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SEP 22 2010



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

1. Name of Property

historic name FORT DODGE DOWNTOWN HISTORIC DISTRICT

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

2. Location

street & number 1<sup>ST</sup> AVE. N., CENTRAL AVE., & 1<sup>ST</sup> AVE. S. FROM 3<sup>RD</sup> ST. ON WEST TO 12<sup>TH</sup> ST. ON EAST N/A not for publication

city or town FORT DODGE N/A vicinity

state IOWA code IA WEBSTER county code 187 zip code 50501

3. State/Federal Agency Certification

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

Balvino Mitchell / DSHPO September 28, 2010  
Signature of certifying official/Title Date  
STATE HISTORICAL SOCIETY OF IOWA  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
  - See continuation sheet.
- determined eligible for the National Register
  - See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- Other, (Explain)

Edson H. Beall 11-10-10  
Signature of Keeper Date of Action

Fort Dodge Downtown Historic District  
Name of Property

Webster County, Iowa  
County and State

### 5. Classification

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

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

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

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

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

Contributing	Noncontributing	
100	64	buildings
1	0	sites
1	3	structures
5	3	objects
107	70	Total

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

N/A

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

3

### 6. Function or Use

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

COMMERCE/TRADE  
COMMERCE/TRADE/BUSINESS  
COMMERCE/TRADE/SPECIALTY STORE  
COMMERCE/TRADE/FINANCIAL INSTITUTION  
GOVERNMENT/CITY HALL  
LANDSCAPE/PARK

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

COMMERCE/TRADE  
COMMERCE/TRADE/BUSINESS  
COMMERCE/TRADE/SPECIALTY STORE  
COMMERCE/TRADE/FINANCIAL INSTITUTION  
GOVERNMENT/CITY HALL  
LANDSCAPE/PARK

### 7. Description

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

LATE VICTORIAN/QUEEN ANNE  
LATE VICTORIAN/ITALIANATE  
LATE 19<sup>TH</sup>&20<sup>TH</sup> CENTURY REVIVALS/CLASSICALREVIVAL  
LATE 19<sup>TH</sup>&20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/  
COMMERCIAL STYLE

**Materials**  
(Enter categories from instructions)

foundation BRICK  
walls BRICK  
STONE/LIMESTONE  
roof ASPHALT  
other METAL/TIN  
TERRA COTTA

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

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Fort Dodge Downtown Historic District, Webster County, Iowa

### 6. Function or Use, cont'd.

#### Historic Functions

Religion/religious facility  
Social/meeting hall  
Domestic/multiple dwelling  
Domestic/single dwelling

#### Current Functions

Religion/religious facility  
Vacant  
Domestic/multiple dwelling  
Domestic/single dwelling

### 7. Description

#### Architectural Classification, cont'd.

Late 19th & 20th Century American Movements/Chicago  
Late 19th & 20th Century American Movements/Skyscraper

#### Materials, cont'd.

Foundation: Concrete  
Stone/limestone

Other: Metal/cast-iron

### 7. Narrative Description

The Fort Dodge Downtown Historic District is located at the physical center of the community of Fort Dodge, Iowa, two blocks east of the Des Moines River, which snakes through the city of some 25,000. Fort Dodge is situated in north-central Iowa, approximately 30 miles west of U.S. Interstate 35 and 5 miles north of Iowa Highway 20. In addition to its role as the seat of Webster County, Fort Dodge has a long history as a regional center of commerce, supporting the exchange of goods and services for its own citizens, as well as rural and small town residents in the surrounding area. Fort Dodge is sited at a curve in the Des Moines River, a location chosen for the establishment of a military post in 1850. After the outpost was decommissioned, the town was platted (1854) with the commercial district concentrated in the blocks surrounding a Public Square. As the community grew the downtown spread east along Central Avenue (first known as Market Street), eventually lining Central Avenue from 3<sup>rd</sup> Street on the west to the Public Square and moving east as far as 12<sup>th</sup> Street (first known as Division Street). Growth also impacted development along the flanking avenues of First Avenue North and South (Williams and Walnut Street, respectively), where what was first a cross-section of residences and commercial properties developed into a more complex mix of commercial, social, religious, and educational properties.<sup>1</sup>

<sup>1</sup> For the sake of clarity, the district's present street names will be used from this point in the narrative unless deemed necessary to make the point.

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Fort Dodge Downtown Historic District, Webster County, Iowa

Due to its proximity to the Des Moines River, the elevation of the downtown rises from west to east; standing at the crown of the rise (at 12<sup>th</sup> Street and Central Avenue), one can look west along Central Avenue for a view of the Public Square some seven blocks distant. Though set in a gridded plan, the streets of the district are oriented perpendicular to the Des Moines River, resulting in a skewed orientation; at 12<sup>th</sup> Street the plat was reoriented to the cardinal directions. In 1892 a citywide renaming of the town's roads was initiated by local ordinance and east-west roadways were designated as numbered avenues north and south (indicated as such) of Central Avenue and the north-south roads as streets, with numbering beginning at the river.

The Fort Dodge Downtown Historic District is a nine-block long by three-block wide, linear district bounded by 3rd Street on the west and 12th Street on the east. The alley behind the First Avenue North resources marks the district boundary on the north, with the alley behind the First Avenue South resources marking the boundary on the south. The Fort Dodge Downtown Historic District comprises the historic commercial core of the community, today providing a comprehensive picture of the historic growth of Fort Dodge's Main Street commerce.

Three National Register listed resources are located inside the boundaries of the district: the Webster County Courthouse, the Wakhonsa Hotel, and the First National Bank Building. All three are located on Central Avenue and, due their scale, prominent sites, and Register status, act as anchors in the Downtown Historic District.

The Fort Dodge Downtown Historic District is comprised of a wide variety of property types including commercial, light industrial, residential, religious, governmental, social, and educational. In addition to the imposing Webster County Courthouse, the buildings along Central Avenue have historically housed commercial enterprises, including financial institutions and hotels; that remains true today. In contrast, the composition of property types along both First Avenue North and First Avenue South has historically been a broad mix of residential, light industrial, commercial, educational, religious, governmental, and social.

The resources within the Fort Dodge Downtown Historic District are representative of a wide variety of architectural styles, construction materials, and construction eras. The earliest resource is the Public Square, which was the heart of the original plat (1854). Further, the Square is an integral component in the evolution of the downtown as a center of commerce and as a community-gathering place. Although its historical form and the resources sited upon it have changed through time, its role in the downtown has not; throughout its history, the Public Square has been a central part of downtown commercial activity and, beginning in the 1890s, the town gathering place.

The earliest remaining building in the downtown stands in the 700-block of Central Avenue; the Reynolds Block dates to 1882. The building is brick with sandstone trim details. Although Fort Dodge was commercially manufacturing brick by 1868, making the material available as a building material very early in the development of the downtown, the city experienced the typical transformation from predominantly wood buildings to a district dominated by brick construction. The Reynolds Blocks stands as the earliest remaining marker of that transition. None of the early settlement period, wood-frame buildings remain in the district.

The best example of a downtown resource representative of the last decades of the nineteenth century is the three-story Garmoe Building located in a key location on the northeast corner of the Public Square. The building exhibits the influence of its Victorian era construction period in a decorative device attributed to the Queen Anne style, namely a corner turret. The high level of integrity retained in the Garmoe Building underscores its significance.

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Several significant brick buildings date to the building boom that occurred between 1900 and 1930. Most prominent among them are the First National Bank Building (1908) at 629 Central Avenue, the 8-story Prusia Hardware Co. Building (1917) at 606 Central Avenue, the Snell Building (1914), which anchors Central Avenue at 8th Street, the Wahkonsa Hotel (1910/1916/1920), also on Central Avenue at 10th Street, and the Carver Building (1916/1918), east across 10<sup>th</sup> Street from The Wahkonsa. These “low-rise skyscrapers” (4-8 stories), define the visual character of the mid-section of Central Avenue both in the feeling of enclosure their height creates and in the sense of mass their overall scale provides. As the construction dates suggest, multiple buildings in the Downtown District were constructed in phases.

As noted, while the property types along Central Avenue (and those located along intersecting streets, immediately adjacent to Central) are generally limited to commercial buildings, a wide variety of property types are found along both of the First Avenues. Commercial interests on the west end of First Avenue South are historically associated with light industrial enterprises such as foundries, blacksmiths and implement dealers. Rich & Vincent’s Fort Dodge Foundry building (now the Whelchel-Lindner Body Shop), located at 413-417 First Avenue South, is the oldest remaining resource on First Avenue South, dating to ca.1885, with the St. Olaf Lutheran Church (now Coppin Chapel) dating to ca.1890. Hotels and rooming houses were also found in this area – a response to the proximity of rail lines – with private residences interspersed along the east end of the avenue until very recently – the last being removed in the last five years. After the turn of the twentieth century, the commercial interests of the west end of First Avenue South became dominated by automotive related businesses, specifically auto repair garages and retail supply stores. The former auto repair shop at 324 First Avenue South is a solid example of the impact of the automobile on the evolution of retail business in the Fort Dodge Downtown – it dates to ca.1920.

Residences dominated the middle to east portion of First Avenue South until after 1900 when the present mix of residential, commercial, governmental and religious properties began to appear. Like the district as a whole, some of the largest, and most important buildings in the downtown were constructed in the first quarter of the twentieth century. On First Avenue South significant examples include the Fort Dodge Municipal Building (1914), the mammoth, Warden Apartments & Shops (1924), the Knights of Columbus Building (1916) and the Bockoven Building (ca.1915). Two significant residential examples remain at the east end of First Avenue South - both large, multiple family properties dating to the early 1890s.

First Avenue North has its earliest roots sunk in the grounds of the military outpost that pre-dated the incorporated town, although no built resources remain from the outpost. Following the 1854 Williams’ plat, the composition of properties along the street was similar to that along its counterpart, First Avenue South, with residential properties and commercial businesses such as blacksmiths and implement dealers providing a functional connection to the commercial interests around the adjacent Public Square. The stone foundation of the 1857 Pease Building remains as a remnant of that early period. The shift toward a more diverse representation of properties came in the early years of the twentieth century with the construction of several important buildings including the Carnegie Library (1903), the Corn Belt Hotel (1920), the Armory (1904), Mulrone Manufacturing Co. (1907), the Methodist Church (1915), the Masonic Temple (1914), the Physicians Building (1921/1924), and the Elks Building (1927). The Dunning Livery, located on N. 7<sup>th</sup> Street, was constructed in about 1905 and is the district’s only remaining livery stable; it may well be the only remaining representative of that property type in the entire city. As noted, brick is the dominant building

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material utilized in the commercial buildings lining Central Avenue; with a couple of exceptions, the same is true of the buildings along both of the First Avenues.

Although much of the architecture of the Fort Dodge Downtown Historic District was builder/contractor designed (particularly prior to 1900), the scale and sophisticated designs of many of the district's resources immediately signals the hand of professional architects at work. Significant among them are Samuel C. Wherry, who designed the Garmoe Building and the Hower Building (the two earliest buildings known to be architect designed); the nationally recognized firm of Proudfoot, Bird & Rawson which designed the Fort Dodge Municipal Building; the Des Moines firm of Liebbe, Nourse & Rasmussen which is responsible for the First National Bank Building, the McQuilken Building, the Wahkonsa Hotel, the Armory/Laramar, and the Snell Building; Fort Dodge native E.O. Damon who collaborated with Liebbe, Nourse & Rasmussen on the Snell Building and is responsible for the Prusia Hardware Co. Building, the Warden Apartments & Shops Building, the Knights of Columbus, Rehder Cadillac, and the Physicians Building; and H.C. Koch of Milwaukee, who completed the designs for the Carnegie Library and the Webster County Courthouse. A number of small architecture firms were working in Fort Dodge and are responsible for the designs of the Masonic Temple (John W. Bradford), the Leighton Building (Frank Griffith) and the Fisher Block (J.H. Albright). Undoubtedly, other architect-designed buildings remain to be identified as such. The contracting firm of Brown & Hepler (Fort Dodge Planing Mills) has been connected to a number of early downtown buildings including St. Mark's Episcopal Church, the Reynolds Block, and the Meservey House.

Like the vast majority of Iowa's historic commerce cores, fire and economics have had their way in the Fort Dodge Downtown Historic District, resulting in the loss of some of the earliest resources and the construction of later buildings. The economic surge and building boom in the first quarter of the twentieth century resulted in the replacement of numerous early commercial buildings, accounting in large part for the visual character of the Downtown District today; as noted, the tallest and most massive of the downtown buildings were constructed during this prosperous period. In contrast, economic downturns, particularly following the 1964 opening of the Crossroads Mall, resulted in the loss of historic fabric. A number of historic buildings have been demolished within the district boundaries, their former locations identifiable by modern infill and parking lots. Wells Fargo Bank (Norwest Bank) is one such example; its construction required the demolition of several smaller, historically retail buildings.

A number of contributing objects add to the historic character of the Downtown Historic District, including two statues, memorials to prominent community leaders (John F. Duncombe and William S. Kenyon), the contributions of whom are recognized statewide. Both statues were commissioned of nationally known artists in 1940 and installed in 1941; both remain in their historic locations. Multiple examples of historical signage contribute to the character of the district as well. Three neon signs dating to ca.1960 are mounted on the Daniel Pharmacy Building at Central Avenue and 12<sup>th</sup> Street and provide excellent examples of signage of that type and period. Further, eleven "ghost signs" advertising a variety of products remain on the exterior walls of the Downtown District's buildings. The most vivid and truly outstanding example is found on the west wall of the A. Hower Building (Fort Dodge Paint and Wallpaper) on First Avenue South. Although not part of the official resource count, the district's eleven, vivid ghost signs provide an important contribution to the district's visual character.

Although large in scale and complex in composition, the Fort Dodge Downtown Historic District retains a sense of cohesion that is accounted for by the retention of resources representing the district's extended development period.

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Fort Dodge Downtown Historic District, Webster County, Iowa

Anchored by the Public Square, the Fort Dodge Downtown Historic District stretches eastward embracing the variety of property types and architectural styles represented in its boundaries to illustrate how a community of this scale grew from humble beginnings to become a regional commercial center and how it survived the many changes inherent in that long history.

Statement of Integrity

As a whole, the Fort Dodge Downtown Historic District retains a good level of all seven aspects of historic integrity: location, design, setting, materials, workmanship, feeling, and association. It should not be surprising that in a commercial district on the scale of that in Fort Dodge, the physical evidence of shifts in economic vitality (i.e. demolition or alteration of buildings) is more obvious than seen in a smaller downtown. The Fort Dodge Downtown Historic District today, however, reflects the city's commercial ebb and flow over a continuum, meaning that the historic character reflects both the growth and prosperity of the city's history as well as the changes and loss that came during periods of economic challenge. Despite a relatively high number of non-contributing buildings, the historic integrity of the district as a whole remains intact and a sense of time and place is maintained. This is due to the continuing existence of a sense of cohesion within the district, created by the retention of numerous, major historic buildings and objects that together create the fabric and visual rhythm of the district. The current effort underway by the City of Fort Dodge to facilitate historic rehabilitation of downtown resources through financial incentives offers a real possibility that numerous resources now considered non-contributing will soon be re-categorized as contributing to the historic district.

The Fort Dodge Downtown Historic District maintains a high level of integrity as it relates to location, remaining as an intact commercial district in close proximity to the Des Moines River, which determined the location of the initial military outpost. Although the Downtown District falls largely outside the land upon which buildings of the outpost were located, the area of the Public Square was used as parade grounds and so retains an intimate connection to the historic outpost.

The Fort Dodge Downtown Historic District maintains a high level of integrity as it relates to setting and association. The development of the commercial corridor along Central Avenue grew out of the original, 1854 town plat, which laid out a city anchored by the Public Square around which a commercial district would assuredly rise. The proximity of the new town to the historic military post connected it in time and place to that first settlement. As the city grew, so did the commercial corridor along Central and the mixed, supporting property types along First Avenues North and South. The Downtown District today reflects the historic intent. The retention of a generally sound level of relationship between buildings accounts for a good level of integrity as it relates to setting. The loss of historic resources throughout the district has negatively impacted the integrity of setting in that regard, but such denigration of integrity is well-balanced by other elements such as integrity of design, materials, and workmanship.

The high level of integrity of location and association are further illustrated by the retention of a sense of the Downtown District's role in the transition between commercial and residential property types. During the early settlement periods, housing was commonplace along the First Avenues as well as at the east end of Central Avenue. Overtime that composition altered into that which is seen today and, as that transition occurred, residential neighborhoods spread out from the downtown area. With remnants of the historic residential property type remaining

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in the Downtown District in the form of the Meservey House (Bruce's Funeral Home), the small bungalow in the 300 block of First Avenue North and the pair of Victorian era multi-family residences at the east end of First Avenue South, the Downtown District retains a sense of its historical association in that regard.

Individually the resources exhibit the historic characteristics of their construction eras, demonstrating the influences prevalent during specific times in history. Their materials, stylistic influences, workmanship, and methods of construction all contribute to our understanding of various periods of history and how the trends of an era impacted this community. Although the historic fabric of the Downtown District has been adversely affected by the loss of historic buildings (impacting integrity of design, materials, and association), those that remain and are counted as contributing resources retain a good level of integrity of design, materials, and workmanship. Further, nearly 25% of the district's contributing buildings are considered individually eligible for registration – a reflection of the level of integrity of design, materials, and workmanship remaining through the retention of original form, historic materials, facade configuration, fenestration, and stylistic elements.

Because of the prevalence of the “low-rise skyscraper” in the Fort Dodge Downtown Historic District, consideration of integrity of design would not be complete without a reference to the resources that represent that building form – each of which retains a high level of historic integrity as it relates to design. The physical profile and sense of gravitas created by the height and scale of those buildings is central to the character of the district and the retention of the resources of that building form elevate the integrity of the district as a whole.

The Fort Dodge Downtown Historic District provides a unique view of the development of a downtown with the opportunities and challenges specific to a community of this size. The linear form of the district stretching out from the Public Square, the size of the district footprint, the variety and scale of the district's resources, the number of architect-designed buildings, and the prevalence of the “low-rise skyscraper” all combine to tell a story that is all its own.

Resource Classification & Count

The Fort Dodge Downtown Historic District includes 1 contributing site, the Public Square, which includes 1 contributing object (statue of John F. Duncombe). The district also includes 4 contributing objects (statue of William S. Kenyon and 3 neon signs) outside the boundaries of the aforementioned site, 1 contributing structure (the foundation of the Pease Building), and 100 contributing buildings (including 3 currently listed on the National Register of Historic Places) for a total of 107 contributing resources.

The district contains 64 non-contributing buildings, 3 non-contributing objects, and 3 non-contributing structures for a total of 70 non-contributing resources.

*Sites, Objects and Structures*

The Fort Dodge Downtown Historic District includes one site, the Public Square, which is considered a contributing resource. The town of Fort Dodge was platted in 1854 with the commercial district concentrated in the blocks surrounding a Public Square. The Public Square has historically been both literally and figuratively the heart of the



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Fort Dodge Downtown Historic District, Webster County, Iowa

community, functioning as the physical core around which the community grew and as the epicenter of the town's social activities.

The Fort Dodge Downtown Historic District includes 5 contributing objects. Two historic statues are located in the district commemorating prominent leaders in the community. The first, of John F. Duncombe, is on the Public Square. The second, of William S. Kenyon, is set in a pocket park east of the Webster County Courthouse. Both statues were commissioned of nationally known artists.

Three neon signs round out the District's contributing objects. All three are mounted on the Daniel Pharmacy Building, located at the intersection of Central Avenue and 12<sup>th</sup> Street. The signs are counted individually because they are not physically united and because they vary in stylistic presentation. The neon signs represent a specific period of time – that at the latter portion of the Period of Significance – substantiating the impact of the Downtown District through that period.

The foundation remnant of the Pease Building is counted as a contributing structure. The foundation remnant is part of one of the first buildings constructed in Fort Dodge, dating shortly after the fort was decommissioned.

### *Buildings*

The Fort Dodge Downtown Historic District contains a total of 164 buildings, 100 of which are considered resources contributing to the district and 64 are considered non-contributing resources. Although the issue of individual eligibility of district resources is no longer considered separate from the district as a whole, it is of value to note that 24 of the 100 contributing buildings are sufficiently significant and retain a level of historic integrity that would render them individually eligible for registration were they located outside the district boundaries.

An inventory of the building resources, organized to indicate contributing status and construction date, and historic function follows.

**NOTE: C = Contributing; NC = Non-contributing; NRHP = National Register of Historic Places listed**

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<i>IA-INVENTORY</i>	<i>ADDRESS</i>	<i>NAME</i> Historic Name (Common Name)	<i>YEAR BUILT</i>	<i>STATUS</i>
94-02154	308 Central Avenue	(L.A. Beemers)	1978	NC
94-02155	[319]-321-323 Central Avenue	Gilmore Portland Cement Company	1906	C
94-00731	329 Central Avenue	Parsons Block	ca.1896	C
94-02361	330 Central Avenue	(Northwoods Ltd.)	2008	NC
94-02157	414 Central Avenue	Central Motor Company	1926	C
94-02158	420 Central Avenue	(Fletcher Wood Products Bldg.)	1928	NC
94-02159	424 Central Avenue	Fort Dodge Public Library	2002	NC
94-02160	500 Central Avenue	(Vacant)	1928	NC
94-02161	501 Central Avenue	Jill's Jazz Pizzazz	2002	NC
94-02263	508 Central Avenue	Hupp [Auto] Sales Co. (Habhab Building)	1912	C
94-02164	510 Central Avenue	Kautzky's Sporting Goods Store	ca.1905	C
94-02281	512 Central Avenue	C.D. Koch Harness Shop (Crickets/LaJames)	ca.1885	C
94-00989	514-518 Central Avenue	Garmoe Building	1896	C
94-02166	517 Central Avenue	Arnold Block/Jacob Schmolli Saloon	1889	C
94-02157	519 Central Avenue	Strow Cigar Building	1948	C
94-02168	520 Central Avenue	(Touch of Class)	1960	C
94-02171	521 Central Avenue	Reynolds Building	1889	C
94-02169	524 Central Avenue	(Ross' Appliance Center)	1961	C

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<i>IA-INVENTORY</i>	<i>ADDRESS</i>	<i>NAME</i> Historic Name (Common Name)	<i>YEAR BUILT</i>	<i>STATUS</i>
94-02362	605-607 Central Avenue	(Diamond's)	ca.1955	NC
94-00991	606[610] Central Avenue	Prusia Hardware Co. Building (Sears Building)	1917	C
94-02170	609-611-613 Central Avenue	(David's Home Furnishings)	1961	NC
94-02172	615 Central Avenue	Commercial Building (Kirkberg Jewelers)	1961	C
94-02108	617-619 Central Avenue	Laufersweiler Block	1897	C
94-02384	621 Central Avenue	Commercial Building	ca.1885	C
94-00992	629 Central Avenue	First National Bank Building	1908	NRHP
94-02173	628 Central Avenue	Ida Grove State Bank	1981	NC
94-00993	700-702 Central Avenue	Reynolds Block	1882	C
94-00994	701 Central Avenue	Webster County Courthouse	1902	NRHP
94-02174	704 Central Avenue	Arthur Building (Bennett Building)	1880	NC
94-02175	710 Central Avenue	Doud Block (The Hayloft)	ca.1885	C
94-02177	713 Central Avenue	Fort Dodge Messenger & Chronicle Building	1906	C
94-02178	723 Central Avenue	Montgomery Ward Store (Ogden Building)	1931	C
94-00996	801-805 Central Avenue	Snell Building	1914	C
94-00997	807-811 Central Avenue	Boston Store	1914	C
94-02179	815 Central Avenue	McQuilken Building	1914	C
94-02180	817 Central Avenue	Wyatt Building /A.D. McQuilken Furniture Co.	1902	C

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<i>IA-INVENTORY</i>	<i>ADDRESS</i>	<i>NAME</i> Historic Name (Common Name)	<i>YEAR BUILT</i>	<i>STATUS</i>
94-02181	822 Central Avenue	Norwest Bank Building (Wells Fargo Bank)	1984	NC
94-02182	825 Central Avenue	First Federal Savings Bank	1973	NC
94-02183	901-905 Central Avenue	Commercial Building	1980	NC
94-02184	904-920 Central Avenue	(Trolley Center)	1978	NC
94-02185	911 Central Avenue	(Olson Jewelry)	1910	NC
94-02186	917 Central Avenue	(Charles A. Brown)	1910	NC
94-02187	924-928 Central Avenue	(Vacant)	1900	NC
94-01002	927 Central Avenue	Wahkonsa Hotel & Annex	1910/1916 /1920	NRHP
94-02188	1000-1004 Central Avenue	(Vacant)	1914	C
94-00015	1003 Central Avenue	Carver Building	1916/1918	C
94-02189	1012 Central Avenue	Arcade Shops Building (Ruth King Music Store)	1914	C
94-02190	1014 Central Avenue	Commercial Building	1951	C
94-01003	1018-1020 Central Avenue	Carter Building/Majestic Theatre	1913	C
94-02191	1022 Central Avenue	(Hogan's Sporting Goods Store)	1964	NC
94-01004	1027-1031 Central Avenue	First Federal Savings & Loan	1904	C
94-01005	1030 Central Avenue	Leighton Building	1923	C
94-01006	1100 Central Avenue	Fisher Building/Kenyon Block	1902	C
94-01007	1101 Central Avenue	Terminal Building/Cadwell Building	1915	C

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Fort Dodge Downtown Historic District, Webster County, Iowa

<i>IA-INVENTORY</i>	<i>ADDRESS</i>	<i>NAME</i> Historic Name (Common Name)	<i>YEAR BUILT</i>	<i>STATUS</i>
94-02363	1102 Central Avenue	(Nozey's Pool Hall)	1920	NC
94-02194	1104 Central Avenue	Fort Dodge Auto Company Bldg	1909	NC
94-02196	1107 Central Avenue	Hower Block	1894	C
94-01008	1108 Central Avenue	Corey Block	1891	C
94-01009	1109 Central Avenue	John Hower Block/Stevens Apartments	1901	C
94-02197	1110 Central Avenue	Boehm's Cash Grocery Store Building	1902	C
94-02198	1112 Central Avenue	Daniel Pharmacy Addition	2001	NC
94-02199	1114 Central Avenue	Daniel Pharmacy	1913	C
94-00014	301 First Avenue N.	Fort Dodge Creamery Company Office & Factory	1914	C
94-02279	302 First Avenue N.	(Rosedale Apartments)	2003	NC
94-02200	320 First Avenue N.	(Bungalow)	1921	C
94-02088	330 First Avenue N.	Wahkonsa School	1912	C
94-02364	501 First Avenue N.	Automotive Building	1929	C
94-02365	510 First Avenue N.	(Schott Electric)	2007	NC
94-02201	516 First Avenue N.	(Lincare)	1999	NC
94-02202	522 First Avenue N.	(Bob's Paint & Body Shop)	1991	NC
94-02203	600 First Avenue N.	(Frontier Communications Building)	1920	NC
94-00618	605 First Avenue N.	Carnegie Library	1903	C

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<i>IA-INVENTORY</i>	<i>ADDRESS</i>	<i>NAME</i> Historic Name (Common Name)	<i>YEAR BUILT</i>	<i>STATUS</i>
94-02205	618 First Avenue N.	Fort Dodge Tent & Awning Company (Burch Manufacturing Company)	1914	C
94-02206	621 First Avenue N.	(Dunbar Power Equipment)	1954	NC
94-02207	622 First Avenue N.	(Frontier Communications)	1954	NC
94-02208	628 First Avenue N.	Commercial Building	1981	NC
94-00619	[700] 704 First Avenue N.	Mulroney Manufacturing Co./Marso- Rodenborn Glove Factory	1907	C
94-02209	705 First Avenue N.	Johnston Hote/Cornbelt Hotel	1920	C
94-00620	710 First Avenue N.	Fort Dodge Armory/Laramar Ballroom	1904	C
94-00621	728 First Avenue N.	Rehder Cadillac Garage	1917	C
94-02210	806 First Avenue N.	(Gadbury Heating & Plumbing)	1926	NC
94-02211	808 First Avenue N.	Commercial Building	1926	NC
94-02212	816 First Avenue N.	(Brooks Laundry Building)	1925	C
94-00622	826 First Avenue N.	YWCA	1914	C
94-02213	902 First Avenue N.	Gas Station	1962	NC
94-02214	910 First Avenue N.	Office Building	1948	NC
94-02215	912 First Avenue N.	Hull House	ca.1910	C
94-02216	920 First Avenue N.	(Huseman Chiropractic)	1936	C
94-00623	1002 First Avenue N.	First United Methodist Church	1915	C
94-02217	1012 First Avenue N.	Commercial Building	1915	NC

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<i>IA-INVENTORY</i>	<i>ADDRESS</i>	<i>NAME</i> Historic Name (Common Name)	<i>YEAR BUILT</i>	<i>STATUS</i>
94-00624	1018 First Avenue N.	Elks Club/ Iowa-Illinois Gas & Electric Co.	1927	C
94-00625	1021 First Avenue N.	Masonic Temple	1914	C
94-00626	1029 First Avenue N.	Swedish Evangelical Lutheran Church	1903	C
94-02218	1100 First Avenue N.	Heath Garage & Apartments/Gralak Motors	1909	C
94-02219	1104 First Avenue N.	Commercial Building	1918	C
94-02220	1105 First Avenue N.	Commercial Building	1914	C
94-02221	1115 First Avenue N.	(Mr. Ed's Steakhouse)	1952	NC
94-02222	300 First Avenue S.	Budget Travelers Inn	1964	C
94-02366	303-321 First Avenue S.	(Correctional Services Building)	2007	NC
94-02223	320 First Avenue S.	"Battery Station"	ca.1920	C
94-02369	324 First Avenue S.	Auto Repair Shop	ca.1920	C
94-02224	329 First Avenue S.	St. Olaf Norwegian Lutheran Church (Coppin Chapel)	ca.1890	C
94-02225	402 First Avenue S.	Service Station	1915	NC
94-02226	411 First Avenue S.	(Napa Auto Parts)	1900	NC
94-02227	412 First Avenue S.	(Iowa Auto Supply)	1900	NC
94-02228	413-417 First Avenue S.	Rich & Vincent's FD Foundry (Whelchel-Linder Body Shop)	ca.1885	C
94-02229	419 First Avenue S.	Plensigner Blacksmith Shop	1896	C
94-02230	424-428 First Avenue S.	(Moose Lodge)	ca.1913	C

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<i>IA-INVENTORY</i>	<i>ADDRESS</i>	<i>NAME</i> Historic Name (Common Name)	<i>YEAR BUILT</i>	<i>STATUS</i>
94-02256	425 First Avenue S.	Commercial Building	1915	NC
94-02231	429 First Avenue S.	Commercial Building	1915	NC
94-02232	500 First Avenue S.	Commercial Building	ca.1960	NC
94-02233	509 First Avenue S.	Commercial Building	1890	C
94-02280	511 First Avenue S.	Commercial Building	1925	NC
94-02234	515-519 First Avenue S.	Commercial Building	1931	NC
94-02235	520 First Avenue S.	(Daniel Tire Company)	2002	NC
94-02236	529 First Avenue S.	(Carpet World)	1926	C
94-02237	530 First Avenue S.	DART Office	ca.2002	NC
94-02238	600 First Avenue S.	MIDAS Garage	2002	NC
94-02239	601 First Avenue S.	Commercial Building	1941	NC
94-02240	605 First Avenue S.	Mitchell Building	1899	NC
94-02241	702 First Avenue S.	(Webster Law Enforcement Center)	1983	NC
94-02242	712 First Avenue S.	Messenger Printing Company	1900	C
94-02243	716 First Avenue S.	Messenger Printing Company	1920	C
94-02244	723 First Avenue S.	Union Trust & Savings Bank (Bank of America)	1983	NC
94-02245	800 First Avenue S.	(M.E. Fort & Company Bldg)	2005	NC
94-02246	803 First Avenue S.	Fareway Store	1950	C



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<i>IA-INVENTORY</i>	<i>ADDRESS</i>	<i>NAME</i> Historic Name (Common Name)	<i>YEAR BUILT</i>	<i>STATUS</i>
94-02004	812-814 First Avenue S.	A. Hower Block (Fort Dodge Paint & Wallpaper)	c.1899	C
94-00632	816-818 First Avenue S.	Bockoven Building	ca.1915	C
94-00633	819 First Avenue S.	Fort Dodge Municipal Building (City Hall)	1915	C
94-02247	820 First Avenue S.	Knights of Columbus Building (Schultz Building)	1916	C
94-02248	901 First Avenue S.	Rankin Motor Company	1937	C
94-00634	908 First Avenue S.	Warden Apartments & Shops (Warden Plaza)	1924	C
94-00635	923 First Avenue S.	Meservey House (Bruce's Funeral Home)	1890	C
94-00636	1001 First Avenue S.	St. Mark's Episcopal Church	1894	C
94-02249	1010 First Avenue S.	Commercial Building	ca.1920	C
94-00637	1027-1029 First Avenue S.	Multiple Residence	1891	C
94-00638	1035-1037 First Avenue S.	Multiple Residence	1892	C
94-02250	1102 First Avenue S.	Gas Station	1962	NC
94-02251	13 N. Third Street	(Credit Union Center)	1972	NC
94-02252	20 S. Fourth Street	Service Garage	1924	C
94-02253	15 N. Fifth Street	(Mini-Cinema)	1963	NC
94-02254	25 N. Fifth Street	Automotive Building	1929	NC
94-02255	111 S. Fifth Street	Rehder-Fleming Shop (Wooten Radiator)	1962	C
94-02257	111 S. Sixth Street	Commercial Building	1959	NC

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<i>IA-INVENTORY</i>	<i>ADDRESS</i>	<i>NAME</i> Historic Name (Common Name)	<i>YEAR BUILT</i>	<i>STATUS</i>
94-02259	10-12 N. Seventh Street	Steinberg Building	1923	C
94-02260	16 N. Seventh Street	Commercial Building	1900	C
94-02261	18 N. Seventh Street	Commercial Building	1890	C
94-02367	118 N. Seventh Street	Dunning Livery Barn	ca.1905	C
94-02262	15 S. Eighth Street	Commercial Building (Top Hat Lounge)	ca.1901	C
94-02263	17 S. Eighth Street	Commercial Building (Top Hat Lounge)	ca.1900	C
94-02264	19 S. Eighth Street	Commercial Building	2002	NC
94-02267	10 N. Tenth Street	Commercial Building	1900	C
94-02268	24 N. Tenth Street	First Baptist Church	1962	C
94-02131	106 N. Tenth Street	Physicians Building/Biltwell Apartments	1921/1924	C
94-02269	16 N. Eleventh St.	Sande Building	1912	C
94-02270	17 N. Eleventh St.	Commercial Building	1914	C
94-02271	10 S. Eleventh St.	Commercial Building	1900	C
94-02272	14 S. Eleventh St.	Commercial Building	ca.1900	NC
94-02273	18-20 N. Twelfth St.	Commercial Building	1926	NC
94-02274	22 N. Twelfth St.	Commercial Building (Dodger Tap)	1926	NC
94-02275	100 N. Twelfth St.	Commercial Building	1962	NC
94-02276	110 N. Twelfth St.	Commercial Building	ca.1990	NC

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<i>IA-INVENTORY</i>	<i>ADDRESS</i>	<i>NAME</i> Historic Name (Common Name)	<i>YEAR BUILT</i>	<i>STATUS</i>
94-02277	16 S. Twelfth St.	Commercial Building	ca.1900	C
94-02278	100 S. Twelfth St.	Gas Station	1956	NC
93-02383	4 <sup>th</sup> Street at First Avenue North	Pease Building/Foundation Remnant	1857	C (Structure)
94-02099	625 Central Avenue	Schaffner Jewelers/Façade	ca.1885	NC (Structure)
94-02279	S. Ninth Street	(Bus Shelter)	ca.1996	NC (Structure)
94-02156		Public Square (City Square)	1854	C (Site)
94-02281	Public Square	John F. Duncombe Memorial/Drinking Fountain	1941	C (Object)
94-02368	Public Square	Gazebo	ca.1993	NC (Structure)
94-02369	Public Square	Karl King Memorial Statue	ca.2005	NC (Object)
94-02370	Public Square	Flag Pole & Marker	ca.1976	NC (Object)
94-02371	Public Square	Hardscaping	ca.1993	NC (Object)
94-02266	Pocket Park east of Courthouse	William S. Kenyon Memorial Statue/Drinking Fountain	1941	C (Object)
94-02380	1114 Central Avenue	Neon Sign 1: Daniel Pharmacy	ca.1960	C (Object)
94-02381	1114 Central Avenue	Neon Sign 2: Daniel Pharmacy	ca.1960	C (Object)
94-02382	1114 Central Avenue	Neon Sign 3: Daniel Pharmacy	ca.1960	C (Object)

Fort Dodge Downtown Historic District  
Name of Property

Webster County, Iowa  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" on one or more lines 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" on all the lines that apply)

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

**Period of Significance**

1854-1964

**Significant Dates**

1854

1964

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Liebe, Nourse, & Rasmussen

Proudfoot, Bird & Rawson

**Narrative Statement of Significance** - (Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliography References**

**Bibliography**

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

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

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

**Primary location of additional data:**

- State Historical Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository

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### Architect/Builder, cont'd.

Koch, Henry C.  
Damon, Edward Orne, Jr.  
Wherry, Samuel C.  
Albright, John Henry  
Fulton & Butler  
Griffith, Frank W.  
Brown & Hepler  
Atkinson, C.E. (builder)  
Crunelle, Leonard (sculptor)  
Polasek, Albin (sculptor)

### 8. Statement of Significance

The Fort Dodge Downtown Historic District is eligible for listing on the National Register of Historic Places under Criterion A, considered locally significant in association with the history of commerce in Fort Dodge. The resources of the district are representative of the continuum of commercial development beginning with the creation of the original plat in March of 1854 and continuing through the 1964 opening of the Crossroads Mall. The district also includes the non-commercial buildings that grew up alongside the commercial core, creating the transitional zone between the downtown and the residential neighborhoods that spread north and south from the city's downtown.

Further, the Fort Dodge Downtown Historic District is eligible for listing on the National Register of Historic Places under Criterion C, considered locally significant as an important collection of historic buildings which, given the predominantly commercial function of the district, are not found in other areas of the city. In addition, the district includes multiple examples of works by architects significant locally and statewide. Of particular note is local architect E.O. Damon, Jr. who is responsible for the design of the district's tallest resource, the Prusia Hardware Co. building on Central Avenue, and the Physicians Building, and Rehder Cadillac, both of which are located on First Avenue North, and the Knights of Columbus building on First Avenue South (among others). The Des Moines firm of Liebke, Nourse & Rasmussen designed multiple buildings in the district, including the National Bank Building (NRHP) and the Wahkonsa Hotel. The nationally recognized firm of Proudfoot, Bird and Rawson designed the Fort Dodge City Hall on First Avenue South. Other locals have been identified as the architects and/or builders of a number of significant downtown buildings. The resources of the Downtown District represent a variety of building materials, construction practices, architectural styles, and property types, with significant resources remaining to represent the Period of Significance. The prevalence of "low-rise skyscrapers" built between 1907 and 1927 is of particular importance to the historic character of the Downtown District.

The Period of Significance for the Fort Dodge Downtown Historic District is 1854 through 1964. The first plat of Fort Dodge was completed in 1854, establishing the plan upon which the commercial district would rise. Because the plat included the Public Square, the earliest contributing resource in the nominated district, the period of significance begins in 1854. The ending date of the period of significance has been determined as 1964, the year in which the Crossroads Mall was constructed some three miles east of the downtown. The opening of the new mall marks the

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beginning of the long decline in commercial trade in the downtown and the resulting negative impact on the district's historic fabric.

Significant Dates for the Fort Dodge Downtown Historic District include 1854, the year in which the city was platted, and 1964, the year the Crossroads Mall opened.

### HISTORIC BACKGROUND

#### Settlement and Early Development (1854-1868)

The period of settlement and early development of Fort Dodge, Iowa is delineated by its platting in 1854 through the period just prior to the arrival of the first railroad. The period is characterized by slow, but steady population growth, the establishment of the first businesses, and the construction of the new town's first buildings. Built resources during this period were dominantly wood-frame, but proximity to the river provided a ready source for clay, making brick buildings among the first constructed. Two resources, the Public Square (a contributing site) and the Pease Building foundation (a contributing structure) remain from this early period.

The site of present day Fort Dodge was first established as a formal white-European settlement in the spring of 1850 when a portion of the 6<sup>th</sup> United States Infantry arrived on the scene; Fort Clark was thus established to protect that area of the American frontier against any potential hostility from the Sioux tribes in this section of neutral ground separating the Sioux and the Sac and Fox tribes.<sup>1</sup> A portion of the grounds of the fort was located within the boundaries of the 1854 original town plat of Fort Dodge (the name changed from Fort Clark to Fort Dodge shortly after the fort was first established), although no built resources associated with the outpost remain.

The military outpost was sited on a hilltop on the east side of the Des Moines River with reserved land stretching out four miles north and south of the fort and two miles east and west of the river. The outpost was comprised of numerous freestanding buildings located on the ridge above Soldier Creek (a tributary of the Des Moines River) with open parade grounds stretching to the south (Figure 5). Following the 1852 treaty with the Sioux, the outpost was abandoned by the U.S. military. Major William Williams, the outpost's sutler, opted to remain at Fort Dodge. With the advantage of an insider's knowledge, Williams was able to out-manuever numerous speculators who had their sights set on acquiring the fort property and the land surrounding it; he purchased the property from the State of Iowa in 1853. William Williams platted the town of Fort Dodge in March of 1854, arranging the streets in a grid stretching east from the Des Moines River. With the creation of the plat, the former post buildings were located on the north side of First Avenue North (Williams Street), and the Public Square occupied part of the former parade grounds (Figure 6).

The establishment of the northwestern district land office in the newly platted town of Fort Dodge was determined by act of Congress in 1854-1855, bringing the fledging community to the attention of settlers and speculators from all parts. Hoyt Sherman and Edward W. Lucas came from Fort Des Moines to deliver the official notification to Williams. Cognizant of the opportunity at hand, both men purchased land while in town; Hoyt Sherman (who became a leading attorney and banker in Des Moines) purchased Lot 3 in Block 9 and Lucas

<sup>1</sup> *A.T. Andreas' Illustrated Historical Atlas of the State of Iowa 1875* [1875; repr., State Historical Society of Iowa, 1970], 451.

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bought Lots 1 and 2 in Block 10, standing as the town's first recorded sales. Soon thereafter, the first house was constructed on Lot 3 of Block 8, built by Gilmore and Chandler and the first brick house rose on Lot 4 of Block 8. Other buildings quickly rose on blocks surrounding the Public Square including a "store house" built by Green and Dawley on Lot 5 of Block 9 and Williams & Lemp opened the first store "in the house formerly the Hospital on Lot 3, block 5."<sup>2</sup>

Fort Dodge's historic commercial center grew up along Central Avenue (Market Street), which soon stretched from what is now 3<sup>rd</sup> Street on the west to the Public Square and on to the east as far as what is now 7<sup>th</sup> Street. Alongside the commercial development on Central Avenue, residential properties rose along First Avenue North (Williams Street) and First Avenue South (Walnut Street).<sup>3</sup>

Freestanding, wood-frame and brick commercial buildings flanking the perimeter of the square and spreading out one block in all directions defined the visual character of the growing commercial district. The buildings housed a cross-section of commercial enterprises dominated by those making and selling agricultural related goods; common among them were agricultural implement dealers, wagon and carriage makers, feed mills, liverys, and lumber yards. Merchants selling general supplies (e.g. dry goods, hardware) more often located on the east side of the square, near Central Avenue."<sup>4</sup>

It would be but a few short years before the economic successes of the commercial center resulted in the replacement of the earliest, wood structures with brick buildings. Transition toward masonry construction is a common pattern on Iowa's historic Main Streets; the material was both a sign of a business's prosperity and a means of providing a measure of protection against the all too common danger posed by fire. As noted, Major Williams indicates the first brick house in the new community was built on Lot 4 of Block 8; John Garaghty built the house for A. Groat in 1855. The first brick commercial building was constructed in that same year by E.G. Morgan and W. Biers on Lot 6 of Block 11 and the first brick hotel, the St. Charles Hotel, opened on Lot 3 of Block 2 in 1857. The ready availability of clay for brick making, followed by the opening of the area's first brickyard in 1868, supported an early move toward masonry construction. Economic prosperity also resulted in denser development along Central Avenue and the elongation of the commercial area to the east.

The construction of the first Webster County Courthouse was begun in 1859. After a series of complications and calamities, the limestone building in the Greek Revival style rose on a site two blocks east of the Public Square. The placement of the courthouse was determined by the gift of the lots upon which it was constructed, which was offered with the stipulation that the county "shall fence up and plant trees and otherwise beautify the two lots

<sup>2</sup> Major William Williams, *The History of Early Fort Dodge and Webster County, Iowa*, ed. Edward Breen [Fort Dodge: KVFD-KFMY, 1950], 44-46. This building would have been part of the outpost and located in what is now the 300 block of First Avenue North, an area examined during the 2009 archaeological survey referenced later in this nomination.

<sup>3</sup> The city ordinance reorganizing the city's street names was passed in 1894. The new system designated east-west roads as avenues numbered sequentially north and south of Central Avenue and north-south roadways as streets numbered sequentially starting at the river. Although later additions to the city adopted various modes for naming streets, the vast majority of the city's roads are marked following the 1894 system. The Sanborn-Perris Map Company's fire insurance map published in January of 1896 noted, "The City Council passed an ordinance two years ago concerning new street names & house numbers, but is not in operation yet." Despite the notation, the new street names and building numbers were included on the map in that year. From this point in the nomination, the names as reflected in the 1894 ordinance and noted on the 1896 fire insurance map will be utilized.

<sup>4</sup> Williams, 69.

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opposite those on which the courthouse is erected for a public walk, etc.”<sup>5</sup> The 1902 courthouse was constructed on the same site because the land would revert to the original owner if the courthouse were moved to another location. The placement of the courthouse off the Public Square contributed to the early growth of properties along Central Avenue between the square and the courthouse.

The Public Square is the earliest contributing resource (counted as a site) remaining in the Downtown District from the period of settlement and early development (1854-1859). The Square has historically anchored the downtown, acting as the physical node from which the district stretched. In its earliest form the Public Square was little more than a large patch of dirt, a reflection of its previous military function as a parade grounds. As identified in a recent archaeological survey, the site had at least one mound, and likely more; 1960s excavation work unearthed human remains, the analysis of which suggested “an historic or Late Prehistoric Native American burial.”<sup>6</sup> The natural, undeveloped character of the Public Square remained through the early settlement years, its appearance becoming a source of some local consternation as the city neared the end of the century. Once tamed however, the Public Square became not only the physical hub of the downtown, but the city’s community gathering place and heart of some of its most cherished memories.

A second contributing resource to the Fort Dodge Downtown Historic District remains from this period - the foundation of the Pease Building, which dates to 1857. The building was erected on the southwest corner of First Avenue North and 5<sup>th</sup> Street (Lot 6 of Block 9) with its façade facing east. The building was demolished sometime between May of 1962 and June of 1965 and a larger, clay block building was built around it.<sup>7</sup> Historic images document the Pease Building as a one-story brick structure on a raised stone foundation with a gable roof and a false-front. Judge Luther L. Pease constructed the building, which served as the temporary location of the circuit court. Pease was also a doctor, and the basement of the building housed the town’s first pharmacy and post office. The 2009 archaeological survey noted previously indicates that, although only the south wall of the foundation is visible above grade, most of the foundation is intact.<sup>8</sup>

By the end of the settlement and early development period, Fort Dodge had established itself as the county seat, had been designated to become part of the Dubuque & Pacific Railroad system, and had extended its footprint through the platting of multiple additions. Further, significant construction of buildings had been completed, including residences, churches, mercantile properties, hotels, and the county courthouse – all concentrated in the few blocks surrounding the Public Square. Despite a slowing of growth during the last years of the 1850s, by the end of this period, the population was approaching 3000 and the development of the Fort Dodge downtown was well underway.

<sup>5</sup> Williams, 72.

<sup>6</sup> William E. Whittaker, “Searching for Historic Fort Dodge (1850-1853)” [Cultural resource survey report, 2009], 17.

<sup>7</sup> The clay block building is a one-story, storage structure associated with the Fort Dodge Creamery sited on the west end of the block.

<sup>8</sup> Whittaker, 18. Roger Natte, Webster County Historical Society, indicates that the Pease Building was demolished while he was gone from the city during the noted period. Further, he indicates that by late 1959 it was vacant and little more than a shell [email message to author, February 10, 2010].



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### The Railroad Comes to "Mineral City" (1869-1906)

The second period of downtown development is delineated by the 1869 arrival of Iowa Falls and Sioux through 1906. The period was one of significant growth, made possible by the regional market links provided by railroad service, and fueled by the development of the gypsum industry. Commercial development pressed east from the square to 10<sup>th</sup> Street and grew up around the new depot at 12<sup>th</sup> Street. Resources in the Downtown Historic District during this period were dominantly brick with the vast majority of the earlier wood-frame buildings replaced by two and three-story, masonry buildings. A number of contributing buildings, including the district's oldest building, the Reynolds Block (1882), and the Garmoe Building (1896), remain from this period.

The extension of the Iowa Falls & Sioux City Railroad into Fort Dodge on August 16, 1869 signaled the start of a new period of growth and led to the incorporation of Fort Dodge in that same year. In 1870 the line reached Sioux City, broadening the scope of the Fort Dodge market, and shortly thereafter was absorbed by the Illinois Central Railroad.<sup>9</sup> The railroad provided the first transportation link to regional markets and was a critical element in developing the foundation for commercial growth in the Fort Dodge Downtown.

Although the presence of gypsum in the Fort Dodge area was first reported in 1852, it wasn't until 1872 that George Ringland, S.T. Meservey, and Webb Vincent opened the area's first plaster mill, the Fort Dodge Plaster Mills (beginning in 1873 known as the Cardiff Plaster Mills), at Gypsum Hollow. Gypsum, categorized as a stratified sedimentary rock, is an ancient construction material used in the earliest buildings constructed by man. Gypsum comes in three varieties (massive gypsum, selenite, and satin spar), each of which is found in the area around Fort Dodge. When mined or quarried, gypsum is then crushed to smaller pieces for transport to the mill where it is ground to a degree of fineness required of a specific product. The earliest use of simple, ground gypsum (known as raw gypsum or land plaster) was as a fertilizer and then as a binder in Portland cement, for plaster of paris, and in lime mortars. Later advancements involved the development of the process known as calcining, which involves removing water through boiling. Through calcining, various products such as stucco and wall plaster were developed.<sup>10</sup>

The Fort Dodge Plaster Mills mined gypsum to be ground for use as various products, including stucco. The site, owned by George Ringland's father-in-law, Judge Melancthon Woolsey Welles, became famous as the source of the material from which the great Cardiff Giant was carved.<sup>11</sup> The company's quarry, located in Section 33 of Cooper Township, was constructed south of, and adjacent to, the Illinois Central Railroad, which built a spur line to the mill. It was the first gypsum mill built west of Grand Rapids, Michigan. On March 18, 1873 the first carload of stucco was shipped from the plant to its consignee at Boone, Iowa. In July of that year the company received its first major contract to supply the stucco needed in the construction of the Illinois state capitol building.<sup>12</sup>

<sup>9</sup> A.P. Butts, *The Story of the Fort Dodge Street Railway System* [Webster City, IA: Grant Press, 1981], 3.

<sup>10</sup> Leo V. Rodenborn, *A History of The Gypsum Industry - Fort Dodge, Iowa* [Fort Dodge, IA: pub. unknown, 1972], 14.

<sup>11</sup> The Cardiff Giant is often referred to as one of the greatest American hoaxes of all time. Following an argument with a fundamentalist minister over Genesis 6:4 which suggests that giants once lived on earth, George Hull, an atheist, commissioned the "petrified giant" to be carved from a block of gypsum taken from Gypsum Hollow outside of Fort Dodge and arranged for its highly publicized "discovery" in a well in Cardiff, New York. The original Cardiff Giant is at the Farmers' Museum in Cooperstown, NY, with a replica on display at the Fort Museum in Fort Dodge, Iowa.

<sup>12</sup> Rodenborn, 20.

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In 1882 Cardiff Plaster was dissolved and a new corporation, the Iowa Plaster Company, took its place. In response to growing demands, a second mill was soon constructed, providing the company transportation outlets on both the Illinois Central and the Minneapolis and St. Louis Railroads and work to 40-50 area men. During this time, George Ringland was experimenting with the setting qualities of plaster and on July 1, 1884 a patent was issued to the Iowa Plaster Company for the first gypsum wall plaster in recorded history. By 1889 companies across the country were paying royalties to manufacture Ringland's invention.<sup>13</sup>

The success of the Iowa Plaster Company led to the establishment of other area gypsum mills – the Fort Dodge Gypsum Stucco Company and the Iowa Gypsum Manufacturing Company were in operation by 1884 and 1889, respectively.<sup>14</sup> Despite the fluctuating economy of the 1890s, the gypsum industry grew steadily with some merging of business interests used to keep the industry successful through that period of uncertainty. By the 1890s the mills were employing hundreds of men.<sup>15</sup> Shortly after the turn of the twentieth century, the United States Gypsum Company entered the Fort Dodge market, absorbing existing mills including the Iowa Plaster Association (formerly Iowa Plaster Company) and the Duncombe Mills. Such mergers and acquisitions are common to the industry's long history.

The success of the gypsum industry had a dual impact on early Fort Dodge. Undoubtedly, with its production close at hand, the town's buildings, including those in the Downtown District, benefited from the new finishing material. More broadly felt was the direct impact on the financial prosperity of the community. Such prosperity brought with it an increase in population that required greater goods and services – the Downtown District grew as a result.<sup>16</sup> Growth in the downtown during this period was primarily eastward from the Public Square, with commercial development pressing as far as 10<sup>th</sup> Street.

In addition, new business buildings were constructed in the blocks adjacent to the Mason City & Fort Dodge depot that was located on 12<sup>th</sup> Street at the head of Central Avenue during the 1890s. The Corey Block and the Hower Block were constructed at the east end of the district in 1891 and 1894, respectively. The three blocks between these resources and 8<sup>th</sup> Street remained dominated by residences and freestanding commercial buildings. It was the development of the electric street railway in 1897 that spurred the completion of Central Avenue as the commercial corridor.

By the late 1880s, the rising population, increased business activity, and dispersed settlement in Fort Dodge was creating a distinctively urban transportation problem. Several of the city leaders attended the Chicago World's Fair in 1893 where they saw for themselves the latest in electric light and street railway technology. The recent growth in their home community was taxing the existing electrical plant and creating a dispersed population physically separated from the downtown commercial center. The knowledge gained at the World's Fair provided solutions to the challenges at home.<sup>17</sup>

<sup>13</sup> William S. Doan, *A Book of Days* [Fort Dodge, IA: Messenger, 1992], 29-32 and Rodenborn, 5.

<sup>14</sup> Most of Fort Dodge's most prominent early families had direct ties to the gypsum industry. In addition to those family names noted in the text are Rich, Duncombe, Blanden, Butler, and Breen.

<sup>15</sup> Butts, 3.

<sup>16</sup> Rodenborn, 5.

<sup>17</sup> Butts, 5.

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In 1894 those prominent businessmen, including S.T. and A.F. Meservey and A.R. Loomis, bought out the existing gas company to construct an electric powerhouse for the purpose of supplying electrical power for the growing city as well as for developing the street railway system. The men contracted the services of B.J. Arnold, the consulting engineer for the Inter-urban Railway of the World's Fair, to design a system for the Fort Dodge facility. E.R. Cunningham, also of Chicago, oversaw the construction. The plant was located adjacent to Soldier Creek on 3<sup>rd</sup> Avenue North, two blocks north of the Downtown Historic District. Due to the depressed economy in the years following the financial panic of 1893, construction on the street railway was held until the summer of 1896.<sup>18</sup>

The distance between the Mason City and Fort Dodge Railroad (later the Great Western) depot, located at 12<sup>th</sup> Street and Central Avenue, and the Minneapolis and St. Louis depot, located at 11<sup>th</sup> Avenue South and SW 7<sup>th</sup> Street, was an important reason for the construction of the street railway. The proliferation of area coal mines and brick and tile factories in small towns surrounding Fort Dodge brought many people to the "metropolis" to shop in its "fine and diversified stores" that, at this time, were still concentrated around the Public Square and a few blocks to the east. In the 1890s some twenty-two passenger trains arrived daily at the town's three stations, bringing passengers to shop, to sell or to connect on to another destination, but the distance between the depots and the downtown commercial district was inconvenient, underscoring the need for the street railway.<sup>19</sup>

The first line of the railway started at a small car barn, which was located in the alley between Central Avenue and First Avenue North, near 12<sup>th</sup> Street. The line headed south on 12<sup>th</sup> Street to Central Avenue where it turned west and ran the length of Central, through the Square, to 4<sup>th</sup> Street where it turned south four blocks to the Illinois Central Depot located on 4<sup>th</sup> Avenue South. From the depot the line continued east on 4<sup>th</sup> Avenue South to SW 7<sup>th</sup> Street, then turned south and under the Illinois Central tracks where it swung southwest to go around the Illinois Central roundhouse. From there, the line went a half-block south along SW 7<sup>th</sup> Street, ending at the Minneapolis and St. Louis depot. The tracks covered a total of one and one-third miles.<sup>20</sup>

When the city granted the Electric Street Railway Company the franchise to build its streetcar system in 1894, the council specifically required the company not to encroach upon the Public Square and the map submitted with the franchise request showed the tracks going around the square; after the tracks were laid across the park in 1898, the council passed a resolution holding the railroad civilly and criminally liable, stating that the "The Public Square in Fort Dodge was donated by the owners to be beautiful and put in shape for the use of the Public." The street railway obtained an injunction from the county court and continued building; the city counter-sued but the street railway was completed (including the trackage through the square) by October 1898.<sup>21</sup>

Prior to the incursion by the street railway, the Public Square remained an open space, with no walkways or standing objects noted on fire insurance maps from that period. The downtown's only bandstand was located with a beer garden southeast of the square, on the south side of First Avenue South (Block 23). Local newspaper articles from 1890 reflect the frustration of some residents about the undeveloped appearance of the square and their suggestions for

<sup>18</sup> Butts, 3.

<sup>19</sup> Ibid., 9.

<sup>20</sup> Ibid., 10.

<sup>21</sup> Robert Vogel. "Historical & Architectural Survey of Downtown Fort Dodge, Iowa" (Project Report, City of Fort Dodge, Iowa 2005), 20.

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installing useful features such as hitching posts and watering troughs, tile walkways, a fountain, and a bandstand.<sup>22</sup> It wasn't until the late 1890s, however, that the city began a large-scale program of downtown improvements including paving of streets and sidewalks, streetlights and improvements to the square. The project continued into the twentieth century, eventually resulting in the re-grading and paving of Central Avenue and much of First Avenue North and South.<sup>23</sup>

With the southeasterly growth of the town, the street railway line was extended in 1901 to accommodate the heavy development underway by the Oleson Land Company, which was selling land to gypsum plant workers for housing. The line then ran west along Central Avenue and on to the Illinois Central depot (as described previously) to new tracks south on 18<sup>th</sup> Street to 12<sup>th</sup> Avenue South to a new car barn; this is the site of Oleson Park – a gift to the city and a favorite gathering place for city residents. Chautauquas and dances were commonly held at the park. The next ten years of the railway's service have been called the golden years.<sup>24</sup>

In 1907 the Fort Dodge, Des Moines and Southern railroad purchased the Fort Dodge Street Railway. The railroad was an electric interurban line, which relied on integrating existing street railways into their system in order to facilitate the transportation of passengers to urban centers from town or country. The addition of 10 blocks of rail was required to connect the interurban with Fort Dodge's Street Railway tracks; this was accomplished and service in place by the spring of 1907. The extension also provided service to the many gypsum mill employees. The new service also required the construction of a depot on 30<sup>th</sup> Street between 13<sup>th</sup> and 14<sup>th</sup> Avenue South and a wye on the north side of the Square, allowing the large interurban cars to turn around for their return trip to Des Moines. A large crowd lining Central Avenue greeted the first run. The service, which provided two-hour service from 5:00 a.m. to 11 p.m. between Fort Dodge and the State Capitol, was considered a boon to the community, standing Fort Dodge among a very small group of Iowa cities.<sup>25</sup>

The trolley line eventually was incorporated into the interurban system, which began in 1893 as the Des Moines & Central Iowa, a steam narrow gauge railroad, and was incorporated under the name Fort Dodge, Des Moines & Southern (the "Fort Dodge Line") in 1906; by 1907 it was running electrically powered trains between Fort Dodge, Webster City, Boone, Ames, and Des Moines. Its chief business was the movement of passengers within and between Fort Dodge and outlying towns and this traffic had social as well as economic significance. In its day, the trolley helped break down isolation of rural life (it also afforded townspeople greater opportunities to reach the countryside) and thereby improved the economic and cultural opportunities of the city.

As indicated, by 1868 Fort Dodge had a local brick manufacturer, providing a durable construction material for downtown buildings at an early date. In addition, the railroads supplied Fort Dodge contractors with hand-fired, tapestry, glazed, and decorative brick manufactured at brickyards in nearby Kalo and Lehigh. Because brick was more expensive than wood, not all property owners utilized it and, more typical of Iowa Main Streets, there was a period of transition to a district dominated by brick constructions. That transition was accelerated with the October 18, 1870

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<sup>22</sup> "The Park," *Fort Dodge Daily Chronicle*, June 2, 1890, 4.

<sup>23</sup> Vogel, 14-15.

<sup>24</sup> Butts, 14-15.

<sup>25</sup> *Ibid.*, 19.

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adoption of the city's first zoning ordinance directed at eliminating construction from combustible materials.<sup>26</sup> The move toward "fireproof" construction resulted in a visual shift in both the commercial buildings concentrated along Central Avenue and those that were increasingly replacing the predominantly residential properties on both of the First Avenues; wood frame buildings virtually disappeared in the downtown.

Property around the Public Square was well developed with a variety of commercial interests represented at this time, including liverys, a lumberyard, the Duncombe House, a restaurant, and miscellaneous retail enterprises.<sup>27</sup> Buildings during this era were likely not architect designed; pattern books were widely utilized during this period, accounting in great part for the similarity of Main Streets across the state.

Significant extant buildings constructed along Central Avenue during this period include the Reynolds Block (1882), the Arthur Building (ca.1880, a non-contributing resource), the Doud Block (dated in previous surveys as ca.1880, but likely closer to 1890) and the 1896 Garmoe Building. Through this period, the composition of the First Avenues remained dominated by residential properties, with light industrial interests located on the west ends of those streets; by 1885 Rich & Vincent's Fort Dodge Foundry was in business on First Avenue South, south of the square. The 2-story Parsons Block (more commonly and inaccurately referred to as the John Deere Building), located at Central Avenue and 4<sup>th</sup> Street, was certainly constructed by 1896, but the first floor may date to before 1885. The building's iron storefront may explain the earlier building surviving a fire that took buildings to its west.<sup>28</sup> Other buildings constructed on First Avenue South during that period include St. Mark's Episcopal Church (1894) and the two multi-family residences located just east of the church, which were built in ca.1891. The first Wahkonsa School (non-extant, same site) and Tobin College (at 7<sup>th</sup> Street – non-extant) were both under construction on First Avenue North, while the area continuing east to 12<sup>th</sup> Street remained primarily residential.

Although the downtown business interests continued to cater to the needs of the rural population with small, independent merchants (e.g. grocer, hardware store, jeweler, furniture store, clothier) through the end of the century and into the next, a shift in commercial composition began with the opening of the Gates Department Store in 1882 and the Tuerke Mercantile Company (forerunner of the Boston Store) soon to follow.

By the 1880s multiple rail lines provided freight and passenger transportation in and out of the growing city and the ready access to regional markets provided by the railroads was critical to financial recovery and the ensuing growth of retail, industrial, and service enterprises of all kinds. By the turn of the twentieth century, Fort Dodge was served by four major railroads, with about thirty-five trains arriving and departing daily. The employment of hundreds of workers contributed significantly to the growing economy. Further, the city's emergence as an industrial center – a status derived in great part by the gypsum industry – cemented the city's status as a regional, commercial center.

<sup>26</sup> Vogel.

<sup>27</sup> Sanborn-Perris Map Company, fire insurance maps 1892, 1896 & 1900.

<sup>28</sup> Ibid., 1885, 1892 and 1896.

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*Fort Dodge Nineteenth Century Population Numbers*

1856: 729  
1860: 672  
1865: 1395  
1870: 3095  
1880: 3586  
1885: 4550  
1890: 8470  
1900: 12,126<sup>29</sup>

Twentieth Century Fort Dodge

*The Rise of the Low-Rise Skyscraper*

By the end of what may be considered the “Golden Age” of Fort Dodge (1907-1930), the commercial downtown stretched from 3<sup>rd</sup> Street on the west to the Public Square and east down Central Avenue all the way to Twelfth Street, with important clusters of historic buildings between Third and Seventh streets and between Eleventh and Twelfth Streets. The period is characterized by a diversified industrial sector (though still dominated by the area gypsum mills) that contributed to the viability of the commercial economy. Central Avenue was very much the heart of the district, although commercial, civic, and institutional development also flourished along both First Avenues. The elongated central business district was densely developed and consisted mainly of one to three-story commercial and mixed-use buildings. It was the arrival of the “low-rise skyscraper” that altered the character of the downtown, both visually functionally.

Retailing was the primary focus of commercial development along Central Avenue and the dense concentration of stores and shops reflected post-Victorian era patterns of business organization and consumption, resulting in a profusion of retail stores selling myriad products and service outlets, all within walking distance of each other. The existence of the street railway facilitated travel from various parts of the expanding community to the commercial center and eased travel down the length of Central Avenue. The department store concept reached Fort Dodge near the end of the nineteenth century and the stores themselves became prominent fixtures of the downtown landscape. The popularity of the department store concept in Fort Dodge, with its multitude of products organized by department under a single roof dovetailed nicely with the development of the “low-rise skyscraper.”<sup>30</sup>

The first of the city’s skyscrapers was the five-story First National Bank Building, designed by the Des Moines firm of Liebbe, Nourse & Rasmussen and placed in service in 1908. The increasing height of commercial buildings was made possible by the development of reinforced concrete, steel construction methods, and the invention of the elevator; its adoption in Fort Dodge reflects the impact of the many architectural and technological advancements that came out of

<sup>29</sup> Vogel, 12.

<sup>30</sup> Vogel, 15.

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Chicago. Local news accounts describe the construction of the First National Building as “marking the entrance of this city into its skyscraper era.”<sup>31</sup>

Within a few years, the six-story Snell Building rose in the 800 block of Central Avenue. Like the First National Bank Building, the Snell Building was designed by Liebke, Nourse & Rasmussen, in this case, with local architect, E.O. Damon, Jr. as an associate. Although the upper floors housed professional offices, the storefront of the Snell Building was fitted for the Plymouth Store (later Charles A. Brown), a department store, which first occupied the storefront in 1915.<sup>32</sup>

Although these first skyscrapers provided primarily office space rather than retail, the Boston Store, one of the city’s longest-lived retail businesses, moved into its new, six-story building on Central Avenue in 1914. The new building was built of concrete, featured Chicago-style windows, and offered many of the features indicative of a true department store, including products organized by department, elevators, pneumatic change tubes, a ladies lounge, a check room for bags and packages, and a tea room.<sup>33</sup>

The Boston Store was not alone for long – the six-story McQuilken Building was built adjacent to the Boston Store in that same year.<sup>34</sup> And, in 1917, the Prusia Hardware Company constructed the city’s tallest building. Local architect E.O. Damon, Jr. designed the eight-story, reinforced concrete building. Like the Boston Store the retail hardware products were organized by department, with access to all floors provided by elevators and pneumatic tube systems used to fill orders and make change between departments. News accounts indicate that the store was “equipped and organized along [the lines of a department store] and so far as can be learned, is the only one in the state of Iowa.” The new organizational method was meant to quicken sales and please the customer.<sup>35</sup> Also like the Boston Store, the new building utilized Chicago-style windows on its façade. Despite the new technologies and amenities, it was the views from the eight-story building, seen through those windows that gained the most glowing remarks in the local paper, which noted, “There are seventy windows in the front of the structure. From the fourth floor up, one can stand in the front part of the building and look over into West Fort Dodge, to the country club and down the river.... the view from all of the upper stories is splendid and is worth a trip to the store.”<sup>36</sup>

The mark made on the Downtown District during the period after the turn of the twentieth century is the most apparent today. The concurrence of available capital and advancements in construction technologies resulted in the construction of the districts’ landmark buildings. Some of the city’s largest commercial buildings rose in the years from 1908 to 1915, including those falling into the category of low-rise “skyscrapers” (First National Bank, Snell Building, Boston

<sup>31</sup> “Sky-Scraper Office Building to Be Built,” *Fort Dodge Messenger*, August 7, 1906.

<sup>32</sup> The construction date for the Snell Building is taken from “Over Million of Building in 1914,” *Fort Dodge Chronicle*, December 10, 1914.

<sup>33</sup> “The Boston Store Welcomes,” *Fort Dodge Messenger*, June 21, 1915.

<sup>34</sup> The construction date for the McQuilken Building is taken from “Over Million of Building in 1914,” *Fort Dodge Chronicle*, December 10, 1914. For the sake of clarity, it should be noted that an earlier (1902) McQuilken building, the A.D. McQuilken Furniture Co. building/Wyatt Building, is located adjacent to the east of the 1914 building (at 817 Central Avenue). The construction date for the 1902 building is taken from “New Business and Building Since New Year,” *The Evening Messenger*, May 10, 1902 (image).

<sup>35</sup> “Wolcott Talks on System of Store,” *Fort Dodge Messenger*, April 30, 1917.

<sup>36</sup> “Prusia Structure is the Highest,” *Fort Dodge Messenger*, April 30, 1917.

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Store, and the McQuilken Building). However, the year 1916 broke all previous records for new construction, with “well over \$1,200,000” invested, this in spite of “the increased cost of buildings materials.”<sup>37</sup> Although dispersed city-wide, the record breaking year made an impact on the city’s downtown commercial district as well; the Prusia Hardware Co. building and the six-story Carver Building (both located on Central Avenue), the Warden Apartments & Shops (on First Avenue South), and the Physician’s Building and Elks Building on First Avenue North are also reflective of the economic prosperity of 1916 and the residual impact felt in the decade that followed.

The rise of the skyscraper, spurred by the growing need for office space and the skyrocketing cost of land, spurred the development of steel frame construction, which in turn resulted in new fire safety concerns specific to tall buildings. Experimentation with the fire-resistant quality of steel ensued, which was followed by an increased production in the development of a variety of fireproof building products. One of the most significant was the introduction of Portland cement. Because concrete is weak in tension strength, but strong under compression stresses, the addition of steel or iron created a product (reinforced concrete), which offered both qualities. A rise in the production of Portland cement along with a drop in its price resulted in an increased demand and the resulting widespread use. The earliest use of cement was in concrete floors for metal-framed buildings and later in buildings constructed entirely of reinforced concrete.

The loss of commercial buildings to fire had been a challenge to local property owners, city officials, and fire authorities from the early settlement years. Of course, as communities grew the problem was compounded. The best fire departments could not stop a fire when the material it was feeding on was wood. As Sara E. Wermiel indicates in *The Fireproof Building*, the only defense against fire is to build with the intention of containing a fire through the utilization of resistant materials, the compartmentalization of interior spaces, and the introduction of firefighting technologies such as sprinklers.

While the impact of these construction developments may be most apparent in large cities such as New York City and Chicago, the main streets of Iowa’s large towns and small cities show the impact as well. The following table offers a partial list of the buildings constructed in Fort Dodge utilizing reinforced concrete.

**20<sup>th</sup> Century “Fireproof” Buildings Constructed of Reinforced Concrete**

<i>Resource</i>	<i>Address</i>	<i>Construction Date</i>
First National Bank Building	Central Avenue	1908
Wahkonsa Hotel & Annex	Central Avenue	1910/1916/1920
Snell Building	Central Avenue	1914
YMCA	First Avenue North	1914
Masonic Temple	First Avenue North	1914
Boston Store	Central Avenue	1914
Municipal Building	First Avenue South	1914
Carver Building	Central Avenue	1916/1922
Prusia Hardware	Central Avenue	1917
Physicians Building	106 N. 10 <sup>th</sup> Street	1921/1924
Warden Apartments & Shops	First Avenue South	1924

<sup>37</sup> “Fort Dodge Breaks Building Record in 1916,” *Fort Dodge Messenger*, December 22, 1916.



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The explosive increase over this busy half-century was the result of the city's rapidly expanding commercial, trade, finance, and manufacturing base; improvement in transportation also speeded up the process of urbanization, which in turn concentrated economic development in the central business district until the personal automobile accentuated the movement toward the edges of the built-up area. At the same time, trolleys helped to create the modern downtown by making it easier for shoppers to move from one end of Central Avenue to the other in search of goods and services. The streetcar line itself exerted a considerable gravitational pull on retailing and by 1920 Central Avenue was one of the most heavily used travel and shopping corridors in Iowa.

*The Impact of the Automobile and the Beginning of the End*

The automobile transformed the built environment of the central business district and set in motion rapid and far-reaching changes in the basic patterns of life that reverberated down through the twentieth century. The first gasoline-powered "horseless carriages" appeared in Fort Dodge around 1900 and by 1915 downtown streets were full of cars and trucks. The impact of the automobile on the downtown environment was dramatic, beginning with the widening and paving of Central Avenue and other commercial streets and the installation of concrete curbs, gutters, and poured in place cement sidewalks. By the 1930s, personal cars were an imperative of urban and rural life: according to census figures, in 1939 the majority of Fort Dodge households owned an automobile.

The flexibility offered by cars and buses opened up large areas of previously undeveloped land outside the original plat, resulting in the expansion of the city's residential neighborhoods. As the basic patterns of city life became more geographically dispersed, the densely developed central business district came to be seen as less attractive urban space. The design, placement, decoration, and use of commercial buildings all changed to better accommodate automobile influenced commerce. Seemingly overnight, blacksmith shops became automobile garages, road signs appeared, and parking lots and truck loading docks appeared behind stores. In order to attract passing motorists, businesses began to put up larger signs, often in loud colors, sometimes illuminated; and in many instances, whole display windows or building walls were covered with advertising. A number of building types appeared to serve the needs of the motoring public. Many auto related businesses located on First Avenue South, particularly west of the Square. As was often the case, businesses historically associated with non-motorized transportation (e.g. blacksmiths, liveries) adjusted to the automobile era. Such is the case with Rich & Vincent's Fort Dodge Foundry, which now houses an auto garage.

New automobile dealerships located in buildings across the Downtown District. A modern broad-front, the Leighton Building, at 10<sup>th</sup> and Central Avenue, was designed in 1923 by local architect Frank Griffith. In 1953 Walker Motor Company was located there. The Rehder Cadillac building on First Avenue North, designed by E.O. Damon, Jr. in 1917, remained occupied by auto dealers for many years; in 1953 the Warrior Motor Company was located in the building. Gralnek Motors was located on the main level of the Heath Garage & Apartment building at 11<sup>th</sup> and First Avenue North in 1952.<sup>38</sup>

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<sup>38</sup> The construction for the Heath Garage & Apartment building was taken from "Much Building in Fort Dodge," *Fort Dodge Messenger*, May 5, 1909.

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The continued success of the gypsum industry played an important role in maintaining a relatively stable economy through the twentieth century, during which more than two-dozen companies were tapped into the substantial deposits of gypsum surrounding Fort Dodge. Eventually, major companies, such as United States Gypsum, purchased all of the locally owned enterprises. From the early use of raw gypsum as land fertilizer and as a binding agent, the uses for gypsum evolved to include architectural ornamentation, stucco, wall plaster (1894), and the early version of wallboard (1908).<sup>39</sup> As stated by William Doan in 1992, "Crops might fail, wars might rage, and banks might close, but the industry that began on the edge of Gypsum Hollow remains the largest employer in Fort Dodge today."<sup>40</sup> The gypsum industry remains an important source of economic stability in Fort Dodge, with the area production now coming out of three companies and accounting for about 75% of Iowa's total gypsum production. However, locals have long known that the gypsum supply was finite; estimates suggest the material will be depleted within thirty years.<sup>41</sup>

New commercial construction in the downtown slowed to a trickle in the 1930s. The Downtown Historic District is today much as it was by 1930, with the most significant of its character-defining buildings in place and only a handful of buildings constructed between 1930 and 1964. After 1964 demolitions would have the greatest visual impact on the historic character; historic buildings were typically replaced by concrete parking lots. The construction of the First Federal Savings Bank in 1973 (following a large fire) and Norwest Bank (now Wells Fargo) in ca. 1983 are two significant infill projects relevant to the issue of the district's historic integrity; their scale and prominent locations impact the Central Avenue streetscape.

Although construction virtually ceased after 1930, the downtown remained an important retail center, serving the rural areas and small towns that surround it. In 1954 the city's retail trade was estimated to cover a sales territory of 250,000 people located within a 50-mile radius of Fort Dodge.<sup>42</sup> Within a decade, and just prior to the opening of the Crossroads Mall, the retail trade area had diminished to 175,000 people in a 48-mile radius.<sup>43</sup>

The development of the Crossroads Mall sealed the fate of the historic commercial district. The project, pitched to city officials as a move to create a second major retail center in the city, included the modernization of the historic downtown, which was characterized in a 1961 city planning document as "poorly adapted to modern needs and relatively unattractive due to many old buildings."<sup>44</sup> The updating of the downtown failed to materialize following a city referendum, while the construction of the new mall moved ahead and, as is commonly the case, retail interests relocated to the mall from the downtown, leaving behind a once vibrant commercial center.

<sup>39</sup> Rodenborn, 16, 55. The Sackett Plaster Board Company (incorporated in New York) built a plant in Fort Dodge and was in production by September 1907. The company specialized in the production of plaster board, a patented process that involved sandwiching a stucco slurry between layers of felt and paper to a thickness of five-sixteenths of an inch. U.S. Gypsum bought out the Sackett company in December of 1913.

<sup>40</sup> Doan, 37.

<sup>41</sup> <http://www.igsb.uiowa.edu/Browse/ftdodge/ftdodge.htm>. Accessed March 5, 2010.

<sup>42</sup> *Polk's Fort Dodge City Directory 1954* [Omaha: R.L. Polk, 1954], 18.

<sup>43</sup> *Polk's Fort Dodge City Directory 1964* [Omaha: R.L. Polk, 1954], no page.

<sup>44</sup> Vogel, 31.

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### *Fort Dodge Twentieth Century Population Numbers<sup>45</sup>*

1910:	15,543
1915:	19,370
1920:	19,347
1930:	21,895
1940:	22,904
1950:	25,115
1960:	28,399

### *Architects and Their Architecture*

The Fort Dodge Downtown Historic District possesses a number of architect-designed buildings. The resources represent a broad timeframe and exhibit a wide variety of stylistic influences, as well as structural devices specific to the construction periods. Further the architects whose work is found in the Downtown District reflect both the local pool of talent, as well as some of the leading state and regional architects of the day. The following is a synopsis of the architects whose work in Fort Dodge has been documented at this time. It is important to note that further research would likely reveal more buildings associated with known architects and additional architects and builders whose firms contributed to the downtown streetscapes.

#### Liebbe, Nourse & Rasmussen

The firm of Liebbe (Henry Frantz), Nourse (Clinton C.) & Rasmussen (Edward Frank) was established as Foster (William) & Liebbe in Des Moines, Iowa in 1883. The firm composition and name underwent numerous transformations throughout its history, becoming Liebbe, Nourse & Rasmussen in 1899, but the sum total of its impact on design in Iowa is one of the most significant of the state's architectural design firms.<sup>46</sup> In the Fort Dodge Downtown Historic District, Liebbe, Nourse & Rasmussen is responsible for three of the city's most significant buildings (all considered low-rise skyscrapers). They are: the Wahkonsa Hotel (1910), First National Bank (1908), and the Snell Building (1914).<sup>47</sup>

#### E.O. Damon, Jr. (Damon, O'Meara & Hills)

Edward O. Damon, Jr. is a local architect of particular note. Damon, a native of Northampton, Massachusetts came to Fort Dodge in 1912 where he practiced with Patrick O'Meara (Damon & O'Meara) from 1916-1918 and with O'Meara and James B. Hills (Damon, O'Meara & Hills) from 1918 to 1922.<sup>48</sup> Damon is credited with the 1932 design for the Blanden Memorial Art Gallery (outside the Downtown District) in addition to the Prusia Hardware building

<sup>45</sup> Ibid., 16.

<sup>46</sup> Wesley I. Shank, *Iowa's Historic Architects, A Biographical Dictionary* [Iowa City: University of Iowa Press, 1999], 105.

<sup>47</sup> "Snell Elaborates His Building Plans," *Fort Dodge Messenger*, November 27, 1911.

<sup>48</sup> Shank, 50.

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(1917) on Central Avenue, the Physicians Building (1921/1924), the Elks Building (1927), and Rehder Cadillac (1917) on First Avenue North and the Warden Apartments & Shops (1924) and the Knights of Columbus building (1916) on First Avenue South. Damon also designed numerous residences in Fort Dodge and in small communities in the surrounding area. Currently, ten homes in the Snell Place (platted in 1916) and Crawford-Armstrong additions of Fort Dodge have been attributed to Damon, including his own home at 710 Northwood Avenue.<sup>49</sup>

Damon's work in the Downtown Historic District was completed during the period of the district's greatest growth and represents both the commercial prosperity of the period and the technological advancements that defined the era. With the exception of Rehder's Cadillac, each of Damon's designs for buildings in the Downtown District are considered "low-rise skyscrapers," Prusia Hardware, at eight stories, being the tallest building in the district. Further, each (including Rehder Cadillac) utilized reinforced concrete, a material first widely utilized during the first quarter of the twentieth century for its versatility, strength, and fire-resistant qualities.

### Proudfoot, Bird & Rawson

The Des Moines firm of Proudfoot & Bird (including its successor firms) is widely recognized as Iowa's foremost architectural firm. This acknowledgement is due to the firm's longevity, the number and breadth of the commissions completed, and its thirty-year role as the permanent architect to the three state colleges. The Multiple Property Documentation Form (MPD) "The Architectural Legacy of Proudfoot & Bird in Iowa, 1882-1940" places the firm at the forefront of architectural design in Iowa, particularly during the period between 1910 and 1925 at which time the company was known as Proudfoot, Bird & Rawson.<sup>50</sup> Although the firm's design work is represented in properties of all types, public and semi-public buildings (including city halls) are significantly represented within the body of their work. According to the MPD, the firm completed only two commissions in Webster County; one of the two designs was for the Fort Dodge City Hall on First Avenue South, completed in 1915.

Further, Fort Dodge sources indicate that the firm of Proudfoot & Bird was commissioned to design the Fort Dodge Plaster Company facility in 1899. The plant was the sixth constructed in the Fort Dodge area and consisted of four buildings. David Brown of Hepler & Brown supervised construction.<sup>51</sup>

### H.C. Koch

Henry C. Koch of Milwaukee, Wisconsin designed the Webster County Courthouse (1902) and the Carnegie Library (1903) in Fort Dodge. Other Iowa commissions include the Montgomery County Courthouse in Red Oak, the Jefferson County Courthouse in Fairfield, and the Mahaska County Courthouse in Oskaloosa.

Koch is credited with the design of more than three hundred buildings, nearly all in Wisconsin. His masterpiece is considered the Milwaukee City Hall (1895), which was listed on the National Register of Historic Places in 1973 and

<sup>49</sup> The list of Damon's projects is derived from a number of sources, most importantly an inventory of the firm's plans now in the possession of successor firm, Design Alliance, Inc. of Des Moines, Iowa.

<sup>50</sup> Barbara Beving Long and Ralph Christian, "The Architectural Legacy of Proudfoot & Bird in Iowa, 1882-1940" [National Register of Historic Places, Multiple Property Documentation Form, 1988], E2.

<sup>51</sup> Leo V. Rodenborn, *A History of The Gypsum Industry* [Fort Dodge, 1972], 49.

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designated as a National Historic Landmark in 2005. The National Register nomination describes Koch as “not particularly innovative in terms of style, [but he] was adept in interpreting current architectural fashions and adapting them to the needs of his clients while using local materials.”<sup>52</sup> The architect’s work in Fort Dodge is an accurate reflection of that statement, where he utilized the Beaux Arts in the monumental county courthouse and in the Carnegie Library.

John Henry Albright

John H. Albright is credited with the design of the Fisher Building located on the northeast corner of Central Avenue and 11<sup>th</sup> Street. The building, constructed in 1902, anchored that end of Central Avenue, which grew up in reaction to the placement of the depot east of 12<sup>th</sup> Street in 1895.<sup>53</sup> The Fisher Building reflects the influence of the Victorian Queen Anne and the Neo-Classical Revival, a combination indicative of its early twentieth century construction period.

Albright (ca.1857-1922) was a Canadian-born architect who immigrated to the United States in 1883; he came to Fort Dodge from Huron, South Dakota in 1895 or 1896. Fort Dodge news articles from 1898 indicate that Albright was working with “Architect Buckingham” on plans for buildings to be constructed the following spring.<sup>54</sup> No further information is known about Buckingham, but Albright had offices on the second floor of the Doud Building in 1898 and was working on the new Doud Building slated for a site on Central Avenue between 6<sup>th</sup> and 7<sup>th</sup> Streets; the building is extant but considered a non-contributing resource to the Downtown Historic District. Albright was also preparing plans for the P.M. Mitchell Building at 6<sup>th</sup> Street and 1<sup>st</sup> Avenue South, which was under construction by October of 1898.<sup>55</sup> The Mitchell Building is also extant, but non-contributing. Albright joined in a Fort Dodge architecture practice with J.W. Bradford in 1908. Although no buildings are currently attributed to that firm, Albright had been commissioned to design a gazebo for the Public Square at about that time.<sup>56</sup> Bradford is known as the architect of the 1914 Masonic Temple, although it is unlikely that he was connected to Albright at that time as the partnership ended in 1909 and there is no evidence to suggest further collaboration.<sup>57</sup>

Samuel C. Wherry

Samuel C. Wherry is the architect of the Garmoe Building (1896), the best remaining example of a Queen Anne commercial building in the Fort Dodge Downtown Historic District. The large brick, business block (defined as such by its dual storefront) was constructed for one of the city’s leading businessmen, Isaac Garmoe. Although Thiede-

<sup>52</sup> Joseph J. Korom, *The American Skyscraper, 1850-1940: a celebration of height* [Boston: Branden Books, 2008].

<sup>53</sup> The building’s construction date is taken from “Business Building Erected Since January 1,” *Fort Dodge Messenger*, May 10, 1902. Image included.

<sup>54</sup> *Construction News*, April 4, 1898 indicates that Nathan A. Buckingham, whose main office was in Jacksonville, Illinois, had an office in Fort Dodge from about March 1898 through about August 1899. The firm was known as N.A. Buckingham & Son (Clarence).

<sup>55</sup> “A Busy City,” *The Evening Messenger*, October 1, 1898.

<sup>56</sup> “Personals,” *The Ohio architect and builder* 12 [1908]: 45 and Roger Natte, email message to the author, March 30, 2010.

<sup>57</sup> The construction date of the Masonic Temple is taken from “Over Million of Building in Year 1914,” *Fort Dodge Chronicle*, December 10, 1914.

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Mueller Hardware is perhaps most commonly known as the building occupant (a ghost sign on the west elevation documents that early occupancy), it was the Robertson Hardware Company that first occupied the building.<sup>58</sup>

Wherry is also responsible for the design of the Hower Block (1894), located at the east end of Central Avenue (1107).

The Wherry Block (1887) in Des Moines was listed on the National Register of Historic Places in 1998. The nomination describes Samuel C. Wherry as “a prominent Victorian contractor-builder” who was involved in the construction of numerous buildings (both commercial and residential) in North Des Moines. Although the National Register nomination indicates that Wherry moved to Fort Dodge in about 1897 where he practiced “as an architect” in the firm of Wherry & King (Thomas C. King), local sources indicate that by 1895 Wherry had an office in the Mason Block in Fort Dodge. An advertisement for “S.C. Wherry, Architect” directs potential clients to “see the Garmoe Block as a sample of his skill.”<sup>59</sup> Wherry was practicing in Oelwein and Des Moines in 1899 and in Des Moines as late as 1901.<sup>60</sup>

### John W. Bradford

John W. Bradford designed the Masonic Temple (1914) on First Avenue North, a fine example of Classical Revival architecture. Bradford adopted all of the classic elements of the style with particular attention given to the monumental scale of the portico, complete with a raised podium, fluted columns with Ionic capitals supporting the pediment, a bas-relief sculpture in the tympanum, and a fully detailed entablature. Significantly, the portico details are terracotta, a material that came into use during this period. The material could be manufactured in myriad shapes and finishes and had the added quality of being fire-resistant. Architectural terracotta was used in other buildings in the district, including City Hall, the Snell Building, and the Knights of Columbus Building – all dating to a similar construction period (1912-1920). The wide variation in the material’s appearance is demonstrated in its use in Fort Dodge.

Although little else is known about Bradford commissions, records indicate that Bradford was in practice with J.H. Albright in 1908 and appears in the 1915 Fort Dodge City Directory under the listing for architects with an address at 700-1/2 Central Avenue (the Reynolds Block). No other commissions have been directly attributed to him.

### Fulton & Butler

The architectural firm of Fulton & Butler of Uniontown, Pennsylvania is responsible for the design of the First United Methodist Church (1915). The church design was clearly dictated by the prevailing Akron Sunday School Plan embraced by many religious institutions at that time, which called for a central rotunda surrounded by individual classrooms. Fulton & Butler adopted elements of the Greek Revival on the exterior including a raised podium, a prominent portico with fluted columns, Ionic capitals, and pediment. A freestanding bell tower on the west recalls the Renaissance period.

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<sup>58</sup> *Northwest Iowa* [Fort Dodge, IA: Carpenter & Williams, 1895]. An advertisement for the Robertson Hardware Company noting that they would occupy the building beginning on March 1, 1896 (the year the building was constructed) appeared in the publication.

<sup>59</sup> *Northwest Iowa*.

<sup>60</sup> William C. Page, “Wherry Block” [National Register of Historic Places, Registration Form, 1998].

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The firm specialized in church design, actively pursuing commissions by advertising in church journals.<sup>61</sup> They completed designs for the Lake Harriet Methodist Episcopal Church (1916) in Minneapolis, MN and the Thomson United Methodist Church in Wheeling, WV (1913).<sup>62</sup>

Frank W. Griffith

By the time Frank Griffith was hired as the company architect for U.S. Gypsum in 1907, he was well known locally for his design work. Griffith's responsibility with the gypsum company called for mill design and construction, including equipment installation.<sup>63</sup> The length of Griffith's relationship with the company has not been determined, but he was later producing plans unrelated to the gypsum company; specifically, Griffith is responsible for the 1923 design of the Leighton Building. The property, located near the east end of Central Avenue, reflects that period's trend toward the commercial form commonly known as the modern broad-front. The form reflected the structural technology of the day, which utilized steel beams and columns to construct a building that was commonly twice as deep as it was wide and featured an open storefront.<sup>64</sup> The building is one of the Downtown Historic District's strongest examples of the modern broad-front.

Brown & Hepler, contractors

The contracting firm of Brown & Hepler (David Brown and Charles B. Hepler) is associated with many of Fort Dodge's earliest buildings including the National Register listed Corpus Christi Church (1881), which is located three blocks north of the Downtown Historic District. Within the Downtown District, Brown & Hepler worked on the earliest remaining building, the Reynolds Block (1882), the Stillman T. Meservey House (1890), and St. Mark's Episcopal Church (1894) – all contributing resources to the historic district.

David Brown came to Fort Dodge in 1866 and established a carpentry business on First Avenue South. Hepler arrived in the city in 1869, entering into business with Brown in 1888. The pair was proprietor of the Fort Dodge Planing Mills.<sup>65</sup>

*Downtown Sculpture*

Memorial statues of prominent Fort Dodge citizens John F. Duncombe and William S. Kenyon are located in the Downtown Historic District. The men were connected by marriage – Kenyon having married Duncombe's daughter Mary – uniting what in time became two of the city's most prominent families. The commissioning of the memorials was stipulated in Mary Kenyon's will, with the works cast and in place in 1941. Both memorials remain intact (minus the original drinking apparatus) as reminders of the important role played by this pair of early Fort Dodge leaders.

<sup>61</sup> Roger Natta, email message to author, March 24, 2010.

<sup>62</sup> Larry Millet, *AIA Guide to the Minneapolis Lake District* [St. Paul, MN: Minnesota State Historical Society, 2009], 88. Ohio County Public Library, "Thomson Church," Ohio County Public Library, <http://wheeling.werton.lib.wv.us/history/landmark/churches/thomson2.htm> [accessed March 24, 2010].

<sup>63</sup> "Frank Griffith is Offered Fine Position – Fort Dodge Architect Will Go With U.S. Gypsum Company Next Year," *Fort Dodge Messenger*, March 21, 1907.

<sup>64</sup> Herbert Gottfried and Jan Jennings, *American Vernacular Design 1870-1940* [Ames, IA: Iowa State University Press, 1988], 249.

<sup>65</sup> *Illustrated Fort Dodge – Leading Features of the City*. [Des Moines, IA: Historical Illustrative Co., 1896], 56-57.

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Upon her 1938 death, Mary Judith Duncombe Kenyon left a gift of twenty thousand dollars for the erection of two public drinking fountains in memory of her husband and her father, William S. Kenyon and John F. Duncombe, respectively.<sup>66</sup> With no specifications for the memorials left by Mrs. Kenyon, the attorney of the estate, Fred Larabee, contacted two artists who were each commissioned to complete one memorial.

Leonard Crunelle and Albin Polasek were both Chicago artists of regional and national renown. The \$9,550 commission for the John F. Duncombe memorial (Photograph 31) was given to Leonard Crunelle. The larger-than-life bronze stands in its original location, on a seven-foot marble base near the center of the Public Square. A public drinking fountain was placed in front of the memorial, but was removed in the 1960s. The internationally known American Art Bronze Foundry of Chicago cast the bronze statue. The company's owner, Alfred J. Berchem, came to Fort Dodge in November of 1941 to oversee the placement; the statue is reportedly the last to be cast in this country before the U.S. entry into World War II and the ensuing restrictions on the use of copper (and other metals).<sup>67</sup>

The engraved base of the Duncombe memorial reads, "John F. Duncombe 1831-1902 Located in Fort Dodge 1855, Lawyer, Captain of Co. B. In Relief Expedition of Spirit Lake Massacre, Member of the House of Representatives, Member of the Iowa State Senate, Regent of Iowa State University, Memorial Presented by his daughter Mary Duncombe Kenyon." Although the motivation for placing the Duncombe memorial in the Public Square has not been officially noted, it seems appropriate given Duncombe's longtime role as a community booster, businessman, and leader for growth and economic prosperity – analogous to the Public Square as the historic heart of the city he led.

Leonard Crunelle (1872-1944) was and is an artist and sculptor of national repute. His most famous works include four statues of Abraham Lincoln, two of which stand in the Lincoln tomb in Springfield, Illinois. Memorials to Sacajawea and the Lewis and Clark Expedition were commissioned in 1910 and are located in Bismarck, North Dakota with a replica made in 2002 to commemorate the bicentennial of the expedition - it stands in the U.S. Capitol's sculpture gallery. Numerous works are found in Chicago; two of the best known - the Revolutionary War Heroes Monument and "Victory," the African-American soldiers monument - are designated as Chicago Landmarks.

The commission for the William S. Kenyon memorial (Photograph 30) was awarded to Albin Polasek, then head of the sculpture department at the Chicago Institute of Art. The sculpture is a 50-inch, bronze bust of Kenyon mounted against a canvas of North Dakota granite. Originally the monument included flanking slabs of granite each with a public drinking fountain; the drinking apparatus was removed in the late 1960s, though the slabs remain intact. The memorial remains on its original site in a pocket park immediately east of the Webster County Courthouse.

Albin Polasek (1879-1965) was for many years considered "the Chicago sculptor" due to his prolific contribution to that city's monumental outdoor art. Many of his works are found in Chicago's parks and public spaces, through time becoming local landmarks. "Spirit of Music," which is prominently located on Michigan Avenue near the Art Institute and the Mazaryk Memorial are two of his best-known pieces. Polasek retired to Winter Park, Florida in 1950. His

<sup>66</sup> Roger Natta, "Fort Dodge's Sculptural Heritage: The John F. Duncombe Memorial and Leonard Crunelle," *Fort Dodge Today*, September 2008, 20-23.

<sup>67</sup> Roger Natta, "Fort Dodge's Sculptural Heritage: The John F. Duncombe Memorial and Leonard Crunelle," *Fort Dodge Today*, September 2008, 20-23.



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home and three-acre estate opened in 1961 as a public museum featuring his work; the property was listed on the National Register of Historic Places in 2000.

The William S. Kenyon memorial in Fort Dodge is believed to be the sole Polasek work in Iowa.<sup>68</sup> The memorial honors Kenyon, a prominent attorney who rose to hold important state and national offices. After coming to Fort Dodge in 1891, William S. Kenyon (1869-1933) met and, in 1893, married Mary Duncombe daughter of John F. Duncombe, a prominent Fort Dodge attorney and businessman. He served as the county attorney and as a state judge. In 1909 he was appointed by President Taft to serve as an assistant U.S. Attorney General in charge of enforcing laws regulating corporations, which he did from 1910-1911. Following the 1910 death of Senator Jonathan P. Dolliver, Kenyon was elected to the U.S. Senate where he became known as a progressive Republican in his work for agricultural issues, business regulation, and as a supporter of prohibition; he served until 1922 at which time he was appointed to the U.S. Circuit Court of Appeals, Eighth Circuit until his death in 1933. Kenyon was twice offered cabinet positions by President Calvin Coolidge, which he declined. In 1929 President Herbert Hoover appointed Kenyon to the National Commission on Law Observance and Enforcement (aka the Wickersham Commission).<sup>69</sup>

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<sup>68</sup> Roger Natte, "Fort Dodge's Sculptural Heritage: The Kenyon Memorial and Albin Polasek," *Fort Dodge Today*, October 2008, 17-19.

<sup>69</sup> Biographical Directory of the U.S. Congress 1774-present, "Kenyon, William Squire (1869-1933)," <http://bioguide.congress.gov/scripts/biodisplay.pl?index=k000129> [accessed March 22, 2010].

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**RELEVANT CULTURAL RESOURCE DOCUMENTS**

A number of cultural resource documents relevant to the Fort Dodge Downtown Historic District have been completed including that which precipitated this nomination: the 2005-2006 "Historical & Architectural Survey of Downtown Fort Dodge, Iowa" completed by Pathfinder CRM, LLC. That survey drew, in part, on two earlier reconnaissance level surveys that identified the downtown district (in various configurations) as eligible for listing on the National Register of Historic Places. More recently, the City of Fort Dodge has engaged the services of the real estate planning group, Camiros, to develop a plan for the Fort Dodge Downtown. The group's recommendations include design guidelines for the rehabilitation of existing, historic buildings as well as for new infill. The City plans to put certain financial incentive programs in place to encourage historically appropriate rehabilitation of the district's historic resources. Such revitalization may well warrant the reconsideration of non-contributing resources as contributing resources, thereby strengthening the integrity of the district. The effort to rehabilitate the built resources of the downtown is part of a larger plan to restore economic vitality to the area.

The Fort Dodge Historic Preservation Commission has participated in the Iowa Certified Local Government program for approximately 15 years. During that period the Commission has actively engaged in matters related to the preservation of the city's historic resources. The status of the downtown has been of particular concern for the Commission and they have been wholly supportive of the district's nomination to the National Register of Historic Places.

**POTENTIAL FOR HISTORIC ARCHAEOLOGY**

The potential for historical archaeology was not assessed as part of the present National Register nomination. The presence of the paved roadways and several paved parking areas suggests the likelihood that the ground disturbance resulting from the construction of those elements may have destroyed localized archaeological resources. However, the paving may have been laid over ground with a minimum of earth movement. In that case, archaeological resources may merely have been encapsulated. Further, it has not been verified which, if any, historic paving remains in the district boundaries. In the future, any significant excavation and/or grading should take into consideration the possibility that archaeological and/or sub-grade historical resources may remain (street pavers).

An archaeological survey of the original post site was conducted in 2009. A portion of the area evaluated falls within the Downtown District boundaries. Of particular note are the findings related to the Pease Building, which has been designated as a contributing structure to the Historic District. In addition, the survey showed patches of intact soils, some beneath late historic fill, described as ambiguous in nature. The survey recommendations suggest the careful mechanical removal of late historic fill in areas of the original outpost, including in the immediately vicinity of the Wahkonsa School, which is located in the Downtown District. The complete report of the 2009 project, "Searching for Historic Fort Dodge (1850-1853)," is available at the State Historic Preservation Office and the Webster County Historical Society.

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#### **RESEARCH METHODOLOGY**

This National Register nomination utilizes a wide array of reference resources in an attempt to create a full picture of the historic significance of the downtown district. Of particular importance were the valuable resources found in the archives of the Webster County Historical Society located in the Fort Dodge Public Library. The archive holds a strong collection of historic maps and images, as well as local histories, city directories, and newspapers; perhaps its most valuable resource, however, is local historian Roger Natte. While the 2005-2006 "Historical & Architectural Survey of Downtown Fort Dodge, Iowa" by Pathfinder, CRM was referenced, it was the 2002 Multiple Property Document "Iowa's Main Street Commercial Architecture" by Jan Olive Nash which provides the backbone for the contextual framework used to develop the case for the district's significance and for evaluating the integrity of its individual resources.

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Fort Dodge Downtown Historic District, Webster County, Iowa

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National Park Service

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Fort Dodge Downtown Historic District, Webster County, Iowa

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Fort Dodge Downtown Historic District  
Name of Property

Webster County, Iowa  
County and State

## 10. Geographical Data

Acreage of Property 45 +/-

### UTM References

(Place additional UTM references on a continuation sheet.)

1		<u>15</u>		<u>401861</u>		<u>4706646</u>	
Zone		Easting		Northing			
2		<u>15</u>		<u>402313</u>		<u>4706720</u>	
Zone		Easting		Northing			
3		<u>15</u>		<u>402833</u>		<u>4706797</u>	
Zone		Easting		Northing			
4		<u>15</u>		<u>402838</u>		<u>4706636</u>	
Zone		Easting		Northing			

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

## 11. Form Prepared By

name/title Alexa McDowell, Architectural Historian  
organization AKAY Consulting date September 1, 2010  
street & number 1226 6<sup>th</sup> Street telephone 515-491-5432  
city or town Boone state Iowa zip code 50036

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### 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.

**Photographs** - Representative **black and white photographs** of the property.

**Additional items** - (Check with the SHPO or FPO for any additional items)

## Property Owner

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

name Various (see continuation sheet)  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ 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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Fort Dodge Downtown Historic District, Webster County, Iowa.

## GEOGRAPHICAL DATA

### UTM References, cont'd.

5.	15 402835E	4706460N
6.	15 402376E	4706368N
7.	15 401923E	4706301N
8.	15 401894E	4706463N

### Verbal Boundary Description

The Fort Dodge Downtown Historic District is linear in form, encompassing the resources lining First Avenue South, Central Avenue, First Avenue North and the intersecting streets between 3rd Street on the west and 12th Street on the east.



(MAP SOURCE: <http://www.mapquest.com>)

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## **NATIONAL REGISTER OF HISTORIC PLACES**

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Fort Dodge Downtown Historic District, Webster County, Iowa.

#### Boundary Justification

The boundary encompasses all properties that are historically associated with the district, including non-commercial buildings sited within the commercial core. The resources within the boundaries represent the growth of the historic downtown over the extended period of its development as well as the broad spectrum of property types (commercial, residential, religious, educational, and governmental) typically found in an historic downtown of an Iowa county seat with a substantial population. Although the number of non-contributing properties is relatively high in the blocks at the west end of the district, the historic association of those blocks to the early settlement and development period is an important element in the full picture of the history of the Fort Dodge Downtown Historic District. Further, significant individual resources that retain a high level of integrity are located in those blocks. As a result, the boundary was drawn to extend west to 3<sup>rd</sup> Street, encompassing all of the resources of the downtown.

The notch in the northern boundary reflects the discrepancy in the roadway between the east and west ends of the district and the intent to include the Dunning Livery (sited at the notch) in the district.

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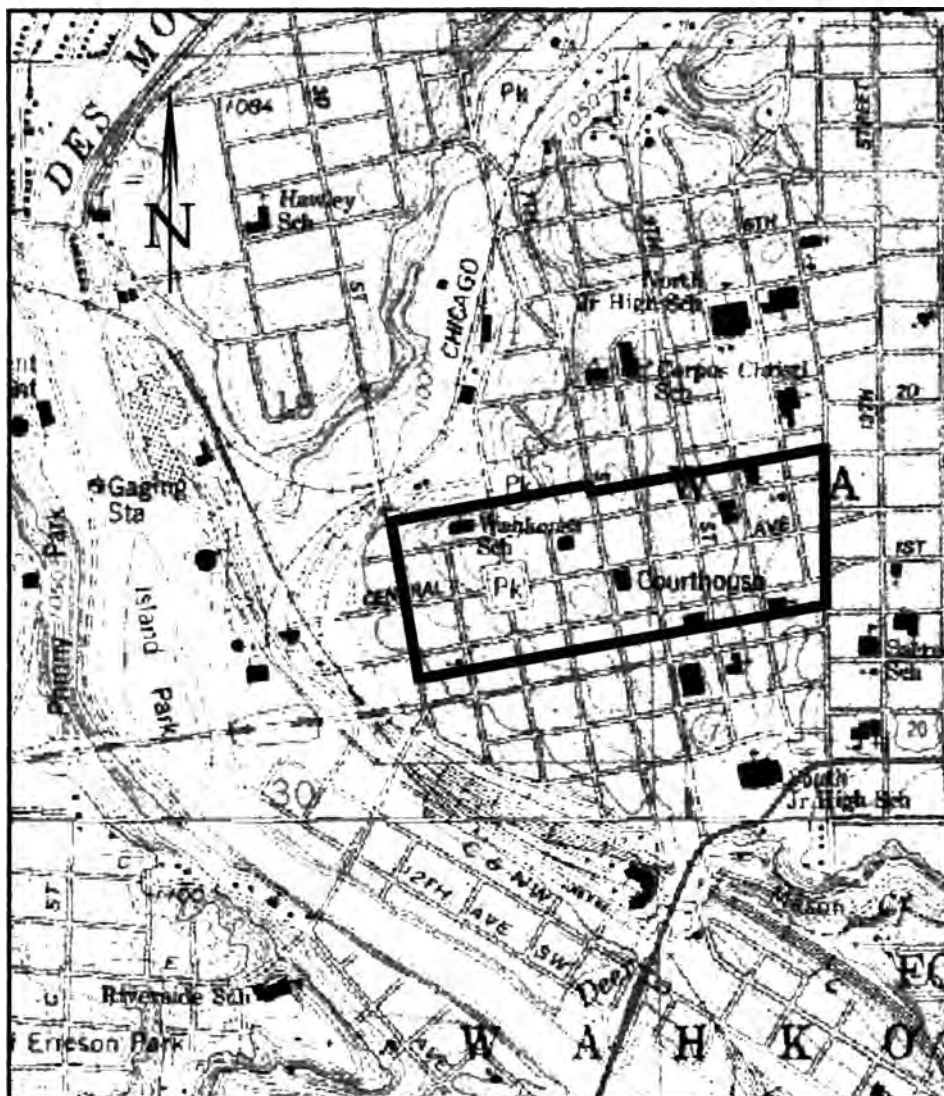
# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Fort Dodge Downtown Historic District, Webster County, Iowa

Figure 1. USGS 7.5 MINUTE TOPOGRAPHIC MAP— FORT DODGE NORTH QUAD (1979)



(SOURCE: <http://www.trails.com>)

The Fort Dodge Downtown Historic District is indicated by the black outline.

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Fort Dodge Downtown Historic District, Webster County, Iowa

Figure 2. BOUNDARY MAP - 2010



(Base-map Source: <http://www.mapquest.com>)

The Fort Dodge Downtown Historic District is linear in form, encompassing the resources lining First Avenue South, Central Avenue, First Avenue North and the intersecting streets between 3rd Street on the west and 12th Street on the east. The resources of the district span a period beginning with the town's platting in 1854 through 1964, the year in which the Crossroads Mall was opened, signaling the beginning of a sharp decline in the commercial vitality of the historic downtown.

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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

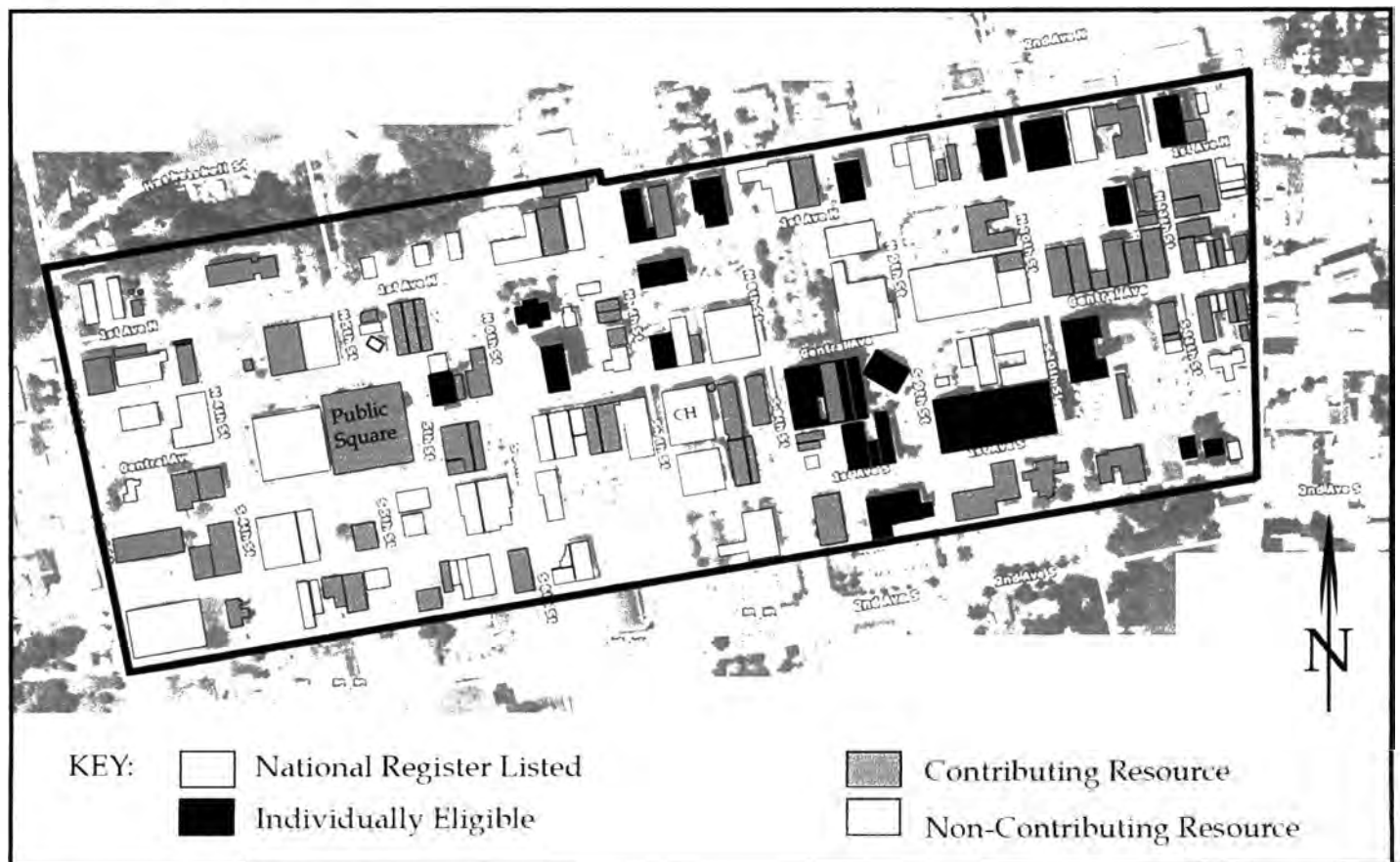
Section number \_\_\_\_\_ Embedded Images \_\_\_\_\_

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Fort Dodge Downtown Historic District, Webster County, Iowa

Figure 3. RESOURCE MAP



(Base-map Source: <http://www.mapquest.com>)

In addition to those resources coded on the above map, one contributing object and four non-contributing objects are located on the Public Square. The district's contributing resources, although dominated by commercial buildings, represent a wide array of property types, including those housing governmental, religious, educational, social, and industrial interests. Further, the built resources represent a variety of construction eras, with the 1890s and the period from 1908-1930 prominently represented.

NOTE: For the purpose of underscoring the strength of the district's contributing resources, those considered individually eligible are coded as such on the resource map. However, current NPS guidelines do not make distinctions within contributing resources regarding individual eligibility; the official counts on the Registration form cover pages and in Section 7 categorize resources utilizing the official method.

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Fort Dodge Downtown Historic District, Webster County, Iowa

Figure 4. KEY TO PHOTOGRAPHS – 2010



(Base-map Source: <http://www.mapquest.com>)

Representative photographs of the Downtown Historic District were taken from the numbered positions, which correspond to the photographs included in the appropriate section.

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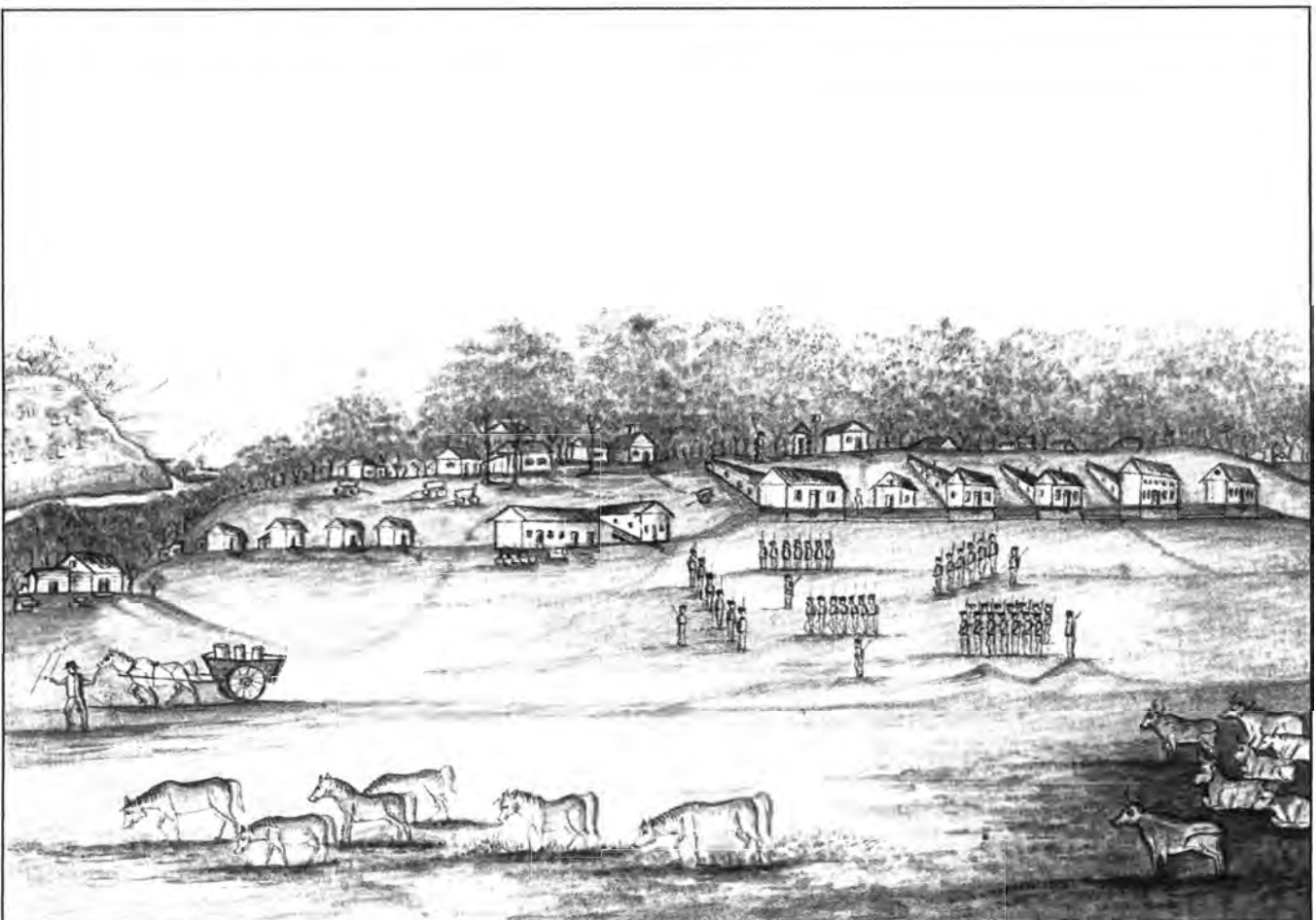
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Fort Dodge Downtown Historic District, Webster County, Iowa

**Figure 5. DRAWING OF THE MILITARY OUTPOST – 1852**



(SOURCE: Webster County Historical Society)

Major William Williams did this ink and watercolor drawing of the military outpost at Fort Dodge in 1852. The view is looking due north, with Soldier Creek, a tributary of the Des Moines River, moving into the view at left. The parade grounds upon which the military are shown in formation became the Public Square in Williams' 1854 plat of the town.

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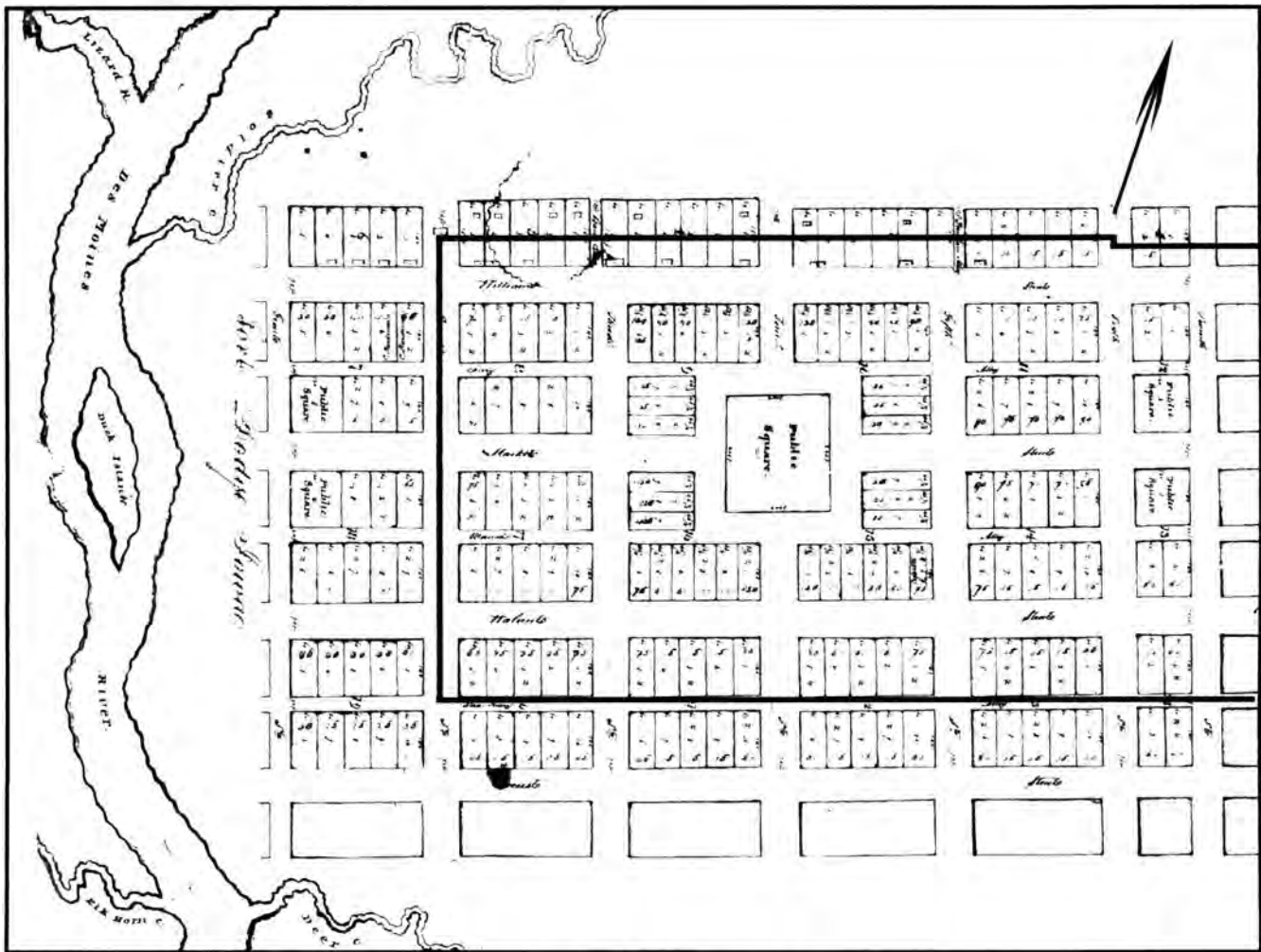
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Fort Dodge Downtown Historic District, Webster County, Iowa

Figure 6. ORIGINAL PLAT OF FORT DODGE – 1854



(SOURCE: Doan, William S., *Book of Days*. Reprinted with author's permission.)

After the 1853 de-commissioning of the post at Fort Dodge, Major William Williams platted the town of Fort Dodge. As the plat indicates, the Public Square (a contributing resource to the historic district) has always been a prominent component of the downtown district. Note – the portion of the Downtown Historic District that fall within the map have been added for reference.



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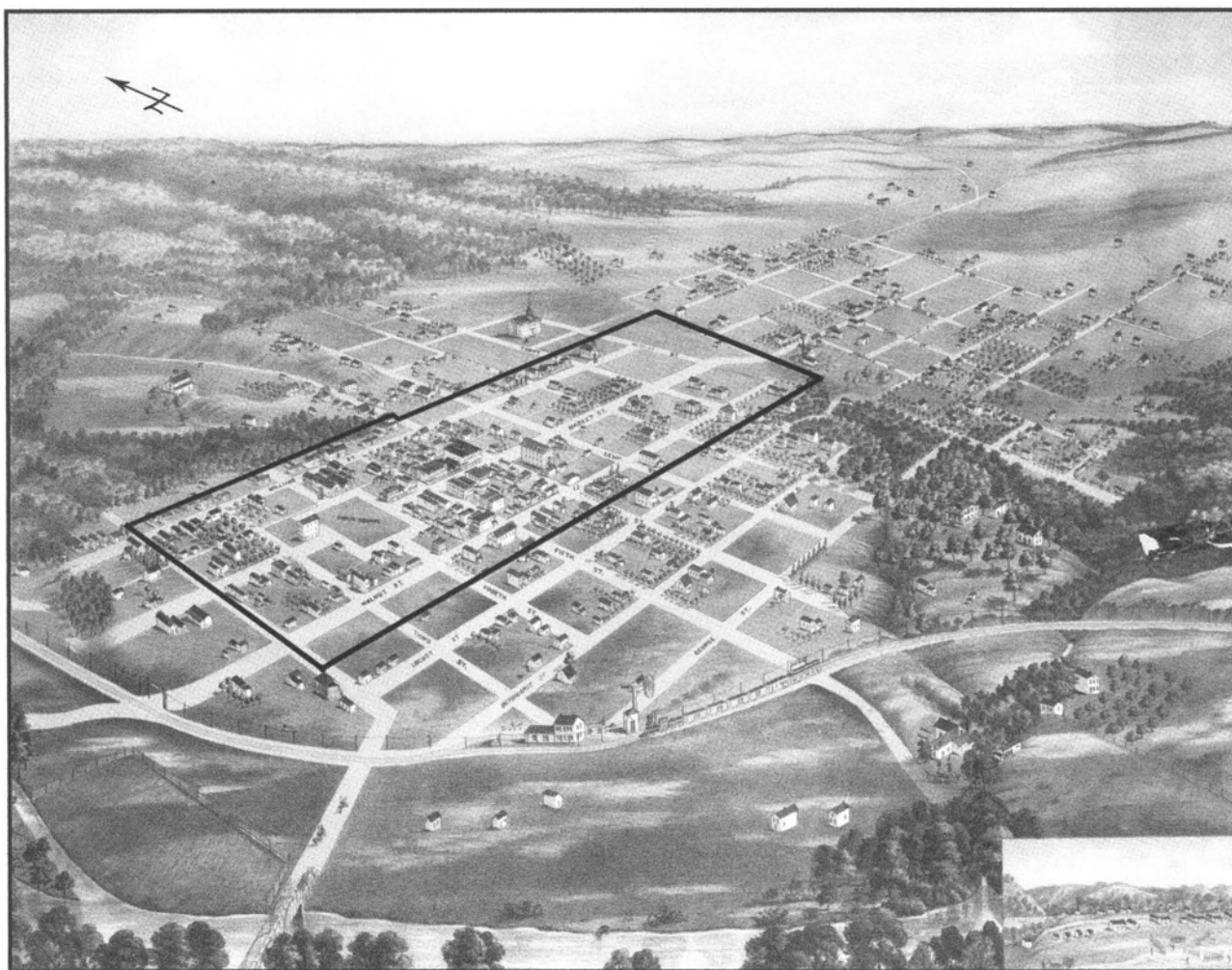
Section number \_\_\_\_\_ Embedded Images \_\_\_\_\_

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Fort Dodge Downtown Historic District, Webster County, Iowa

**Figure 7. BIRDSEYE VIEW OF EARLY FORT DODGE – 1869**



(SOURCE: William S. Doan, *Book of Days*. Reprinted with author's permission.)

This birds-eye view of early Fort Dodge illustrates the gridiron plat set in its landscape of rolling hills along the Des Moines River. The Downtown Historic District boundaries have been added for reference.



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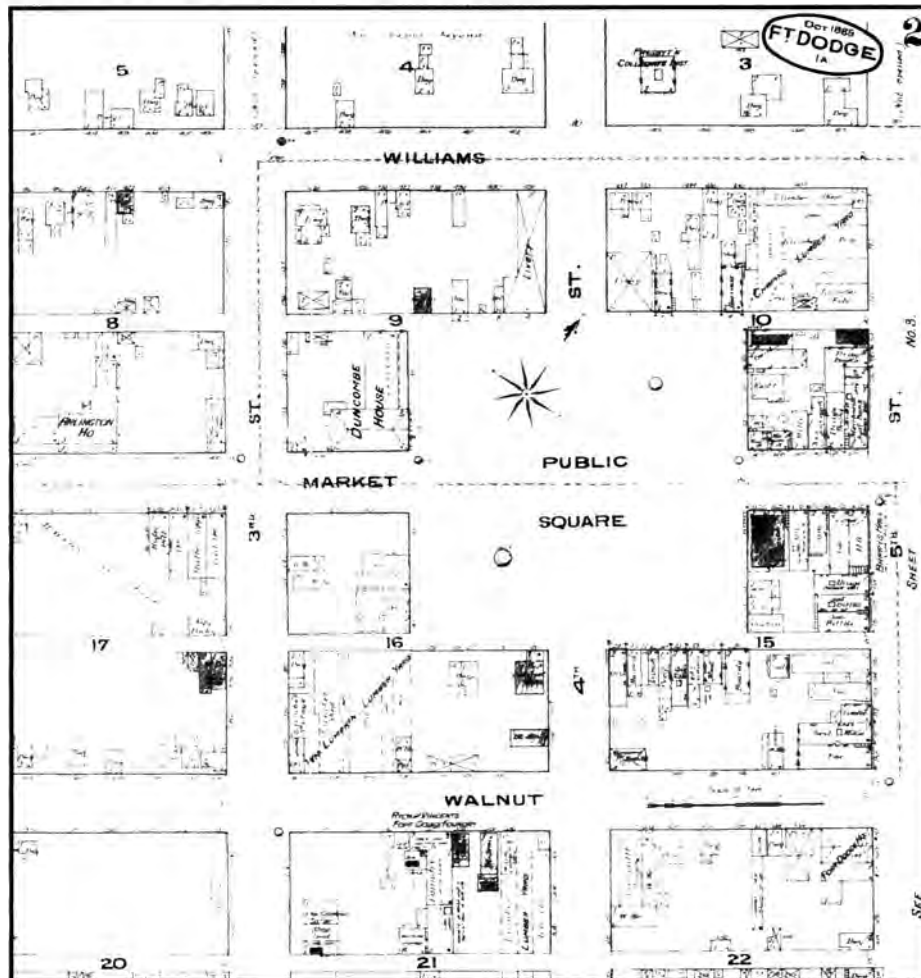
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Fort Dodge Downtown Historic District, Webster County, Iowa

**Figure 9. FIRE INSURANCE MAP – 1885 – Public Square**



(SOURCE: <http://0-sanborn.umi.com/catalog.cbpl.lib.ia.us:80/>)

Fort Dodge commercial interests grew up around the Public Square, then spread east along Market Street (now Central Avenue). Although the square itself remained undeveloped, the 1885 Sanborn map reveals that a variety of commercial interests lined the perimeter of the square by that time. Note that those on the north, west, and southwest were housed in freestanding buildings, while those on the east near Market Street were moving toward a streetscape of contiguous buildings that is typical of a fully developed commercial corridor. The map also documents that this section of Williams Street (First Avenue N.) was dominated by residential dwellings and Walnut Street (First Avenue S.), while also including some residential, was heavily represented by light industrial interests, such as the Rich & Vincent Foundry.

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Fort Dodge Downtown Historic District, Webster County, Iowa

### Figure 10. HISTORIC IMAGE – ca.1905



1809 CITY PARK, FORT DODGE, IOWA.

(SOURCE: AKAY Consulting Postcard Collection)

View of the Public Square (aka City Park or City Square) looking northwest, with the Duncombe Hotel in view on the far left and the Colby Livery at right. The businesses along the west perimeter of the square were historically dominated by hotels/rooming houses and businesses related to transportation (livery) or agriculture (implements). Historical news accounts indicate the Public Square was an undeveloped eyesore through the early 1890s. Once local sentiment coalesced to remedy that situation, the Square became both more attractive and more utilized by the community; in 1898 the street railway bisected the square. Sanborn maps suggest that the composition of the square seen in this image remained as such until about 1916, by which time a small “band stand” stood in the northeast quarter.

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Fort Dodge Downtown Historic District, Webster County, Iowa

**Figure 11. HISTORIC IMAGE – ca. 1896**



(SOURCE: AKAY Consulting Postcard Collection)

View of Central Avenue looking east from the City Square with the 1896 Garmoe Building designed by Samuel C. Wherry seen at left. Mercantile interests quickly grew up along Central Avenue in the blocks on the east side of the Public Square moving east toward the County Courthouse at 7<sup>th</sup> Street. By the early years of the 20<sup>th</sup> century, the street was fully developed as a commercial corridor all the way to 12<sup>th</sup> Street.

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Fort Dodge Downtown Historic District, Webster County, Iowa

**Figure 12. HISTORIC IMAGE – ca. 1900**



(SOURCE: AKAY Consulting Postcard Collection)

View of the north side of Central Avenue looking east from 7<sup>th</sup> Street with the Reynolds Block at left and the Webster County Courthouse at right edge. The 1882 Reynolds Block, constructed by Brown & Hepler, is the district's oldest extant commercial building. The building is located near the east end of the district's early mercantile development, standing in contrast to the "low-rise skyscrapers" of the twentieth century development that visually defines the Central Avenue corridor between 8<sup>th</sup> and 12<sup>th</sup> Streets.

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Fort Dodge Downtown Historic District, Webster County, Iowa

**Figure 13. HISTORIC IMAGE – ca. 1905**



(SOURCE: Webster County Historical Society)

This panoramic view was taken from the intersection of Central Avenue and 8<sup>th</sup> Street, looking to the west with the clock tower calling out the location of the Webster County Courthouse. The image captures the downtown on the cusp of major change: the automobile is just entering the picture and the days of the horse-drawn carriage are numbered. Even the streetcar line, with tracks running down the center of the avenue, would be a thing of the past within a few years. The image also provides a rare historic view of an intersecting streetscape.

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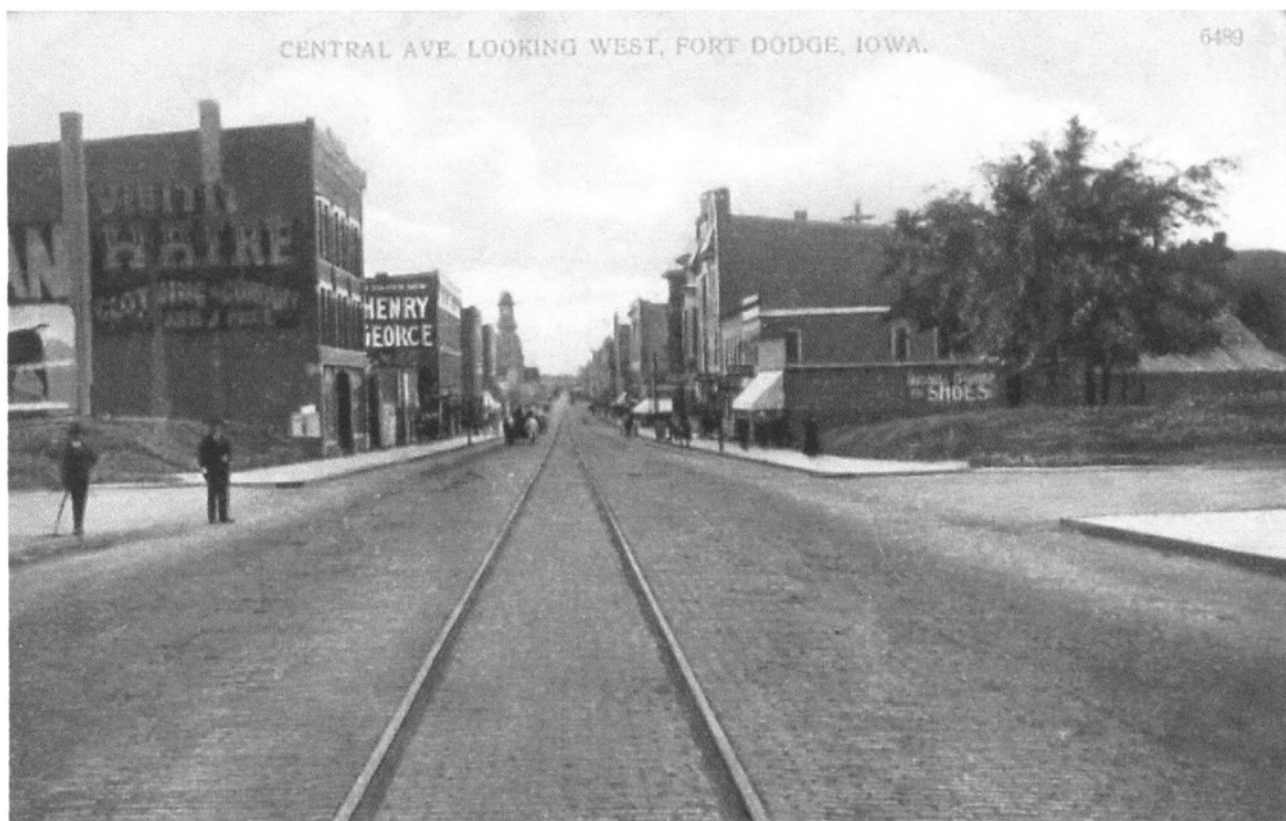
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Fort Dodge Downtown Historic District, Webster County, Iowa

**Figure 14. HISTORIC IMAGE – ca. 1900**



(SOURCE: AKAY Consulting Postcard Collection)

View of Central Avenue looking west from near 12<sup>th</sup> Street. In the Downtown Historic District, the streetcar ran down Central Avenue from the depot just east of 12<sup>th</sup> Street (non-extant), through the Public Square on the west to 3<sup>rd</sup> Street. The street railway spurred economic prosperity by connecting the growing community to the full length of its commercial corridor and to within a short walk of the resources (churches, public library, social clubs, residences, and commercial businesses) located on the First Avenues.



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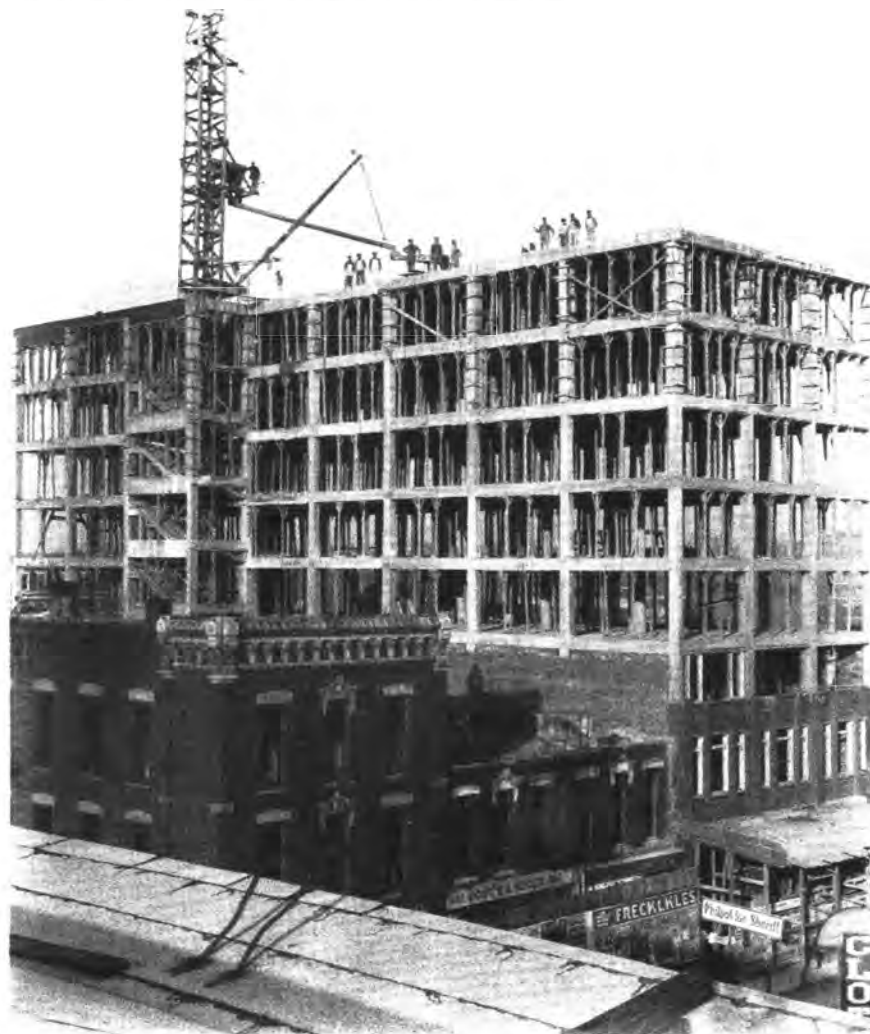
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Fort Dodge Downtown Historic District, Webster County, Iowa

**Figure 15. PRUSIA HARDWARE CONSTRUCTION – 1916**



(SOURCE: Webster County Historical Society)

The Prusia Hardware Building, placed into service in 1917, epitomizes construction technology of the day. The building, designed by Fort Dodge architect E.O. Damon, Jr., utilized reinforced concrete allowing for greater height, large expanses of open interior space, and a greater measure of fire-resistance. At eight stories, the Prusia Hardware building was and is the tallest building in the Fort Dodge Downtown Historic District. The building's façade reflected the stylistic influences coming out of Chicago during that period. Of particular note was the use of the Chicago window – a grouping of three windows, the center being larger and fixed, flanked by narrow windows each with a double-hung, operable sash.

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Fort Dodge Downtown Historic District, Webster County, Iowa

Figure 16. HISTORIC IMAGE – ca.1950



(SOURCE: AKAY Consulting Postcard Collection)

View of Central Avenue in the 1950s, looking west toward the City Square from between 10<sup>th</sup> and 11<sup>th</sup> Streets. The image reflects the twentieth century character that continues to define this section of Central Avenue.

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Fort Dodge Downtown Historic District, Webster County, Iowa

Figure 17. HISTORIC IMAGE – ca.1955



(SOURCE: Webster County Historical Society)

This image of the 800 block of Central Avenue (south side) reflects the visual character of that portion of the commercial core. The adjoining “low-rise skyscrapers” (l-r: McQuilken Building, Boston Store, and Snell Building) were all constructed between 1908 and 1920 and reflect the structural and stylistic influences of that period, including their height. The scale of the Boston Store and the Snell Building reflect the economic prosperity of the construction period. The Des Moines architecture firm of Liebbe, Nourse & Rasmussen, designed the Snell Building.

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Fort Dodge Downtown Historic District, Webster County, Iowa

**Figure 18. HISTORIC IMAGE – ca.1960**



(SOURCE: Webster County Historical Society)

The Public Square was, for many years, the physical and social heart of the community. That was never more true than during the years in which Karl L. King conducted the community band. This image documents the enormous crowd that has gathered for a concert featuring the Karl King Band. Note that the bandstand (1930) in use at that time was considerably larger in scale than the original and was Classical Revival in style.

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Fort Dodge Downtown Historic District, Webster County, Iowa

1. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: view of the City Square looking northwest from 5<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0001.tif  
HP Premium Plus Photo Paper and Vivera Ink
2. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: view of the City Square looking west along Central Avenue from 9<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0002.tif  
HP Premium Plus Photo Paper and Vivera Ink
3. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: north side of Central Avenue looking northeast from the City Square with Garmoe Building  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0003.tif  
HP Premium Plus Photo Paper and Vivera Ink
4. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: looking east along Central Avenue from the City Square (at 5<sup>th</sup> Street)  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0004.tif  
HP Premium Plus Photo Paper and Vivera Ink

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Fort Dodge Downtown Historic District, Webster County, Iowa

5. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: north side of Central Avenue looking east from 7<sup>th</sup> Street with Reynolds Block at left  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0005.tif  
HP Premium Plus Photo Paper and Vivera Ink
6. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: east side of 7<sup>th</sup> Street looking north from Central Avenue  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0006.tif  
HP Premium Plus Photo Paper and Vivera Ink
7. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: south side of Central Avenue looking east from 7<sup>th</sup> Street with County Courthouse at right  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0007.tif  
HP Premium Plus Photo Paper and Vivera Ink
8. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: south side of Central Avenue at 8<sup>th</sup> Street – (l-r: Wyatt Building, McQuilken Furniture Building, Boston Store, and Snell Building).  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0008.tif  
HP Premium Plus Photo Paper and Vivera Ink

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Fort Dodge Downtown Historic District, Webster County, Iowa

9. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.

Streetscape: south side of Central Avenue looking east from 8<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0008.tif  
HP Premium Plus Photo Paper and Vivera Ink

10. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.

Streetscape: south side of Central Avenue looking east from 9<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0010.tif  
HP Premium Plus Photo Paper and Vivera Ink

11. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.

Streetscape: west side of 8<sup>th</sup> Street looking north from Central Avenue  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0011.tif  
HP Premium Plus Photo Paper and Vivera Ink

12. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.

Streetscape: north side of Central Avenue looking east from 10<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0012.tif  
HP Premium Plus Photo Paper and Vivera Ink

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Fort Dodge Downtown Historic District, Webster County, Iowa

13. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.

Streetscape: north side of Central Avenue looking east from 11<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0013.tif  
HP Premium Plus Photo Paper and Vivera Ink

14. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.

Streetscape: First Avenue North looking east from 4<sup>th</sup> Street with Wahkonsa School at left  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0014.tif  
HP Premium Plus Photo Paper and Vivera Ink

15. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.

First Avenue North: view of Pease Building stone foundation  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0015.tif  
HP Premium Plus Photo Paper and Vivera Ink

16. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.

Streetscape: south side of First Avenue North looking east from 5<sup>th</sup> Street with Carnegie Library in the middle  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0016.tif  
HP Premium Plus Photo Paper and Vivera Ink



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Fort Dodge Downtown Historic District, Webster County, Iowa

17. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
View of Dunning Livery on North 7<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0017.tif  
HP Premium Plus Photo Paper and Vivera Ink
18. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: north side of First Avenue North looking east from 7<sup>th</sup> Street with Mulroneys Manufacturing building, Laramar Ballroom, and Rehder Cadillac building  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0018.tif  
HP Premium Plus Photo Paper and Vivera Ink
19. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: north side of First Avenue North looking east from 9<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0019.tif  
HP Premium Plus Photo Paper and Vivera Ink
20. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: north side of First Avenue North looking east from 10<sup>th</sup> Street with Methodist Church  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0020.tif  
HP Premium Plus Photo Paper and Vivera Ink

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Fort Dodge Downtown Historic District, Webster County, Iowa

21. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: south side of First Avenue North looking east from 10<sup>th</sup> Street with Masonic Temple  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0021.tif  
HP Premium Plus Photo Paper and Vivera Ink
22. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: north side of First Avenue North looking east from 11<sup>th</sup> Street with Gralek Motors/Heath  
Apartments  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0022.tif  
HP Premium Plus Photo Paper and Vivera Ink
23. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: south side of First Avenue South looking east from 4<sup>th</sup> Street with Rich & Vincent's FD Foundry  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0023.tif  
HP Premium Plus Photo Paper and Vivera Ink
24. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: south side of First Avenue South looking east from 8<sup>th</sup> Street with Municipal Building  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0024.tif  
HP Premium Plus Photo Paper and Vivera Ink

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Fort Dodge Downtown Historic District, Webster County, Iowa

25. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.
- Streetscape: north side of First Avenue South looking east from 9<sup>th</sup> Street with "ghost signs" on Fort Dodge  
Paint & Wallpaper Building  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0025.tif  
HP Premium Plus Photo Paper and Vivera Ink
26. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.
- Streetscape: north side of First Avenue South between 8<sup>th</sup> and 9<sup>th</sup> Streets (l-r: A. Hower Block, Bockoven  
Building, and Knights of Columbus)  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0026.tif  
HP Premium Plus Photo Paper and Vivera Ink
27. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.
- Streetscape: view of Warden Hotel/Warden Plaza looking northeast from the Municipal Building  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0027.tif  
HP Premium Plus Photo Paper and Vivera Ink
28. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.
- Streetscape: south side of First Avenue South looking east from 10<sup>th</sup> Street with St. Mark's Episcopal Church  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0028.tif  
HP Premium Plus Photo Paper and Vivera Ink

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Fort Dodge Downtown Historic District, Webster County, Iowa

29. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape: Victorian multiple dwelling at 1035-1037 First Avenue South  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0029.tif  
HP Premium Plus Photo Paper and Vivera Ink
30. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape Object: William S. Kenyon Statue/Water Fountain in pocket park east of County Courthouse  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0030.tif  
HP Premium Plus Photo Paper and Vivera Ink
31. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Streetscape Object: John F. Duncombe Statue in City Square  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0031.tif  
HP Premium Plus Photo Paper and Vivera Ink
32. Fort Dodge Downtown Historic District  
Webster County, Iowa  
Photographer: Alexa McDowell, AKAY Consulting, Boone, IA  
October 11, 2009  
CD-ROM on file with City of Fort Dodge and the Iowa State Historic Preservation Office.  
  
Contributing Objects: three neons signs on Daniel Pharmacy building (Central Avenue & 12<sup>th</sup> Street)  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0032.tif  
HP Premium Plus Photo Paper and Vivera Ink

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Fort Dodge Downtown Historic District, Webster County, Iowa

1. Streetscape: view of the City Square looking northwest from 5<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0001.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

- Streetscape: view of the City Square looking west along Central Avenue from 9<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0002.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

- Streetscape: north side of Central Avenue looking northeast from the City Square with Garmoe Building  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0003.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

4. Streetscape: looking east along Central Avenue from the City Square (at 5<sup>th</sup> Street)  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0004.tif





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Fort Dodge Downtown Historic District, Webster County, Iowa

5. Streetscape: north side of Central Avenue looking east from 7<sup>th</sup> Street with Reynolds Block at left  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0005.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

6. Streetscape: east side of 7<sup>th</sup> Street looking north from Central Avenue  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0006.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

7. Streetscape: south side of Central Avenue looking east from 7<sup>th</sup> Street with County Courthouse at right  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0007.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

8. Streetscape: south side of Central Avenue at 8<sup>th</sup> Street – (l-r: Wyatt Building, McQuilken Furniture Building, Boston Store, and Snell Building)  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0008.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

9. Streetscape: south side of Central Avenue looking east from 8<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0009.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

10. Streetscape: south side of Central Avenue looking east from 9<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0010.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

11. Streetscape: west side of 8<sup>th</sup> Street looking north from Central Avenue  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0011.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

12. Streetscape: north side of Central Avenue looking east from 10<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0012.tif





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Fort Dodge Downtown Historic District, Webster County, Iowa

13. Streetscape: north side of Central Avenue looking east from 11<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0013.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

14. Streetscape: north side of First Avenue south looking east from 4<sup>th</sup> Street with Wahkonsa School at right  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0014.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

15. First Avenue North: view of Pease Building stone foundation  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0015.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

16. Streetscape: south side of First Avenue North looking east from 5<sup>th</sup> Street with Carnegie Library in the middle  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0016.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

17. View of Dunning Livery on North 7<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0017.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

18. Streetscape: north side of First Avenue North looking east from 7<sup>th</sup> Street with (l-r): Mulroney Manufacturing building, Laramar Ballroom, and Rehder Cadillac building  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0018.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

19. Streetscape: north side of First Avenue North looking east from 9<sup>th</sup> Street  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0019.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

20. Streetscape: north side of First Avenue North looking east from 10<sup>th</sup> Street with Methodist Church  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0020.tif





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Fort Dodge Downtown Historic District, Webster County, Iowa

21. Streetscape: south side of First Avenue North looking east from 10<sup>th</sup> Street with Masonic Temple  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0021.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

22. Streetscape: north side of First Avenue North looking east from 11<sup>th</sup> Street with Gralek Motors/Heath Apartments  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0022.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

23. Streetscape: south side of First Avenue South from 4<sup>th</sup> Street with Rich & Vincent FD Foundry  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0023.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

24. Streetscape: south side of First Avenue South looking east from 8<sup>th</sup> Street with Municipal Building  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0024.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

25. Streetscape: north side of First Avenue South looking east from 9<sup>th</sup> Street with “ghost signs” on Fort Dodge Paint & Wallpaper Building  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0025.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

26. Streetscape: north side of First Avenue South between 8<sup>th</sup> and 9<sup>th</sup> Streets (l-r: Fort Dodge Paint & Wallpaper Building, Bockoven Building, and Knights of Columbus)  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0026.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

27. Streetscape: view of Warden Hotel/Warden Plaza looking northeast from the Municipal Building  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0027.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

28. Streetscape: south side of First Avenue South looking east from 10<sup>th</sup> Street with St. Mark's Episcopal Church  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0028.tif





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Fort Dodge Downtown Historic District, Webster County, Iowa

29. Streetscape: Victorian multiple dwelling at 1035-1037 First Avenue South  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0029.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

30. Streetscape Object: William S. Kenyon Statue/Water Fountain in pocket park east of County Courthouse  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0030.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

31. Streetscape Object: John F. Duncombe Statue in City Square  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0031.tif



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Fort Dodge Downtown Historic District, Webster County, Iowa

32. Contributing Objects: three neons signs on Daniel Pharmacy building (Central Avenue & 12<sup>th</sup> Street)  
IA\_WebsterCounty\_FortDodgeDowntownHistoricDistrict\_0032.tif



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Section number "Property Owners"

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Fort Dodge Downtown Historic District, Webster County, Iowa.

Downtown Property Owners

NAME	ADDRESS_1	ADDRESS_2	ADDRESS_3	ZIP_5	LOCATION
ALEXANDER BRUCE W		1105 CENTRAL AVE	FORT DODGE IA	50501	1105 CENTRAL AVE
ASHTON SAMMY A & BEVERLY S		2229 LAKEWOOD TRAIL	FORT DODGE IA	50501	015 CENTRAL AVE
BALKENENDE BROOKE A & RICHARD	M	2358 ELM DRIVE	FORT DODGE IA	50501	16 N 11TH ST
BAPTIST CHURCH	TRUSTEES OF	24 N 10TH ST	FORT DODGE IA	50501	24 N 10TH ST
BARBER RAYMOND L &	CAROL M	500 CENTRAL AVE	FORT DODGE IA	50501	500 CENTRAL AVE
BECKER EDWARD D & JOANN L		1335 1ST AVE N	FORT DODGE IA	50501	821 1ST AVE N
BENNETT PROPERTIES LLC	% KAREN M DEN HARTOG	2355 ELM ST	FORT DODGE IA	50501	704-708 CENTRAL AVE
BERAN TED D		1013 N 9TH ST	FORT DODGE IA	50501	1035 1ST AVE S
BICKFORD WILLIAM L & DIANE L		814 1ST AVE S	FORT DODGE IA	50501	814 1ST AVE S
BICKFORD WILLIAM L & DIANE L		814 1ST AVE S	FORT DODGE IA	50501	509 1ST AVE S
BLANCO INVESTMENTS INC		1101 CENTRAL AVE	FORT DODGE IA	50501	1103 CENTRAL AVE
BLC PROPERTIES LLC	%CARY KIRKBERG ESTLUND	904 15TH AVE N	FORT DODGE IA	50501	429 CENTRAL AVE
BOCKOVEN JAMES R & BETTY J		1001 S 27TH ST	FORT DODGE IA	50501	818 1ST AVE S
BOCKOVEN JAMES R & BETTY J		1001 S 27TH ST	FORT DODGE IA	50501	520 CENTRAL AVE
BOSTON CENTRE OWNERS ASSOC		809 CENTRAL AVE SUITE 600	FORT DODGE IA	50501	
BRADLEY J D		15 S 8TH ST	FORT DODGE IA	50501	15 S 8TH ST
BRADLEY J D		15 S 8TH ST	FORT DODGE IA	50501	17 S 8TH ST
BRICK ENTERPRISES LTD		429 1ST AVE S	FORT DODGE IA	50501	425-429 1ST AVE S
BRICK ENTERPRISES LTD		429 1ST AVE S	FORT DODGE IA	50501	419 1ST AVE S
CITY OF FORT DODGE		819 1ST AVE S	FORT DODGE IA	50501	525 CENTRAL AVE
CITY OF FORT DODGE				1	527-529 CENTRAL AVE
CITY OF FORT DODGE				1	16-24-28 N 8TH ST
CITY OF FORT DODGE				1	530 1ST AVE S
CITY OF FORT DODGE				1	14 S 6TH ST
CITY OF FORT DODGE				1	12 S 6TH ST
CITY OF FORT DODGE		819 1ST AVE S	FORT DODGE IA	50501	810 1ST AVE S
CITY OF FORT DODGE				1	10 S 6TH ST
CITY OF FORT DODGE		819 1ST AVE S	FORT DODGE IA	50501	817 CENTRAL AVE
CITY OF FORT DODGE				1	424 CENTRAL AVE
CITY OF FORT DODGE				0	28 N 8TH ST
CITY OF FORT DODGE				1	15-23 N 7TH ST
CITY OF FORT DODGE				0	23 N 9TH ST
COLUMBUS HALL ASSN	OF FORT DODGE	820-822 1ST AVE S	FORT DODGE IA	50501	820-822 1ST AVE S
COPPIN CHAPEL AFRCN	METH EPISCOPAL CHRCH		FORT DODGE IA	50501	329 1ST AVE N
CREDIT UNION CENTER		PO BOX 1211	FORT DODGE IA	50501	13 S 3RD ST
CREDIT UNION CENTER		PO BOX 1211	FORT DODGE IA	50501	311 CENTRAL AVE
CREDIT UNION CENTER		PO BOX 1211	FORT DODGE IA	50501	313 CENTRAL AVE
CREDIT UNION CENTER		PO BOX 1211	FORT DODGE IA	50501	315 CENTRAL AVE
DANIEL JOHN F JR		1114 CENTRAL AVE	FORT DODGE IA	50501	1112 CENTRAL AVE
DANIEL JOHN F JR		1114 CENTRAL AVE	FORT DODGE IA	50501	1114 CENTRAL AVE
DANIEL JOHN F JR & MARGO		1705 N 11TH ST	FORT DODGE IA	50501	320 1ST AVE S
DANIEL JOHN FERRIS	JR	1114 CENTRAL AVE	FORT DODGE IA	50501	1108 CENTRAL AVE
DANIEL JOHN FERRIS	JR	1114 CENTRAL AVE	FORT DODGE IA	50501	1110 CENTRAL AVE
DANIEL STEVEN J		2188 180TH ST	FORT DODGE IA	50501	517 CENTRAL AVE
DANIEL STEVEN J		2188 180TH ST	FORT DODGE IA	50501	521 CENTRAL AVE
DANIEL STEVEN J		2188 180TH ST	FORT DODGE IA	50501	519 CENTRAL AVE
DANIEL STEVEN JAMES		2188 180TH ST	FORT DODGE IA	50501	520 1ST AVE S
DEALER SERVICES INC		PO BOX 1187	WOODWARD OK	73802	1027 CENTRAL AVE
DENCKLAU HOWARD & KATHY		1029 N 24TH PL	FORT DODGE IA	50501	111 S 5TH ST
DEVELOPMENT CORPORATION OF	GREATER FORT DODGE	819 1ST AVE S	FORT DODGE IA	50501	901-905 CENTRAL AVE
DODGE PROPERTIES INC		PO BOX 928	WALISAU WI	54402	822 CENTRAL AVE
DOYLE CONSTRUCTION LLC	% DOYLE ENTERPRISES LLC	329 CENTRAL AVE	FORT DODGE IA	50501	301 1ST AVE N
DUNBAR DENNIS R & DIANA		130 PIERCE ST	BARNUM IA	50518	1115 1ST AVE N
DUNBAR DENNIS R & DIANA L		130 PIERCE ST	BARNUM IA	50518	22 N 12TH ST
ELDRIDGE KEITH E		412 N 7TH ST	FORT DODGE IA	50501	1107 CENTRAL AVE
FDG PROPERTIES LLC	% LORI ESSING	122 AVE M WEST	FORT DODGE IA	50501	1027-1029 1ST AVE S
FDG REALTY LLC		122 AVE M WEST	FORT DODGE IA	50501	1014 CENTRAL AVE
FIRST AMERICAN BANK		12333 UNIVERSITY AVE	CLIVE IA	50325	1000-4 CENTRAL AVE
FIRST FEDERAL INVESTMENT	SERVICES INC	825 CENTRAL AVE	FORT DODGE IA	50501	628 CENTRAL AVE
FIRST FEDERAL SAVINGS BANK OF	FORT DODGE	825 CENTRAL AVE	FORT DODGE IA	50501	16-20 S 9TH ST
FIRST FEDERAL SAVINGS BANK OF	FORT DODGE	825 CENTRAL AVE	FORT DODGE IA	50501	825 CENTRAL AVE
FIRSTAMERICAN BANK		12333 UNIVERSITY AVE	CLIVE IA	50325	911 CENTRAL AVE
FLETCHER CLARK W & WILLIAM A &	ETAL	428 CENTRAL AVE	FORT DODGE IA	50501	
FLETCHER GERALDINE G		420-428 CENTRAL AVE	FORT DODGE IA	50501	420-428 CENTRAL AVE
FLETCHER WILLIAM A	GERALDINE & CLARK W	428 CENTRAL AVE	FORT DODGE IA	50501	414 CENTRAL AVE
FORT DODGE CITY	424 CENTRAL AVE		FORT DODGE IA	50501	424 CENTRAL AVE
FORT DODGE LEASED HOUSING	ASSOCIATES 1 LIMITED PARTNERSH	2355 POLARIS LANE N #100	MINNEAPOLIS MN	55447	927 CENTRAL AVE
FORT MICHAEL E		600 1ST AVE S	FORT DODGE IA	50501	808-808 1ST AVE S
GAILEY JOHN		704 CENTRAL AVE	FORT DODGE IA	50501	600-804 CENTRAL AVE
GAILEY JOHN W		704 CENTRAL AVE	FORT DODGE IA	50501	604 CENTRAL AVE
GIBSON NATHAN A & JULIE A		2370 270TH ST	BADGER IA	50516	515-519 1ST AVE S
GIBSON NATHAN A & JULIE A		2370 270TH ST	BADGER IA	50516	515-519 1ST AVE S
HABHAB A ROGER &	PAMELA A	1812 SCENIC DR	FORT DODGE IA	50501	
HABHAB ANVER R & PAMELA A		1812 SCENIC DR	FORT DODGE IA	50501	901 1ST AVE S
HABHAB ANVER R & PAMELA A		1812 SCENIC DR	FORT DODGE IA	50501	508 CENTRAL AVE
HABHAB ANVER ROGER & PAMELA A		1812 SCENIC DR	FORT DODGE IA	50501	1029 1ST AVE N



# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number "Property Owners"

Page 107

CFN-259-1116

Fort Dodge Downtown Historic District, Webster County, Iowa.

## Downtown Property Owners, cont'd.

SECOND JUDICIAL DISTRICT	DEPARTMENT OF CORRECTIONAL SER	PO BOX 623	FORT DODGE IA	50501	303 1ST AVE S
SECOND JUDICIAL DISTRICT DEPT	OF CORRECTIONAL SERVICES	PO BOX 623	AMES IA	50010	321 1/2 1ST AVE S
SECOND JUDICIAL DISTRICT DEPT	OF CORRECTIONAL SERVICES	PO BOX 623	AMES IA	50010	309 1ST AVE S
SECOND JUDICIAL DISTRICT DEPT	OF CORRECTIONAL SERVICES	PO BOX 623	AMES IA	50010	315 1ST AVE S
SECOND JUDICIAL DISTRICT DEPT	OF CORRECTIONAL SERVICES	PO BOX 623	AMES IA	50010	317 1ST AVE S
SHIRBROUN WILLIAM D		PO BOX 623	AMES IA	50010	321 1ST AVE S
SINDLINGER RAYMOND L &		1994 NICOLE RD	FORT DODGE IA	50501	803 1ST AVE S
SMELTZER ANN CHARITABLE TRUST	COLLEEN J	1674 LAINSON AVE	FORT DODGE IA	50501	10 N 10TH ST
ST MARK'S PROTESTANT	%BILL GRIFFEL	PO BOX 791	FORT DODGE IA	50501	1021 1ST AVE S
ST MARK'S PROTESTANT	EPISCOPAL CHURCH	1007 1ST AVE S	FORT DODGE IA	50501	1007 1ST AVE S
SWANSON DENNIS L & GAYLE M			FORT DODGE IA	50501	1001 1ST AVE S
SWENSEN DON		536 AVE E	FORT DODGE IA	50501	511 1ST AVE S
TD ENTERPRISES LLC		1720 210TH ST	FORT DODGE IA	50501	824-828 CENTRAL AVE
TD ENTERPRISES LLC		329 CENTRAL AVE	FORT DODGE IA	50501	321-325 CENTRAL AVE
THAKOR CHANDRAJAGDISH U		329 CENTRAL AVE	FORT DODGE IA	50501	329 CENTRAL AVE
THOMPSON RICKY J		300 1ST AVE S	FORT DODGE IA	50501	300 1ST AVE S
TRINITY BUILDING CORPORATION		1113 N 16TH ST	FORT DODGE IA	50501	1101 CENTRAL AVE
VANORNUM JASON D & WENDY L		802 KENYON RD	FORT DODGE IA	50501	24 N 9TH ST
VENTURES OF IOWA LLC		533 HAWKEYE AVE	FORT DODGE IA	50501	401 1ST AVE S
VENTURES OF IOWA LLC		PO BOX 1440	FORT DODGE IA	50501	1018-20 CENTRAL AVE
VENTURES OF IOWA LLC		PO BOX 1440	FORT DODGE IA	50501	514-518 CENTRAL AVE
WEBSTER CO		PO BOX 1440	FORT DODGE IA	50501	1100 CENTRAL AVE
WEBSTER COUNTY				1	613 1ST AVE S
WEBSTER COUNTY				0	
WEBSTER COUNTY				1	615 1ST AVE S
WEBSTER COUNTY				0	702 1ST AVE S
WEBSTER COUNTY				0	
WEBSTER COUNTY IOWA	% WEBSTER CO BOARD OF SUPERVIS	703 CENTRAL AVE	FORT DODGE IA	50501	723 1ST AVE S
WEBSTER COUNTY IOWA	% WEBSTER CO BOARD OF SUPERVIS	703 CENTRAL AVE	FORT DODGE IA	50501	723 1ST AVE S
WEDELSTEDT EDWARD J		4655 N COLORADO BLVD	DENVER CO	80216	15 N 5TH ST
WYATT DENNIS H		915 CENTRAL AVE	FORT DODGE IA	50501	915 CENTRAL AVE
WYATT DENNIS H & JOSETTE N		1750 FAIRBANKS AVE	BARNUM IA	50518	917 CENTRAL AVE
WYATT JOSETTE N		1750 FAIRBANKS AVE	BARNUM IA	50518	817 CENTRAL AVE





IA\_Webster\_Fort Dodge Downtown Historic  
District\_0001



WELLS FARGO



IA - Webster County, Ft. Dodge Downtown  
Historic District - 0002



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0003



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0004







IA - Webster County - Ft. Dodge Downtown  
Historic District - 2005





IA - Webster County - Ft. Dodge Downtown  
Historic District - 0006



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0007



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0008





IA - Webster County - Ft. Dodge Downtown  
Historic District - 0009



IA - Webster County - Ft. Dodge Downtown  
Historic District - photo



IA - Webster County - Ft. Dodge Downtown  
Historic District - coll



CENTRAL AVE

10TH ST

IA - Webster County - Ft. Dodge Downtown  
Historic District - 0012





IA - Webster County - Ft. Dodge Downtown  
Historic District - 0013



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0014



IA - Webster County - Ft. Dodge  
Downtown Historic  
District - 0015



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0016





IA - Webster County - Ft. Dodge Downtown  
Historic District - 0017



IA\_ Webster County - Ft. Dodge Downtown  
Historic District - 0018



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0019



N 10TH ST

Choice  
Printing

IA - Webster County - Ft. Dodge Downtown Historic  
District - 0020





IA - Webster County - Ft. Dodge Downtown  
Historic District - 0024



IA - Webster County - Ft. Dodge Downtown  
Historic District - 2022



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0023



I4 - Webster County - Ft. Dodge Towntown  
Historic District - 0024



WHOLE  
FARM

BORAX

Makes Clothes Whiter  
and colors Brighter  
The Borax with the  
Soap does the work

TELEPHONE  
MFG COMPANY

TELEPHONES,  
SWITCHBOARDS

CONSTRUCTION MATERIAL

Delicious and  
fresh

OLD

Coca-Cola





IA - Webster County - Ft. Dodge Downtown  
Historic District - 0025



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0026



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0027



IA - Webster County - Fort Dodge Downtown  
Historic District - 002B



NO LEFT  
TURN



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0029



IA-Webster County-Ft. Dodge Downtown  
Historic District-0030



CHAS. F. BRIDGEMAN

1811 - 1886

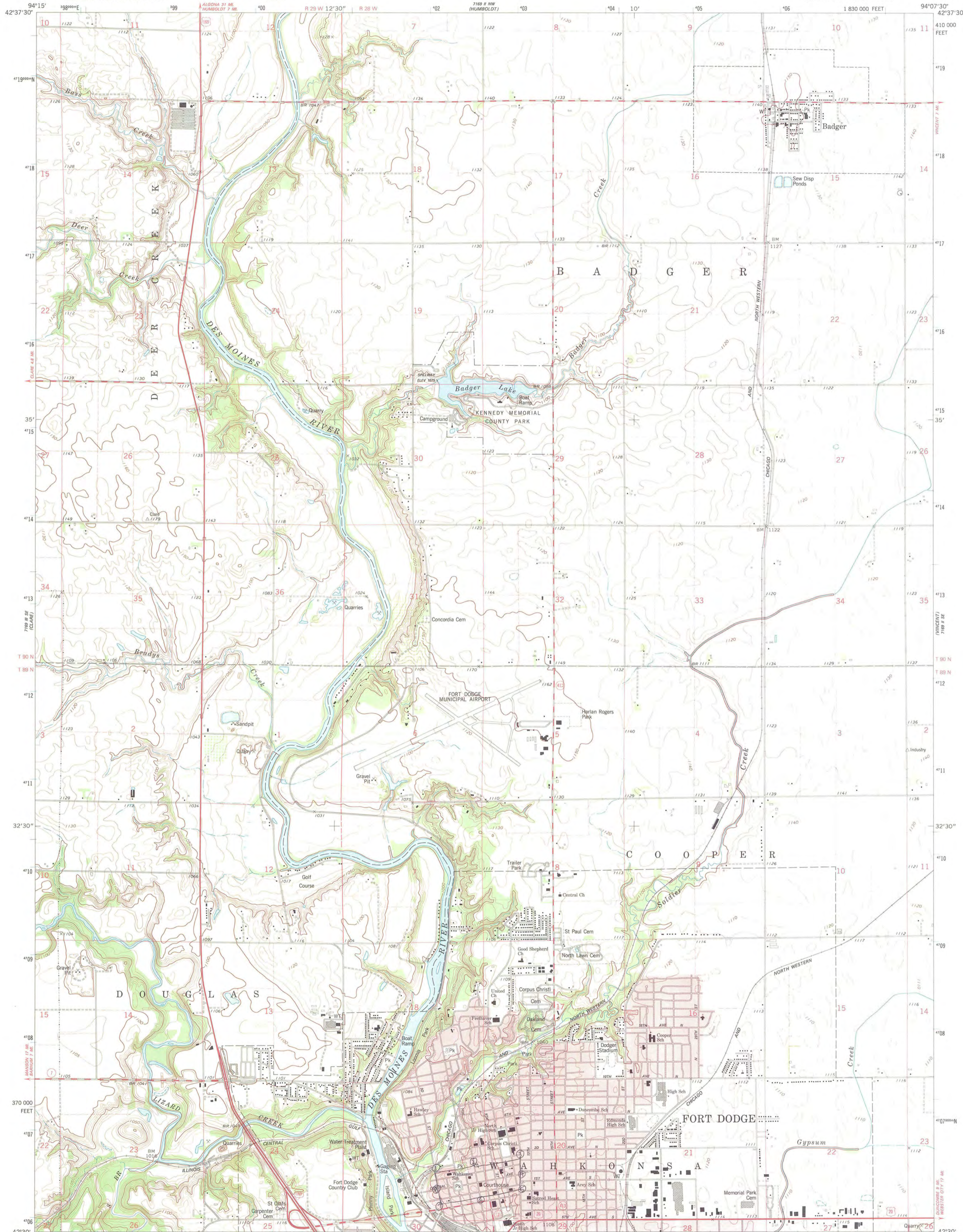
BRIDGEMAN WAS BORN IN  
NEWTON, MASS. ON FEBRUARY  
11, 1811. HE WAS A  
PROMINENT BUSINESS MAN  
AND A MEMBER OF THE  
LEGISLATURE. HE DIED  
ON FEBRUARY 11, 1886.  
HE WAS BURIED IN  
NEWTON, MASS.

BRIDGEMAN

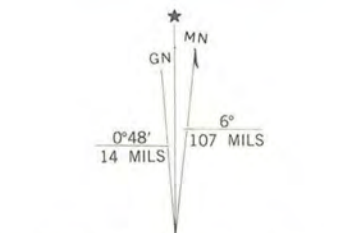
IA - Webster County - Ft. Dodge Downtown  
Historic District - 0031



IA - Webster County - Ft. Dodge Downtown  
Historic District - 0032



Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial photographs  
taken 1973. Field checked 1974. Map edited 1979  
Projection and 10,000-foot grid ticks: Iowa coordinate  
system, north zone (Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue. 1927 North American datum  
Red tint indicates areas 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



SCALE 1:24 000  
1 0000 0 1000 2000 3000 4000 5000 6000 7000 FEET  
1 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 METERS  
CONTOUR INTERVAL 10 FEET  
DOTTED LINES REPRESENT 5-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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



FORT DODGE NORTH, IOWA  
SW/4 FORT DODGE 15' QUADRANGLE  
N4230-W9407.5/7.5  
1979

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

*Fort Dodge North, Iowa  
Webster County - Fort Dodge, Iowa*

1. 15	402816E	4706646N
2. 15	402833E	4706720N
3. 15	402853E	4706797N
4. 15	402838E	4706624N
5. 15	402855E	4706460N
6. 15	402870E	4706568N
7. 15	401923E	4706301N
8. 15	401894E	4706465N



# National Register of Historic Places

## Note to the record

Additional Documentation: 2019

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Name of Property
County and State
Name of multiple listing (if applicable)

Section number \_\_\_\_\_ Page 1

Supplementary Listing Record

NRIS Reference Number: AD10000918

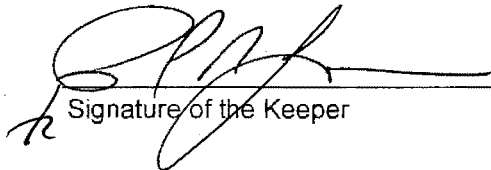
Date Listed: 1/4/2019

Property Name: Fort Dodge Downtown Historic District

County: Webster

State: IA

-----  
This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

  
Signature of the Keeper

1/29/2019  
Date of Action

-----  
Amended Items in Nomination:

**Resource Count**

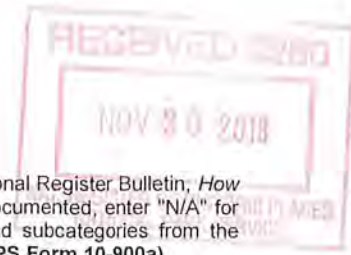
The current Additional Documentation adds only one (1) new contributing building to the historic district. [The original 2010 district documentation previously recorded both buildings as one contributing resource.] The total count of contributing resources in the district should read 101 contributing buildings.

-----  
**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

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 Fort Dodge Downtown Historic District-Amendment

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

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

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

### 2. Location

street & number 1st Ave. N., Central Ave., & 1st Ave. S. from 3rd St. On West to 12th Street on East N/A not for publication

city or town \_\_\_\_\_ N/A vicinity

state Iowa county Webster zip code 50501

### 3. State/Federal Agency Certification

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

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

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

Applicable National Register Criteria:  A  B  C  D

Steve King Signature of certifying official/Title: Deputy State Historic Preservation Officer Date 19 Nov 2018

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:) Accept Additional Documentation

[Signature] Signature of the Keeper Date of Action 1/4/2019

Fort Dodge Historic District -Amendment

Webster 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	
2	0	buildings
0	0	site
0	0	structure
0	0	object
2	0	<b>Total</b>

Number of contributing resources previously listed in the National Register: \_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

**Current Functions**

(Enter categories from instructions.)

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

**Materials**

(Enter categories from instructions.)

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---

foundation: \_\_\_\_\_

walls: \_\_\_\_\_

roof: \_\_\_\_\_

other: \_\_\_\_\_

Fort Dodge Downtown Historic District -  
Amendment

Webster County, Iowa

Name of Property

County and State

---

### Narrative Description

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

This amendment to the “Fort Dodge Downtown Historic District” National Register of Historic Places nomination is to correct technical errors. As stated in the National Register nomination, “The Fort Dodge Downtown Historic District” is comprised of a wide variety of property types including commercial, light industrial, religious, governmental, social and education. In addition to the imposing Webster County Courthouse, the buildings along Central Avenue have historically housed commercial enterprises including financial institutions and hotels...<sup>1</sup> This certainly includes The Wahkonsa Hotel, the Wahkonsa Annex and the Warden Apartments, all the subject of this National Register Amendment. The nomination continues: “. . . some of the largest and most important buildings in the downtown were constructed in the first quarter of the 20<sup>th</sup> century, including the Warden Apartments and Shops (1924).”<sup>2</sup> The Wahkonsa Hotel, the Wahkonsa Annex and the Warden Apartments and Shop Building, the subject of this amendment, were designed in the Two-Part Commercial Block, yet the Warden remains stylistically separate from the former.<sup>3</sup> All three buildings feature brick facades, contrasting stone elements, and are constructed of steel and reinforced concrete. Floors of all three buildings are concrete; roofs are flat with asphalt.

---

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

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

The Wahkonsa Hotel, individually listed in the National Register in 2008 and as a contributing building in the “Fort Dodge Downtown Historic District” (IA Inventory 94-01002), is located at 927 Central Avenue. Designed by Liebe, Nourse & Rasmussen, The Wahkonsa is a five-story, steel and reinforced concrete brick building featuring Italian Renaissance Revival elements. The 65,000 square foot, U-shaped building measures 140 feet along South 10<sup>th</sup> Street and 120 feet along Central Avenue. Character defining features include buff (yellow) brick, symmetrical upper stories, and prominent stone belt coursing throughout the exterior. Original storefronts with tripartite transoms and divided by rusticated piers, have been partially modified with tinted glazing and aluminum mullions. The interior of the hotel, including office spaces, corridors, ceiling height (in some areas) and ornamental fabric and finishes are extant. Overall exterior and interior alterations to The Wahkonsa are minimal, with the original, distinguishing Italian Renaissance Revival elements intact.

The Wahkonsa Annex, while not included in The Wahkonsa Hotel nomination, is listed in the Fort Dodge Commercial Historic District along with The Wahkonsa as a contributing resource.<sup>4</sup> Designed by Liebe, Nourse & Rasmussen, architects for the hotel, the addition was constructed in 1916, with additional floors constructed in 1919. The design of the Italian Renaissance Revival influenced annex and its connection, mirrors that of the architect’s scheme for the original hotel in scale, massing, materials, fenestration, storefronts and alignment. This addition was constructed to serve The Wahkonsa Hotel and to meet the demand for lodging in Fort Dodge. First floor storefronts with tripartite transoms, cadence of the upper floor double-hung fenestration reflect the desire of the owners and architects to design the Annex in keeping with the architectural style of the original hotel building.

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<sup>1</sup> Alexa McDowell, “Fort Dodge Downtown Historic District,” National Register of Historic Places Nomination, Fort Dodge, Iowa, September 2010, Section 7, Page 2.

<sup>2</sup> Ibid, Section 7, Page 3.

<sup>3</sup> The Fort Dodge Downtown Historic District nomination does not describe the physical characteristics of the buildings included in the district.

<sup>4</sup> Ibid, Section 7, Page 10.

Fort Dodge Downtown Historic District -  
Amendment

Webster County, Iowa

Name of Property

County and State

The Warden Apartments and Shops (908 First Avenue South), designed in 1924 by Damon, O'Meara & Hills, Ft. Dodge, is an E-shaped, Two-Part Commercial Vertical Block building with a two-story limestone and terra cotta base and brick (red) upper stories. Fronting to the south, this prominent 8-story reinforced concrete tile and steel fireproof building shares a common wall with the Wahkonsa Annex, directly to the east. Yet stylistically, the Warden represents a shift in design, where the restrained, ubiquitous rectangular block pattern represented by The Wahkonsa Hotel and the Wahkonsa Annex were abandoned for the multi-use facility, where the upper story apartments (kitchenettes) are set within two open-courts of the E-shaped design, to allow for maximum ambient lighting. Shops and offices that were originally housed on the first and second floors would also benefit from the skylights placed within the courtyard, above. Important to note the top story detailing including the richly detailed cornice is off set from the Wahkonsa Annex, further proving that this building was never intended as a connection. (See Figs. 13-16)

Per the original floor plans for the Warden Apartments and Shops in relation to the Wahkonsa Annex, there were no building connections on the first floor or mezzanine, floor levels do not align, and hallways were not shared, further demonstrating that there was never an intention to connect the two buildings. Utilities, such as a water softening plant, heating, ventilation system and enclosed delivery alley, included in the original Warden Apartments and Shops were advanced for the time.<sup>5</sup> However, Theodore Warden, the owner of the Warden (see below) and the adjacent Wahkonsa annex, shared the heating plant present in the annex with his new, modern facility. This was standard practice at the time and was certainly not unusual nor an indication that the Warden and the Wahkonsa Annex were meant to be one building.<sup>6</sup>

<sup>5</sup> "Warden Apartment and Shops Opened to Public Today is Only One of Kind in Country," *The Fort Dodge Messenger and Chronicle* (8 November 1924), 1.

<sup>6</sup> For example, Union Station Power House, Kansas City, Missouri, constructed in 1914 (NR) plumbed steam to the Main Post Office constructed in 1933 (NR), through tunnels underneath West Pershing Road south to the new facility. Also, the Equitable Life Insurance Company of Iowa Building, Des Moines (NR 2015) and the Ausadie Building, Cedar Rapids (NR 2004), share utilities with other buildings. Additionally, the Veolia Steam Plant, Kansas City (formerly the Metropolitan Railway Plant), provides steam for the majority of the buildings within the Central Business District of Kansas City, MO.

Fort Dodge Downtown Historic District -  
Amendment  
Name of Property

Webster County, Iowa  
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**

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

**Period of Significance**

**Significant Dates**

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation** (if applicable)

N/A

**Architect/Builder**

Liebe, Nourse & Rasmussen

Damon, O'Meara & Hills

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### Statement of Significance

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

This amendment to the "Fort Dodge Downtown Historic District" nomination seeks to correct the technical error in that document that linked the Warden Apartment and Shops to the Wahkonsa Annex as one building, locally referred to as the Warden Plaza. The Warden Shops and Apartment Building was designed as a separate building from the Wahkonsa Annex and the latter was designed as an addition to The Wahkonsa Hotel. Promoted by the Fort Dodge Commercial Club, The Wahkonsa Hotel was designed and constructed as a "first class merchant hotel" to serve the booming city. Subsequently, the Wahkonsa Annex, designed similar in style to the original hotel, expanded the hotel facility as the demand for hotel accommodations increased. The Warden Shops and Apartment Building, constructed in 1924, is a separate commercial building within the "Fort Dodge Downtown Historic District" nomination. These two properties, The Wahkonsa Hotel and Annex and the Warden Shops and Apartment Building, as contributing resources within the "Fort Dodge Downtown Historic District" are locally significant under Criterion A in association with the history of commerce in downtown Fort Dodge and under Criterion C as representative examples of commercial style properties not found in other areas of the city.

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### Narrative Statement of Significance

 (Provide at least one paragraph for each area of significance.)

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

#### The Wahkonsa Hotel and the Wahkonsa Annex

During the first decades of the 20<sup>th</sup> century, the downtown central business district of Fort Dodge experienced immense growth in population and development. To support this boom, expanded lodging accommodations for business travelers and vacationers were paramount.<sup>7</sup>

The Fort Dodge Commercial Club, comprised of a group of local investors with keen interest in the ongoing success of the city, commissioned a formal land survey with the sole purpose to plan for a much-needed hotel in downtown Ft. Dodge. Subsequently, in May 1909, the Ft. Dodge Hotel Company was organized by members of the Fort Dodge Commercial Club, with the intent "to acquire and own real estate upon which to erect a building for a [new] hotel, store room and office room purposes in Fort Dodge . . ."<sup>8</sup>

After the group selected a site at the northeast corner of Central Avenue and South 10<sup>th</sup> Street, contracts for the 5-story building were let. The architectural firm of Liebbe, Nourse & Rasmussen, Des Moines, was chosen for the building's design.<sup>9</sup> Excavation began after July 14<sup>th</sup>, 1909, with construction beginning the following week.<sup>10</sup> The new hotel, named The Wahkonsa, formally opened after more than one-year of construction, on September 19, 1910.<sup>11</sup> Features of the new fireproof facility included approximately 150 guest rooms and a large dining room paneled in wood.

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<sup>7</sup> In the interest of brevity, this topic will not be expanded upon here, as much has already been written on the topic in National Register Nominations. See: Alexa McDowell, "Fort Dodge Downtown Historic District," National Register of Historic Places Nomination, Fort Dodge, Iowa, September 2010.

<sup>8</sup> Jennifer F. Hembree, "Wahkonsa Hotel," National Register of Historic Places Nomination, Fort Dodge, Iowa, April 2008. Section 8, Page 10.

<sup>9</sup> *The Western Contractor* 17 (July 1909), 17.

<sup>10</sup> "New Hotel Plans Are Interesting," *The Fort Dodge Messenger*, 14 July 1909.

<sup>11</sup> "Brilliant Throng at Formal Opening," *The Fort Dodge Messenger*, 20 September 1910.



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The early years of operation for The Wahkonsa were successful. In 1915, five years after it opened, the hotel came under new management when Frank G. Warden purchased the lease for the building. Warden, a wealthy hotel magnate and businessman originally from Ohio and his cousin Theodore G. Warden, joined in a partnership sometime between 1915 and early 1916.<sup>12</sup>

After Frank and Theodore Warden took over as owners of the lease, The Wahkonsa continued to flourish. In early 1916, the Wardens decided to expand their hotel operation. Consequently, Theodore purchased a vacant lot due south of The Wahkonsa, across the alley, at 1<sup>st</sup> Avenue South and Tenth Street for an addition to the hotel (see Figs. 1-2). This new section was to be designed “. . . similar in style to The Wahkonsa Hotel”.<sup>13</sup> The architectural firm of Liebke, Nourse & Rasmussen, architects of The Wahkonsa, was once again commissioned.<sup>14</sup> (Figures 4 and 5)

Construction for the 4-story hotel annex began on July 24<sup>th</sup>, 1916, with a provision to add more floors at a later date. Commercial storefronts, as well as guest rooms and a ballroom and banquet hall were included in the new design.<sup>15</sup> Originally known as the Wahkonsa Annex, it connected to the original Wahkonsa Hotel by a 25-foot link (across the alley), with a drive through at the ground level.<sup>16</sup> Despite several delays, such as worker strikes and grading issues, construction was completed by late November 1917.<sup>17</sup> (Figure 6)

In 1919, yet another expansion to the original Wahkonsa Hotel was planned where an additional three stories were added to the Wahkonsa Annex. The newest extension, which included approximately seventy apartments and a rooftop solarium, responded to the ever-growing needs of the community where apartment housing was in short supply.<sup>18</sup> Furthermore, as the rooftop solarium could be enjoyed by hotel guests, as well as apartment residents, illustrates that these two buildings— the original and the annex as one entity—were inextricably connected. As noted in a contemporary newspaper account, “this will make the south section of the hotel seven stories high.”<sup>19</sup> To this end, Frank Warden stated that, “many improvements were to be made in the older or main part of the hotel”<sup>20</sup> referring to The Wahkonsa as the primary/principal building.

### **The Warden Shops and Apartment Building**

In May 1922, as Theodore Warden’s business interests continued to grow, he began negotiations to acquire the properties to begin a new venture; located to the west of the Wahkonsa Annex on 1<sup>st</sup> Avenue South (see Figs. 2-3).<sup>21</sup> In July of that year, it was announced that Warden would erect an 8-story, E-shaped building to feature arcade shops combined with luxury apartments on the site.<sup>22</sup> The architectural firm of Damon, O’Meara & Hills, Ft. Dodge, was chosen for the design.

<sup>12</sup> Amanda E. Moore, “Warden Apartments and Shops,” Historic Preservation Certification Application Part 1, September 5, 2017, 15. See original article: “Wahkonsa is Sold to F. G. Warden,” *The Fort Dodge Messenger*, 9 September 1915. At the time of the purchase of The Wahkonsa, F. G. Warden owned 12 hotel operations in different states.

<sup>13</sup> *Ibid.* See original article: “Wardens Close Deal for Addition to Wahkonsa Hotel,” *The Fort Dodge Messenger*, 12 April 1916.

<sup>14</sup> *The American Contractor* 38 (September 1917), 73.

<sup>15</sup> “Excavation for Wahkonsa Annex Begins Monday,” *The Fort Dodge Messenger*, 17 July 1916.

<sup>16</sup> Moore, 12-13. See original article: “City Council Gives Wardens Right to Bridge Over Alley,” *The Fort Dodge Messenger*, 2 May 1916. This bridge can be seen on the 1925-47 Sanborn Fire Insurance map (Fig. 3).

<sup>17</sup> “The New Wahkonsa Annex,” *The Fort Dodge Messenger & Chronicle*, 17 November 1917.

<sup>18</sup> Moore, 15. See original articles: “Big Hotel May Become Bigger,” *The Fort Dodge Messenger & Chronicle*, 16 January 1919; “Contract Let for Wahkonsa Addition; Will Cost \$130,000,” *The Fort Dodge Messenger & Chronicle*, 9 April 1919. See also: *The American Architect* 115, No. 2265 (1919), 14.

<sup>19</sup> “Plans Approved for Hotel Improvement,” *The Fort Dodge Messenger & Chronicle*, 23 January 1919, 2.

<sup>20</sup> *Ibid.*

<sup>21</sup> Although there is evidence that Theodore G. Warden became the controlling shareholder in the Wahkonsa Annex and possibly The Wahkonsa, Theodore and Frank Warden continued their business related to these properties. See “Wahkonsa Involved in Big Hotel Deal,” *The Fort Dodge Messenger & Chronicle*, 7 October 1922. Also: Richard Sova, Landover Corporation, Lake Barrington, IL, “Part One Warden Hotel and Apartments and Wahkonsa Hotel Annex, Ft. Dodge, IA (IA-2014-036)”, 2015. 13.

<sup>22</sup> Moore, 15. See original article: “Apartment and Arcade Shops Plan,” *The Fort Dodge Messenger & Chronicle*, 24 June 1922.

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It is important to note that at this time Theodore Warden gifted his property deeds (including that of the to-be-constructed Warden Shops and Apartment Building) to his 16-year-old daughter, Theodora I. Warden. Although she would be the technical (hence, legal) owner of the property, her father would still oversee construction of the new building.<sup>23</sup>

Excavation for The Warden Shops and Apartment Building began by September 1922 (see Figs. 7-11). Contracts for construction of the basement and first floor were let to the W. J. Zitterell Construction Company in November, although construction photographs illustrate that the first floor was not completed until later (see Figs. 8 and 9).<sup>24</sup> After a brief delay, a building permit was issued for the remaining floors on June 14, 1923. This permit appears to be the "largest permit ever issued for a single building in the city" at the time.<sup>25</sup> The Warden Shops and Apartment Building was completed by October 1924, with a formal opening on November 8<sup>th</sup>, 1924 (see Figure 12).<sup>26</sup>

### **Changes in Ownership and Building Names**

It is important to note several additional changes in ownership and names of the buildings. As previously mentioned, in 1922, it was announced that Theodore Warden, the original owner of the Wahkonsa Annex and the to-be-constructed Warden Shops and Apartment Building, deeded the properties to his daughter, Theodora Warden. Theodora managed the hotel operation in the Wahkonsa Annex and maintained ownership of the Warden Shops and Apartment Building until 1930, when The Boss Hotel Company leased both The Wahkonsa and the Wahkonsa Annex.<sup>27</sup>

In 1930, the Boss Hotel Company renamed the Wahkonsa Annex as the Hotel Warden and the four-story link connecting the annex with The Wahkonsa Hotel was sealed. Theodora Warden continued to own the buildings until 1970, when she sold the original Wahkonsa Annex and The Warden Shops and Apartment Building to William Sergeant and Glenn Machovec.<sup>28</sup> After this sale, the two buildings were referred to as Warden Plaza, which complicated the provenance of these historic buildings. This sale did not include The Wahkonsa. Even though the Warden Shops and Apartment Building and the Wahkonsa Annex were sold together and were hence dubbed "Warden Plaza", this does not disregard the fact that historically they are two separate buildings, divided by a party wall, designed by different architectural firms from two distinct construction dates.

This ongoing confusion regarding the names of the buildings has led to misinformation related to the properties in the respective National Register nominations (the "Fort Dodge Downtown Historic District" and the "Wahkonsa Hotel") and related documents including the Iowa Site Inventory Form for the Wahkonsa. To add to the factually deficient documents, other non-historic building names have been used interchangeably for the various buildings in other nominations and source materials. A table illustrates these below:

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Additionally, see *The American Contractor*, October 21, 1922, 58. Three single-family residences were removed for the construction of this new building; see Fig. 2.

<sup>23</sup> *The Hotel World* 1 (July 1922), 38; "The Warden Building in the Course of Construction," *The Fort Dodge Messenger & Chronicle*, 30 September 1922.

<sup>24</sup> Moore, 19. See original article: "Zitterall Gets Contract for Warden Building," *The Fort Dodge Messenger & Chronicle*, 9 November 1922.

<sup>25</sup> "Permit Issued for New Warden Building in City," *The Fort Dodge Messenger & Chronicle*, 14 June 1923.

<sup>26</sup> "Formal Opening Warden Building Saturday, November 8," *The Fort Dodge Messenger & Chronicle*, 30 October 1924.

<sup>27</sup> Sova, "Part One Warden Hotel and Apartments and Wahkonsa Hotel Annex, Ft. Dodge, IA (IA-2014-036)", 13.

<sup>28</sup> Moore, 6, 23. See original article: "The Old Gives Way to the New at Warden Plaza," *The Fort Dodge Messenger*, 8 October 1970.

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<b>Historic Name</b>	The Wahkonsa	The Wahkonsa Annex	The Warden Shops and Apartment Building
<b>Historic Building Address</b>	927 Central Avenue	24 South 10th Avenue (later changed to 908 1 <sup>st</sup> Avenue South)	908 1st Avenue South
<b>Aliases</b>	Wahkonsa, The Wahkonsa Hotel, Wahkonsa Manor  Erroneously listed as part of Warden Plaza	Wahkonsa Hotel Annex, The Annex, The Warden Hotel, Hotel Warden  Also listed as part of Warden Plaza	The Warden Apartments, Warden Hotel and Arcade, The Warden Arcade, The Arcade Building, The Warden Apartment Hotel  Also listed as part of Warden Plaza

It should be pointed out that the 2006 State Historical Society of Iowa Site Inventory Form for the “Warden Hotel” (the name later given to the original Wahkonsa Annex), was based on the original 1970 survey, thereby linking the two buildings together. Due to this error, the related history is misrepresented.<sup>29</sup> The history of the building as single entity, is being corrected with this amendment.

**Ft. Dodge Downtown Historic District Nomination**

In September 2010, the Fort Dodge Downtown Historic District nomination was approved, providing a framework for contributing buildings within its boundaries to be listed on the National Register of Historic Places.<sup>30</sup> It appears that the crux of the issue is that the narrative and map contradict one another (For example, see: Section 7, Pages 10 and 15; Images, Page 49, etc.). The narrative pairs The Wahkonsa Hotel and Annex and separates out the Warden Apartments and Shops. However, the district map suggests the Warden and the Wahkonsa Annex are one building separate from The Wahkonsa Hotel. With the amendment, the discrepancy has been addressed.

**Misinformation Regarding the Wahkonsa Annex as a Separate Building**

In 2008, a National Register nomination was approved for the “Wahkonsa Hotel”.<sup>31</sup> This nomination states that the Wahkonsa Annex should not be considered part of the Wahkonsa Hotel, but this is misleading. This information should also be corrected. The Wahkonsa was built in 1909 with the Wahkonsa Annex clearly built as an addition in 1916. Notwithstanding, both buildings were designed by the same firm, in similar corresponding styles using the same materials and scale. It is clear that the Wahkonsa Annex should have been included as part of The Wahkonsa in this nomination.<sup>32</sup> To wit, as E. F. Rasmussen (from the architectural firm responsible for the design of the hotel and annex) stated in a 1916 *Fort Dodge Messenger* article, “The Wahkonsa will have 266 rooms when this addition is completed.”<sup>33</sup>

<sup>29</sup> Robert C. Vogel, “Warden Hotel,” State Historical Society of Iowa Site Inventory Form 94-00634, July 2006. The 1970 survey form, which this inventory is based on, linked the two buildings together because a single entity owned the two buildings. Subsequently, the two buildings were referred to as “The Warden Plaza” and the name was adopted locally.

<sup>30</sup> McDowell, “Fort Dodge Downtown Historic District”.

<sup>31</sup> Jennifer F. Hembree, MacRostie Historic Advisors, “Wahkonsa Hotel,” National Register of Historic Places Nomination, Fort Dodge, Iowa, April 2008.

<sup>32</sup> This nomination also uses the “Historical & Architectural Survey of Downtown Fort Dodge, Iowa” unpublished report and Site Inventory Form (both documents are in error, as previously mentioned), as sources for information.

<sup>33</sup> “Excavation for Wahkonsa Annex begins Monday,” Fort Dodge Messenger, 17 July 1916, 1.

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Most significant is a document from 1916 from the Recorder of Deeds, Fort Dodge, as follows: On April 29, Frank G. Warden and Theodore G. Warden, lessees of the Wahkonsa Hotel and owners of Lots 6 and 7 Block 10 (see Figure 2: Sanborn Map dated 1916, below) presented to the City Council of Fort Dodge “plans to occupy the vacant lot with a hotel property to operate in conjunction with the present Wahkonsa Hotel . . . and to carry out . . . the architectural design of the present hotel building to the end that the two properties may be operated as a unit.”<sup>34</sup>

At the same time, the Wardens also requested permission to “connect the present hotel with the structure to be built, by a bridge . . . to connect the present hotel into the hallways of the proposed structure.” In addition, approval was asked to build a tunnel between the existing hotel and its addition to share heat, power and water supplies. Thus, it is clear that The Warden Hotel and subsequent Annex were designed as a single entity.

### Separate Uses/Life Safety Issues of the Warden Shops and Wahkonsa Annex

The Warden Shops and Apartment Building, which opened in 1924, was listed separately from the Wahkonsa Annex in the *Fort Dodge City Directory*. For example, the 1927 City Directory lists the former at 908 1<sup>st</sup> Avenue S, with the latter at 24 S. 10<sup>th</sup> Street.<sup>35</sup> Contemporary ads also validate separate and individual uses of the Warden and the Annex further proving that they were not one in the same despite later ownership issues as described above.<sup>36</sup>

While the Warden and the Annex were constructed separately and functioned as independent apartment buildings, the corridors of the 2<sup>nd</sup> through 7<sup>th</sup> floors were connected at one location at their east-west public corridor intersection, thus providing a horizontal exit for each building<sup>37</sup> (Fig. 18). Given the high level of attention to fireproof construction (Fig. 17) on the Warden, it can be assumed that the opening in the dividing wall was utilized as a horizontal exit, thus providing an interior egress between the two buildings. This configuration was not unusual between separate buildings that share a wall. Furthermore, there were no connections between the shops level and mezzanine (public spaces) between the two buildings and that the egress was only at the levels of private, residential spaces.<sup>38</sup>

It is also important to note that at the time the Warden Building was constructed, the architectural and construction industries discussed fire safety and egress, following the 1911 Triangle Shirtwaist Factory fire. Subsequently, the National Fire Protection Association Committee on Safety to Life considered that horizontal exits were a “quick way to move people safely away from fire.” Additionally, this committee confirmed that if a “horizontal exit was constructed in a dividing wall, a set of exit stairs should be constructed on each side of the division wall. Thus, it is reasonable to assume that these recommendations were implemented during the construction of the Warden building.”<sup>39</sup>

As illustrated below (Fig. 3), the 1925 (with a 1947 overlay), the Sanborn Map indicates a north-south covered walkway, which physically separates the Annex from the Warden at street level. In actuality, this walkway is a covered delivery tunnel considered an innovative feature of the shops. As originally designed, there was access to this “alley”/walkway from the Warden but not from the Annex.<sup>40</sup>

<sup>34</sup> Recorder of Deeds, April 29, 1916, Book 34, Page 156.

<sup>35</sup> R. L. Polk & Co. *Fort Dodge City Directory*. 1925-1929.

<sup>36</sup> See: 1924 Advertisement for the Warden Apartments (Webster County Historical Society).

<sup>37</sup> The 1923 drawings illustrate joining the new openings (5 x 7). They did not cut the entire hallway, which would have been done for access and flow if the entire Warden and Wahkonsa Annex was intended to be a single building.

<sup>38</sup> Amanda Moore, STRATA Architecture, Inc., “Warden Apartments and Shops” Part I Historic Preservation Certification Application, 22.

<sup>39</sup> Ibid.

<sup>40</sup> (See fn5): *The Fort Dodge Messenger and Chronicle* (8 November 1924), 6.

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And lastly, Warden was sensitive to the continued growth of the city, and “recognized that Fort Dodge could not grow east due to the [location of the] Chicago & Great Western railroad tracks and depots. Nor could the city grow to the west due to the river. Growing north from downtown was difficult due to the number of churches, schools and other public buildings [extant].” Thus, it can be said that Warden’s development plan encompassed land to the south, where First Avenue South would be a business street and “to do this, he invested a considerable amount of money to make that possible.”<sup>41</sup>

<sup>41</sup> Moore, “Warden Apartments and Shops” Part I Historic Preservation Certification Application, 19.

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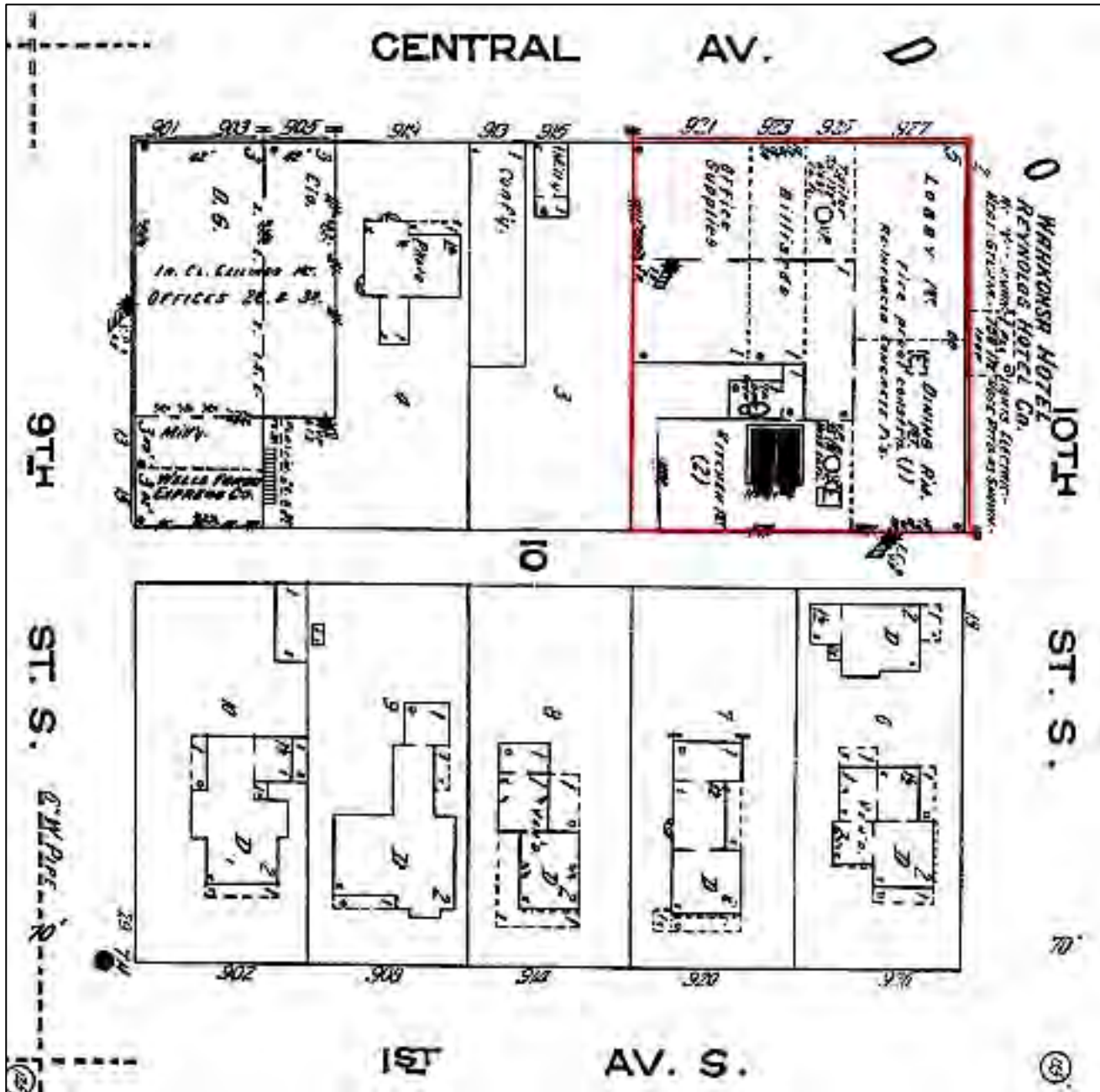


Figure 1: 1912 Sanborn Fire Insurance Map. The Wahkonsa is outlined in red.

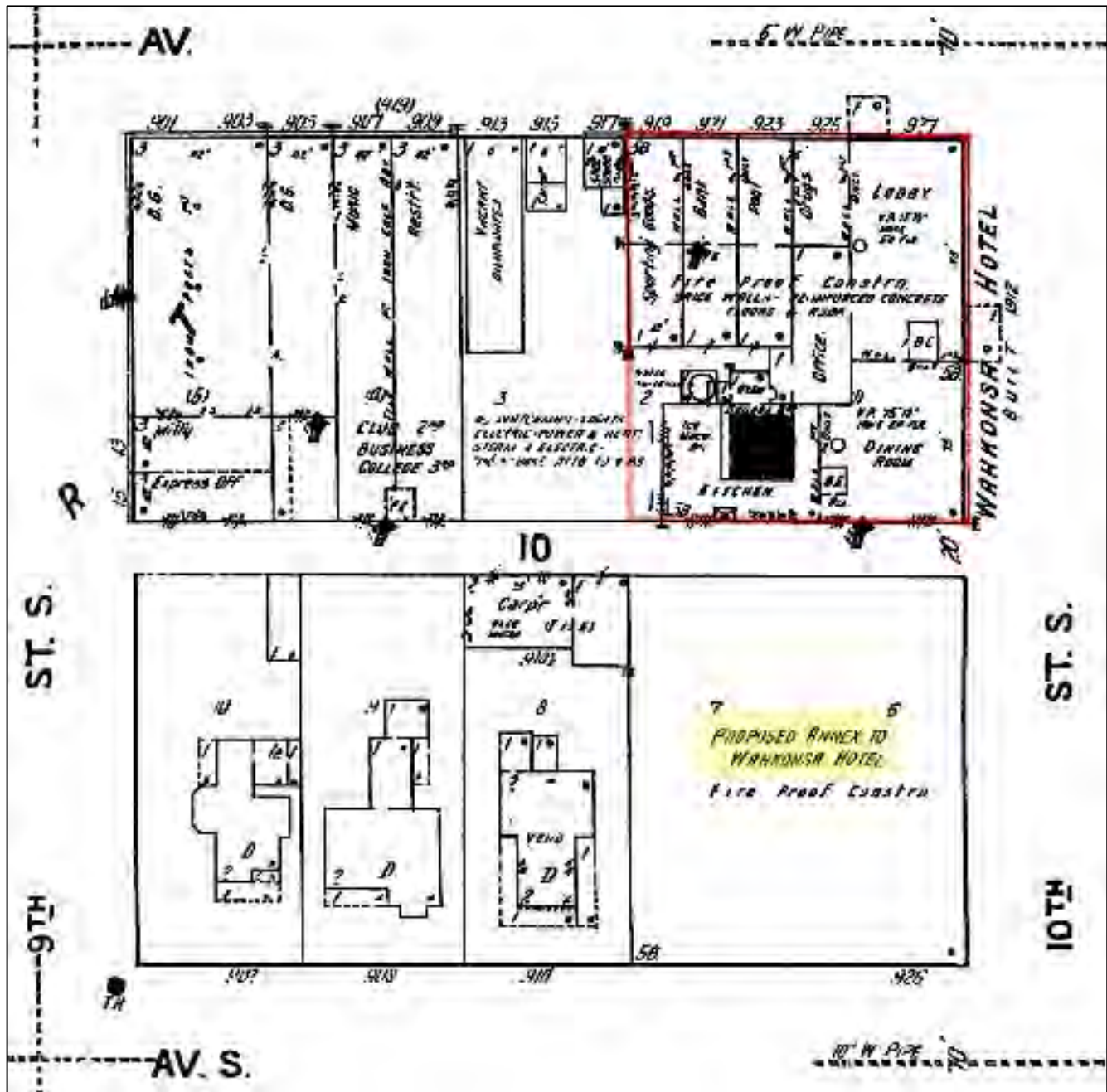
Source: Sanborn Map Company. Fort Dodge, Webster County, Iowa. December 1912.  
New York: Sanborn Map & Publishing Co., 1912.

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**Figure 2:** 1916 Sanborn Fire Insurance Map. The Wahkonsa is outlined in red; the text “Proposed Annex to Wahkonsa Hotel” is highlighted in yellow. An incorrect construction date of 1912 is attributed to The Wahkonsa Hotel; the correct date should be 1909-1910.

Source: Sanborn Map Company. Fort Dodge, Webster County, Iowa. July 1916.  
New York: Sanborn Map & Publishing Co., 1916.

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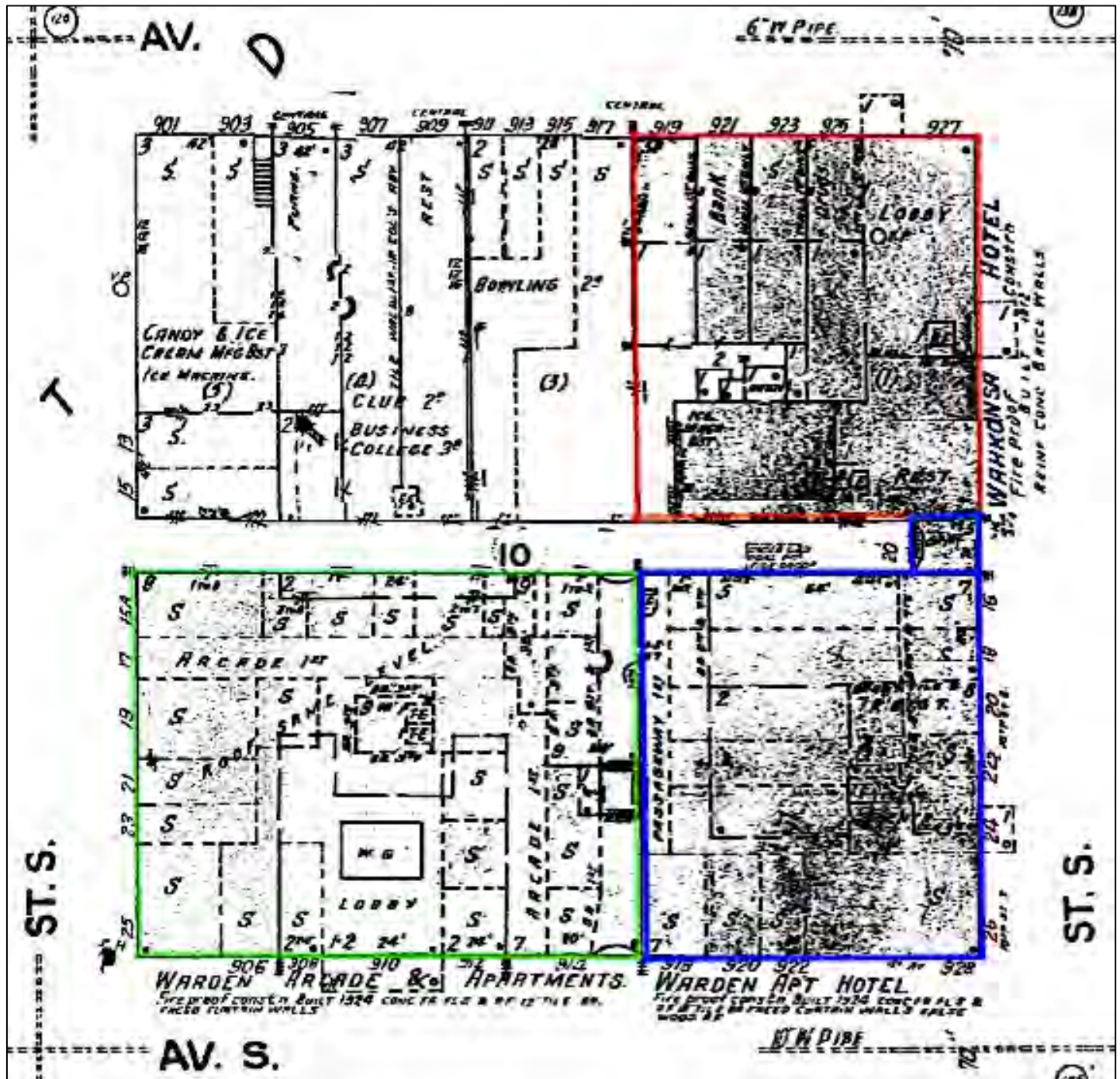


Figure 3: 1925 Sanborn Fire Insurance Map (with a 1947 overlay). The Wahkonsa is outlined in red; the Wahkonsa Annex (and connection to The Wahkonsa) is outlined in blue; the Warden Shops and Apartment Building is outlined in green. Building names used are non-historic and reflect the 1947 overlay date.

Source: Sanborn Map Company. Fort Dodge, Webster County, Iowa. April 1925-March 1947.  
New York: Sanborn Map & Publishing Co., 1925-1947.



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**Figure 4:** Contemporary view of The Wahkonsa (foreground) and the Wahkonsa Annex. Note that the fenestration of The Wahkonsa are replicated in the Annex.

Source: Strata Architecture, 2017



**Figure 5:** Historic photograph of the Wahkonsa Annex (foreground) and The Wahkonsa (background, right) before additional stories were added to the Annex and before the construction of the Warden Shops and Apartment Building. The photograph is undated, but the construction timeline points to a date of c. 1918.

Source: Webster County Historical Society

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**Figure 6:** The connection point between The Wahkonsa and the Wahkonsa Annex. View facing west.  
Source: Strata Architecture, 2017

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**Figure 7:** Excavation for the Warden Shops and Apartment Building, November 21, 1922. Photo taken from alley between 10<sup>th</sup> St. South and 9<sup>th</sup> St. South; view facing southeast. The Wahkonsa Annex can be seen in the background of the construction site.

Source: Webster County Historical Society



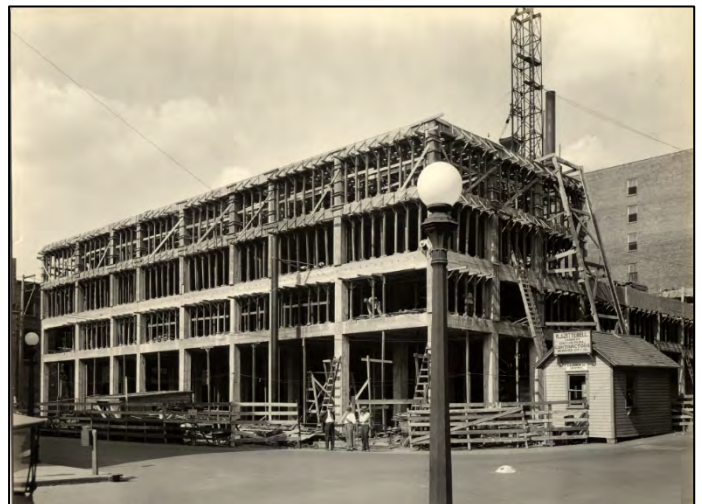
**Figure 8:** Construction of basement and first floor of the Warden Shops and Apartment Building, December 29, 1922. Photo taken from 9<sup>th</sup> St. South; view facing east.

Source: Webster County Historical Society



**Figure 9:** Construction of first and second floor of the Warden Shops and Apartment Building, June 23, 1923. Photo taken from the corner of 9<sup>th</sup> St. South and 1<sup>st</sup> Ave. South; view facing northeast. The Zitterell Construction Company's sign can be seen on the small shed.

Source: Webster County Historical Society



**Figure 10:** Construction photo of the Warden Shops and Apartment Building, July 30, 1923. Photo taken from the corner of 9<sup>th</sup> St. South and 1<sup>st</sup> Ave. South; view facing northeast. The Zitterell Construction Company's sign can be seen on the small shed.

Source: Webster County Historical Society

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**Figure 11:** Construction photo of the Warden Shops and Apartment Building, November 1, 1923. Photo taken from the corner of 9<sup>th</sup> St. South and 1<sup>st</sup> Ave. South; view facing northeast.  
Source: Webster County Historical Society



**Figure 12:** The completed Warden Shops and Apartment Building, December 1924. Photo taken from the corner of 9<sup>th</sup> St. South and 1<sup>st</sup> Ave. South; view facing northeast.  
Source: Webster County Historical Society

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**Figures 13 & 14:** Contemporary views of the Warden Shops and Apartment Building (red brick). A portion of the Wahkonsa Annex can be seen to the right (buff brick). Note that the fenestration of the Warden is multi-paned industrial as opposed to the double-hung of the Wahkonsa Annex.  
Source: Strata Architecture, 2017



**Figures 15 & 16:** Exterior views of where the Warden Shops and Apartment Building abuts the Wahkonsa Annex. Notice cornice details are not consistent between the two buildings.  
Source: Strata Architecture, 2017

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**HOTELS** 19

**Soft  
Water**

●

**Electrical  
Refrigeration**

●

**Reasonable  
Rentals**

●

**Cool in Summer  
Warm in Winter**

●



**WARDEN APARTMENTS**  
IOWA'S FINEST APARTMENT BUILDING

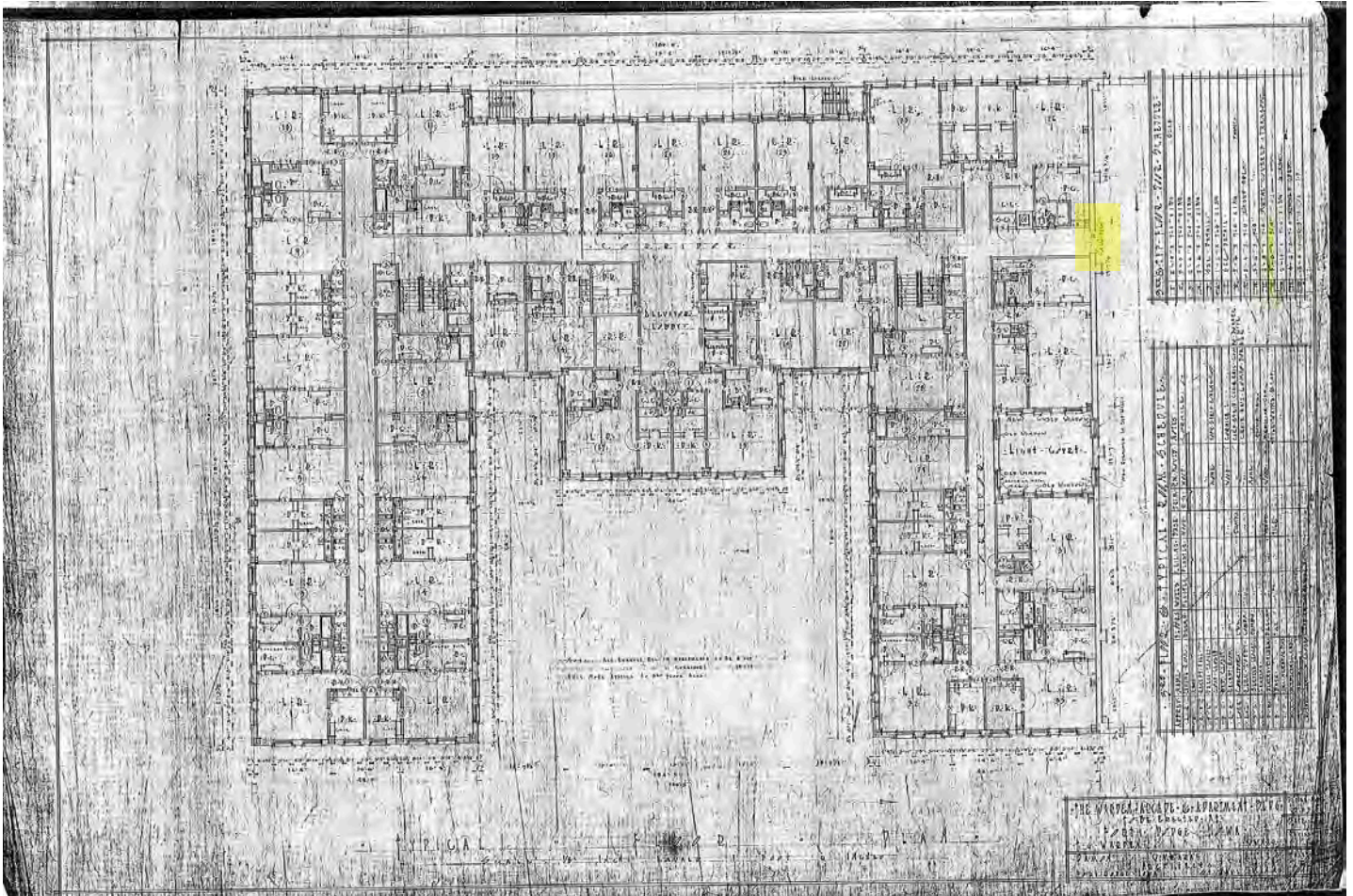
Modern, Fireproof Apartments of One, Two, Three and Four Rooms, Furnished and Unfurnished—also Bachelor Apartments—Maid Service—Day and Night Elevator and Switchboard Service.

**908 1st Ave. S.                      Fort Dodge, Iowa                      Walnut 2184**

Figure 17: 1924 advertisement for the Warden Apartments. Source: Webster County Historical Society.

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**Figure 18:** Damon, O'Meara & Hills, The Warden Shops and Apartment Building, Typical Floor Plan, 1923. The highlighted area of the drawing illustrates the 5 x 7 opening to be cut for corridor access and flow.

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\_\_\_\_\_ October 21, 1922.

*[The] Fort Dodge Messenger*

“Brilliant Throng at Formal Opening.” 20 September 1910.

“Excavation for Wahkonsa Annex Begins Monday.” 17 July 1916.

“New Hotel Plans Are Interesting.” 14 July 1909.

*[The] Fort Dodge Messenger & Chronicle*

“Formal Opening Warden Building Saturday, November 8.” 30 October 1924.

“The New Wahkonsa Annex.” 17 November 1917.

“Permit Issued for New Warden Building in City.” 14 June 1923.

“Plans Approved for Hotel Improvement.” 23 January 1919.

“The Warden Building in the Course of Construction.” 30 September 1922.

“Wahkonsa Involved in Big Hotel Deal.” 7 October 1922.

*[The] Hotel World* 1 (July 1922).

*[The] Western Contractor* 17 (July 21, 1909).

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Name of Property

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Sova, Richard, Landover Corporation, Lake Barrington, IL. "Part One Warden Hotel and Apartments and Wahkonsa Hotel Annex, Ft. Dodge, IA (IA-2014-036)", 2015.

Vogel, Robert C. "Historical & Architectural Survey of Downtown Fort Dodge, Iowa." Historic Preservation Commission of Fort Dodge, Iowa. September 2006.

\_\_\_\_\_ "Warden Hotel." State Historical Society of Iowa Site Inventory Form 94-00634. July 2006.

Webster County Historical Society, Fort Dodge, Iowa.

**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: Central Library, Kansas City, MO

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

Fort Dodge Downtown Historic District -  
Amendment  
Name of Property

Webster County, Iowa  
County and State

**10. Geographical Data**

**Acreage of Property** \_\_\_\_\_  
(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**  
Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	_____	_____	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

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

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

**11. Form Prepared By**

name/title Cydney Millstein, AHR, LLC & Kelsey Lutz date November 14, 2018  
organization AHR, LLC telephone 816.472.4154  
street & number 1537 Belleview Avenue email Cydney@ahr-kc.com  
city or town Kansas City state MO zip code 64108

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).  
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Fort Dodge Downtown Historic District-  
Amendment  
Name of Property

Webster County, Iowa  
County and State

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### Additional Documentation

Submit the following items with the completed form:

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

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### Photographs:

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

### Photo Log

**Name of Property:** Warden Shops and Apartment Building/Wahkonsa Annex  
**City or Vicinity:** Fort Dodge, Iowa  
**County:** Webster **State:** Iowa  
**Photographer:** Strata Architecture, Kansas City  
**Date Photographed:** 2017

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

- Photo 1 of 4: Warden Shops and Apartment Building with a portion of the Wahkonsa Annex to the right; view looking north.  
Photo 2 of 4: Warden Shops and Apartment Building with a portion of the Wahkonsa Annex to the right; view looking northwest.  
Photo 3 of 4: Detail of the Warden Shops and Apartment Building and the Wahkonsa Annex; view looking north.  
Photo 4 of 4: Detail of the Warden Shops and Apartment Building and the Wahkonsa Annex; view looking north.

Fort Dodge Downtown Historic District-  
Amendment

Webster County, Iowa

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

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

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











National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Fort Dodge Downtown Historic District

MULTIPLE NAME:

STATE & COUNTY: IOWA, Webster

DATE RECEIVED: 10/01/10      DATE OF PENDING LIST: 10/26/10  
DATE OF 16TH DAY: 11/10/10      DATE OF 45TH DAY: 11/15/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000918

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: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    11-16-10 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.

CLG NATIONAL REGISTER REVIEW

CLG Name Fort Dodge Date of Public Meeting

Property Name Fort Dodge Downtown Historic District, 1st Avenue N, Central Avenue. And 1st Avenue South from 3rd Street west to 12th Street, Fort Dodge, Webster County

1. For Historic Preservation Commission:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature *Roger B. Natta*

Date May 3, 2010

Print Name ROGER B. NATTE

Title COMMISSIONER - VICE-CHAIR

Reason(s) for recommendation:

2. For Chief Elected Local Official:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature *Matt Bemrich*

Date May 27, 2010

Print Name Matt Bemrich

Title Mayor City of Fort Dodge

Reason(s) for recommendation:

3. Professional Evaluation:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature *Kath J. Christian*

Date 6/1/12

Print Name KATH J. CHRISTIAN

Title SHO Historian

Reason(s) for recommendation:



September 30, 2010

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

Dear Ms. Shull:

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

Fort Dodge Downtown Historic District, 1<sup>st</sup> Ave. N. & 1<sup>st</sup> Ave. S. From 3<sup>rd</sup> St. on West to 12<sup>th</sup> St. on East, Fort Dodge, Webster County, Iowa  
Fred Maytag Park Historic District, 301 S. 11<sup>th</sup> Ave. W., Newton, Jasper County, Iowa  
Delta Upsilon Chapter House, 117 Ash Avenue, Ames, Story County, Iowa

Sincerely,

Elizabeth Foster Hill  
Tax Incentive Programs Manager/  
National Register Coordinator

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Additional Documentation

Property Name: Fort Dodge Downtown Historic District

Multiple Name: \_\_\_\_\_

State & County: IOWA, Webster

Date Received: 11/20/2018      Date of Pending List: 12/10/2018      Date of 16th Day: 12/26/2018      Date of 45th Day: 1/4/2019      Date of Weekly List: \_\_\_\_\_

Reference number: AD10000918

Nominator: \_\_\_\_\_

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      1/4/2019 Date

Abstract/Summary  
Comments:

**Automatic listing due to lapse in appropriations.**

The Additional Documentation submitted by the SHPO for the "Fort Dodge Downtown Historic District" corrects a technical error in that document that linked the Warden Apartment and Shops (1924) to the Wahkonsa Annex (1916) as one contributing building, locally referred to as the Warden Plaza. The Warden Shops and Apartment Building was clearly designed as a separate building from the Wahkonsa Annex (and the latter was designed as an addition to The Wahkonsa Hotel). The two separate buildings are divided by a party wall and were designed by different architectural firms with two distinct architectural styles. The information provided in the AD clearly establishes the historical relationship of the buildings during the period of significance as independent from each other.

Recommendation/ Criteria: Accept Additional Documentation

Reviewer Paul Lusignan      Discipline Historian

Telephone (202)354-2229      Date 1/4/2019

DOCUMENTATION:    see attached comments : No    see attached SLR : **Yes**

**COPY**



**CITY OF  
FORT DODGE**

**Historic Preservation Commission**

October 5, 2018

Steve King  
Deputy State Historic Preservation Officer  
State Historical Society of Iowa  
600 East Locust Street  
Des Moines, IA 50319

Subject: Warden/Wahkonsa Annex Historic Split – Fort Dodge, Iowa

Dear Mr. King:

The Fort Dodge Historic Preservation Commission fully supports the amendment being considered by the State Nominations Review Committee for the Fort Dodge Downtown Historic District. This amendment brings to light previously unknown information about three of the largest buildings within the district. The Wahkonsa Hotel (1910), the Wahkonsa Hotel Annex (1916), and the Warden Apartments and Shops (1924) were originally constructed at the tail of Fort Dodge's "golden age" in the early part of the 20<sup>th</sup> Century. Though since at least the 1970s, the Wahkonsa Hotel Annex has been linked to the Warden Apartments and Shops under one owner, it was originally constructed to serve as additional hotel space for the Wahkonsa Hotel and was not meant to function as an addition to the Warden Apartments and Shops, which was constructed eight years later.

The Warden Apartments and the Annex have been empty since 2005. The City of Fort Dodge is eager to see these prominent properties rehabilitated and placed into productive use. As you are aware, Fort Dodge has seen potential rehabilitation proposals for these properties begin and then unravel due to the scale and magnitude of rehabilitating both the Warden Apartments and the Wahkonsa Annex as a single property. The amendment provided by KDG LLC's development team clearly establishes the historical relationships of these buildings as independent from each other. The Fort Dodge Historic Preservation Commission is pleased that this amendment will clarify the historical record and provide additional opportunities for the preservation of one of our community's most prominent historic resources.

Sincerely,

Rick Carle  
Chairman, Fort Dodge Historic Preservation Commission

cc: Iowa State Nominations Review Committee

CHRIS KRAMER, ACTING DIRECTOR

November 9, 2018

Joy Beasley, Keeper of the National Register of Historic Places  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240



Dear Ms Beasley:

The following National Register nomination amendment seeks to correct technical errors regarding buildings listed as contributing resources to the Fort Dodge Downtown Historic District (#10000918). Though not required because there was no change in contributing status for any resource, the amendment was presented to the State Nominations Review Committee on October 12, 2018. The Committee voted unanimously to support the amendment. One of the buildings in question – the Warden Apartments and Shops, which has sat vacant for a number of years – is also going through the Federal Historic Preservation Tax Incentives program to return it to productive use within the community.

**Fort Dodge Downtown Historic District Amendment**

This amendment to the “Fort Dodge Downtown Historic District” nomination seeks to correct the technical error in that document that linked the Warden Apartments and Shops to the Wahkonsa Annex as one building, locally referred to as the Warden Plaza. The Warden Shops and Apartment Building was designed as a separate building from the Wahkonsa Annex and the latter was designed as an addition to The Wahkonsa Hotel. Promoted by the Fort Dodge Commercial Club, The Wahkonsa Hotel was designed and constructed as a “first class merchant hotel” to serve the booming city. Subsequently, the Wahkonsa Annex, designed similar in style to the original hotel, expanded the hotel facility as the demand for hotel accommodations increased. The Warden Shops and Apartment Building, constructed in 1924, is a separate commercial building within the “Fort Dodge Downtown Historic District” nomination. These two properties, The Wahkonsa Hotel and Annex and the Warden Shops and Apartment Building, as contributing resources within the “Fort Dodge Downtown Historic District” are locally significant under Criterion A in association with the history of commerce in downtown Fort Dodge and under Criterion C as representative examples of commercial style properties not found in other areas of the city.

Thank you for your consideration.

Sincerely,

Laura Sadowsky  
State Historian and National Register Coordinator  
State Historical Society of Iowa

Enclosures.

IOWA ARTS  
COUNCIL

PRODUCE  
IOWA

STATE HISTORICAL  
SOCIETY OF IOWA

STATE HISTORICAL  
MUSEUM OF IOWA

STATE HISTORICAL  
LIBRARY & ARCHIVES

STATE HISTORIC SITES

STATE HISTORIC  
PRESERVATION  
OFFICE OF IOWA

IOWA HISTORICAL  
FOUNDATION