a proposal to switch the City to a Council-Manager form of government. It went down 889 to 637. The First Ward, in the northeast quadrant of the city alone supported this progressive measure. The need for additional elementary schools required a plebiscite and the community debate was televised from the Ames station WOI. In a record-setting turnout, the new schools were decisively defeated, 1,613 to 787. Thrilled by their power and their victory, the opponents formed a local chapter of the Iowa Taxpayer's Association with Ed Bohstedt as its leader. The purchase of more parking meters was briefly opposed by the Chamber that argued that revenue was the principal purpose for the meters. The new school proponents came back with a single-school bond issue. The struggle transferred to the school board in early 1953 and a record vote (1,565 ballots) defeated two candidates favored by the opponents. A "Citizen's Committee" was organized to support the bond issue and took up quarters in the used car lot (931-35 Broad Street) from which it promoted the new school plan. The bond issue was defeated, this time with 2,789 votes, 1,555 opposing and 1,160 favoring the issue. In April 1954 citizens rejected a City owned natural gas system and its attendant bond issue of \$575,000. The next school bond issue failed in July but the total vote was just 1,890 so the energy was waning on the part of the issue. Finally, in August 1955, the school proponents prevailed with just 1,607 votes being cast (Grinnell *Herald-Register*, March 29, 1951; April 10, 17, May 8, 1952; March 12, October 1, 29, 1953; April 8, July 29, 1954; August 11, 1955).

The 1952 presidential election brought candidate Dwight Eisenhower to Grinnell in September. Ike was more attuned to the Republican proclivities of this area and 5,000 filled the south end of Broad Street to see and hear him (Grinnell *Herald-Register*, September 18, 1952).

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The new telephone exchange building (1010 Main Street) completed in 1956 brought dial phone service to Grinnell, effective July 8, 1956. Long-distance dialed calls had to await improvements in Des Moines. The building also housed a four-state company headquarters (Grinnell *Herald-Register*, December 26, 1955; May 28, June 4, 1956).

The League of Women Voters developed a list of community problems in early 1956. These included the need for a public pool (the college had long opened its pool for summer use), actually building the long-deferred Memorial Building, and a public garbage collection. There was renewed interest in industrial development and the Iowa Development Commission sent Ronald Halleck to speak to the Chamber. Halleck challenged the community to sell "the finest thing it has, quality." Halleck also listed the major advantages of Grinnell, tallying the railroad and highway links, one of finest colleges nationally, and active municipal leadership. The Chamber sent contingents to Chicago to recruit potential industries and industrial clinics held in Des Moines were attended in force in 1957-58. An Industrial Development Corporation was organized in 1962. It also had the state's best fire department, that award being secured in 1956. The department had placed third in 1953, and also first in 1952 and 1953 (Grinnell *Herald-Register*, April 26, May 24, October 18, 1956; January 27, 1957; May 3, 1962).

The City remained loyal to its aged City Hall building at 819 Broad Street, substantially remodeling it inside and out in 1962. A move to build a new police and fire department building began in late 1957 and was achieved by 1961. The new building was placed west of West Street/Highway 146 (609 4th Avenue) although one open site was available, also on 4th Avenue, downtown. A 1962 proposal for a new library was not accepted however (Grinnell *Herald-Register*, December 19, 1957; November 1, 1962).

Downtown business trends at this time included an influx of doctors and dentists accompanied by new single-story office buildings. Second floor professional offices remained dominant as opposed to upstairs apartments. The city's first drive-in bank dated to 1953 when the Grinnell State Bank extended its building southward and added the alley-side new service. A boom in new church buildings included the new Congregational Church (902 Broad Street) and its large basement provided yet another meeting venue for community organizations. Finally the final northward commercial expansion cleared the last hold out houses and apartments from the block north of 5th Avenue and rezoning prepared the way for the block to the west, to follow suit. The old high school (927 4th Avenue) was placed by a new suburban facility and the empty building was amalgamated into the adjacent junior high school in 1961 and was demolished in 1981 (Grinnell *Herald-Register*, February 26, July 23, 1953).

Former President Harry Truman reprised his earlier Grinnell visit in late 1963. He tripped and toppled into a bush but otherwise did his 45-minute constitutional hike at military stride accompanied by a hundred reporters. He was later paddled in a college initiation ceremony. Reviewing the year 1963, the newspaper gave the Truman visit first place for importance, followed by Interstate 80's partial opening, and down the list was a residency by Historian Arnold Toynbee and record construction, that included two new commercial buildings costing \$35,000, \$20,000 in additions to one building, and another \$27,000 in new service stations (Grinnell *Herald-Register*, October 28, 1963; January 23, 1964).

What was termed a Highway 6 relocation south of the city was announced, with an estimated opening date 13 years in the future. It represented a new concept that of consciously bypassing towns

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and cities and the proposed right-of-way placed it well south of the city. The new super highway was first called Interstate 80 in May 1960. Grinnell got the major prize by being the site for the Highway Commission's area construction office. These were upstairs at 815 4th Avenue. The workforce included engineers and a total of 60 jobs, exclusive of the actual contracted workforces. The office oversaw the construction of 41 miles of interstate, between Newton to the west and Iowa City to the east. The first segments opened for use in late September and early November 1962. Work continued in 1963 and by late year the route was at least graded to the east county line. The newspaper reported a "traffic boom" as a result of opening the interstate to the west. There only remained an 85-mile gap to the east, and Highway 6 sufficed to substitute for that gap. The direct benefits were to businesses that serviced the auto trades and one service station reported a daily increase of 200 gallons of gasoline being sold. West of Grinnell, Highway 6 traffic was greatly reduced and merchants there were suffering losses of up to 20 percent. Eateries were so busy that locals ceased to drop by because of the wait. Credit sales also increased to the detriment of cash sales (Grinnell *Herald-Register*, June 25, 1956; May 30, 1960; March 23, April 3, 1961; September 24, November 15, 1962; August 5, November 21, 1963).

Individual Building Histories:

Previously Listed Buildings That Have been Re-evaluated:

819 Broad: Cass and Works Building, South Half (1889, rehabilitated since listing, re-evaluation, is now a contributing building):

This is an important district building given its long-term use as the city hall and police station. The police function moved to 609 4th Avenue in 1958, but the city hall offices remained here post-1963. The local American Legion post was quartered upstairs as of 1940.

821 Broad: Cass and Works Building, North Half (1889, rehabilitated since listing, re-evaluation, is now a contributing building):

During the 1934-63 period this building's upper level housed a community boys' recreation center 1936-46, and a Campfire Girls Council in 1962, while Rudkin's Hatchery was on the ground floor, 1940-62+. This use, combined with the meat locker use next door north at 823 Broad underscores changing downtown business trends post-Great Depression.

929 Broad Street (1950, re-evaluation, is now a contributing building):

E. J. Miller's Furniture and Undertaking was here as of 1920 and by 1932 the building was two stories with an upper-level interior balcony. The Smith Furniture Store was there as of 1940-49. McCall & Queen Furniture moved to this location in 1950 and the building was gutted in a spectacular nine-hour long blaze on December 13, 1950. The perimeter walls were salvaged and this building was the result. Queen & Olson moved to 913 Broad in 1957 and were succeeded by the General Telephone Company (1957-62) and then Grinnell Office Supply and the Credit Bureau of Poweshiek County (1963+) (Grinnell *Herald-Register*, December 15, 1949; April 27, May 8, 1950).

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908 Main Street: (pre-1883, north half; pre-1906, south half, 1956, new front, re-evaluation, is now a contributing building):

This building was always a farm implement store until ca. 1906. The east side of Main Street, north of 4th Avenue built up commercially first and this is the oldest "fire-proof" building to be built there. It occupied a prominent location adjacent to the post office to the north, 1900-16. Groceries filled the north half and restaurants the south one until the whole was unified by the Burg Dry Goods Store, which was replaced by the Ben Franklin chain store in 1935. These larger stores reflect the emergence of the 900s blocks of Main Street as the place of choice for larger chain stores. In 1956 the Ben Franklin store completely replaced the old one, updating its faux concrete stone visage with a permastone one. The new front represents a combination of modernization with local building tradition (*Grinnell Herald*, January 12, 16-17, February 23, 1894; *Grinnell Herald-Register*, March 29, May 7, June 26, 1956).

915 Main, The National Tea Company Building (1937, re-evaluation, is now a contributing building):

The National Tea Company built this building in 1937. The Cut Rate Food Market had replaced the original firm by 1940. That firm was acquired by Thriftway Market in 1946 and that firm began a very successful business that would eventually evolve into a supermarket location at 1020 Main in 1955. A new glass front was installed in 1951. The Eyestone Insurance Agency was here as of 1957 (*Grinnell Herald-Register*, November 9, 1939; March 7, 1946, November 29, 1951).

921 Main: Strand Theater (1916, re-evaluation, is now a contributing building):

The Strand Theater opened for business in December 1916, the building being constructed by Nick Wiltamuth (the architect is not identified but contractor Robert G. Coutts is also credited as the builder). This was Grinnell's premier movie house when it opened. The Strand challenged the Colonial Theater (937 Main) located to the north and two lesser frame movie houses that were nearby. The Mart family owned and operated the Strand for 70 years and in 1935, both of community's movie houses (Colonial and the Strand) were under their control. This along with the local newspaper consolidation at that same time represented the onset of a post-Depression commercial era in Grinnell. The Colonial Theater closed in 1960 and was subsequently demolished, leaving this building as Grinnell's only surviving movie house (Kleinschmidt, "A 'Strand' In Grinnell's Fabric," 1989; Jacobsen, Architects and Builders).

923 Main, (1933-43, re-evaluation, is now a contributing building, additional historical information):

This site was a monuments works since before 1883. Frank Harding, operator of the Grinnell Granite & Marble Works built a two-story building here in 1916 but Sanborn Maps confirm this building only in 1943. The Poweshiek Mutual Insurance Association replaced the storefront and occupied the building in 1960. The Federal Land Bank (1962) and McDowell's Insurance Agency (1963) followed (Kleinschmidt, "A 'Strand' In Grinnell's Fabric").

927 Main (1912-21, re-evaluation, is now a contributing building):

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As of 1920 it housed William Wiggin's restaurant. Sanborn maps confirm its use as a lunchroom in 1922 and a restaurant as of 1943. The Model Lunch was here as of 1940-1963+ and the building gained a rear addition in 1949. A new storefront with red face brick, an enlarged picture window and new doorframe, was installed in 1952. The building plan is unusual in that the façade of this building wraps around an inset corner storefront to the north (929 Main) (*Grinnell Herald-Register*, September 22, 1949, August 7, 1952).

929 Main (1912-21, re-evaluation, is now a contributing building):

This single-story brick commercial building first appears on Sanborn Maps as of 1922 but might have been present as early as 1911. Wilder John, shoe repairer was here as of 1920. Joseph Marchellino had a shoe repair service here as of 1940 and Vogue Beauty Salon replaced Ed Jantzen's barbershop here in 1954. J. H. Miller had a barbershop here as of 1962.

930 Main Street, (pre-1898, re-evaluation, is now a contributing building):

The building was freestanding as of 1932 and by 1943 the passageway to the north had been enclosed. Today there is a hallway passage with doors at either end. The area behind the building is open and walkways connect with the commercial properties at 806-10-12 5th Avenue. Early tenants of this address appear to have been tinnerns and furnace dealers, and an auto repair firm as of 1920. Binegar Tire and Battery was here as of 1940. Bernices' Candies left the building for larger quarters in 1961 and was followed here by the Vogue Beauty Salon and Halls Tailor Shop as of 1962.

801 4th Avenue, Henry C. Spencer Block (1894, re-evaluation, is now a contributing building):

This imposing corner block housed Swisher Brothers Clothing Store (1893-1905) and then Preston Clothing (1905-1968). Robert G. Coutts was the contractor and the building was built in 1894, not 1884 as indicated in the district listing.

827 4th Avenue, Cunningham's Drugs (1955, re-evaluation, is now a contributing building):

A late 1954 fire destroyed the original three-story building on this site. The Montezuma firm R. W. Bowers & Son demolished the ruins, pulling down the walls with a dragline and the same firm built the replacement building. This building was highly lauded when the district was nominated, both with regard to its overall commercial style and its high state of preservation. Des Moines architect N. Clifford Prall designed the replacement building. Elmer Hillman prepared a scale model of the new building and Homer G. Hayden designed the store layout. The resulting juxtaposition, placed what was normally a free-standing single story commercial building, complete with a projecting sign, into the midst of taller much earlier and taller commercial buildings (*Grinnell Herald-Register*, October 11, November 4, 1954; February 17, October 6, 1955).

Cunningham Drug remained in operation when the district was first listed, closing during the early 1990s. The building front was redesigned preserving the canopy and the raised sign massing but the building owners refused to allow the name to be retained on the canopy front. Despite the storefront

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replacement, this building is recommended as being contributing due to the retention of its massing, particularly its canopy, and sign (although this is recovered with a corrugated metal surfacing).

816 5th Avenue, National Guard Armory (1907, re-evaluation, is now a contributing building):

Robert G. Coutts was the contractor for this building. The notable later tenant was United Food Market. This innovative grocery had three owners, each of whom oversaw one of its principal departments. United introduced the first "magic carpet" automatic door in Grinnell in 1950 (along with a new storefront) and pioneered self-service meats and produce. At this location as early as 1934, the firm relocated in 1963 to a new larger building on West Street and was replaced by the Grinnell Laundromat (Jacobsen, Architects and Builders).

Added District Buildings:

Central Park (1854, contributing as a site and structure):

Historically the park was planted with Elm and Maple trees as was the new community and the Elms were replaced when the Dutch elm disease struck, beginning in 1963. Figure 21, dated to the mid-1960s aerial view shows the north part of park completely denuded of trees. One notable absence within the park is military monuments of any sort. The American Legion put a World War I fieldpiece along Broad Street in the late 1930s but this object went to the scrap drive during the next world war. A Japanese fieldpiece, was put on or near the same location in 1948 and it was soon relocated to Hazelwood Cemetery. A very tall flagpole was always a noted feature in the northwest corner of the park until the Veteran's building replaced it. This flagpole was always associated with Armistice/Veteran's Day observances and other community events. A very notable Prairie School style fountain was also located on the Memorial building site, from 1911 until the late 1950s, when it was removed. The park also included an amphitheater with wooden stage and seating, that was located in the northeast quadrant of the park. The Candy Cane City playground consisted of a range of playground equipment, and dated from 1960 and showcased donated structures that were manufactured by the local Ahrens Manufacturing company. The park housed a row of frame temporary stores along the east side of Broad Street during the winter months that followed the disastrous 1889 fire. These were termed "Oklahoma" in reference to the contemporary land rush and its attendant construction of all-new boom towns. The park has been the community focal point for a majority of the notable community events, particularly circus and carnival visits that were in conjunction with holiday observances or special community fund-raising events (Grinnell *Herald-Register*, July 19, 1948; July 24, 1958; April 11, 1960; June 14, 1963).

807 Broad, Hiser Garage (1915, contributing):

This parcel remained vacant post-fire, as of 1911 and this fact reflects the relocation northward of core commercial activity after the 1889 disaster. George F. and Frank A. Hagen, operating as Hagen Brothers, remained at this address as of 1920. Mitchell Motor Company was here as of 1937, being followed by the Grinnell Beverage Company, 1937-62+.

813-15 Broad, Hotel Mack (1890, non-contributing):

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George Mack (1831-95) built this brick hotel following the 1889 fire. The contractors were carpenters Clubine & Capp and mason George Sampson with James Hanlin architect (www.iagenweb.org/boards/poweshiek/obituaries/index.cgi?read=284727, cites Grinnell *Herald*, no date; Jacobsen, Architects and Builders; Grinnell *Herald-Register*, January 3, 1890).

The Hotel Mack was in operation by 1898 and a south two-story wing was slightly recessed behind the east façade. As of 1906-11 the building was serving as an annex to the Hotel Monroe, a frame building located near the depot. As of 1943 it was the Hotel Shaner with the same building layout as 1898. The building actually retains the massing and much of the design of the original building.

834 Broad: Veterans Memorial Building (1962, contributing):

The bond issue that finally financed this building was passed in mid-1944. Problems with site, costs and uses delayed construction until 1958. Although it was a memorial building, there was no commemorative association or veteran's group use of the building. It was always sold to the public as a public venue and curiously one that was devoid of any overt military memorial inside or outside.

Construction began in August 1958. The Chamber of Commerce occupied its new quarters effective August 1, 1959. The open house, attended by 350-400 locals, was held November 30, 1959. Initial uses included school vocal groups, and college dances. An annual event that is worthy of note was a series of educational displays that sought to educate citizens about local manufacturers and businesses. Its location in the corner of the park, adjacent to the core business district, is reflective of a local premium placed upon consolidating community assets in the downtown (Grinnell *Herald-Register*, November 28, 30, 1959).

926 Broad: Stewart Public Library (1902, contributing): (National Register, November 21, 1976):

This library is of historical interest if only because it was not a Carnegie Foundation funded institution. Joel Stewart (1833-1918) was the library's financial benefactor and namesake. Robert G. Coutts, Stewart Library, was the building contractor. The architect remains unidentified (Grinnell *Herald-Register*, May 13, 1902; Cameron, National Register Nomination, 1976).

The library enjoyed an exceptional period of public service, having been replaced by a new building located a block east in 2011. The first movement to replace it dates from 1962-63 but the bond issue was defeated. The symbolic importance of the library was reflected in the use of its front yard for the Centennial celebration location of the reconstructed "Long House" as centennial headquarters, in 1954 (Grinnell *Herald-Register*, March 19, April 9, November 4, 1954; November 1, 1962; May 27, 30, 1963).

932 Broad Street: US Post Office (1917, contributing):

This was Grinnell's first federal building, constructed by the notable Weitz Construction Company of Des Moines. The six-year hiatus between authorization and building completion was attributable in part to a Congressional resistance to the rising costs of these buildings. The 1913 Public Buildings Act resulted in less costly and more standardized building designs and this building is

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representative of this change. The building site was the J. W. Norris livery barn. A site search in 1910 failed to produce a candidate site, and it appears that Norris made an individual offer a year later. As a result the post office joined two churches, the high school and the Stewart Library, all located on the block that was located immediately east of the downtown. The west frontage of that block, including the post office, fronted west towards the solidly commercial Broad Street. In its role as a federal building it housed the Internal Revenue's Zone Office beginning in 1946 and draft registration was also carried out there. The post-Great Depression increase of annual postal receipts constitutes an important measure of the revival of Grinnell and its downtown. Ralph Christian, Staff Historian, Iowa State Historic Preservation Office, determined this building to be individually National Register eligible on April 21, 1997 (Jacobsen, Iowa Site Inventory Form, 1997; Grinnell *Herald-Register*, December 6, 1946).

1000 Broad, St. Mary's Roman Catholic Church (1927, contributing):

This church is located on the northeast corner of Broad Street and 5th Avenue and orients westward to the downtown. The style is Italian Romanesque and the core mass is that of a gable front single-story building with high sidewalls and a steeply pitched roof massing. A stone rose window is centered in the west end wall. A stepped turret is located on the northwest front corner and rises almost full height to the main building. A four-stepped square bell tower is located in the southwest front corner and is open at the base and on the uppermost level. The entrance is tri-lobed but only the main central opening is actually a functional opening. Similarly six recessed arches are set below the rose window above the entrance, flanking the window. The building has a raised basement with exposed sidewall windows. The ground level main windows are enlarged and arcaded with semi-circular arches. There are twin rear side chapel extensions and a larger rear apse extension. The front steps extend across the entire front and the bell tower base.

Architect John Normile (1896-1985) graduated from Saint Thomas College, St. Paul, and the University of Illinois (1917) and saw engineer service during World War I. Postwar he attended the Ecole des Beaux-Arts in Paris for four months as part a government architectural training program. His partner, Amos B. Emery also participated in this design effort. Normile worked for architects Boyd & Moore, Des Moines, from 1920-24 working as field superintendent then as chief draftsman. He entered into his own practice prior to 1925 and worked as Normile & Emery, 1927-28 through 1930. He then again went solo. He was a noted house design editor for *Better Homes and Gardens* beginning in 1931, continuing in that role for three decades. His Grinnell design would have been one of his earlier commissions as an independent architect. This building replaced an earlier one on this same site. Construction began in 1926 and the finished building was dedicated on February 22, 1927. This church edifice represents the tendency of many of the larger Grinnell churches to cluster around the east side of the downtown. The church corner was somewhat engulfed by the northward extension of the downtown, particularly when Bate's Flower Shop removed to the house to the north in 1938. Ralph Christian, Staff Historian, Iowa State Historic Preservation Office, determined this building to be individually National Register eligible on March 3, 2009 (Shank, p. 122: Iowa SHPO Architect's Files; Eckhardt, Iowa Site Inventory Form, February 2009; White, Undated [Iowa] Historic Resource Survey "A" Form).

1001 Broad, Modernistic or Ahrens Building (1949, contributing):

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This modernistic buff brick single-story building was the first installment in filling up what was long derided as the "hole in the ground" that was represented by the vacated corner. The business district began the final phase of its northward expansion, above Fifth Avenue, with the completion of this building, built by the Garrigan Construction Company. Ed Ahrens planned the building to house the Modernistic Beauty Salon, a new dress shop as well as living quarters for the Ahrens family. The plate glass doors originally used in the building were termed "something new" to Grinnell. The storefront also offered "unusually large" display windows and the city's first rounded corner front. Reflective of the fact that this Grinnell's first truly all-modern commercial design, it took on the name of the "Modernistic Building" and that name was underscored by hollow lettered signage that capped the parapet line (Grinnell *Herald-Register*, March 3, 7, 1949).

Building tenants included the Modernistic Beauty Salon (1949-63+), Brown's and then Littlefield's Jewelry (1954-57), Davis Ice Cream (1954-63+) and the Eyestone Insurance Agency (1962+).

1012 Broad Street, Emory S. and Hannah Bartlett House/Roy E. Bates Flower Shop (1890, 1938, contributing):

Farmer Emory S. Bartlett and his wife Katherine likely built this house and were residing there as early as 1894 and the family occupied it as late as 1920. Florist Roy E. Bates relocated his business to this residence in early 1938, moving from a 4th Avenue location. He had been leasing ground for two greenhouses from the Hazelwood Cemetery Ladies Association for years. These he relocated to the property and used the municipal steam heat system to warm them, making this the only Iowa greenhouses that lacked their own heating plant. The beauty shop was built at the same time. The business continues under the same name today. It is the only example of the incorporation of a residence into a business. The Bates family resided at the same address (Grinnell *Herald-Register*, February 23, May 23, 1938).

1013 Broad, Hagen Brothers Garage building (1922, contributing):

This was the Hagen Brother's second start on a garage building after financing was lost after excavation work had begun on the parcel just to the south. That "hole in the ground" would remain undeveloped for 35 years. The firm remained here as late as 1940, and by 1948 Van Wechel Motor Sales had replaced them. A north side addition was built in 1949 and the firm remained here post-1963. Coast to Coast Hardware was at this location as of 1988 (Grinnell *Herald-Register*, July 12, 1948).

1019 Broad (1914, contributing, stone historical marker):

This monument commemorates the location (to the west) of the Long Building, the first building in Grinnell (1854).

1029 Broad, Drs. DeMeulenaere and Light Medical Building (1960, contributing):

Drs. John C. DeMeulenaere and H. Raymond Light, Jr. built this medical office building in 1960. It represents the growing presence of medical office buildings across the north part of the downtown, the

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northward extension of that downtown towards 6th Avenue, and the modernistic architecture that was associated with modern medical offices (Grinnell *Herald-Register*, March 21, December 8, 1960).

1033 Broad Street, Pizza Hut Restaurant (1971, non-contributing):

This contemporary fast-food restaurant occupies a former service station/café business location. One feature of that location was Grinnell's first and only outside telephone booth.

4th and Commercial (vacant lot, not counted):

This city-owned paved parking lot occupies the site of two demolished buildings previously included in the original district.

800-802 Commercial, Foster, Bailey & Goodrich; Farmers Coop and Elevator (1889, contributing):

As of 1893-1906 there were twin storefronts in this building, the larger one to the west housed farm implements and a feed store. A harness store operated in the northeast quadrant of the plan. Foster, Bailey & Goodrich, dealers in farm implements and hardware, occupied the building as of 1894. Ackley Eastman owned the adjacent harness shop. The Farmers Elevator Company occupied the entire building as of 1920-22. There was a corner lunchroom as of 1943-51. Pasch Transfer and storage firm occupied this and adjoining buildings as of 1940-43. Subsequent tenants included Majestic TV Sales, DeKalb Hatchery, Parish & Cram Refrigeration, and Al Nuzam's Supply Company, all prior to 1963.

804 Commercial, H. C. Spencer Warehouse (1902, contributing):

This building housed the workshop of one of Iowa's pioneer aviators, William "Billy" C. Robinson (1886-1916). Robinson constructed all three of his airplanes in this building, between 1910 and 1915 and this is the only known building to have been associated with the Grinnell Aeroplane Company, which he sponsored. While a number of sites and buildings were associated with Robinson's brief career, only this building is both extant and has the most direct association with him. The associated aeroplane company further represents the industrial aspirations of Grinnell to develop into a modern and successful community. This building is representative of the post-1889 fire rebuilding of the downtown. It is also one of the most directly associated buildings linked to the Spencer family and the traumatic failure of their First National Bank in 1904. The building was also directly linked with one of the city's fairly successful manufacturing firms, the Grinnell Pad and Blanket Company, the tenant firm from 1902 until its failure in 1911. The Easy Fit Manufacturing Company, another local company, reorganized and relocated to its first owned location the next year. This hiatus in building occupancy made it available for aviator Robinson. The Easy Fit firm closed in 1919 and a series of auto garages, truck transfer and storage companies occupied the building until the 1980s (Jacobsen, Part 1). The Mitchell Motor Company likely added the garage door in 1940. Wiley's Sales & Service was here 1951-53 and was followed by OK Rubber Welders, which was here 1946-62+. Wiley's was the Third Ward polling place during the 1952 presidential election.

810 Commercial, McGregor & Son Auction and Commission House (ca. 1894-97, contributing):

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McGregor & Son Auction and Commission House was here as 806 Commercial, in 1894. The Chase Manufacturing Company occupied the building as of 1910, addressed as 806 Commercial. W. P. Sparks sold antiques and pianos there in 1940 but there is no 1962 directory listing, possibly because this smaller property was incorporated into 808 Commercial to the west by that time.

812 Commercial, Northwest Products Company (1949, contributing):

This building likely represents the enlargement of a small office building that was freestanding on this location as 1943, at which time it was vacant. Ed Bohstedt received a building permit for a \$3,000 store building and the Universal Business Service occupied this address 1947-48. The Grinnell School of Dance occupied 810 Commercial Street in 1962, likely this building.

814 Commercial, Grinnell Produce Company (1889-1890; post-1943, contributing):

The Grinnell Produce Company occupied this building by 1894 and was still there as of 1900. Swift & Company was the tenant firm as of 1906. Grinnell Pad & Blanket Company occupied this building and 808 Commercial Street as of 1911. A household furniture warehouse used the building as of 1932-43. The building housed the paint shop for Grinnell College prior to its occupation, in 1947, by Northwest Products Company, a wood products firm. It became S&P Mill Working Company in 1948, closing a year later. Carl Orr used the building as a warehouse as of 1962.

816 Commercial, Bowers & McDonald Building (1896, contributing, National Register, 1990):

This is a later post-fire reconstruction, built in 1896. Carpenter and Councilman R.M. Kellogg (superintendent of construction) and Robert G. Coutts, were the contractors for this building. As of 1898 it housed offices upstairs and the postal-telegraph downstairs. As of 1900 mason Charles Ryan and Armstrong & Hastings were other business tenants along with the Postal-telegraph Company (W. C. Burd, manager). The postal telegraph (upstairs) and a printing firm were present as of 1906. The Moody Saddlery Company was there as of 1910-11. As of 1920 G. Willard Ayers had a pool hall, presumably in the back, while Mortimer G. and Harry A. Fry, operated a feed store as Fry and Son. The American Federation of Labor had a union hall upstairs. Christensen Creamery opened in this building and the adjoining building to the east in 1940. The Grinnell Laundry occupied this building 1958-63+ (*Herald*, January 3, 1890; April 21, 1896; Jacobsen, Architects and Builders).

831 Main, Preston's Opera House (1877, contributing):

This building was a landmark in the southwest corner of the original downtown and survived the 1889 fire. It had a double storefront and a third floor hall that was first used as a roller skating rink. The opera house was present by 1888 with the Masonic Hall below. By 1906 the Sanborn map noted that the opera house was seldom used and the National Guard Armory was in the hall. The 1911 fire insurance map showed the third floor removed, iron columns having replaced the original wooden ones, an indication that the entire internal support system was replaced. The Knights of Pythias occupied the second floor hall and the storefront was unified as a single space. The 1910 and 1920 directories list Grant and Mary Ramsey, grocer, baker and butcher, as the sole tenant at 831 Main, with an upstairs residency. They are the probable rebuilders of the altered building block. The Grinnell Furniture

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Exchange occupied 829-31 Main from 1937 until it closed in 1945. The Coast to Coast Store replaced it and finally occupied the 833 Main to the north in 1959, at which time the storefronts were combined. That store remained in operation until 1963+.

833 Main, (pre-1883, 1959, non-contributing):

This building was an early and ornate commercial block, but the loss of the upper two floors negates the need to recount its history, save for the fact that in its final form, the façade was remodeled and unified as part of the Coast to Coast Store, that had expanded from 831 Main to the south, in 1959 (*Grinnell Herald-Register*, March 12, 1959).

931 Main, Reed's Ice Cream (1955, contributing):

Reed's Ice Cream, previously located at 922 Main, built its own building across the street in August 1955. The building was an early air-conditioned business (*Grinnell Herald-Register*, April 11, June 2, 1955).

933 Main, Bob Reimer Clothing Building (1961, contributing):

Al Eisenman built this building for Reimer's Clothing, a dealer in boy's and men's wear. The new business opened October 20, 1961. Guertz Construction built the building (*Grinnell Herald-Register*, April 14, 1955, July 17, September 7, October 5, November 2, 1961).

937 Main, Brown's Shoes (1976, non-contributing):

This occupies the former site of the demolished Colonial Theater, removed prior to the listing of the district.

1006 Main, Drs. A. W. Brock and J. W. Paisley Medical Office Building (1961, contributing):

Dr. A. W. Brock took the lead in building this building in mid-1961. Thompson and Adams were the contractors.

1010 Main: Iowa Continental Telephone Company Building, (1956, contributing):

The Iowa Continental Telephone Company building (1956), 1010 Main Street, was designed by Des Moines architects Woodburn and O'Neil, at a cost of \$225,000. It was constructed to bring dial telephone service to Grinnell and the building housed the four-state administrative offices of General Telephone Company, the successor firm (*Grinnell Herald-Register*, August 8, 1956).

1020 Main, Thriftway Super Market (1956, non-contributing):

This building was built to house the Thriftway Super Market and the original building was exemplary of streamlined commercial design, with a raised array of signage and an all-glass façade. The only surviving component of the original design, apart from the overall massing, is the very broad eaves

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overhang on three sides of the plan. Safeway purchased the building in 1958 and remained at this site 1963+ (Grinnell *Herald-Register*, April 25, June 20, July 25, August 1, 1955; February 2, 1956, August 28, 1958).

1024-26 Main, Lamberson-Hunt Auto Garage (1919, contributing):

Robert G. Counts, contractor built this building. The Lamberson-Hunt Automobile Company built and occupied this building during early 1919. This firm was a regional franchise with garages located in Oskaloosa, Henry and Streeter, Illinois, as of 1918. This building was the first commercial one to leapfrog the downtown proper northwards of 5th Avenue on upper Main Street. It was completely isolated from the rest of the downtown by houses and the Anderson Row house located immediately south. By 1935 the Cutchall Motor Car Company was located here, F. F. Cutchall having bought out his long-time partner Truman Rinehart. In 1944 the Cutchall company relocated to 4th Avenue and was replaced here by the Quality Nash Company. By 1962 the Mitchell Motor Company occupied the building (Jacobsen, Architects and Builders, *American Co-Operative Manager Magazine*, January 1919, p. 4; *Automotive Topics*, May 11, 1918, p. 47; *American Garage and Auto Dealer*, September 1916, p. 12; Grinnell *Herald-Register*, January 3, 1935; September 10, 1934; December 15, 1941; July 31, 1944; March 9, 1950, 1962 Grinnell City Directory).

716 4th Avenue, Pullis-Johnson Motor Company Garage (1948, contributing):

The Pullis-Johnson Motor Company was on the now vacant site to the east by 1947 when it constructed this building to the west of its main building. That firm became Conner Motor Company in late 1948 when Lee Conner bought it from his brothers (Grinnell *Herald-Register*, November 3, 1947; April 15, August 4, December 23, 1948;

717 4th Avenue (ca.1906, ca. 1922, non-contributing):

The Handy Man Shop was here as of 1910, as was George H. Dunning's Grinnell Vulcanizing Company as of 1920. Ben's [Tarleton] Tire Shop was at this address as of 1940 and served as a service station. Tarleton had been in this trade for 38 years when he sold it to H&M Tire Company in 1959. H&M had a Goodyear agency as of 1962, and a Firestone agency a year later (Grinnell *Herald-Register*, April 23, 30, 1959; February 26, 1962; April 22, 1963).

720 4th Avenue, (pe-1883, 1959, non-contributing):

This building remnant is now two buildings (see 833 Main). The building lost its two upper stories in 1962 when the Coast to Coast Store remodeled it in 1959. It appears that this building was separated out from its parent building in 2007 when it was purchased from the Manly Trust (Grinnell *Herald-Register*, March 15, 1948; March 12, 1959; Poweshiek County Assessor).

721 4th Avenue (ca. 1906, non-contributing):

Sanborn Maps locate an art store here as of 1906, and a general store there as of 1911. B. Udangen's Clothing Store was here as of 1910, as was C. H. Simpson's Freeland Coffee & Grocery

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Company as of 1920. The Grinnell Dairy Company followed as of 1936. Bernhard Coleman, beer distributor was here as of 1940, and Russ' Tavern, still there, was in place by 1962.

902 4th Avenue: First Congregational Church (1953, contributing):

This was Grinnell's original church organization (1855) given that the new town was effectively a Congregational colony. A brick edifice served the church body on this site from 1879 until this building replaced it. That church served as the Grinnell College Chapel until 1920 when the college built its own chapel. Plans to repair that building began to be considered as of 1947. Finally a new church in modern design was decided upon. The finished building was occupied in mid-1953. Its construction was part of what was locally termed a "Church Building Boom." The First Baptist Church, located one block due east, abandoned its long-term central site for a "suburban" one and St. John's Lutheran Church built new as well (Grinnell *Herald-Register*, October 30, 1947; March 26, August 24, 1953).

The Congregational Church, with its direct historical linkage to Iowa/Grinnell College, necessarily played a central role in Grinnell history. Regional and statewide Congregational gatherings of every sort, including ministers, youth, comprised a large proportion of the numerous and largest convention or conference events held in Grinnell. The replacement building also added a very substantial basement meeting facility that was utilized by a broad range of community groups. Its completion marks a point where the larger community began to become less dependent on using campus buildings for community events.

927 4th Avenue: Former Junior High School (1922, contributing):

The Grinnell Junior High School and Auditorium is significant for its role in the development of public education in Grinnell, particularly the emergence of a separate junior or middle school as this was Grinnell's first separate junior high school building, and for its inclusion, within its original plan, of a public auditorium. Grinnell throughout its history, and motivated in large part by the presence of Grinnell College within the community, committed itself to the establishment of an excellent public educational system. This exceptional educational resource, commonly continued through the college level, served as a community draw for new residents and built up the city over time. Few communities the size of Grinnell could afford to build both a high school and a junior high school and this very efficient educational complex provides an excellent example of how the architects found a design solution that also met community theater needs. It is also important for its association with the early development of women's suffrage in Grinnell, and the approval of funding for this building was most strongly supported by women voters. It is finally significant for its community auditorium, a venue that has served as the city's and at times the county's only public entertainment venue, from 1922 through the present day. The overall building was promoted to the public in its bond issue referendum as a combination high school and public auditorium and it added a modern gymnasium as well. The auditorium, designed to function separately, even opened for use well before the high school proper did. When a replacement high school was finally funded in 1959, it initially had no auditorium due to budgetary constraints.

The construction of this building on a constricted building site marked the continued use of the same close-in school parcel for educational purposes and this is the third successive school building to

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occupy this same parcel. Proudfoot, Bird and Rawson, noted Des Moines architects designed this building as one of their first junior high school commissions. Three other early designs all post-date this one. The building always housed the city's first junior high and it served that function until 1976 when the junior high was combined with the new high school when the 1904 and 1922 buildings were condemned for school usage. In 1981 the 1904 high school was demolished and a new 4th Avenue entrance was added. Since that time it has housed the school administration offices and municipal offices (Jacobsen, Part 1).

720 5th Avenue, Iowa Cleaners (1961, contributing):

Bill Ziegenmeyer was the contractor. This parcel was located immediately west of the three-story Iowa Theater and had remained undeveloped since a fire cleared the site in 1939. The building's construction is representative of the concerted push northward to extend the downtown along 5th Avenue and Main and Broad streets (Grinnell *Herald-Register*, February 6, 1939).

805 5th Avenue, Drs. E. S. Korfmacher-Thomas Brobyn Medical Office (1941, contributing):

This single-story medical office building is of particular interest because of its early construction date and its location, on the former site of a filling station on the northeast corner of Main Street and 5th Avenue. Unfortunately the two doctors couldn't have predicted that they would be called to military service soon after their new building was finished. This was certainly one of the first Grinnell commercial buildings to incorporate glass block into its design. This is the city's first medical office building design and the first as well to be located in the downtown. The building replaced the city's first filling station and this new building finally completed a continuous commercial building string along the north side of 5th Avenue, from Main Street to the telephone company building at 815 Main. This northward commercial expansion along Main Street would resume post-war. Reflective of its early design had a shared setback with its commercial buildings to the east and its parking was located west and north of the building. All subsequent medical building examples would allow a substantial setback. The vertical massing of this design is also of special interest. The substantial façade was retained while later examples would employ either a lower profile usually using the contemporary style, in short a more residential appearance.

This building was addressed from both Main Street and 5th Avenue. Dr. Thomas Brobyn remained here as of 1962, using the 5th Avenue listing, while Dr. A. W. Brock, a dentist, and Dr. J. W. Paisley, a podiatrist, used the 1006 Main Street address (Grinnell *Herald-Register*, May 12, August 7, 1941).

809 5th Avenue, Dickerson & Son Auto Repair Building (1917, contributing):

Contractor Robert G. Counts built the building. As of 1920 the building housed the Albert C. Dickerson & Son (Carroll L. Dickerson) auto repair business. By 1932 an auto repair firm remained here and by 1940 809 and 811 had been interconnected and a printing firm occupied the building. The O. J. Roberts Parts Company moved to this address in 1936 and the building front was remodeled. Butler's Electrical Service, Hunter's Garage (relocated to Highway 6 in 1947) was also present. Goff Insurance followed and Claire's Dry Cleaners replaced it in 1945, and by 1946-47 had filled the entire building.

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The firm installed a new vertical redwood front in 1956 and that covering, combined with a suspended flat metal canopy and a tile-fronted storefront, appears to have survived until 1988. Since then the present storefront has eliminated the tiled covering and the slip cover and canopy, exposing the intact transom line. There is a centered date stone on the parapet. Claire's constructed a high-ceilinged fur storage vault in the basement by 1960 and remained at this address as late as 1988. A new plate glass front was installed in 1962, built by Tyree Construction Company (Jacobsen, Architects and Builders; Grinnell *Herald-Register*, October 8, 1936; May 8, 1947; December 10, 1945, May 9, 1946; May 9, 1955; April 14, 1960; April 9, 1962).

811 5th Avenue, August Stahl Building (1917, contributing):

Contractor Robert G. Counts built this building. As of 1920 August Stahl's Plumbing, Heating, Electrical business occupied this building. This site was the beginning point of Star Clothing Company, formed in 1924 by Isaac Bucksbaum. It moved to Main Street in 1927 and remained in business post-1963. By 1932 an auto repair firm was here. By 1940 809 and 811 had been inter-connected and the Grinnell Printing Company occupied parts of both buildings. This firm was not related to the adjacent Grinnell *Herald-Register*, but printed the Grinnell *Shopper*. The Farmer's Mutual Reinsurance Company then used the back of the building to manufacture fire-fighting equipment. Grinnell Skelgas was at this site 1952-55, and Gould's Feed & Farm Store succeeded it 1956-1963+ (Jacobsen, Architects and Builders; Grinnell *Herald-Register*, July 17, 1945; January 21, 1952; November 26 1956).

813 5th Avenue: (Herald-Register Company, 1916-7, contributing) (Listed National Register, 1991):

Robert G. Coutts was the contractor for this building, said to have been the first truly fireproof building in Grinnell. This was the first commercial building to "jump" 5th Avenue, starting a northward expansion of the downtown. The Grinnell *Herald* and *Register* both built new substantial buildings in proximity to each other in 1916. They consolidated in 1936. The united newspaper won numerous national awards, particularly for their coverage of agricultural news and their attention to fire safety and prevention (Jacobsen, Architects and Builders; Page, National Register Nomination, 1990).

815 5th Avenue: Interior Telephone Company Building, (1919, contributing) (Listed National Register, December 20, 1991):

The telephone exchange occupied this building from its construction until post-1943. The 1920 directory lists the building housing the Interior Telephone Company with Harold L Beyer, president and G. L. Saunders as secretary/manager. The General Telephone Company of Iowa retained their executive offices at this address as late as 1962 (Grinnell *Herald-Register*, June 5, 1952).

821 5th Avenue, Farmer's Mutual Reinsurance Company (1951, 1957, contributing) (Listed National Register, 2013):

The Farmers Mutual Reinsurance Company Building is historically significant under for its direct association with the successful growth of the Farmers Mutual Reinsurance Company. The initial construction and early enlargement of this building directly interprets the rapid post-World War II growth and diversification of Iowa's premier reinsurance company. The company's early Grinnell years,

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beginning in 1938, required simple upstairs rented quarters and indeed, when this new building was first occupied, only half of the new building actually housed company offices. The original new building trebled the company's space and within six years the building had to be doubled in size and was then completely occupied by the reinsurance company. The building is architecturally significant because it represents the best-preserved example of a modernistic commercial building design in Grinnell. On a broader level it represents a very early modernistic commercial design and one that was pre-designed to be enlarged so as to achieve its present and final appearance. A noteworthy feature of this design was its emulation of the well-known Pentagon Building's shot-sawn limestone exterior in Washington, D. C., which used the same shot-sawn limestone and indeed the same limestone quarry. It was the key post-war downtown building to be built in Grinnell, was its tallest commercial building, reflected a new need for substantial office buildings, and its construction represented the northward expansion of the downtown. There was just one remotely comparable modernistic design in Grinnell, that being the Iowa Central Telephone Company, at 1010 Main, which was built in 1956. That building design is of a lesser and as noted later quality and it has suffered more exterior alteration than this building. The building has a period of significance of 1951-1961, that being the years during which the firm actually occupied the building. The building is locally significant but it is probable that a statewide study of this particular industry would show that this company dominated a market area that equaled or exceeded the State of Iowa. Similarly further architectural contextual research might well determined that this Modern design is of statewide significance. Significant dates are 1951 and 1957, the year of its original completion and the year of its expansion to four stories.

This building best represents the early post-World War II appearance of a holistic modernistic commercial design, one that transcended the limited façade coverage of the Art Deco. It also represents the final phase of the northward expansion of the downtown and this building helped develop its long vacant and repeatedly chastised "hole in the ground" status. Farmer's Mutual Reinsurance was as noted the state's first and long-dominant reinsurer. By limiting risk and spreading that risk across a broader range of policies, the reinsurance industry effectively refunded the front line insurers and enabled that industry to expand coverage and services, particularly in rural areas. The company's wartime growth made the initial building necessary and postwar growth required a doubling of its physical space soon thereafter. The company vacated its building in favor of a rural campus location adjacent to the newly-built Interstate 80 to the south of the city in 1961. The initial building was occupied in early April 1951. The first-phase architects were Kenneth L. Haynes and Gerald I. Griffith of Des Moines. Griffith finalized the second-phase expansion plans, but conceptually the entire building was laid out in 1950 (Grinnell *Herald-Register*, April 6, 1951).

From 1994-2010 the building was owned and occupied by the DeLong Sportswear Company. This local producer of sports apparel began in Grinnell in 1942 as a leather jacket manufacturer. It enjoyed wartime success and occupied several downtown locations including the Spaulding Block as of 1954 (Grinnell *Herald-Register*, August 26, 1954).

916 5th Avenue Grinnell United Methodist Church, (1896, contributing):

The architect was Charles Edward Eastman (1865-1948) and the contractor was Robert G. Coutts. This was one of the last Grinnell churches to be built of load-bearing stone perimeter walls. Subsequent comparable buildings, the former 5th Avenue armory being a key example, substituted

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rusticated concrete block in a conscious effort to convey solid and durable construction at a reduced cost. A striping effect, consisting of alternating rows of varied block in these later buildings appears to have copied a similar effect found in the stonework of this church. This church congregation was formed in 1857 and a frame church preceded this one on the same location (Focus on Grinnell Architecture: Grinnell Church Architecture Walking Tour, Palm Sunday, April 4, 1982; Grinnell *Herald*, April 28, 1896).

804 6th Avenue, Van's Phillips 66 Service Station (1954, contributing):

The Jordan & Hargrave service station was on this same location as of 1940. In 1934, Cutchall Motor Company, at 1026 Main, had assumed operation of the station. Harris Vandernoord operated that station when the building was completely replaced in 1954 with a "new look" Phillips 66 franchise service station design that was being built nationally. The look emphasized contrasting roof heights on the office and service section, and sloped glass windows enclosed the west-end office area on the north and west sides. The station's grand opening took place April 29-30, 1955 (Grinnell *Herald-Register*, April 28, 1955).

808 6th Avenue, Jimmy Johns (2013, non-contributing):

The Three Elms Café (1934) was demolished and replaced since the district amendment was submitted for review and approval.

733 Park Street, United States Express Company Office (1940, contributing):

The building housed the Iowa Employment Service (1940), the American Railway Express Office (1940), K. C. Cab Company (1957) and the REA Express (1962). This isolated building was long associated with an adjacent café/restaurant on its north side (non-extant). This was hailed as Grinnell's first new building since 1928 (Grinnell *Herald-Register*, August 10, 1939).

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Grinnell Historic Commercial District Boundary Increase, Poweshiek County, Iowa

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These are cited in the text where they occur

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County, Iowa

Additional USGS UTM's

E Zone 15 522840 4621300
F Zone 15 522780 4621250
G Zone 15 522750 4621090
H Zone 15 522840 4620960

Verbal Boundary Description:

The enlarged district includes the entirety of blocks 6, 7, 8, 15 and 15 (Central Park), and the east half of block 4. It also includes the northeast portion of block 3 and the southwest two properties of block 13. The district boundaries are the railroad (along the north side but excluding same) along the south, Main Street, and alleyways as the west boundary, 6th Avenue as the north boundary as well as 5th Avenue, and Park Street as the east boundary.

Boundary Justification:

The enlarged district boundary adds the downtown as it functioned as of 1963 and excludes those commercial buildings to the west that have been too altered or are too new for inclusion. While West Street would serve as a useful functional boundary there is but a single building having sufficient integrity and predating 1963 (717 5th Avenue) that was excluded. The district includes the historical downtown as it functioned and expanded northward from its inception up until 1963.

Photographs:

Photographer: James E. Jacobsen
Film: Ilford 400 ASA
Date: October 14, 2012
Negatives Repository: City of Grinnell, City Manager

Images:

Frame:	Direction	Description
1	Northwest	Park Street at 4 th Avenue, Junior High School and United Methodist Church
2	West	Park Street at 4 th Avenue, from school, Memorial Hall to left, view downtown
3	Northwest	Central Park from southeast corner, view towards Memorial Hall, school to right
4	Northwest	Park Street and CRI&P tracks, Express Building and Central Park
5	Northwest	CRI&P tracks, south exposures of Commercial Street (south side) buildings, alley at right (dumpsters)
6	Northwest	Broad Street from CRI&P tracks, 4 th Avenue corner right of center, park to right
7	Southwest	Broad Street at 4 th Avenue, latter to right, Merchant's National Bank far right
8	Northeast	Broad Street at 4 th Avenue, Commercial Church, Library to left, from park
9	Northwest	Broad Street at 4 th Avenue, view towards 5 th Avenue (far right)
10	Northeast	Broad Street north of 4 th Avenue, library, post office and Catholic Church
11	Southwest	Broad Street at 5 th Avenue, latter to right
12	Northwest	Broad Street at 5 th Avenue, latter to left

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County, Iowa

- | | | |
|----|-----------|---|
| 13 | Southeast | Broad Street north of 5 th Avenue, Bate's Flowers, Catholic Church and post office, Long Building marker at far right |
| 14 | Southeast | Main Street at 6 th Avenue, latter to left |
| 15 | Southeast | Main Street at 6 th Avenue, east side of Main Street towards 5 th Avenue |
| 16 | Northeast | Main Street at 5 th Avenue, east side of Main Street towards 6 th Avenue |
| 17 | Southeast | Main Street at 5 th Avenue, latter to left, east side of Main Street |
| 18 | Southeast | Main Street below 5 th Avenue, east side of Main Street |
| 19 | Southwest | Main Street at 5 th Avenue, west side of Main Street |
| 20 | Northwest | Main Street at 4 th Avenue, west side of Main Street |
| 21 | Northeast | Main Street at 4 th Avenue, east side of Main Street |
| 22 | South | Main Street at 4 th Avenue, view towards Commercial Street |
| 23 | Southeast | 5 th Avenue west of Main Street, 720 5 th Avenue and alleyway to south |
| 24 | Northeast | Main Street at 5 th Avenue, view along latter |
| 25 | Southeast | 4 th Avenue east of Main Street, south side of 4 th Avenue |
| 26 | Northeast | 4 th Avenue east of Main Street, north side of 4 th Avenue |
| 27 | East | 4 th Avenue west of alley west of Main Street, view along 4 th Avenue, 716 4 th Avenue in the right foreground |
| 28 | Northeast | Main Street at 4 th Avenue, north side of 4 th Avenue |
| 29 | Southeast | Main Street at 4 th Avenue, south side of 4 th Avenue |
| 30 | West | 4 th Avenue east of Main Street, view along 4 th Avenue |
| 31 | Northwest | Broad Street at 4 th Avenue, north side of 4 th Avenue |
| 32 | South | Alley view, between Main and Broad Streets, north of 6 th Avenue |
| 33 | South | Alley view, between Main and Broad Streets, at 5 th Avenue |
| 34 | South | Alley view, between Main and Broad Streets, just south of 4 th Avenue |
| 35 | Northeast | Commercial Street at Main Street, looking along former street |
| 36 | Southeast | Main Street south of 4 th Avenue, view towards Commercial Street |

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Grinnell Commercial Historic District Property Owners:

Ahmed Shehbaz 2130 Maccarthy Ames IA 50014	816 6th Avenue
Mike Allen, ALKO Inc. 542 462nd Ave Grinnell IA 50112	1026 Main
Mike Allen, ALKO Inc. 542 462nd Ave Grinnell IA 50112	804 6th Avenue/1032 Main
Iowa Telecommunication Services Inc. 1010 Main Street Grinnell, IA 50122	1010 Main Street
David H. Hamilton 815 4 th Grinnell, IA 50112	1020 Main
Darren Walton LLC PO Box 106 Grinnell IA 50112	1006 Main Street
Peggy & Douglas D. Elliott 1233 Broad Grinnell IA 50112	805 5th Avenue
Darren D. McKeag 809 5th Grinnell IA 50112	809 5th Avenue
Oconnor Steven L & Oconnor Kathryn M 1422 Elm Grinnell IA 50112	enue
Herald Register Publishing Company 813 5th Grinnell IA 50112	813 5th Avenue
Mckelvie Dennis E & Mckelvie Sue A PO Box 213 Grinnell IA 50112	815 5th Avenue
5th Avenue LLC 715 5th Grinnell IA 50112	821 5th Avenue
Ashby Gordon C & Ashby Karen R 305 14th Grinnell IA 50112	1001 Broad Street
St Marys Church 1002 Broad Grinnell IA 50112	1013 Broad Street
Iowa Telecommunication Services Inc. 1010 Main Street Grinnell, IA 50122	1000 MIN (vacant lot on Broad Street)
Kal Holdings LLC 1029 Broad Grinnell IA 50112	1029 Broad Street
NPC International Inc PO Box 54310 Store 4329 Lexington KY 40555	1033 Broad Street

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James M & Marcia White 1014 Broad Grinnell IA 50112	1014 Broad Street
St Marys Church Of Grinnell, Iowa 1002 Broad Grinnell IA 50112	1002 Broad Street
Postmaster, U S Post Office 932 Broad Grinnell IA 50112	932 Broad Street
Grinnell City Of 927 4th Grinnell IA 50112	926 Broad Street
Congregational Church 902 Broad Grinnell IA 50112	902 Broad Street
Grinnell City Of 927 4th Grinnell IA 50112	927 4th Avenue
Grinnell United Methodist Church 916 5th Grinnell IA 50112	916 5th Avenue
Grinnell City Of 927 4th Grinnell IA 50112	834 Broad Street
Mayflower Homes Inc. 616 Broad Street Grinnell, IA 50112	733 Park Street
Grinnell Regional Medical Center Attn Finance 210 4th Grinnell IA 50112	807 Broad Street
Grinnell Regional Medical Center Attn Finance 210 4th Grinnell IA 50112	813-15 Broad
Vos Verlan E & Vos Lori B Rev Tr 617 485th Ave Searsboro IA 50242	816 Commercial Street
Rozendaal William A & Rozendaal Norma J 831 1/2 Main Grinnell IA 50112	812 Commercial Street
T L Baker Buildings LLC 808 Commercial Grinnell IA 50112	808 Commercial Street
Rozendaal William A & Rozendaal Norma J 831 1/2 Main Grinnell IA 50112	802 Commercial Street
Grinnell City Of 927 4th Grinnell IA 50112	803 Commercial Street

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Vos Verlan E & Vos Lori B Rev Tr 617 485th Ave Searsboro IA 50242	817 Commercial Street
Mary E. Fenske c/o Kriegel Mary Elizabeth 819 Commercial Grinnell IA 50112	819 Commercial Street
Brad P. Cranmer 12811 Hwy 6 Grinnell IA 50112	821 Commercial Street
Clower Robert P III & Clower Nancy R 1312 Broad Grinnell IA 50112	819 Broad Street
Carabelli LLP David Smith PO Box 66 Grinnell IA 50112	825 Broad Street and vacant parcel to north of same
Laverman Stanley G & Laverman Linda 909 Streeter Kellogg IA 50135	827 Broad Street
Anderson Jan B & Anderson Jacque J J & J Rentals 904 High Grinnell IA 50112	828 Broad Street
Elliott Douglas D & Elliott Peggy Pinder 1233 Broad Grinnell IA 50112	831 Broad Street
Schild Donald L PO Box 268 Grinnell IA 50112	833 Broad Street
Ruchotzke John A Rev Tr & Ruchotzke Madge M Rev Tr PO Box 443 Grinnell IA 50112	824 4th Avenue
Hamilton Robert S & Bly Rachel R 822 4th Grinnell IA 50112	822 4th Avenue
Hamilton Robert S & Bly Rachel R 822 4th Grinnell IA 50112	818 4th Avenue
Grinnell State Bank PO Box 744 Grinnell IA 50112	814 4th Avenue
Roland Roger D & Dieleman Edwin L & Dieleman, Joyce, Roland, Roger D 808 4th Grinnell IA 50112	808 4th Avenue

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800 4th Avenue LLC 201 Main Grinnell IA 50112	802 4th Avenue
Bk Properties LLC 801 4th Grinnell IA 50112	801 4th Avenue
Sherman Jack P & Sherman Cynthia J 4064 50th St Grinnell IA 50112	803 4th Avenue
Sherman Jack P & Sherman Cynthia J 4064 50th St Grinnell IA 50112	803 4th Avenue
Grabinski Deanne R 1030 Elm Grinnell IA 50112	807 4th Avenue
Moyer Harold & Moyer Beverly 603 Broad Grinnell IA 50112	809 4th Avenue
Sherman Jack P & Sherman Cynthia J 4064 50th St Grinnell IA 50112	813 4th Avenue
Hall Cory J & Hall Barbara C 811 4th Grinnell IA 50112	811 4th Avenue
Dave Hamilton Travel Ltd 815 4th Grinnell IA 50112	815, 817, 821 4th Avenue
4th Ave. LLC Knapp Richard 3605 Lowell St NW Washington DC 20016	823 4th Avenue
Poweshiek County National Bank Thomson Property Tax Services PO Box 2609 Carlsbad CA 92018	833 4th Avenue
Chuong Sau K 915 Broad Grinnell IA 50112	915 Broad Street
Cooper Real Estate LLC 921 Broad Grinnell IA 50112	917 Broad Street
Cooper Real Estate LLC 921 Broad Grinnell IA 50112	921 Broad Street
Rozendaal William A & Rozendaal Norma J 831 1/2 Main Grinnell IA 50112	925 Broad Street
Lakeside Acquisition Lc 1320 4th St NE Hampton, IA 50441	929 Broad Street

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Jensen Clark J 1/2 & Jensen Diane L & Jensen Clark J 1/2 c/o Jensen Clark PO Box 687 Grinnell IA 50112	931, 935 Broad Street
Elliott Douglas D & Elliott Peggy 1233 Broad Grinnell IA 50112	937 Broad Street
Jensen Diane L & Jensen Clark J 1/2 c/o Jensen Clark PO Box 687 Grinnell IA 50112	818 5th Avenue
Pagliai Bryan & Pagliai Theresa Rev Tr 410 16th Grinnell IA 50112	816 5th Avenue
Hart Norris Corporation c/o Dale Jackie Norris 4655 Oak Bay Road Port Ludlow WA 98365	808 5th Avenue
Cramner Bradley P 12811 Hwy 6 Grinnell IA 50112	934 Main Street
Norris Ferne Living Trust c/o Dale Jackie Norris 4655 Oak Bay Rd Port Ludlow WA 98365	930 Main Street
Hermon Lodge 273 Af Am Attn Secretary PO Box 452 Grinnell IA 50112	928 Main Street
4th Ave. LLC Knapp Richard 3605 Lowell St NW Washington DC 20016	924 Main Street
4th Ave. LLC Knapp Richard 3605 Lowell St NW Washington DC 20016	922 Main Street
Bierman, John F. III and Bierman, Audrey M. and Stewart Bierman John F III PO Box 713 Grinnell IA 50112	920 Main Street
Rozendaal William A & Rozendaal Norma J 831 1/2 Main Grinnell IA 50112	912-18 Main Street
Sherman Jack P & Sherman Cynthia J 4064 50th St Grinnell IA 50112	908 Main Street

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Rozendaal William A & Rozendaal Norma J 831 1/2 Main Grinnell IA 50112	831 Main Street
Peiffer Matthew S & Peiffer Ann PO Box 683 Grinnell IA 50112	833 Main Street
Kram Luap LLC 720 4th Grinnell IA 50112	720 4th Avenue
City of Grinnell 927 4th Grinnell IA 50112	825 Main Street (vacant lot)
Cheung Chi Choi & Cheung Tsz Tung China Sea 714 4th Grinnell IA 50112	714 4th Avenue
Crawford Ron & Yaklin Debra J 721 4th Grinnell IA 50112	717 4th Avenue
Crawford Ron & Yaklin Debra J Rabbitts Tavern Inc 721 4th Grinnell IA 50112	721 4th Avenue
Rozendaal William A & Rozendaal Norma J 901 Main Grinnell IA 50112	901 Main Street
Grinnell Lodge 358 Ioof 905 1/2 Main Grinnell IA 50112	905 Main Street
Crawford Russell A & Crawford Brenda K 311 11th W Grinnell IA 50112	907 Main Street
4th Ave. LLC Knapp Richard 3605 Lowell St NW Washington DC 20016	913 Main Street
Miller Kent D & Miller Gale A 1606 E 142nd St S Grinnell IA 50112	915 Main Street
Runyan John A & Runyan R Nadine Tr 109 Vista Dr Montezuma IA 50171	917 Main Street
Strand Theater LLC PO Box 262 Grinnell IA 50112	921 Main Street
Globus Robert A PO Box 1 Grinnell IA 50112	923 Main Street

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Grinnell Historic Commercial District Boundary Increase, Poweshiek County, Iowa

C. L. Iverson LLC 4274 100 th St. Malcom, IA 50157	925 Main Street
Budinich Merek C & Budinich Melissa K 180 Liberty Bell Blvd Pleasant Hill IA 50237	927 Main Street
Hoopes Andrew A & Hoopes Stephanie L PO Box 103 Grinnell IA 50112	931 Main Street
Gosselinks Hallmark Inc 1429 Broad Grinnell IA 50112	933 Main Street
Browns Shoe Fit Co General Office Inc 111 Sycamore St Shenandoah IA 51601	937 Main Street
Mr. Perry Lin Customer Relationship Manager, USPS 1745 Stout Street Suite 315 Denver, CO 80299	
Byriel Michael & Byriel Charmaine 2105 Country Club Dr Grinnell IA 50112	720 5th Avenue

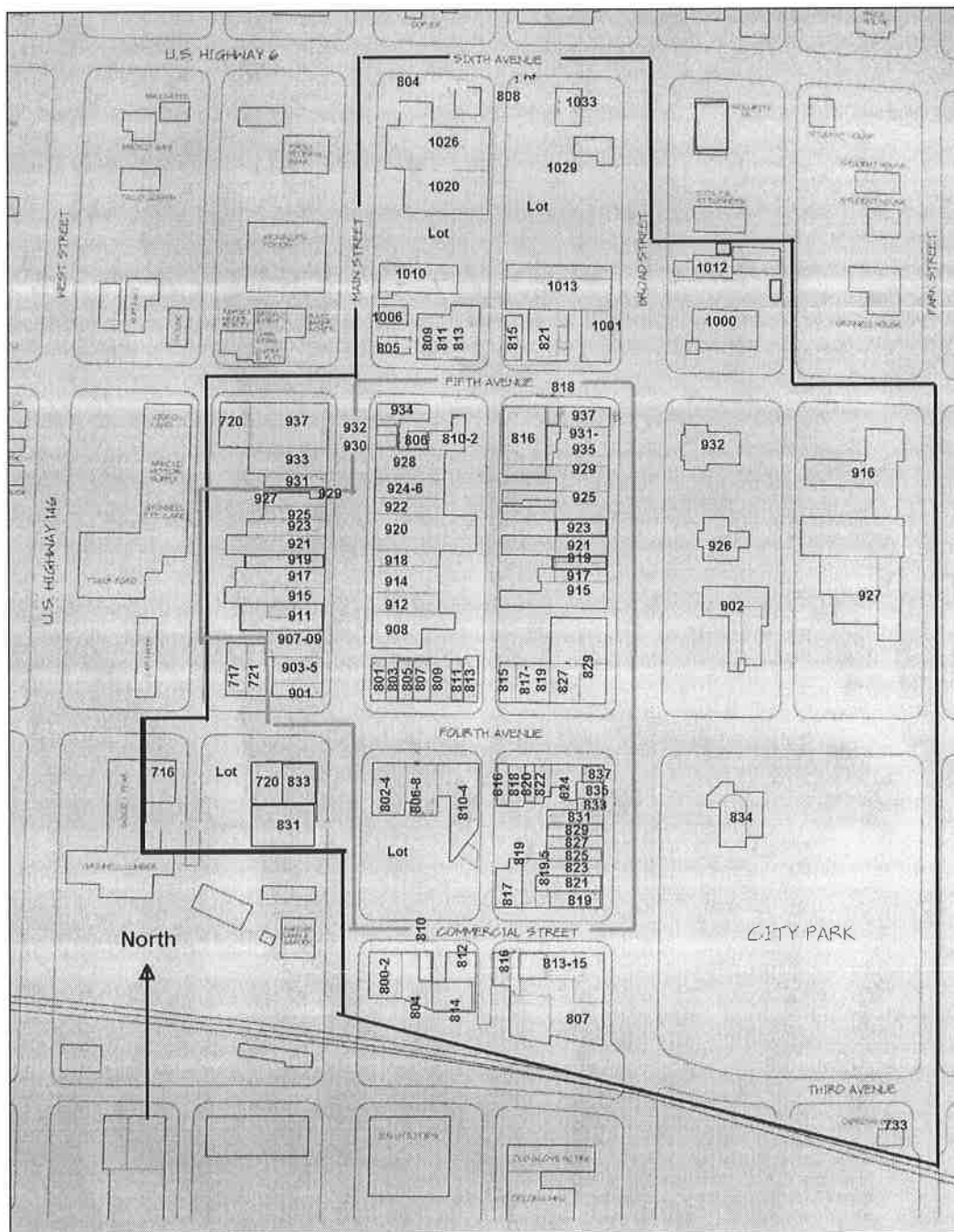
United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number Additional Documentation Page 81
Grinnell Historic Commercial District Boundary Increase, Poweshiek County, IowaImbedded Images:

Figure 1: District map with expanded boundaries (Jacobsen, 2013)
(black line denotes enlarged district, dark gray the original historic district)

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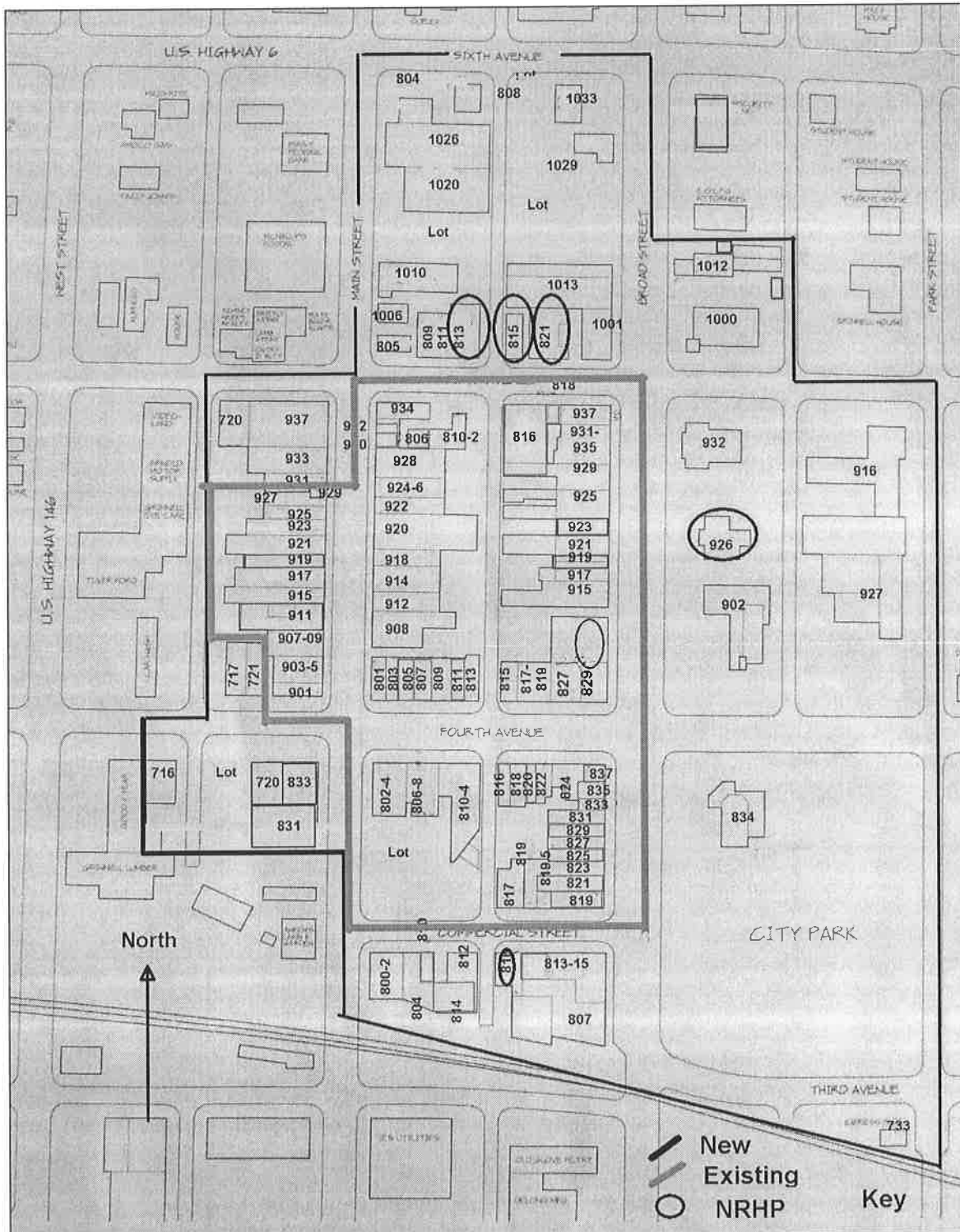


Figure 2: District map superimposed on existing district with NRHP-listed (or pending) properties shown

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Grinnell Historic Commercial District Boundary Increase, Poweshiek County, Iowa

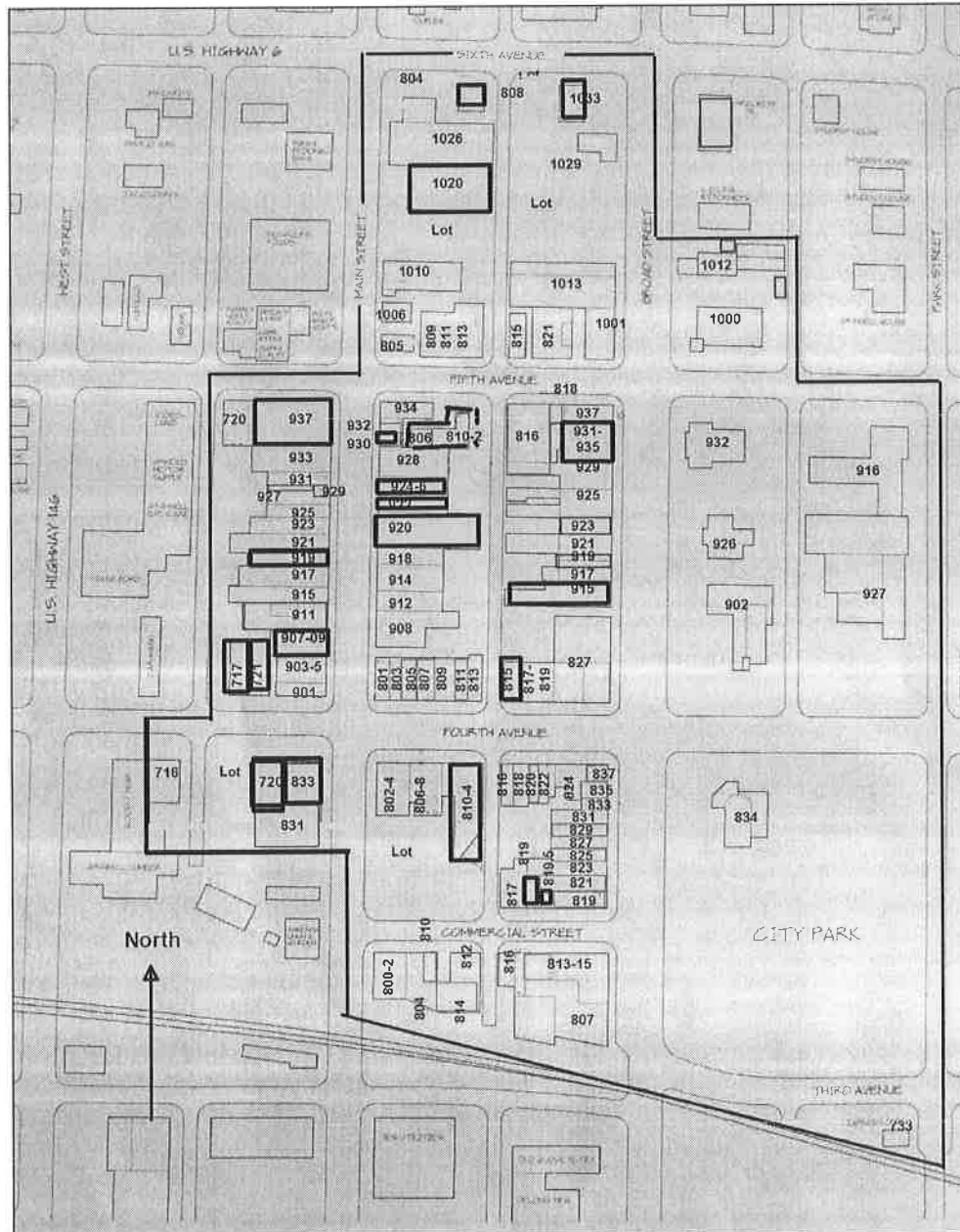


Figure 3: District map with contributing and non-contributing properties shown (non-contributing properties are marked with black rectangles)

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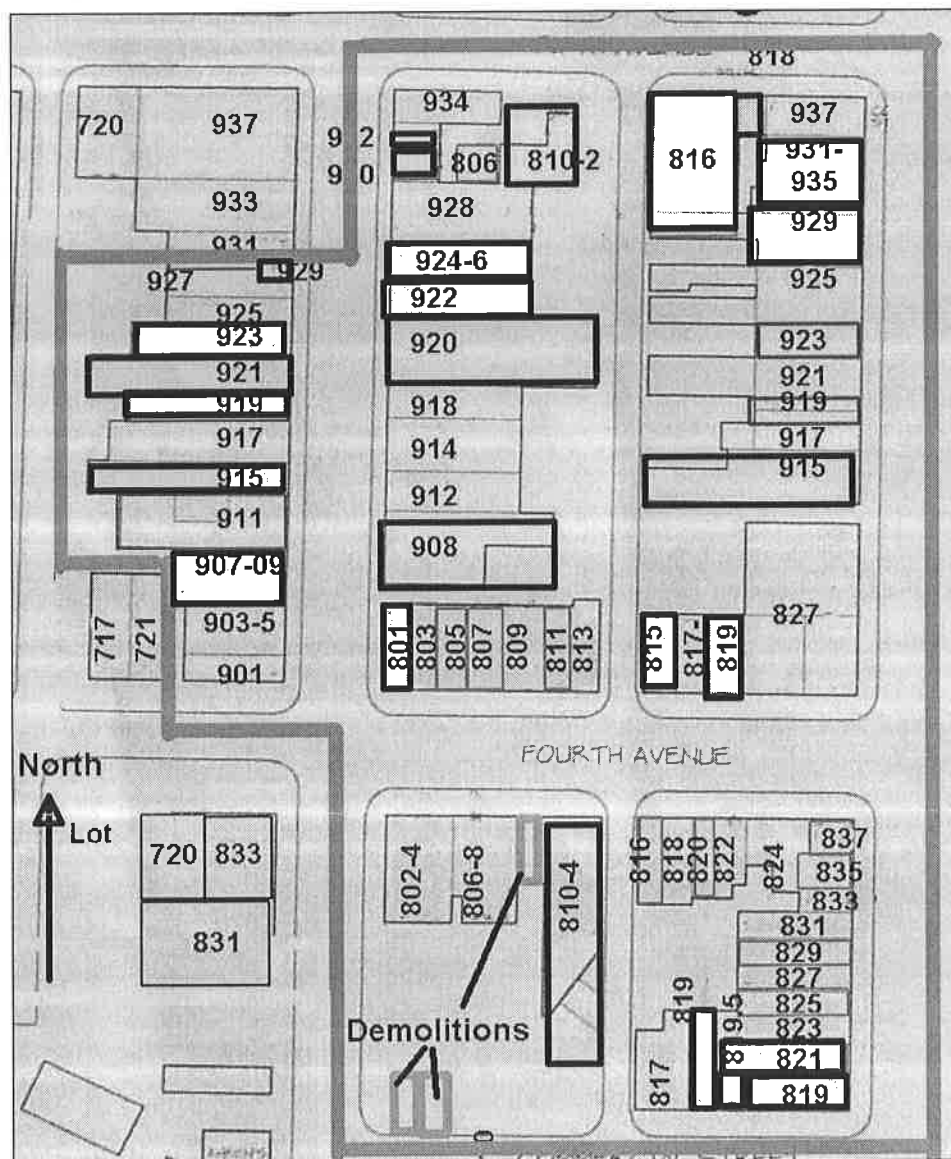


Figure 4: Existing district and original contributing/non-contributive evaluations (non-contributing properties are marked with black rectangles, three demolitions are marked in dark gray)

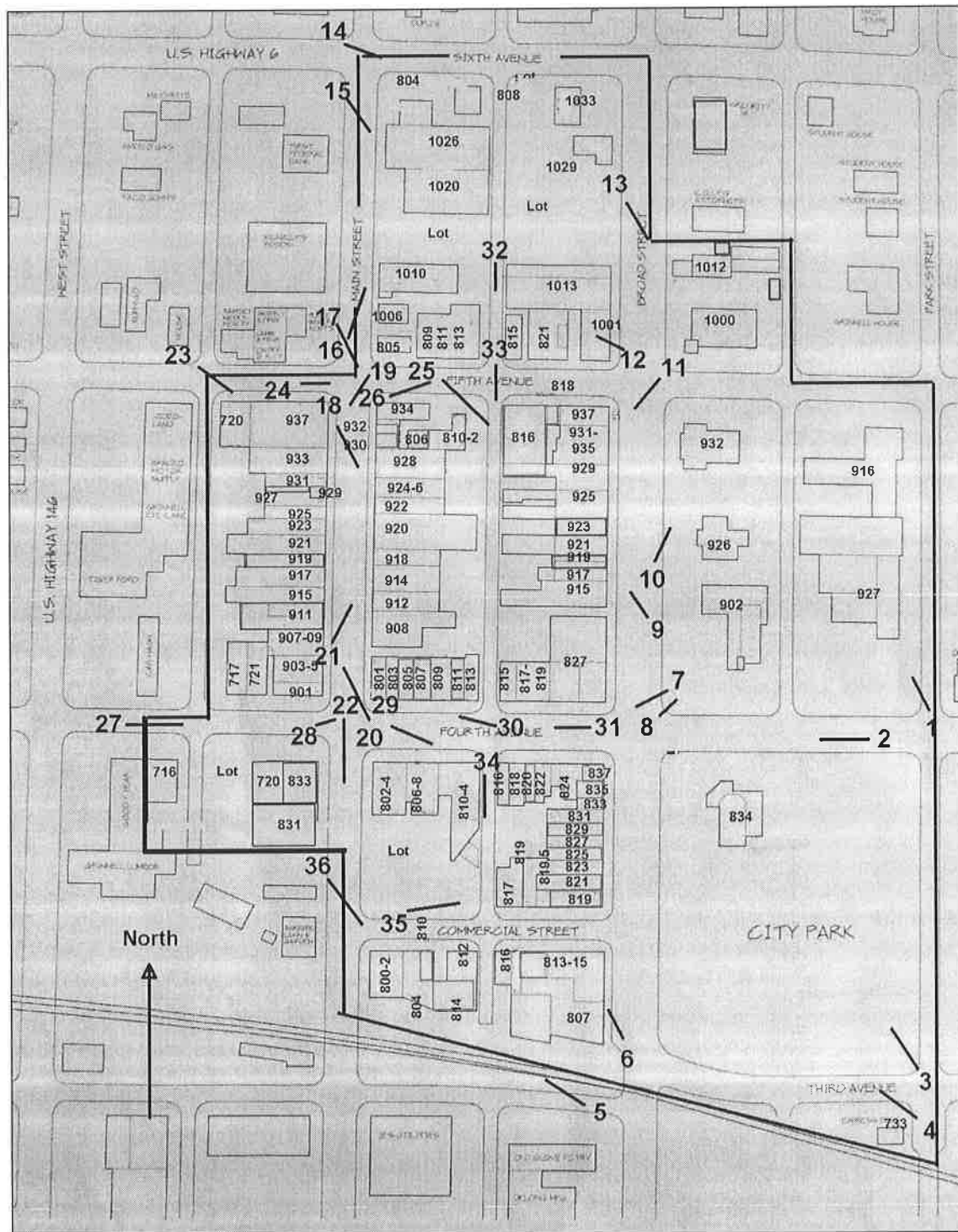
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Grinnell Historic Commercial District Boundary Increase, Poweshiek County, Iowa

Figure 5: Enlarged district photo map

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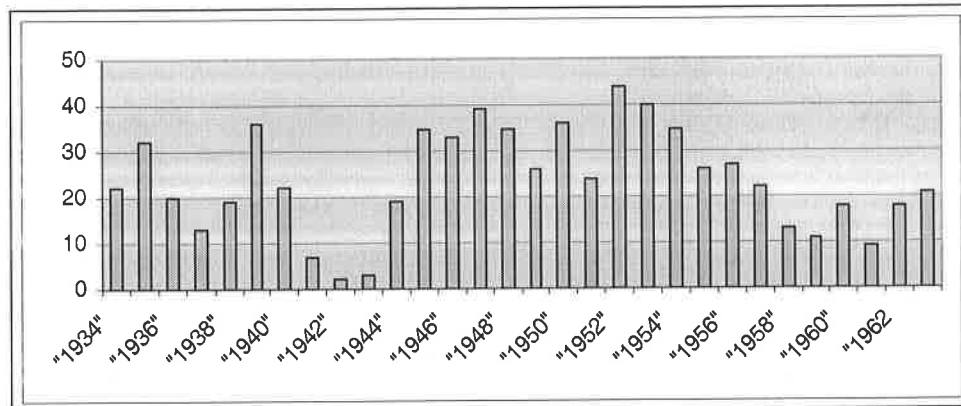


Figure 6: Business changes in downtown Grinnell, 1934-63

This figure tallies business changes within the downtown proper as reported on the front page of the *Grinnell Herald-Register*. Changes include new firms, partnership changes, relocations, new storefronts or buildings, and business closings. Caveats for the data include the fact that a minor sale, like a cigar shop, counts as much as the construction of a new office building, and the fact that beginning in the mid-1950s some business news was shifting off of the front page of the newspaper and escaped being recording. Finally the relocation of businesses out of the downtown comprised a growing proportion of business changes as time went by and these changes are not included here. The intent is to show that there was a sustained entrepreneurial energy in the downtown throughout the contextual period and that this level of activity was substantially reduced by World War II and less so during the final years of the Great Depression.

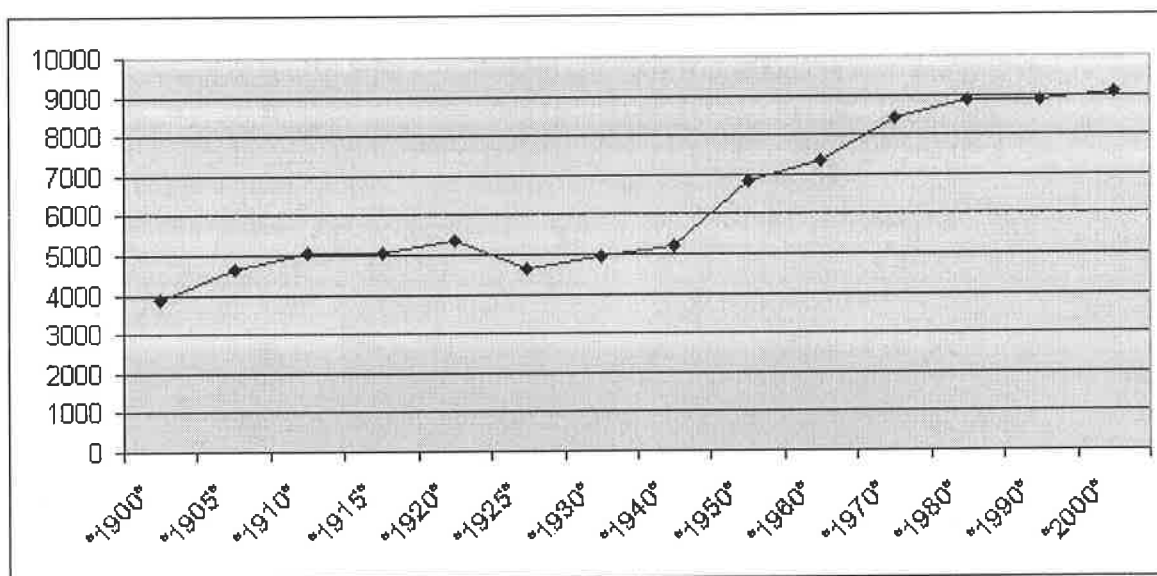


Figure 7: Grinnell's population growth (Jacobsen, 2010)

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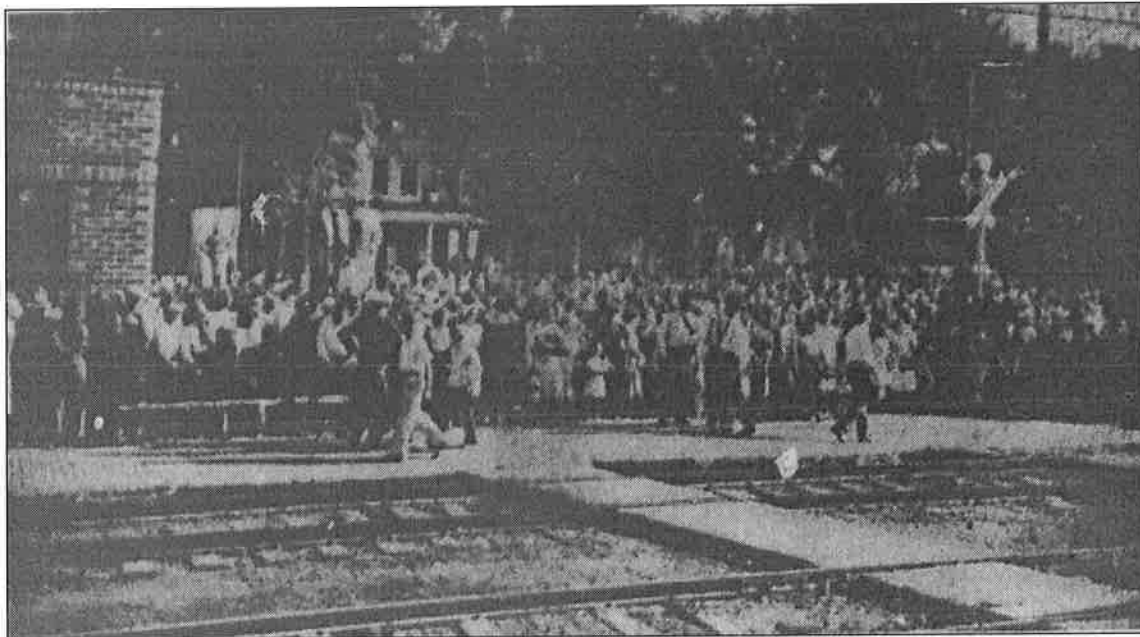
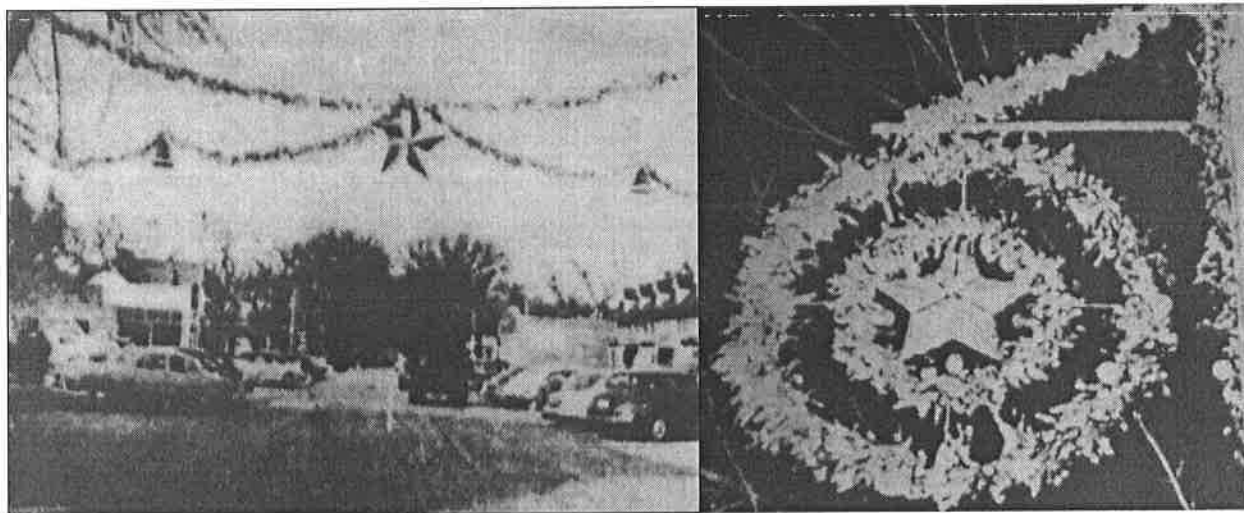


Figure 8: Grinnell welcomes President Harry Truman (Grinnell *Herald-Register*, September 20, 1948)



Figures 9-10: Holiday decorations at 5th Avenue and Main Street, view north (Grinnell *Herald-Register*, November 30, 1950), right 1963 downtown decorations (Grinnell *Herald-Register*, November 28, 1963)

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Downtown Grinnell Photos: (organized in street order, named streets and then numbered streets with overviews followed by more detailed images):

Overviews, Aerial Views:



Figure 11: 1895, view north, building glove factory at right

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Grinnell Historic Commercial District Boundary Increase, Poweshiek County, Iowa



Figure 12: September 17, 1914 Aerial View, looking southeast
(image by Billy Robinson and Miles Irmis (*Grinnell Herald*, September 18, 1914).

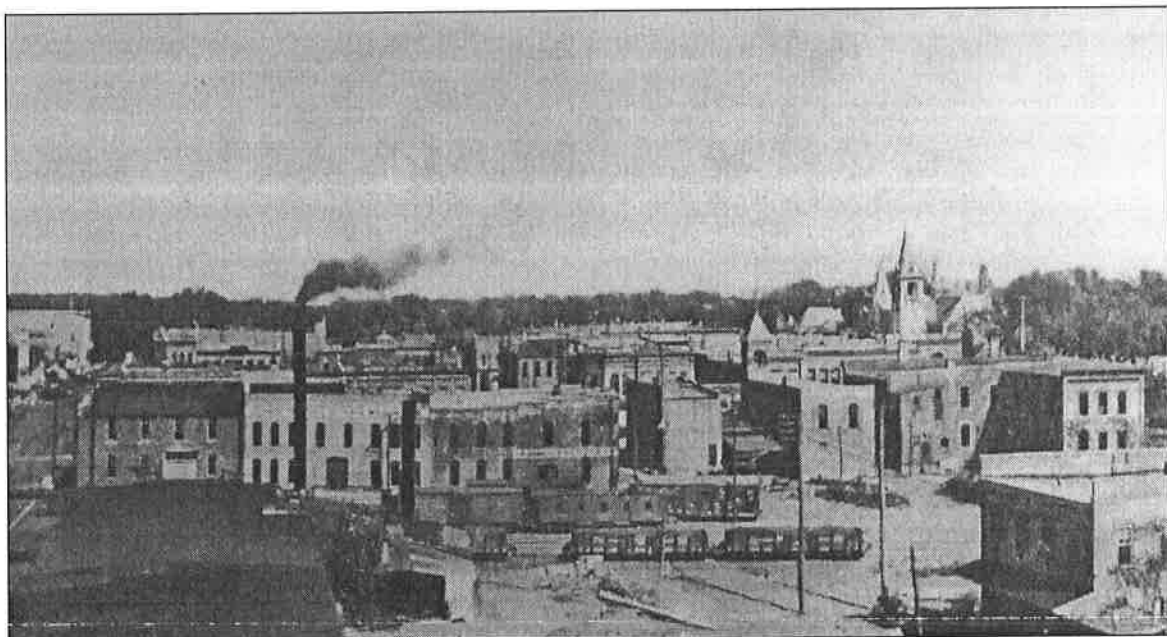


Figure 13: View north looking across railroad tracks, Commercial Street, ca. 1905

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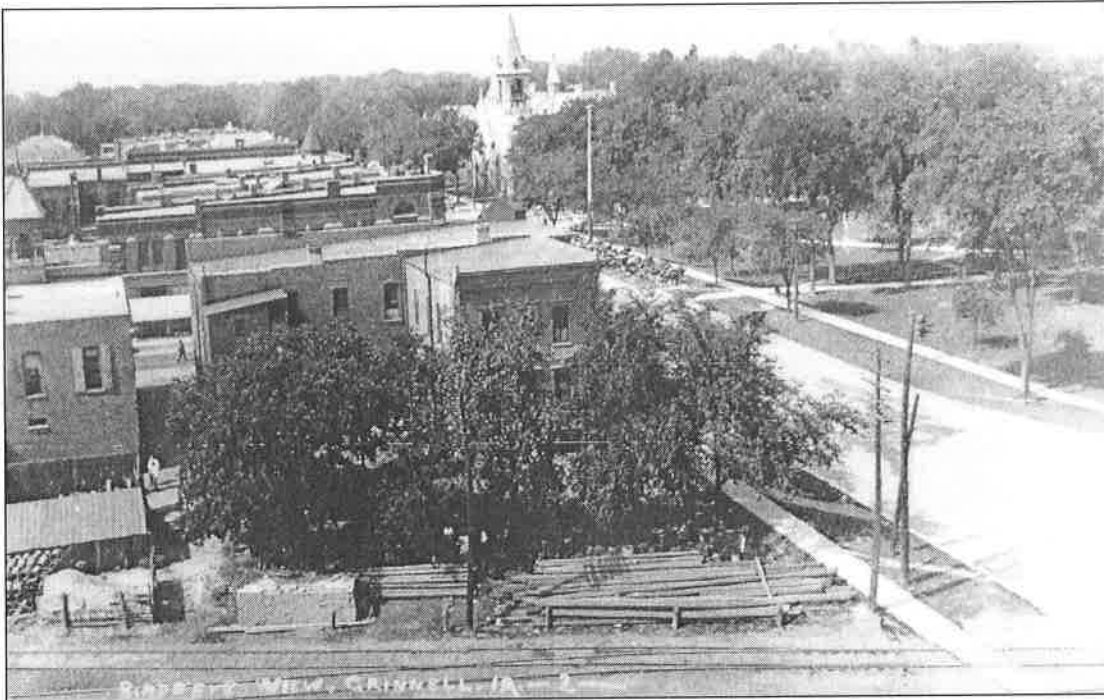


Figure 14: Overview from Glove Factory, looking northeast along Broad Street towards park, ca. 1905

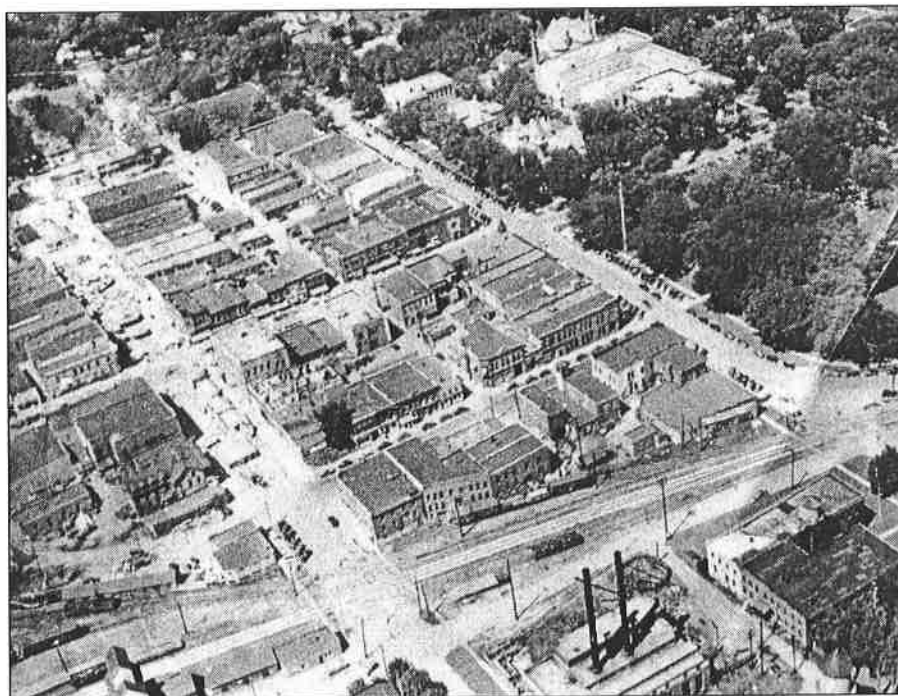


Figure 15: July 4, 1941 view northeast (street carnival on Main Street at left)
(note tree canopy, smokestacks from municipal steam heating plant lower right)

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Figure 16: The Grinnell newspaper editor employs a doctored aerial view of the 1941 street carnival (lower left) to depict a combined Nazi-Japanese [sic] bombing attack on the city, to sell war bonds, note bomb strikes that were added south of railroad at top) (Grinnell *Herald*, June 8, 1942)



Figure 17: 1946 aerial view looking southeast, West Street (Highway 146 in foreground, Main Street across the top, 4th Avenue left of center)

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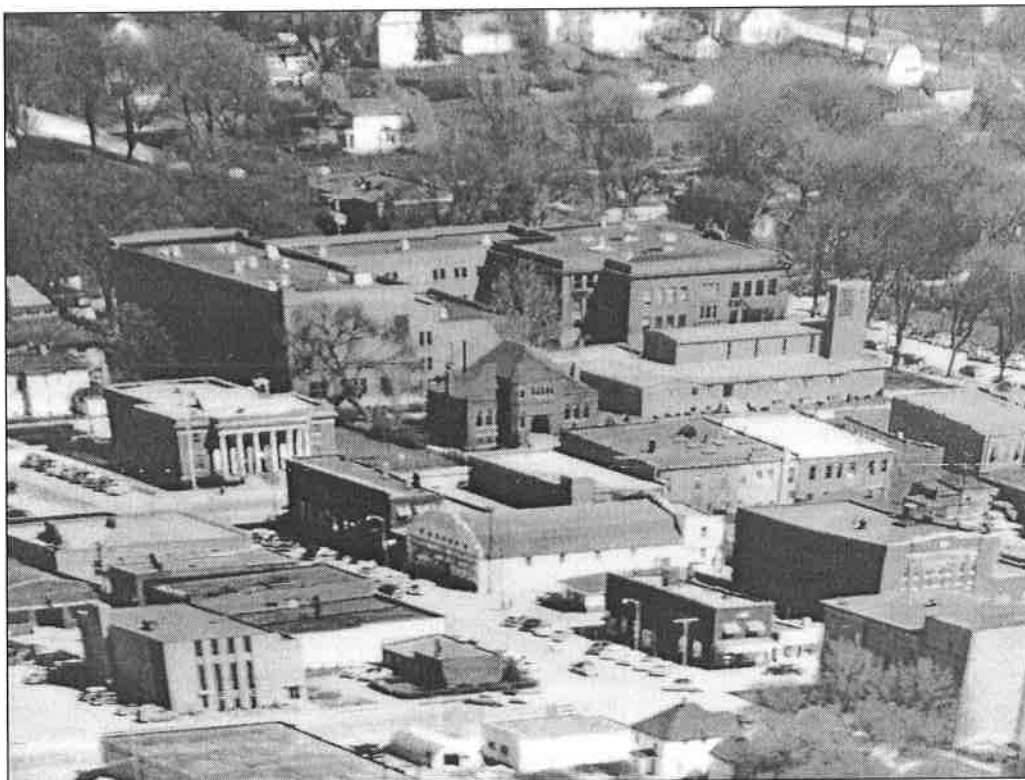


Figure 18: 1954, view southeast



Figure 19: 1956 Aerial view, looking east (Grinnell *Herald-Register*, August 6, 1956)

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Figure 20: View from enlarged Farmer's Mutual Reinsurance Building, looking southeast
(Grinnell *Herald-Register*, December 12, 1957)
Note holiday greenery on the lightposts



Figure 21: 1966 aerial view, looking southeast

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Broad Street:



Figure 22: Panoramic view looking northeast, Broad Street and 4th Avenue, 1907

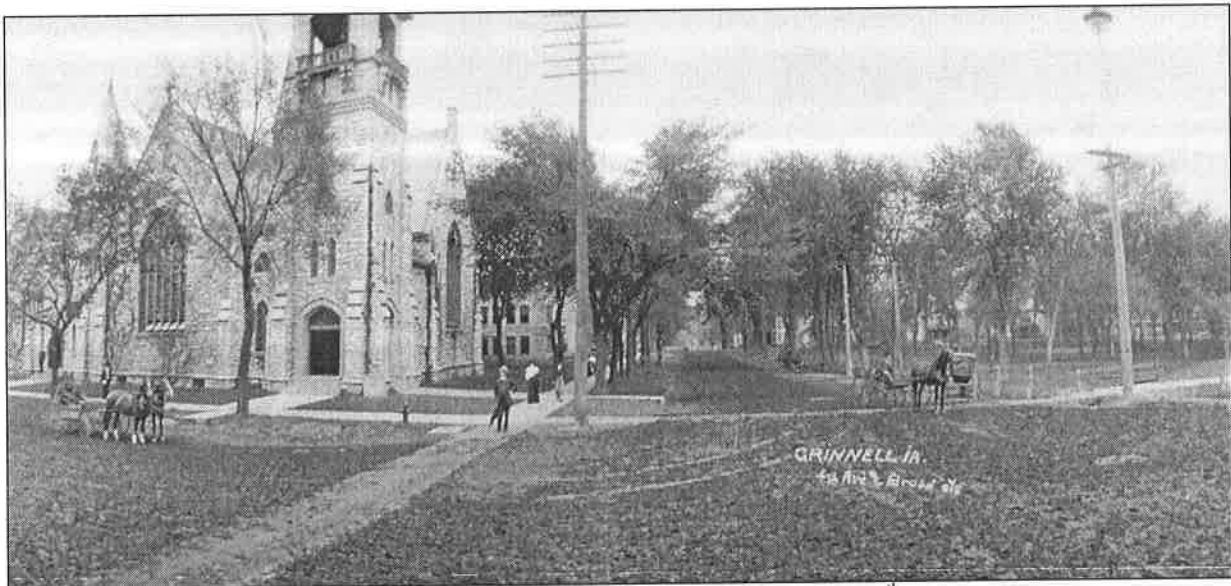


Figure 23: Panoramic view looking east, Broad Street and 4th Avenue, 1907

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Grinnell Historic Commercial District Boundary Increase, Poweshiek County, Iowa

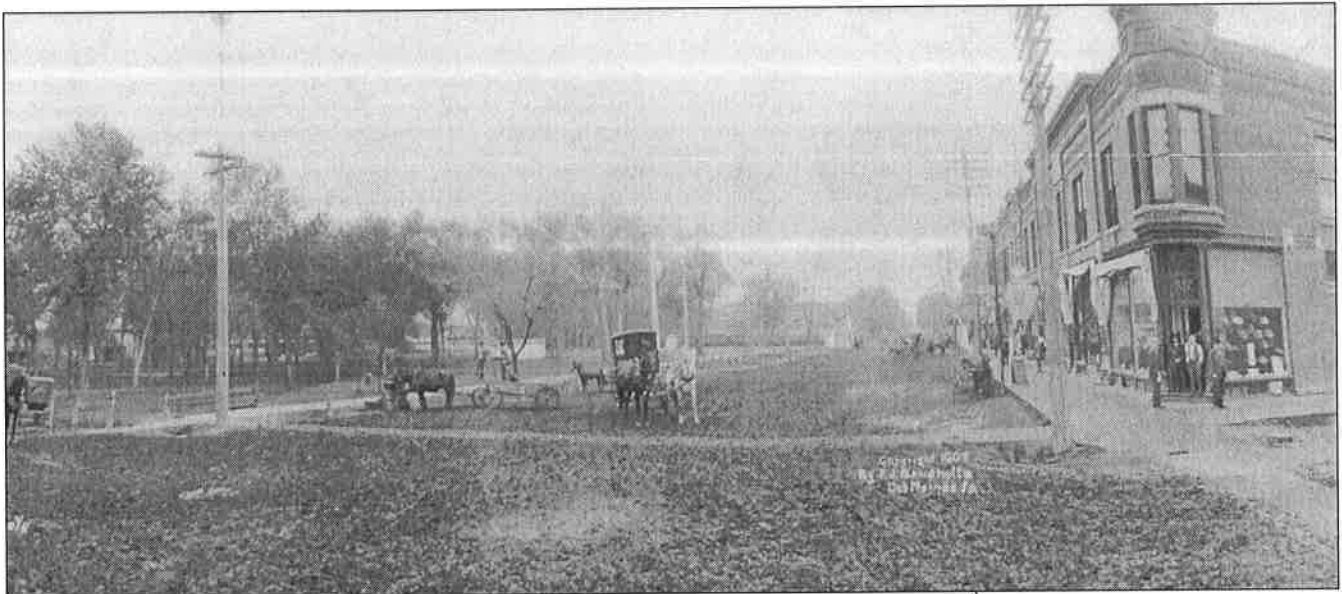


Figure 24: Panoramic view looking southeast, Broad Street and 4th Avenue, 1907



Figure 25: Broad Street, looking northwest from south of park, ca. 1910
(note street lights, flagpoles)

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West Side of Broad Street:

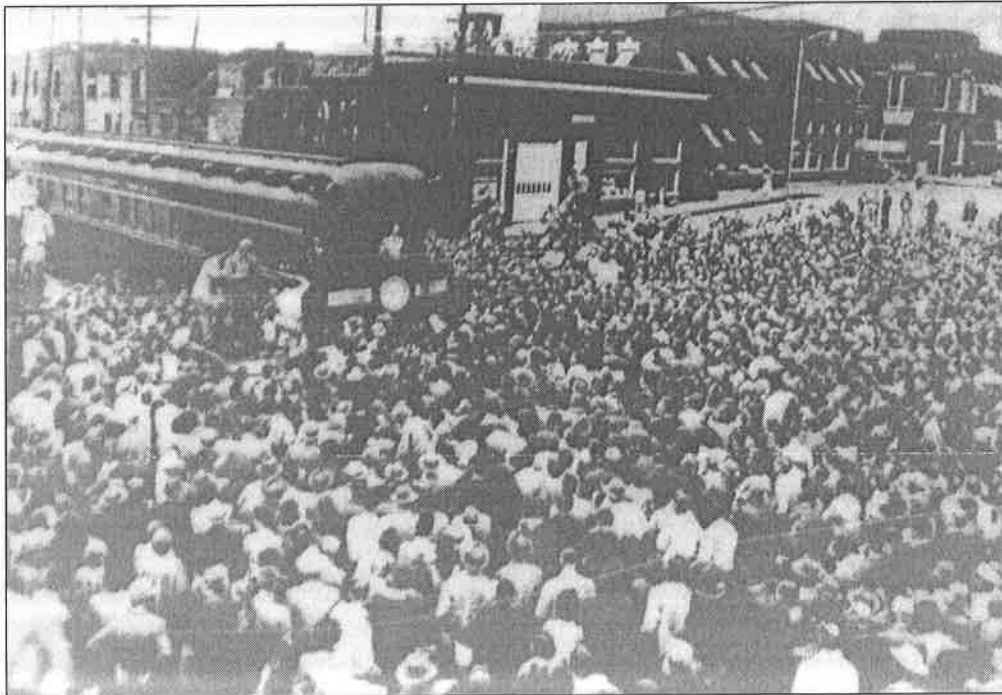


Figure 26: General Eisenhower whistle stop, railroad at foot of Broad Street, view northwest (note modern street lights) (Grinnell *Herald-Register*, September 2, 1952)



Figure 27: Hiser Auto Garage, 805 Broad (Naumann, 1988)

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Grinnell Historic Commercial District Boundary Increase, Poweshiek County, Iowa

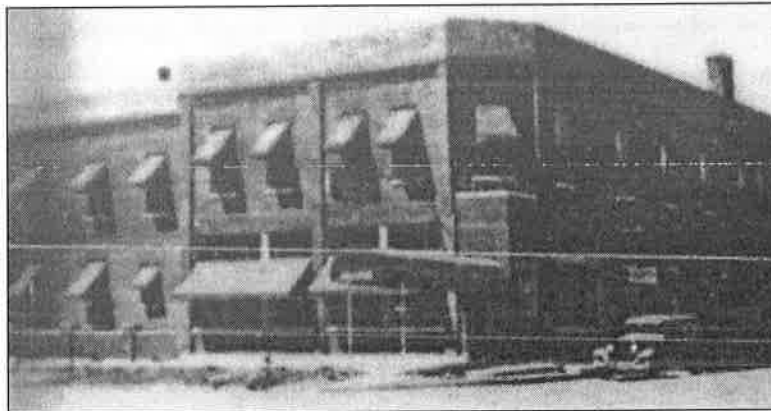


Figure 28: Storm Hotel, remodeled (Grinnell *Herald-Register*, May 30, 1946)



Figure 29: 819, 821 Broad Street, view west (Naumann, 1988)



Figure 30: 929 Broad Street, Queen & Olson Furniture, view southwest

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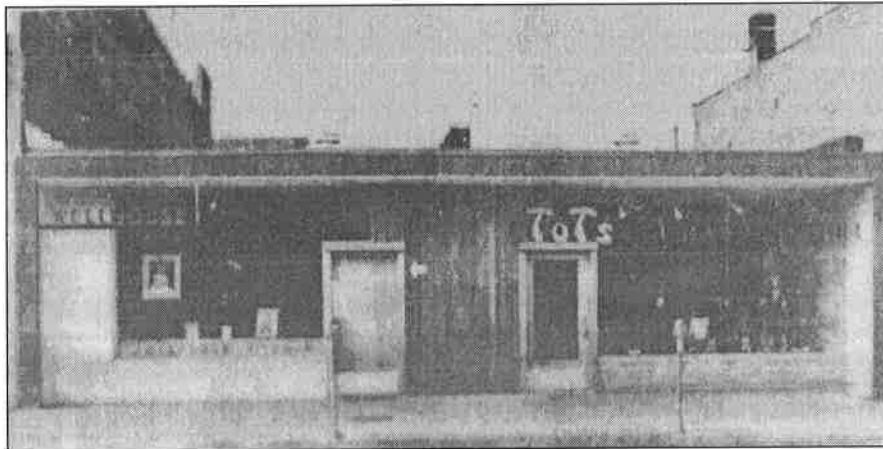


Figure 31: New building at 931-33 Broad Street (Grinnell *Herald-Register*, October 4, 1954)



Figure 32: 1013 Broad Street, view northwest (Grinnell *Herald-Register*, October 26, 1939)



Figure 33: 1013 Broad, view northeast (Naumann, 1988)

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Grinnell Historic Commercial District Boundary Increase, Poweshiek County, Iowa

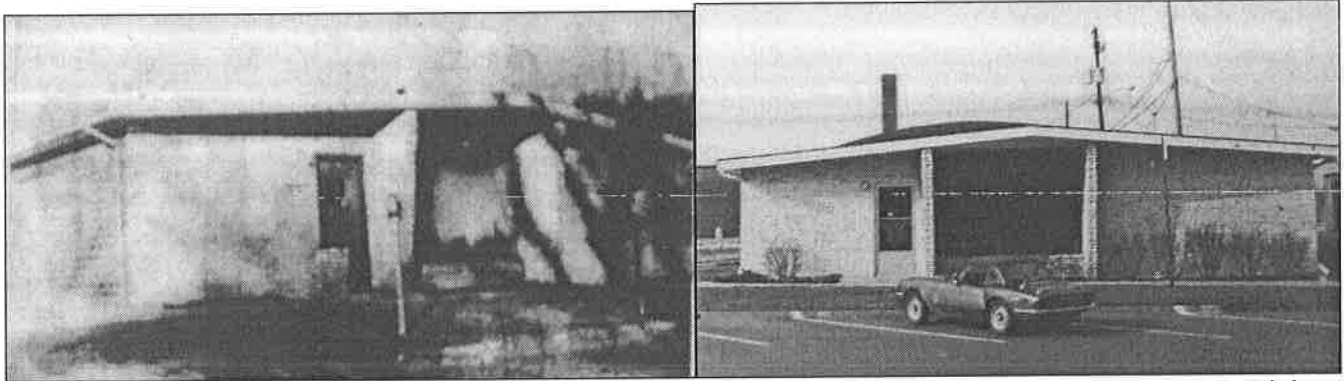


Figure 34: 1029 Broad Street, view northwest, medical clinic built by Dr. J. C. DeMeulenaere and Dr. H. R. Light, view northwest, right Naumann, 1988 (Grinnell *Herald-Register*, December 8-1960)

East Side of Broad Street:

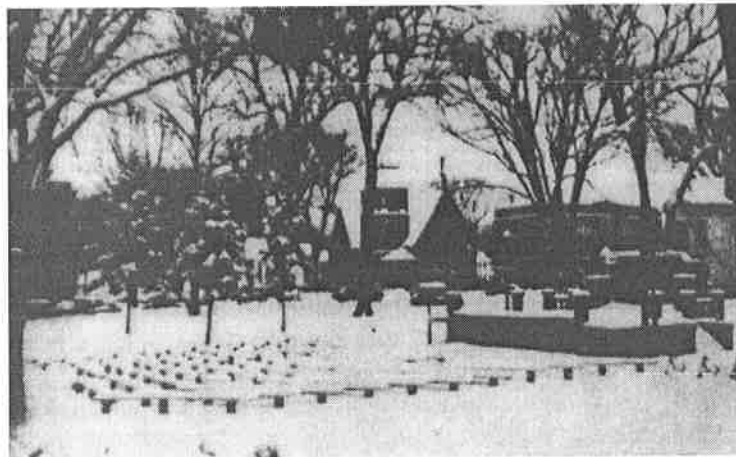


Figure 35: Park theater, view northeast towards Park Street (Grinnell *Herald-Register*, January 7, 1952)

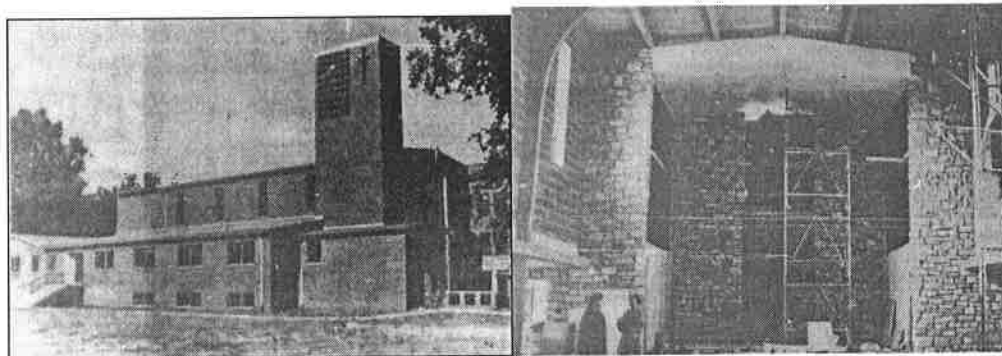


Figure 36: Finishing photographs, new Congregational Church (note reuse of exterior stone in sanctuary, right) (Grinnell *Herald-Register*, August 24, March 26, 1953)

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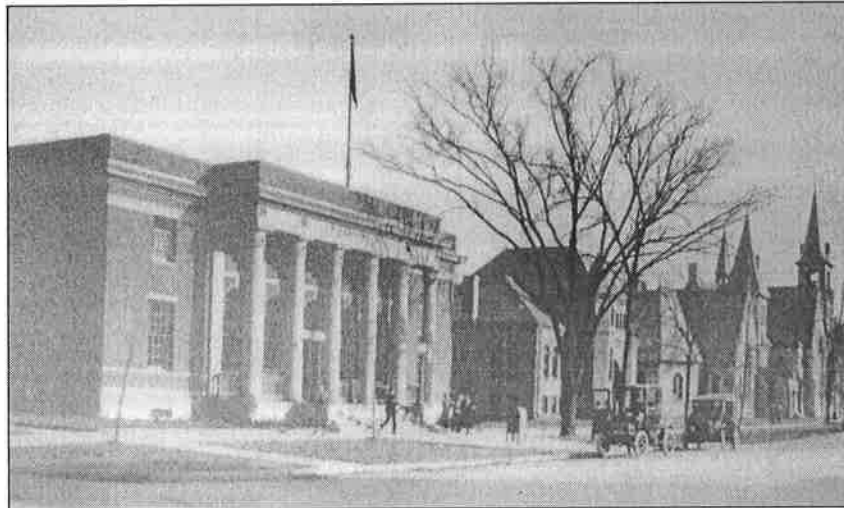


Figure 37: View southeast from 5th Avenue, ca. 1917



Figure 38: St. Marys Roman Catholic Church, 1000 Broad Street, view southeast

Commercial Street (South side):



Figure 39: 802 Commercial, view south (Naumann, 1988)

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Figure 40: 806-08 Main Street, view southeast (1960 Grinnell City Directory)

Main Street:



Figure 41: Main Street and 4th Avenue, view northeast, ca. 1917
Note the surfaced street and street lights



Figure 42: Main Street north of 4th Avenue, parade of new Whippet Automobiles, 1929, view northwest

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Figure 43: Main Street viewed from south of 4th Avenue, ca. 1945
Note Coast to Coast and Eagles signs at the left, Elks Building at far right



Figure 44: Night lights on Main Street, north of 4th Avenue, ca. 1949, Grinnell's "Great White Way"
(Lynch's Variety occupies 903-05 Main, far left)



Figure 45: View south along Main Street across 4th Avenue (Naumann, 1988), right New Coast to Coast unified front, view southwest (Grinnell *Herald-Register*, December 23, 1963)
(note Elks Building windows, far left)

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Figure 46: July 4th Main Street Carnival, 1941, view south (note the aerial views taken the same day) The presence of the Ames Block, south of the Elks Building, dates this image to pre-1942

West Side of Main Street:

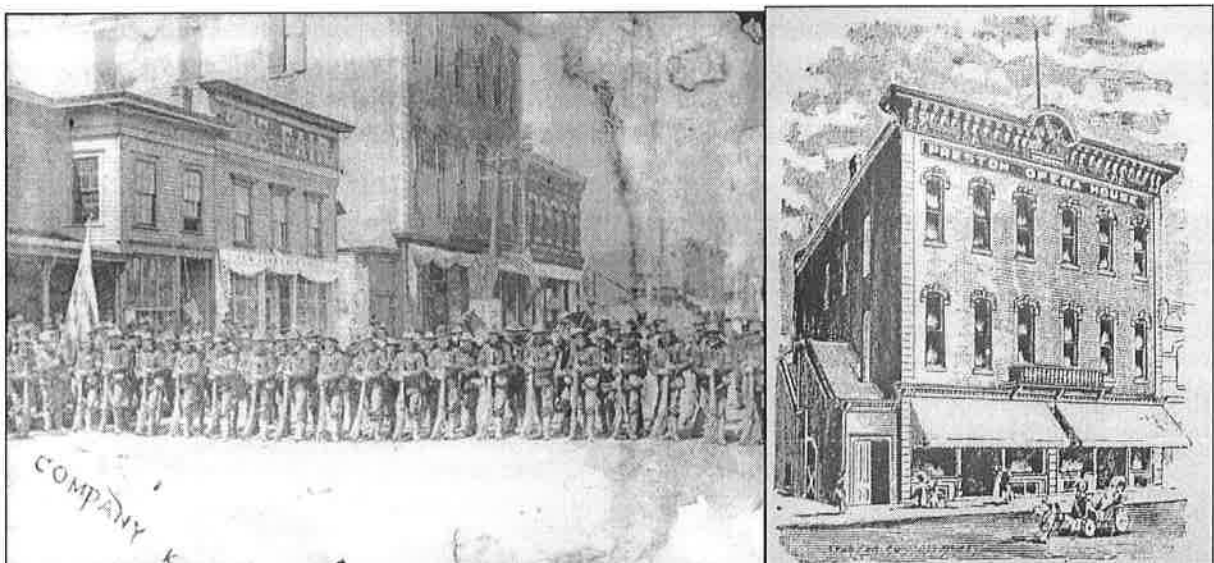


Figure 47: Company K, Iowa National Guard, 1898, drawn up on Main Street, view northwest, right original appearance

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East Side of Main Street:



Figure 48: Perma-stone front being applied, 908 Main Street, view southeast
(Grinnell *Herald-Register*, May 7, 1956, left, June 28, 1956, right)



Figure 49: Chain stores along Main Street, view northeast, ca. 1965

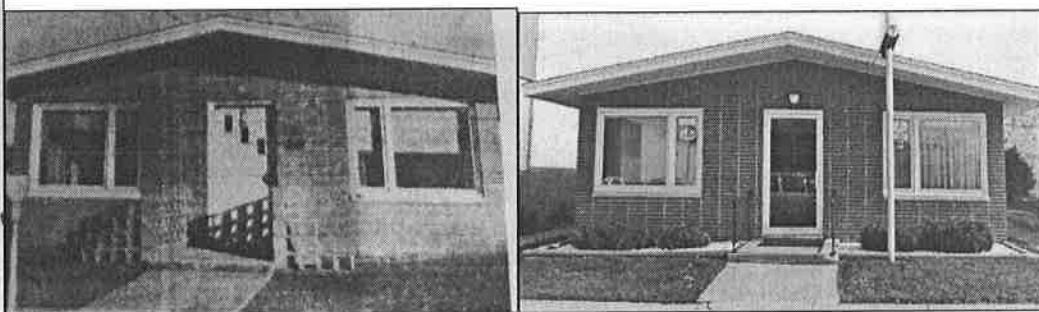


Figure 50: 1006 Main (Grinnell *Herald-Register*, August 6, 1959, left, and December 4, 1961, center, and Naumann, 1988, far right)

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Figure 51: Interior Telephone Building, view northeast
(Grinnell *Herald-Register*, August 6, 1956 and Naumann, 1988, right)



Figure 52: 1020 Main Street, Thriftway Super Market, architect's drawing
(Grinnell *Herald-Register*, December 17, 1956)

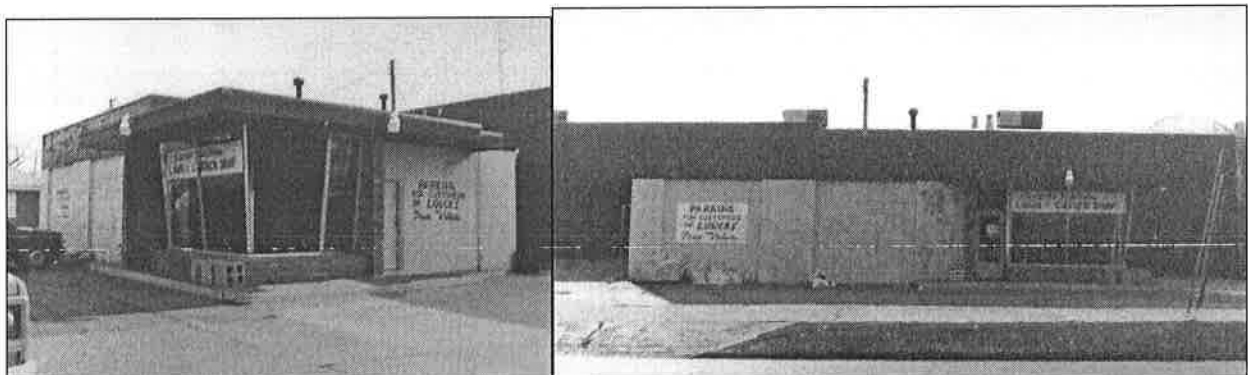


Figure 53: Van's Phillips 66 Service Station, views southeast and south (Naumann, 1988)

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Park Street:



Figure 54: High School (left) and Junior High School, view northwest, high school yearbook, 1945

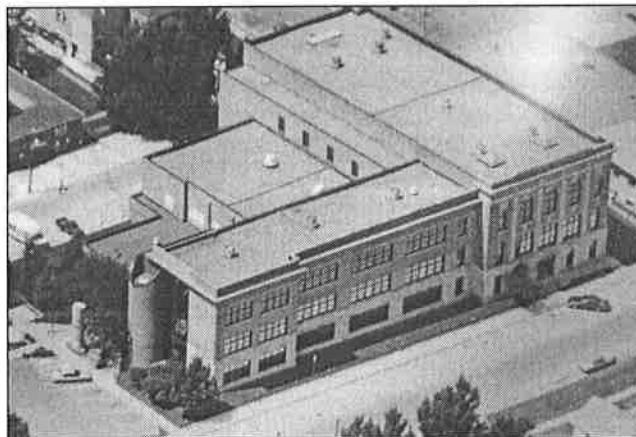


Figure 55: Aerial view of Junior High School, 1981 following the demolition of the 1904 high school and the addition of a south entrance

4th Avenue:



Figure 56: 4th Avenue viewed southeast from Main Street, 1945
Note the original Grinnell State Bank façade and extant 810 4th Avenue

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North Side of 4th Avenue:



Figure 57: 717 4th Avenue, view east (1960 Grinnell City Directory)

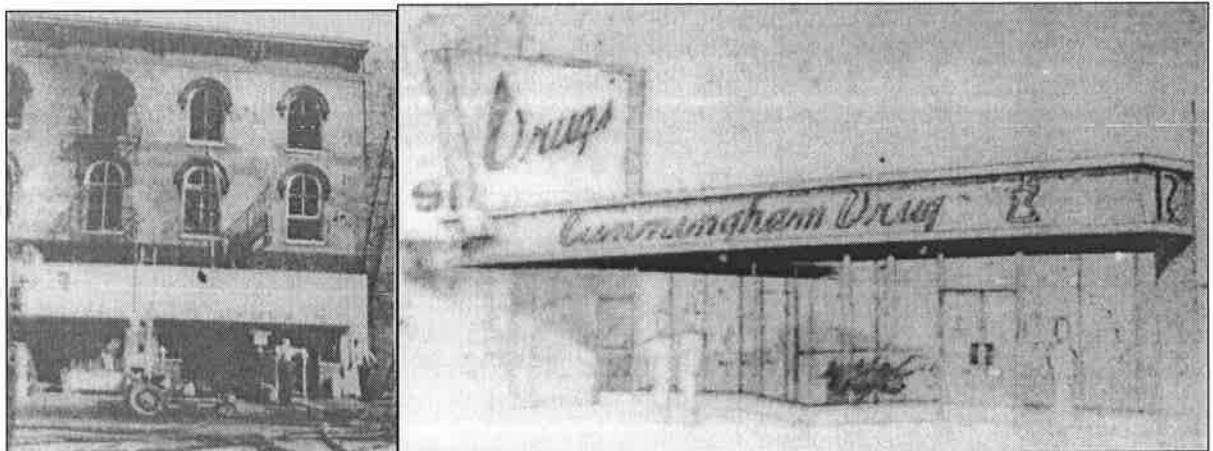


Figure 58: 827 4th Avenue, fire damaged Cunningham Drug/Candyland Steak House building, view north (Grinnell *Herald-Register*, October 11, 1954, left, May 5, 1955, right)



Figure 59: New Cunningham Drug design, 827 4th Avenue (Grinnell *Herald-Register*, October 6, 1955)

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South Side of 4th Avenue:

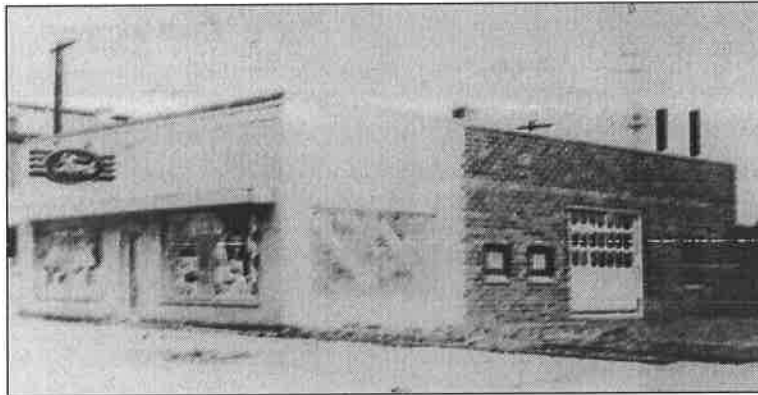


Figure 60: 716 4th Avenue, Pullis-Johnson Ford Garage, (Grinnell *Herald-Register*, December 23, 1948)

North Side of 5th Avenue:

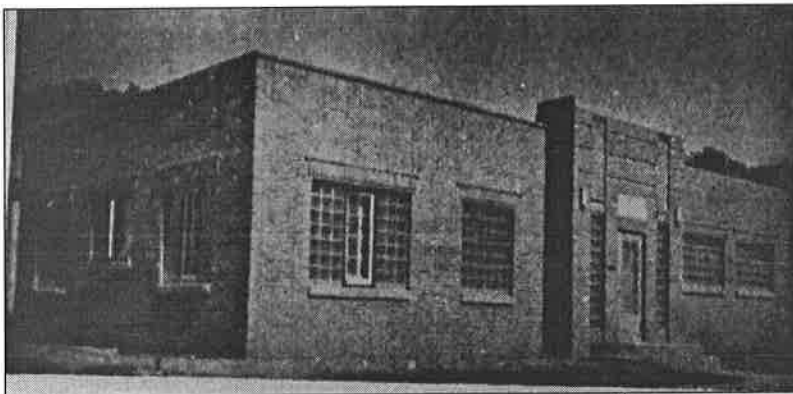
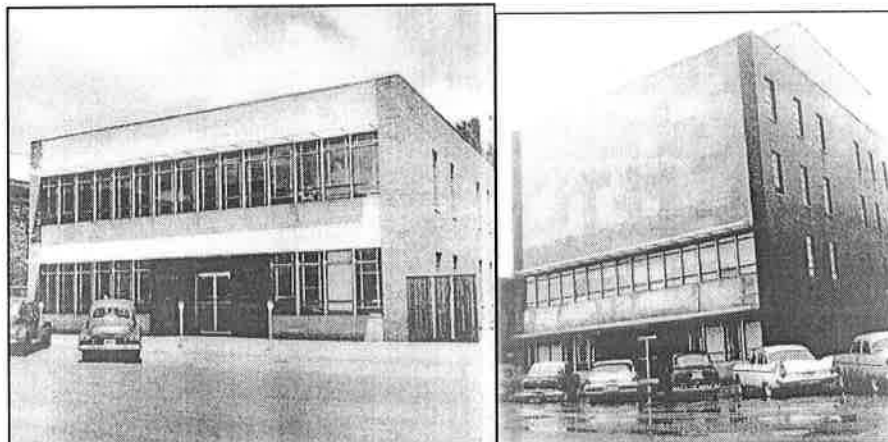


Figure 61: Drs. Korfmacher & Brobyn Medical Clinic, 805 5th Avenue, view northeast (Grinnell *Herald-Register*, September 5, 1941)



Figures 62-63: 821 5th Avenue, Farmers Mutual Reinsurance Building, two and four story views (Grinnell *Herald-Register*, September 3, 1951; Courtesy Farmers Mutual Reinsurance)

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South Side of 5th Avenue:

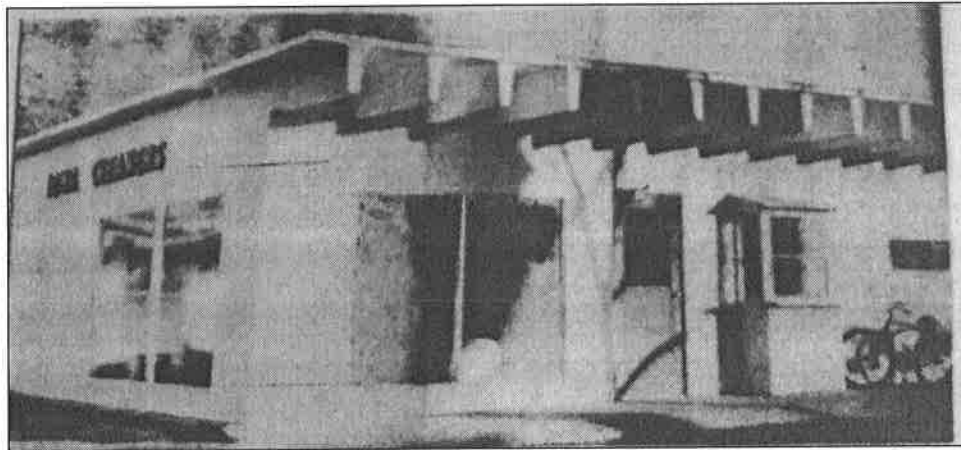


Figure 64: 720 5th Avenue, M&M Cleaners, view southeast (Grinnell *Herald-Register*, November 30, 1961)



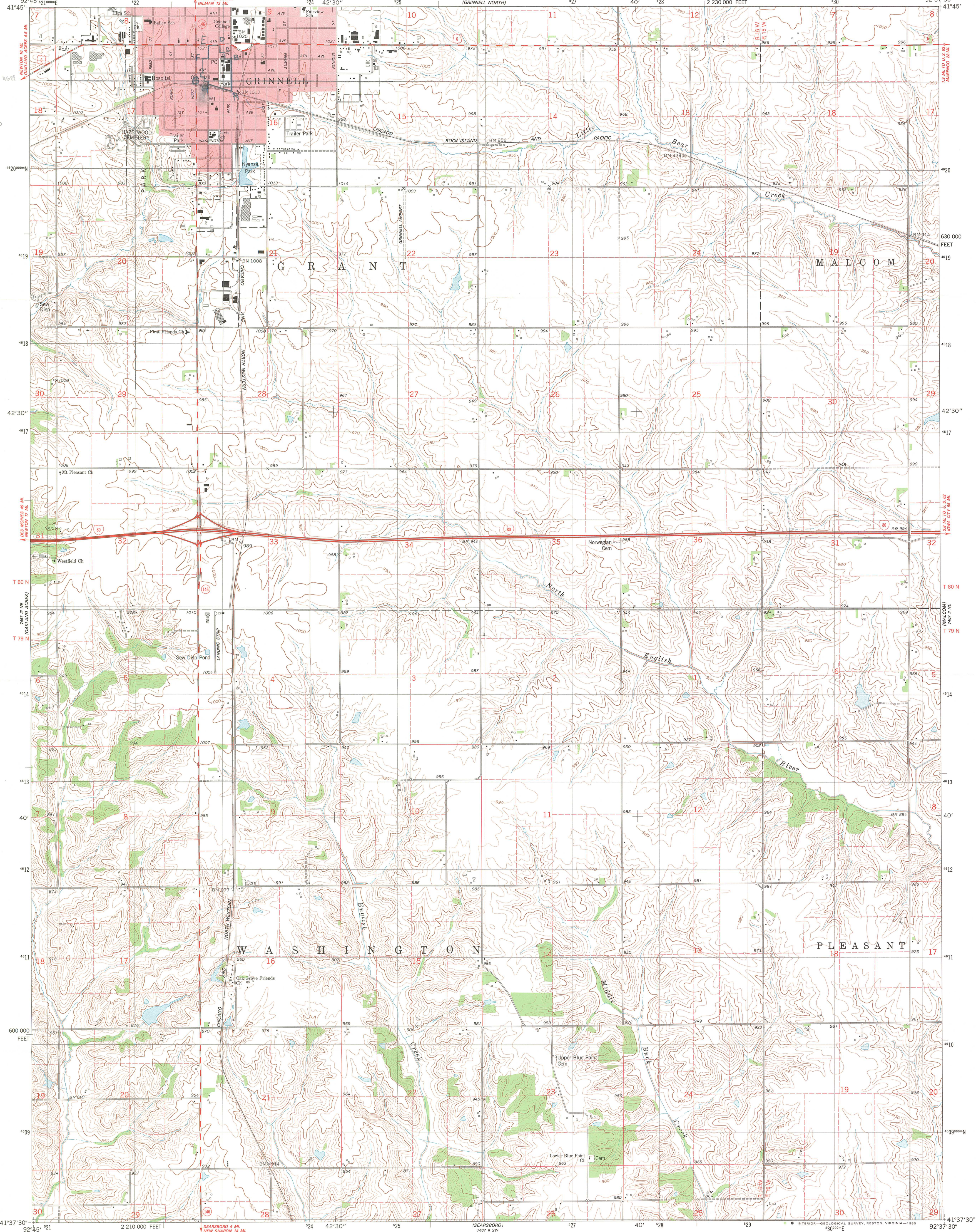
Figure 65: 819 5th Street, view south (Naumann, 1988)

Amended
Grinnell Commercial
Historic District
Zone 15

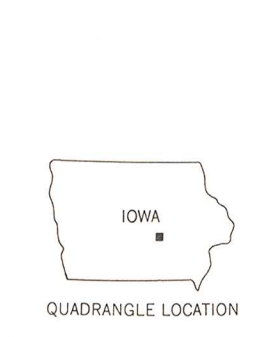
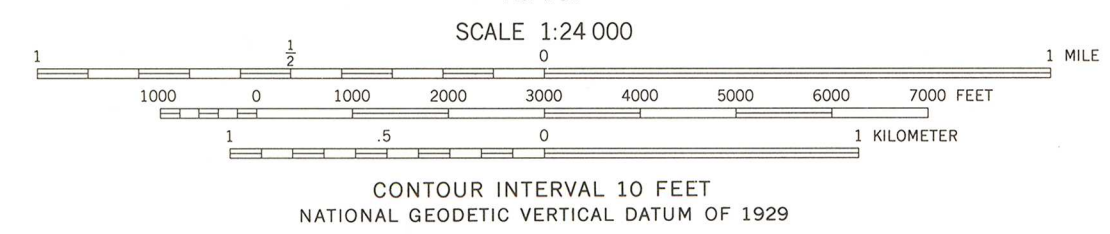
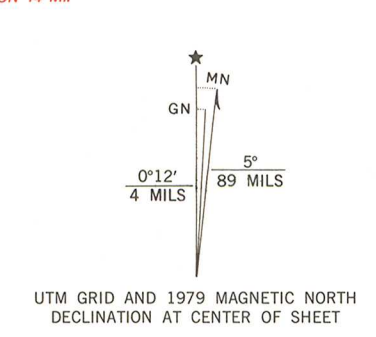
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B 523 160 4621 240
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E 522 840 4621 300
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H 522 840 4620 960

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DEPARTMENT OF THE INTERIOR
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7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1974. Field checked 1975. Map edited 1979
Projection and 10,000-foot grid ticks: Iowa coordinate
system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 3 meters north and
16 meters east as shown by dashed corner ticks
Red tint indicates area in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

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N4137.5—W9237.5/7.5
1979
DMA 7467 II NW—SERIES V878



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa
Photo #1

TCS < NO. 13 > 072 BH
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Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, Iowa
Photo #2

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Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, Iowa
Photo # 3

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Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, IOWA
Photo #4

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Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, IOWA

Photo # 5

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Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo #6

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Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, Iowa
Photo # 7

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Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo #8

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Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo # 9

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Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo #10

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Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo # 11

TCS < NO. 21 > 046 BN
*32-041 047 N H N-1-60 7469 10.18.12 GR03 2073.4 / 100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo # 12

TCS <NO. 20 > 049 BN
*32-041 047 N N N-1-45 7469 10.18.12 BR03 2075.4 / 100.0



Grinnell Historic Commercial District
Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo # 13

TCS < NO. 22 > 045 BN
*32-041 047 N N N-2-34 7469 10.18.12 6R03 2073.4/100.0



Grinnell Historic Commercial District
Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo #14

TCS <NO. 23 > 040 BN
*32-8041 047 N N N-3-45 7469 10.18.12 GR03 2023.4# 100.0



Grinnell Historic Commercial District
Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo #15

ICS <NO. 24 > 038 BN
*32-a041 047 N N N-1-58 7469 10.18.12 GR03 2073.47 100.0



Grinnell Historic Commercial District
Boundary Increase

Grinnell, Bowshick County, Iowa

Photo #16

TCS <NO. 2B > 025 BN
*32-a041 047 N N N-1-51 7469 10.18.12 GR03 2073.4 / 100.0



Grinnell Historic Commercial District Boundary
Grinnell, Poweshiek County, Iowa ^{Increase}

Photo #17

TCS <NO. 25 > 034 BN
*32-a041 047 N N N-1-67 7469 10.18.12 GR03 2073.47 100.0



Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, IOWA

Photo #18

TCS <NO. 31 > 017 BN
*32-a041 047 N H N-2-45 7469 10.18.12 6R03 2073.4/ 100.0



Grinnell Historic Commercial District, Boundary Increase
Grinnell, Poweshiek County, IOWA

Photo # 19

TCS <NO. 26 > 031 BN
*32-a041 047 N N N-2-57 7469 10.18.12 GR03 2073.47 100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo #20

TCS <NO. 5 >094 BN
#32-a041 047 N H N-2-51 7469 10.18.12 GR03 Z073.4/100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Pottawatch County, Iowa

Photo #21

TCS < NC. 3 > 100 BN
*32-a041 047 N N N-1-39 7469 10.18.12 GR03 2073.4/100.0



Poweshiek
Abstract
Company

Grinnell Historic ~~District~~ Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo # 22

TCS <No. 6 >092 BN
*32-a041 047 N N N-2-14 7469 10.18.12 GR03 2073.4 / 100.0



MICHAEL'S
ITALIAN KITCHEN

IOWA
BARBER SHOP

PIZZA

PASTA

PIZZA

PASTA

ONE
WAY
→

Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo # 23

TCS < NO - 30 > 019 BN
*32-a041 047 N N N-2-63 7469 10.18.12 GR03 2073.4 / 100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo #24

TCS <NO. 29 > 022 BN
#32-a041 047 N N N-3-36 7469 10.18.12 6R03 2073.4 / 100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo # 25

TCS <NO. 22 > 028 BN
#32-a041 047 N N N-1-32 7469 10,18,12 BR03 2073.4-100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, IOWA

Photo # 26

TCS <NO. 32 >013 BN
#32-8011 047 N N N-1-56 7469 10.18.12 GR03 2073.4 / 100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Iowa
Grinnell, Iowa
Grinnell, Iowa

Photo # 27

TCS < NO. 1 > 106 BN
*32-a041 047 N N N-3-30 7469 10.18.12 GR03 2073.4/100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo #28

TCS < NO. 2 > 104 BN
*32-a041 047 N N N-1-53 7469 10.18.12 GR03 2073.4/ 100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, IOWA

Photo #29

TCS <NO. 4 > 097 BN
*32-a041 047 N N N-1-42 7469 10.18.12 GR03 2073.47 100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, IOWA

Photo # 30

TCS < NO. 36 > 001 BH
#32-a041 047 N H N-5-11 7469 10.18.12 GR03 2073.4/100.0



Grimell Historic Commercial District Boundary Increase
Grimell, Poweshiek County, Iowa

Photo # 31

TCS <NO. 17 > 058 BN
*32-a041 047 N N N-3-61 7469 10.18.12 GR03 2073.4/ 100.0



Grinnell Historic Commercial District Boundary Increase

Grinnell, Poweshiek County, Iowa

Photo # 32

TCS < NO. 33 > 011 BN
*32-a041 047 N N N-26 7469 10.18.12 GR03 2073.4/ 100.0



Grinnell Historic Commercial Historic District
Grinnell, Poweshiek County, Iowa

Photo #33

TCS <NO. 34 >007 BN
#32-a041 047 N N N-2-18 7469 10.18.12 GR03 2073.47 100.0



Grinnell Historic Commercial District Boundary Increases
Grinnell, Poweshiek County, Iowa

Photo #34

TCS <NO. 35 > 004 BN
#32-3041 047 N N N N-01 7469 10.18.12 GR03 2073.47 100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo #35

TCS <No. 8 >085 BN
*32-a041 047 N N N N-48 7469 10.18.12 GR03 2073.4/ 100.0



Grinnell Historic Commercial District Boundary Increase
Grinnell, Poweshiek County, Iowa

Photo #36

TCS <NO. 2 > 088 EN
#32-a041 047 N N N-3-58 7469 10.18.12 GR03 2073.47 100.0

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Grinnell Historic District (Boundary Increase)
NAME:

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Poweshiek

DATE RECEIVED: 7/19/13 DATE OF PENDING LIST: 8/19/13
DATE OF 16TH DAY: 9/03/13 DATE OF 45TH DAY: 9/04/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000664

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 9.4.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

STATE
HISTORICAL
SOCIETY of
IOWA

JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
50319

T. (515) 281-5111
F. (515) 282-0502

CULTURALAFFAIRS.ORG

TERRY E. BRANSTAD, GOVERNOR

KIM REYNOLDS, LT. GOVERNOR



July 17, 2013

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listed if acceptable.

- Grinnell Historic Commercial District Boundary Increase, Grinnell, Poweshiek County

Sincerely,

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs