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NPS Form 10-900
(Rev. 10-90)

United States Department of the Interior
National Park Service

Nat. Register of Historic Places
National Park Service

National Register of Historic Places
Nomination Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 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 Winterset Courthouse Square Commercial Historic District
other names/site number _____

2. Location

street & number Roughly bounded by Green St., 2nd Street, the alley S of Court Ave., and 2nd Ave. not for publication N/A
city or town Winterset vicinity N/A
state Iowa code IA county Madison code 121 zip code 50273

3. State/Federal Agency Certification

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

[Handwritten Signature]
Signature of certifying official

30 Oct 2015
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 commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of Keeper

[Handwritten Signature: Patrick Andrews]

Date of Action

12/22/2015

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 count)

Contributing	Noncontributing	
<u>74</u>	<u>7</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u>0</u>	<u>1</u>	objects
<u>74</u>	<u>8</u>	Total

Name of related multiple property listing

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

Iowa's Main Street Commercial Architecture

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Functions

(Enter categories from instructions)

- GOVERNMENT/courthouse
- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/financial institution
- EDUCATION/library
- GOVERNMENT/post office

Current Functions

(Enter categories from instructions)

- GOVERNMENT/courthouse
- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/financial institution
- GOVERNMENT/city hall
- GOVERNMENT/post office

7. Description

Architectural Classification

(Enter categories from instructions)

- MID-19TH CENTURY/Greek Revival
- MID-19TH CENTURY/Gothic Revival
- LATE VICTORIAN/Italianate
- LATE VICTORIAN/Renaissance

Materials

(Enter categories from instructions)

- foundation STONE/Limestone
- walls STONE/Limestone
- BRICK
- roof ASPHALT
- other METAL/Cast Iron
- METAL/Tin

Narrative Description

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

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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

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

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

SOCIAL HISTORY

Period of Significance

circa 1861-1965

Significant Dates

circa 1861

1876

Significant Person

(Complete if Criterion B is marked above)

Bevington, Dr. C.D.

Cultural Affiliation

Architect/Builder

Foster, William

Piquenard, A.H.

Primary Location of Additional Data:

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

Name of repository:

10. Geographical Data

Acreage of Property 16 acres

UTM References (NAD83)

(Place additional UTM references on a continuation sheet)

	Zone	Longitude	Latitude	Zone	Longitude	Latitude	
1	<u>15</u>	<u>94.01519W</u>	<u>41.33634N</u>	3	<u>15</u>	<u>94.01314W</u>	<u>41.33576N</u>
2	<u>15</u>	<u>94.01411W</u>	<u>41.33634N</u>	4	<u>15</u>	<u>94.01218W</u>	<u>41.33517N</u>

X See continuation sheet.

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 Leah D. Rogers/Principal Investigator and local volunteers

organization Tallgrass Historians L.C. date October 19, 2015

street & number 2460 S. Riverside Drive telephone 319-354-6722

city or town Iowa City state IA zip code 52246

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 the SHPO or FPO.)

name see continuation sheets

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 the 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 Reduction Project (1024-0018), Washington, DC 20503.

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Section 6. Function or Use (continued)

Historic Functions

GOVERNMENT/fire station
GOVERNMENT/public works
GOVERNMENT/correctional facility
HEALTH CARE/medical business/office
COMMERCE/TRADE/business
COMMERCE/TRADE/warehouse
COMMERCE/TRADE/department store
RECREATION AND CULTURE/movie theater
RECREATION AND CULTURE/music facility
SOCIAL/meeting hall
DEFENSE/armory
INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility
AGRICULTURE/SUBSISTENCE/animal facility

Section 7. Architectural Classification (continued)

LATE VICTORIAN/Queen Anne
LATE VICTORIAN/Romanesque
LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Mission/Spanish Colonial Revival
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Prairie School
MODERN MOVEMENT/Moderne

Section 7. Narrative Description

The Winterset Courthouse Square Commercial Historic District is located in the center of the City of Winterset in Madison County, Iowa (Figure 1). Winterset is located in the center of Madison County in the southwest portion of the state. The town was platted in 1849 when the location was designated as the Madison County seat of government. It remains the county seat to the present day and owes much of its development and success to the economic and political power of the county seat designation. The town also thrived as the hub of early road transportation. It never received a main line railroad but did secure a branch line, which helped the economy grow in the late 19th century. The commercial area of Winterset developed around the center square where a succession of courthouses has stood since 1868. The four blocks that front the square are situated along Jefferson Street, 1st Street (now known as John Wayne Drive, an homage to Winterset having been the birthplace of the famous movie star), Court Avenue, and 1st Avenue. It was in these four blocks that the earliest commercial development took root, with these blocks fully built up with substantial masonry commercial buildings by the 1890s. There was additional commercial development along the blocks just off the Courthouse Square between Green Street on the north, 2nd Street on the east, Washington Street on the south, and 2nd Avenue to the west. This larger area encompasses the nominated boundary of the historic district and represents the peak of the commercial development in Winterset by the mid- to late 20th century. Fire did have an effect on the current look of the district but not to the extent as seen in other communities in Iowa.

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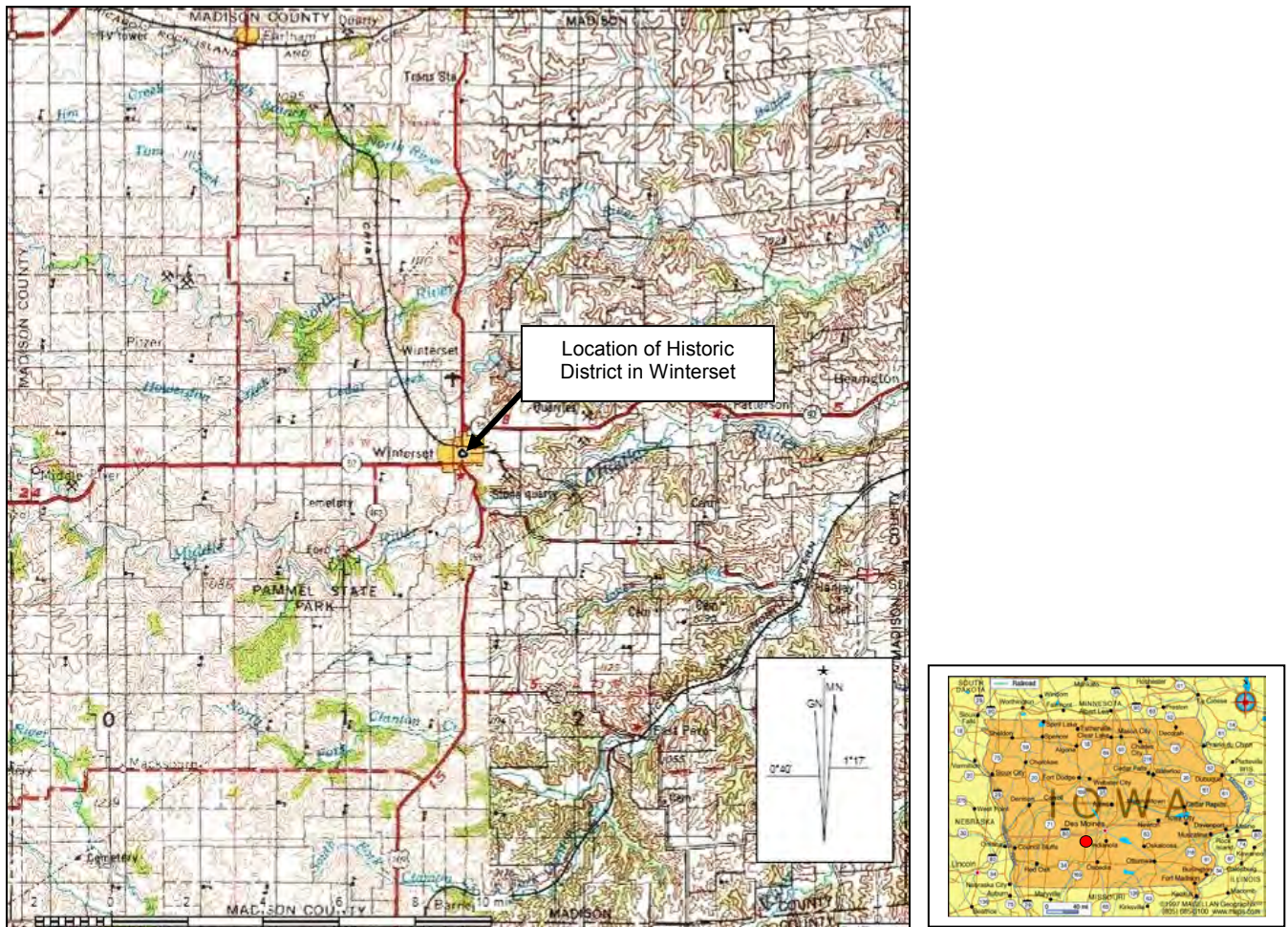


Figure 1. Location of Winterset, Iowa in Madison County. Topographic map obtained from ExpertGPS mapping software, 2014.

The Courthouse built in 1868 did burn down but was replaced with a nearly identical building in 1876-78. Instead of fire being a major factor in the current look of the historic district, it was prosperity and growth that removed most of the earliest frame buildings and replaced them with larger and more substantial masonry buildings that remain standing and in use to the present day.

The extant buildings are largely constructed of common brick, with the facades veneered with harder-fired face and pressed bricks. However, there are four buildings that are built of limestone blocks obtained from quarries the county. In fact, it is local building materials that define much of the district's architectural character and, perhaps impart some measure of uniqueness, because most of the buildings reflect in some way local limestone and brick resources available in Madison County at an early date. The four stone buildings, include the standing courthouse, are entirely built of limestone blocks, with most of the other buildings in the district having limestone foundations and some trim elements,

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such as lintels, that came from the local quarries. The common brick used in the construction of the non-stone commercial buildings came from local brickyards, with higher-fired face and pressed brick as well as terra cotta and other decorative materials brought into Winterset via the railroad. The oldest extant building is a two-story stone commercial building located at the corner of Court and 1st avenues and was built circa 1861.

The building types in the district are predominated by commercial buildings that housed a variety of specialty stores, financial institutions, professional offices, health care offices, social halls, theaters (opera houses and movie theaters), and government offices in the late 19th to late 20th centuries. Most of the buildings have second stories that were occupied by lodge halls, professional and health care offices as well as apartments through the years. Some are still occupied and in use while others are vacant. There are five extant public buildings in the district including: the Madison County Courthouse, which occupies the center square; the City Hall, which is housed in the historic Carnegie Public Library; the former Winterset Fire Station, City Hall, and Light Plant; the former Madison County Jail; and the Winterset U.S. Post Office. The City Hall actually occupied several buildings within the district at different times.

Some of the buildings were designed by known architects including: William and L.W. Foster, A.H. Piquenard, Joseph S. Blake, Frank E. Wetherell, and Louis A. Simon, none having been based in Winterset. The historic Madison County Jail building was likely designed by the Pauly Jail Company of St. Louis. However, the majority of the builders of the buildings were local contractors including: T.F. Mardis, E.W. Evans, M.S. and J.C. Clark, Eli Cox, Henry Smith, and Ives G. Boyington. The builder who had the greatest impact, both good and bad, on the district was T.F. Mardis, who was associated with at least 15 of the standing buildings in the district dating from the 1870s-early 1900s but was also responsible for the collapse or partial collapse of others. He was a prolific builder, who was known for his fast construction pace often at the expense of safety and stability.

Figure 2 is a map of the Winterset Courthouse Square Commercial Historic District showing the location of the extant buildings by their current address and their evaluation as being either contributing or non-contributing to the historic district. The district contains 84 buildings, 77 of which are contributing and 7 are non-contributing to the district, and 1 non-contributing object. Three of the contributing buildings are individually listed in the National Register of Historic Places (NRHP) including the Winterset County Courthouse built in 1876-78 and listed in the NRHP in 1976; and the White, Munger & Co. Store at 102 Court Avenue West built circa 1861 and the Sprague, Brown & Knowlton Building at 52 Court Avenue East built circa 1866 and both listed in 1987 as part of the *Legacy in Stone* multiple property submission for Madison County (Johnson 1987; NRHP 2014). The contributing buildings in the district all date from within the period of significance for the district from circa 1861 to 1965. The non-contributing buildings represent either buildings constructed after 1965 or older buildings that were so completely remodeled post 1965 that they no longer retain sufficient integrity to be considered contributing to the district.

The buildings in the district are primarily two stories in height and consist of single and double store unit buildings although some triple-unit buildings are also present. The one-story buildings include ones built in the late 19th century but most date from the early to mid-20th century in construction. All of the buildings are masonry in construction, with brick the predominant material; however, as noted above, local limestone resources played a prominent role in the current look of the commercial district as face material, foundation material, and trim-work, such lintels. The district is further notable for the number of cast-iron storefronts that were featured on a number of buildings and many of which still survive either in whole or in part to the present day. These storefronts were manufactured in St. Louis and would have been shipped to Winterset over the railroad. Other decorative elements include: pressed tin cornices, carved and cast stone (including Abestine, which is a manufactured stone) window and door hoodmolds and lintels, terra cotta molding, textured and prism glass transom panes, white-glazed bricks, and brick corbelling.

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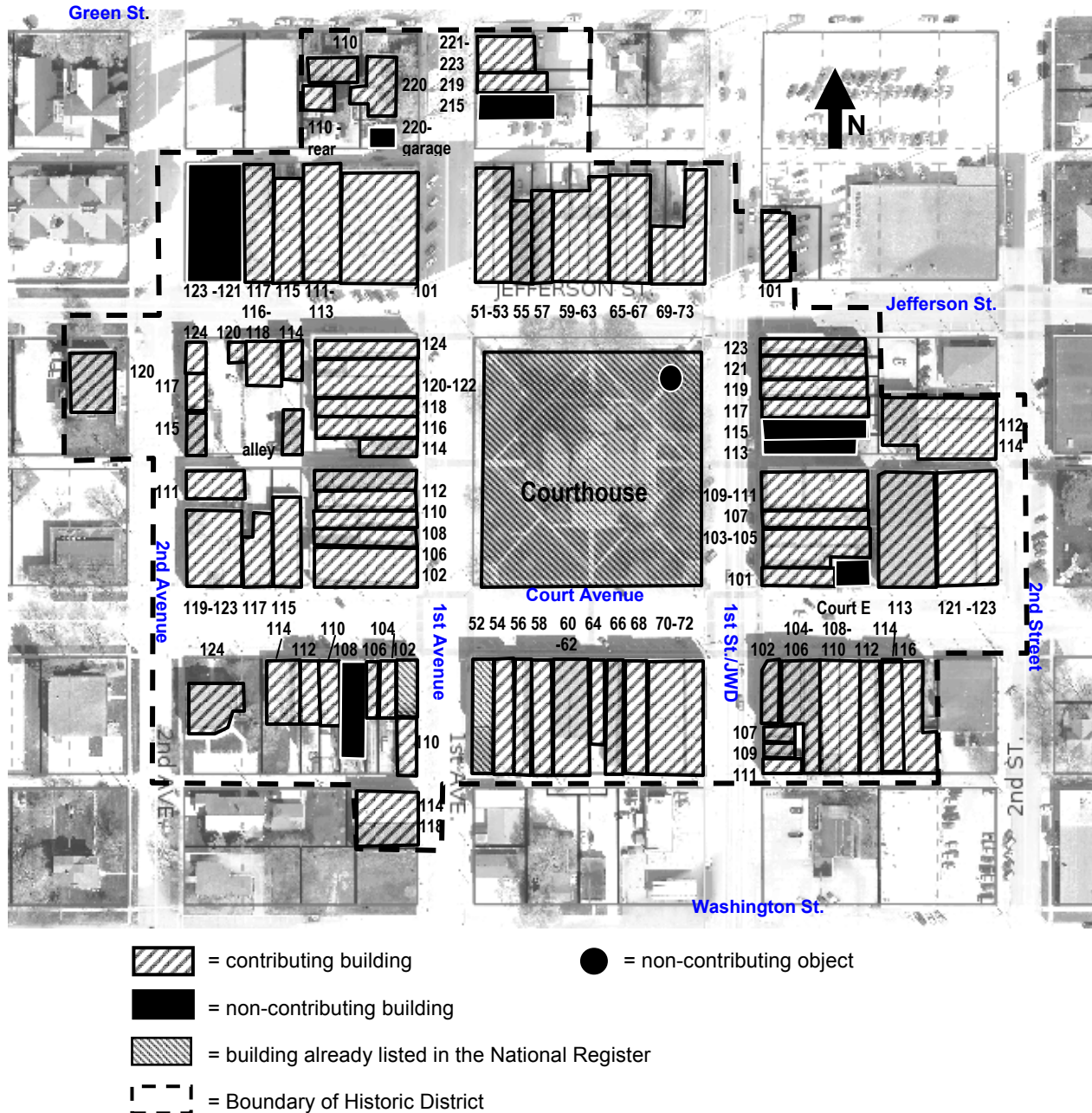


Figure 2. Aerial map showing the boundary of the Winterset Courthouse Square Commercial Historic District and the location of contributing and non-contributing buildings and objects. Aerial map provided by the Madison County Historic Preservation Commission, Winterset, 2013.

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COUNTING SYSTEM FOR BUILDINGS

The counting system for buildings within the district is based on the original configuration of each building and their separation from adjacent buildings by structural walls and not by internal store unit divisions. Therefore, a block building constructed as a separate and distinct building from adjacent buildings but having any number of internal store unit divisions, would count as only one building even though it might have two or more storefront units.

PROPERTY TYPES

The property types follow those devised for the *Iowa's Main Street Commercial Architecture* Multiple Property Submission to the NRHP (Nash 2002). The following is a brief listing and summary of each type, with more detailed descriptions summarized in the cover document for the MPS. Type I is the commercial district itself. Type II consists of the first generation of buildings, structures, sites and objects constructed around the main street. Type III represents the second generation of construction often tied to a building boom associated with prosperity and growth. Type IV consists of specialized buildings constructed for a specific purpose such as a courthouse, public library, post office, grain elevator, or gas station. Type V represents properties that have undergone substantial modification reflecting the updating of commercial properties in the form of façade remodeling as well as buildings, structures, sites and objects that are late additions to the district but within the period of significance. Type VI consists of properties added to the district after the period of significance.

The Winterset Courthouse Square Commercial Historic District as Property Type I meets the registration requirements set forth in the *Iowa's Main Street Commercial Architecture* MPS by retaining sufficient integrity and by reflecting the settlement and development of the town of Winterset (Nash 2002). The district specifically reflects how the town's economy and commercial development was affected by the county seat designation and being an early road transportation hub. It further reflects the influence of the branch rail line after it was acquired and later by the rise of the automobile and the growth of the highway system through this location. Just as important, is the reflection of the importance of the local building materials available in Madison County, most notably the limestone used in building construction, including four buildings built of stone blocks. Fire and collapse also had some impact on the look of the current district but not to the same extent as seen in some other communities in Iowa. Winterset never lost a whole block or more of commercial buildings due to fire; rather, the greatest fire impact was the loss of the first stone courthouse.

LIST OF PROPERTY TYPES BY ADDRESS, HISTORIC NAME, CONSTRUCTION DATE, AND DISTRICT STATUS

Type II: Two-story stone Commercial

102 Court Avenue W	White, Munger & Co. Bldg.	circa 1861	contributing building/NRHP listed
110 First Avenue N	National Bank of Winterset	circa 1864	contributing building
52 Court Avenue E	Sprague, Brown & Knowlton	circa 1866	contributing building/NRHP listed

Type III: Two Story Masonry (Brick) Commercial – Italianate influenced

54 Court Avenue E	M.R. Tidrick Building	1880/1895	contributing building
60-62 Court Avenue E	Smith Building/Masonic Hall	1873-75	contributing building

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68 Court Avenue E	Bevington Building	1896/1930 storefront	contributing building
70-74 Court Avenue E	Jones Block	1872-73	contributing building
101 JWD N ¹	W.H. Kiser Building	1876	contributing building
101-105 JWD N	Sprague & Brown Building	1872-73	contributing building
107 JWD N	Butcher Building	1882	contributing building
117 JWD N	Lowe Building	1889	contributing building
119 JWD N	Matthes/Bevington Building	1883	contributing building
104 Jefferson St. E	Brown Building	c.1873/1898	contributing building
104-106 Court Ave. E	Schwamer/Centennial Block	1876	contributing building
108-110 Court Ave. E	Snyder Rental Building	c.1877	contributing building
112 Court Avenue E	Snyder Grocery Building	1871	contributing building
114 Court Avenue E	Wilson & Clark Building	1897	contributing building
116 Court Avenue E	I.O.O.F. Building	1894	contributing building
114 Jefferson St. W	Grocery store	c.1907	contributing building
124 Jefferson St. W	Peters & Sons Implements	1912	contributing building
110 Court Avenue W	Express Office	c.1907-16	contributing building
104 Court Avenue W	Young's Building	c.1874	contributing building
109 JWD S	Manthel Building	1880	contributing building
124 First Avenue N	Post Office Building	1875	contributing building
120-122 First Ave. N	Twin Block	1875	contributing building
116 First Avenue N	Gilpin Building	1882	contributing building
114 First Avenue N	Madisonian Building	1872	contributing building
112 First Avenue N	White, Munger & Co.	1874	contributing building
108 First Avenue N	Wheelock & Hadley Bldg.	c.1874	contributing building
106 First Avenue N	Pitzer Building	1882	contributing building
102-104 First Ave. N	Bevington Block	1882	contributing building
51-53 Jefferson St. E	Citizens National Bank	1880	contributing building
59-61-63 Jefferson St. E	City Hall Block/Opera House/ Jones & Tidrick Building	1875	contributing building
65-67 Jefferson St. E	Hedge & Houck Block	1880	contributing building
69-71-73 Jefferson St. E	Crawford/Jefferson Block	1873	contributing building

Type III: Two Story Masonry (Brick) Commercial - Gothic Revival influenced

102 Court Avenue E	C. Danforth Building	1880	contributing building
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Type III: Two Story Masonry (Brick) Commercial - Romanesque Revival/Italianate influenced

112 Court Avenue W	Madisonian Building	1906	contributing building
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¹ Present-day John Wayne Drive was historically First Street. The address listings for John Wayne Drive have been abbreviated to JWD N or JWD S for brevity's sake. The division point for north versus south is Court Avenue, while the division point for east and west on the cross avenues is First Avenue

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111 JWD S	The Reporter Building	1895	contributing building
118 First Avenue N	Cole Building*	1898	contributing building

* = brick building with stone façade; also some Queen Anne influence

Type III: Two Story Masonry (Brick) Commercial - Classical Revival influenced

101 Jefferson St. E	Winterset Savings Bank	1913-14	contributing building
101 Jefferson St. W	Citizens National Bank	1919	contributing building

Type III: Two Story Masonry Commercial - False Front

111 Second Ave. N	Jack & Baird Livery	c.1886	contributing building
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Type III: Two Story Masonry (Brick) Utilitarian Building/Manufactory

117 Second Ave. N	Blacksmith shop	c.1893	contributing building
115 Second Ave. N	Animal breeding stable	c.1886	contributing building
114-118 First Ave. S	T.J. Hudson Livery	1890/c.1907-16	contributing building
rear 110 Green St. W	County Jail carriage house	c.1901	contributing building

Type III: One Story Masonry (Brick) Commercial - 19th Century Construction

66 Court Avenue E	Danforth Bros. Building	1879/rebuilt 1896	contributing building
107 First Street S	Dr. Cooper's Office Building	1877	contributing building

Type III: One Story Masonry (Brick) Commercial - 20th Century Construction

113 Court Avenue E	Lavaieur Garage Building	1913	contributing building
115 Jefferson St. W	Machine shop	c.1926-48	contributing building
117 Jefferson St. W	Store building	c.1926-48	contributing building
116-118 Jefferson St. W	Two-unit store building	c.1926-48	contributing building
120 Jefferson St. W	Office building	c.1907	contributing building
Alley W of 1st Ave. N	Warehouse	c.1907	contributing building
114 Court Avenue W	Office building	1959	contributing building
106 Court Avenue W	Schrivier Land Office	1914	contributing building
110 First Avenue S	Farmers' Mutual Ins. Co.	1952	contributing building
112-114 Second St. N	Seidler Creamery	c.1925	contributing building
223 First Avenue N	Auto repair shop	c.1926	contributing building
217 First Avenue N	Store building	1930	contributing building
110 Green Street W	Hochstetler and Vance Bldg.	1952	contributing building

Type IV: Specialized Buildings

112 1st Street N	Madison County Courthouse	1876-78	contributing building/NRHP listed
121-123 Court Ave. E	Fireman's Hall/City Hall/ Light Plant	1888/1889/1923	contributing building
220 First Avenue N	Madison County Jail	1901-03/1934	contributing building

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120 Second Ave. N	Winterset Post Office	1934-35	contributing building
124 Court Avenue W	Winterset Public Library	1904-05	contributing building

Type V: One Story Masonry (Brick) Commercial - 20th Century Remodel

56 Court Avenue E	Cox Building	1880/remodeled 1940s	contributing building
64 Court Avenue E	A.B. Smith Building	1879/remodeled 1964	contributing building
119-123 Court Ave. W	Pitzer Building	1883/c.1899-1907/ remodeled 1931	contributing building
117 Court Avenue W	W.C. Summer Building	1898/remodeled 1930s-40s	contributing building
113-115 Court Ave. W	Wilson & Wilson Building	1879/remodeled 1930s-40s	contributing building
55 Jefferson St. E	H.C. Price Building	c.1881/remodeled 1950s-60s	contributing building
57 Jefferson St. E	A.R. Dabney Building	1880/remodeled 1930	contributing building

Type V: Two Story Masonry (Brick) Commercial - 20th Century Remodel

58 Court Avenue E	Koser Bros. Building	1889/remodeled 1917	contributing building
109-111 JWD N	Bevington/Masonic Lodge	1894/remodeled 1914	contributing building
113 JWD N	Sprague & Brown Rental	1872/remodeled 1969	non-contributing building
115 JWD N	Hollingsworth & Co.	c.1868/remodeled 1969	non-contributing building
121 JWD N	Majestic/Iowa Theater	c.1899/remodeled 1928	contributing building
115 Jefferson St. W	Hotel de Horse Livery	c.1887/remodeled c.1948-55	contributing building
121-123 Jefferson St. W	Livery building	c.1907/remodeled 1970s+	non-contributing building
108 Court Avenue W	Winterset Post Office	1913/remodeled 1965+	non-contributing building

Type VI: Modern Properties added after Period of Significance

N side Court Ave. E	false front building	1990s	non-contributing building
215 First Avenue N	Shopper Newspaper Building	1967	non-contributing building
rear 220 First Ave. N	Garage	post-1965	non-contributing building
Courthouse square	Tower bell on new stone pier	2014	non-contributing object

The Winterset Courthouse Square Commercial Historic District does not have exposed brick-paved streets and may never have had such pavement given that the original 1911-12 paving projects in Winterset involved the overlay of asphalt on a five-inch concrete base (Mueller 1915:370-371). A modern streetscape project did install brick cross walks and brick strips along the outer edge of the concrete sidewalks; however, these are of modern construction and are not counted as contributing structures to the district.

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INTEGRITY OF THE WINTERSET COURTHOUSE SQUARE COMMERCIAL HISTORIC DISTRICT

The Winterset Courthouse Square Commercial Historic District overall retains good integrity and conveys a very strong sense of time and place of Winterset's courthouse square and commercial district during its historical peak in the late 19th and early to mid-20th centuries. The district retains moderate to high integrity of the following seven aspects of historic integrity:

Location - The district retains a high degree of integrity of location because this is the place where the Madison County Courthouse was established in a center public square and where it remains to the present day. This is also the location where Winterset's main commercial area was established around the square and the area where it developed and expanded from in the late 19th through the late 20th centuries.

Design - The district retains moderate to good integrity of design because the majority of buildings still possess much of the combination of elements that created their original form, plan, space, structure, and style.

Setting - The district retains good integrity of setting because the original street plan has remained the same. The view shed is still dominated by views of the Courthouse building, which was historically centered so that it was the main view when looking down the cross alleyways and from the corners of the square. The district also still contains the buildings constructed around the Courthouse square in the district from the 1860s-1920s. As such, the district still reflects the appearance of the Courthouse square commercial area during the period of significance.

Materials - The district retains good integrity of materials because most of the buildings still possess the historic-age materials with which they were built, decorated, and remodeled within the period of significance. The contributing buildings all reflect their original masonry construction and retain sufficient historic components such as window and door surrounds, cornice and parapet details, a number of original cast-iron storefronts, and in some cases other historic-age storefront components, such as transom windows. A few of the brick buildings had older paint removed by sandblasting, while other brick buildings have continued to be painted through the years (some are documented to have been painted in the late 19th century) and at least one was recently painted.

Workmanship - The district retains good integrity of workmanship, with most buildings reflecting the skills of the local builders, brick and stone masons and carpenters, who constructed them and the local materials that they utilized (i.e., limestone and common brick). The buildings also reflect the use of manufactured materials, such as decorative glass, hoodmolds, pressed metal cornices, and other trim work that were manufactured elsewhere and shipped to Winterset over the railroads.

Feeling - The district retains good integrity of feeling, with the district as a whole able to convey the aesthetic and historical sense of the commercial area around the Courthouse square in the late 19th and early to mid-20th centuries.

Association - The district retains a high degree of integrity of association because this was the location where the majority of Winterset's commercial enterprises and major public buildings were sited and developed during the period of significance. It remains the primary commercial area in Winterset into the present day.

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The Winterset Courthouse Square Commercial Historic District also meets the registration requirements under Criteria A and C for Commercial Districts as set forth in the *Iowa’s Main Street Commercial Architecture* Multiple Property cover document (Nash 2002). Specifically, most of the resources in the Winterset district were built between the 1860s and 1920s, although the period of significance for the district is considered to extend beyond that period to reflect important later additions and façade remodeling of older buildings in the district. The Winterset district also played a key role in the settlement, growth, and survival of this County Seat town and early road transportation hub that later benefitted from a branch rail line connection and the trade and shipping that came with the railroad. In later years, the development of the highway system brought Winterset full circle back to being a road hub for the county and its environs. The buildings in the Winterset district further exhibit the distinctive characteristics of key periods in the town’s growth, including its early boom as the county seat, its late 19th century railroad boom, and its early 20th century growth associated with highway development and the town’s continuing role as the Madison County Seat.

The district also meets the integrity considerations set forth for Main Street commercial districts including: the expected alterations to storefronts, with the upper stories retaining more original and/or historic materials and stylistic details; the mix of building types and construction periods that reflect the district’s growth and development; few empty lots within the district boundary; and the fact that the district is not marred by extensive modern building construction. It was noted in the Main Street cover document that commercial districts will rarely have significance under Criterion B “except where a single person was responsible for the construction of all or the majority of the district by financing or other activity *unrelated* to the design or construction of the district” (Nash 2002:F38). In this case, the Winterset commercial district does meet the registration requirement for Criterion B because there were several individuals who were largely responsible for the financing and development of the commercial district. These include, most importantly, Dr. C.D. Bevington and Col. H.J.B. Cummings. Two other persons are notable for the significance of the contributions they made in their lives and individual enterprises. Their significance under Criterion B can potentially be applied to the individual buildings with which they were associated, and not the district as a whole, and include C.C. Schwaner and Henry Wallace.

INDIVIDUAL BUILDING SUMMARY TABLES AND DESCRIPTIONS

Table 1 is a summary of each building by address, historic name, architectural style or vernacular type, date of construction and major remodels, and architect and builder. Table 2 is a summary of the integrity evaluation and significance criteria for each building. These are followed by detailed descriptions of each of the buildings within the Winterset Courthouse Square Commercial Historic District discussed in order by address. Note that the detail in these descriptions is the result of many hours of volunteer research into the local newspapers, historic photographs, and oral history beyond what is perhaps typical for a commercial district nomination. This effort was put forth by the Madison County Historic Preservation Commission with support from the Madison County Historical Society.

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Table 1. Architectural Summary of Each Building in Historic District

Current Address - Historic Name	Architectural Stylistic Influence or Vernacular Type	Year Built & Major Remodel	Architect (a.)/Builder (b.)
112 JWD N - Madison County Courthouse	Renaissance Revival	1876-78	a. A.H. Piquenard
69-73 Jefferson St. E - Crawford/Jefferson Block	Italianate	1873	a. William Foster
65-67 Jefferson St. E - Hedge & Houck Block	Italianate	1880	
59-63 Jefferson St. E - City Hall Block/Jones & Tidrick	Italianate	1875	a. L.W. Foster & Co. b. T.F. Mardis & Eli Cox, Smith & Boyes (masons)
57 Jefferson St. E - Dabney Building	one-story brickfront	1880	
55 Jefferson St. E - H.C. Price Building	one-story brickfront (Italianate originally)	c.1881, 1964	
51-53 Jefferson St. E - Citizens National Bank/ Duer & Beerbower Block	Italianate	1880	
101 Jefferson St. W - Citizens National Bank	Classical Revival	1919	a. George Bond, interior b. Moorman & Co.
124 First Ave. N - Post Office Building	Italianate	1875	b. T.F. Mardis
120-122 First Ave. N - Twin Block	Italianate	1875	
118 First Ave. N - Cole Building	Romanesque Revival/ Queen Anne	1898	
116 First Ave. N - Gilpin Building	Italianate	1882	b. T.F. Mardis
114 First Ave. N - Madisonian Building	Italianate	1872	a. L.W. Foster & Co. b. Eli Cox
112 First Ave. N - White, Munger & Co.	Italianate	1874	
110 First Ave. N - National Bank of Winterset	Greek Revival	c.1864	
108 First Ave. N - Wheelock & Hadley Co.	Italianate	c.1874	
106 First Ave. N - Pitzer Building	Italianate	1882	
102 First Ave. N - Bevington Block	Italianate	1882	b. T.F. Mardis
102 Court Ave. W - White, Munger & Co.	Italianate	c.1861	b. E.W. Evans

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52 Court Ave. E - Sprague, Brown & Knowlton	Italianate	c.1866	b. T.F. Mardis (rear addition)
54 Court Ave. E - Tidrick Building	Italianate	1880	b. T.F. Mardis
56 Court Ave. E - Cox Building	one-story brickfront (Italianate originally)	1880, c.1940s	b. T.F. Mardis
58 Court Ave. E - Koser Bros. Building	Italianate	1889, 1895, and 1917	
60-62 Court Ave. E - Smith Bldg./Masonic Hall	Italianate	1873, 1875	b. Roth and Warren (brickwork)
64 Court Ave. E - Smith Building	one-story brickfront (Italianate originally)	1879, 1964	
66 Court Ave. E - Danforth Bros. Bldg.	one-story brickfront (Italianate originally)	1879, 1896	
68 Court Ave. E - Bevington Building	Italianate	1896, 1930	b. T.F. Mardis
70-74 Court Ave. E - Jones Block	Italianate	1872-73, 1896	b. T.F. Mardis
103 JWD S -Danforth Block	Gothic Revival	1880	b. Henry Smith & Sons (stonework)
101 JWD N -Kiser Building	Italianate	1876	
103-105 JWD N - Sprague & Brown Building	Italianate	1872-73	
107 JWD N - Butcher Building	Italianate	1883	
109-111 JWD N - Bevington Building/Masonic Temple	Classical Revival (one-story Italianate originally)	1894, 1914	a. Wetherell & Gage, 1914 remodel
113 JWD N - Sprague & Brown Rental	two-story brickfront (Italianate originally)	1872, 1969	
115 JWD N - Hollingsworth & Co.	two-story brickfront (Italianate originally)	c.1868, 1969	
117 JWD N - Lowe Building	Italianate	1889, 1892	b. T.F. Mardis
119 JWD N - Matthes Building	Italianate	1883, 1897	b. T.F. Mardis
121 JWD N - Majestic Theater	Mission (one-story Italianate originally)	c.1899, 1928	
123 JWD N - Brown Building	Italianate	c.1873	
101 Jefferson St. E - Winterset Savings Bank	Classical Revival/ Prairie School - Sullivanesque	1913-14	
104-106 Court Ave. E - Schwaner/Centennial Block	Italianate	1876	a. William Foster

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108-110 Court Ave. E - Snyder Rental Block	Italianate	c.1877	
112 Court Ave. E - Snyder Grocery Bldg.	Italianate	1871	
114 Court Ave. E - Wilson & Clark Bldg.	Italianate	1897	b. Clark Bros.
116 Court Ave. E - I.O.O.F. Lodge Hall	Italianate	1894	b. M.D. Clark, T.F. Mardis
121-123 Court Ave. E - Firemen's Hall/City Hall/ Light Plant	Italianate (addition - one-story brickfront)	1888, 1889, 1923	a. J.S. Blake
113 Court Ave. E - Lavaileur Garage	one-story brickfront	1913	
Court Ave. E, north side - false front bldg.	faux brickfront	1990s	
112-114 Second St. N - Seidler Creamery	one-story brickfront	1925	
111-113 Jefferson St. W - Hotel de Horse Livery	two-story brickfront (two-story stone front originally)	c.1887, c. 1948-55	
115 Jefferson St. W - Machine Shop	one-story brickfront	c. 1926-48	
117 Jefferson St. W - Store building	one-story brickfront	c. 1926-48	
121-123 Jefferson St. W - Livery Building	two-story brickfront (Italianate originally)	c.1907	
114 Jefferson St. W - Grocery store	Italianate	c.1907	
116-118 Jefferson St. W - Two-unit store	one-story brickfront	c.1926-48	
120 Jefferson St. W - Office building	one-story brickfront	c.1907	
124 Jefferson St. W - Peters & Sons Building	Classical Revival	1912	
117 Second Ave. N - Blacksmith shop	two-story brick utilitarian	c.1893	
115 Second Ave. N - Animal breeding stable	two-story brick utilitarian	c.1886	
111 Second Ave. N - Jack & Baird Livery	two-story brick false front	c.1886	
alley between Second & First Ave. - Warehouse	one-story brickfront	c.1907	
120 Second Ave. N - Winterset U.S. Post Office	Classical Revival/Moderne	1934-35	a. Louis A. Simon b. Rokahr & Sons, Lincoln, NE

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124 Court Ave. W - Carnegie Public Library	Classical Revival	1905	a. F.E. Wetherell; b. Lewis & Kale
119-123 Court Ave. W - Pitzer Building	one-story brickfront (Italianate originally)	1883, c.1907, 1931	b. T.F. Mardis
117 Court Ave. W - Summer Building	Moderne (brickfront originally)	1898, 1930s-40s	
113-115 Court Ave. W - Wilson & Wilson Marble Works	Moderne (Italianate originally)	1879, 1930s-40s	
114 Court Ave. W - Office building	one-story brickfront	1959	
112 Court Ave. W - Madisonian Building	Italianate/Romanesque	1906	
110 Court Ave. W - Express Office	Italianate/Queen Anne	c.1907-16	
108 Court Ave. W - Winterset Post Office	two-story brickfront	1913	
106 Court Ave. W - Shriver Real Estate	one-story brickfront	1914	
104 Court Ave. W - Young's Building	Italianate	c.1874	
110 First Ave. S - Office building	one-story brickfront	1952	
114-118 First Ave. S - Hudson Livery	two-story brick utilitarian	1890 & c.1907-16	
111 First St. S - The Reporter Building	Italianate/Romanesque	1895	
109 First St. S - Manthel Building	Italianate	1880	
107 First St. S - Dr. Cooper's Office	Italianate	1877	b. T.F. Mardis
220 First Ave. N - Madison County Jail	Italianate to Four Square transition	1901-03 & 1934	a. Pauly Jail Building Co. b. T.F. Mardis; CWA/FERA
rear 220 1st Ave. N - garage behind jail	one-story concrete block utilitarian	post-1965	
110 Green St. W - Hochstetler & Vance	one-story brickfront	1952	
rear 110 Green St. W - County Jail Carriage House	two-story brick utilitarian	c.1903	
221-223 First Ave. N - Auto Repair shop	one-story brickfront	c.1926-30	
219 First Ave. N -Store bldg.	one-story brickfront	1930	
215 First Ave. N - Shopper	one-story brickfront	1967	

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Table 2. Summary of Integrity and Significance Criteria for Each Building in Historic District

Current Address - Historic Name	Integrity Evaluation	Contributing Significance Criteria (significant person)
112 JWD N - Madison County Courthouse	Retains excellent integrity; few modifications through the years.	Individually NRHP listed; A and C and potential for D
69-73 Jefferson St. E - Crawford/Jefferson Blk.	Retains sufficient integrity on the second floor façade and remnant cast-iron storefront.	A and C
65-67 Jefferson St. E - Hedge & Houck Blk.	Retains good integrity on second floor façade.	A and C
59-63 Jefferson St. E - City Hall Block/ Jones & Tidrick	Retains significant second floor details despite loss of cornice; retains some notable cast iron and other storefront elements.	A and C
57 Jefferson St. E - Dabney Building	1930s storefront remodel retains good integrity within period of significance.	C
55 Jefferson St. E - H.C. Price Building	1950s-60s remodel retains good integrity within period of significance.	C
51-53 Jefferson St. E - Citizens National Bank/ Duer & Beerbower Block	Monumental corner building retains sufficient integrity in second floor façade and side and on the corner storefront to be contributing.	A and C
101 Jefferson St. W - Citizens National Bank	Monumental corner building has windows replaced but overall retains good integrity.	A and C
124 First Ave. N - Post Office Building	Corner building retains sufficient integrity to be considered contributing.	A and C
120-122 First Ave. N - Twin Block	Retains sufficient integrity in remnant second floor façade elements to contribute for historical significance.	A
118 First Ave. N - Cole Building	Retains good integrity on second floor façade.	A and C
116 First Ave. N - Gilpin Building	Retains very good integrity on second floor façade and good integrity on storefront.	A and C
114 First Ave. N - Madisonian Building	Retains good integrity on second floor and alley side of building; retains notable cast-iron storefront elements.	A, B, and C (H.J.B. Cummings and Henry Wallace)
112 First Ave. N - White, Munger & Co.	Retains good integrity on second floor façade and alley side wall; retains notable cast-iron storefront elements.	A and C
110 First Ave. N - National Bank of Winterset	Retains sufficient original stonework elements on second floor façade to be considered contributing to district; important early stone building in district.	A, B, and C (C.D. Bevington)
108 First Ave. N - Wheelock & Hadley Co.	Retains excellent integrity on second floor façade; sufficient integrity on later storefront.	A and C
106 First Ave. N - Pitzer Building	Retains excellent integrity on second floor façade; sufficient integrity on later storefront.	A and C
102 First Ave. N - Bevington Block	Monumental corner block building retains very good integrity on second floor façade and side wall.	A, B, and C (C.D. Bevington)
102 Court Ave. W -	Very important early stone building in district; retains	Individually NRHP Listed;

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White, Munger & Co.	good integrity except for modern storefront remodel.	A and C
52 Court Ave. E - Sprague, Brown & Knowlton	Very important early stone building in district retains good integrity except for modern storefront remodel.	Individually NRHP listed; A and C
54 Court Ave. E - Tidrick Building	Retains sufficient second floor façade and cast-iron storefront elements.	A and C
56 Court Ave. E - Cox Building	1940s remodel retains sufficient integrity within period of significance.	C
58 Court Ave. E - Koser Bros. Building	Retains sufficient integrity in second floor façade and storefront elements.	A and C
60-62 Court Ave. E - Smith Bldg./Masonic Hall	Retains sufficient second floor façade elements to contribute for historical significance.	A
64 Court Ave. E - Smith Bldg.	1964 remodel retains fairly good integrity.	C
66 Court Ave. E - Danforth Bros. Bldg.	Retains sufficient integrity in upper brickwork and later storefront remodel within period of significance.	C
68 Court Ave. E - Bevington Building	Retains sufficient integrity in second floor façade elements and notable 1930 storefront remodel.	A, B, and C (C.D. Bevington)
70-74 Court Ave. E - Jones Block	Important corner building retains sufficient second floor façade and side wall elements to contribute for its historical significance.	A
103 JWD S - Danforth Block	Important corner building retains sufficient second floor façade and side wall elements and cast-iron storefront.	A and C
101 JWD N - Kiser Building	Important corner building retains good integrity in second floor façade, side wall elements, and cast-iron storefront.	A and C
103-105 JWD N - Sprague & Brown Building	Retains sufficient upper floor elements and cast-iron storefront.	A and C
107 JWD N - Butcher Building	Retains sufficient second story façade and some storefront elements.	A and C
109-111 JWD N - Bevington Building/ Masonic Temple	Retains very good integrity of the 1914 second floor façade and storefront remodel within period of significance.	A and C
113 JWD N - Sprague & Brown Rental	Façade completely rebuilt in 1969 outside of period of significance.	non-contributing
115 JWD N - Hollingsworth & Co.	Façade completely rebuilt in 1969 outside of period of significance.	non-contributing
117 JWD N - Lowe Building	Retains good integrity on second floor façade; sufficient to be contributing.	A and C
119 JWD N - Matthes Building	Retains good integrity on second floor façade; sufficient to be contributing.	A and C
121 JWD N - Majestic Theater	Retains very good integrity on façade including a notable Moderne style marquee.	A and C
123 JWD N - Brown Building	Retains good integrity on second floor façade and side wall and retains cast-iron storefront.	A and C

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101 Jefferson St. E - Winterset Savings Bank	Important corner building retains overall good integrity.	A and C
104-106 Court Ave. E - Schwaner/Centennial Block	Retains good integrity despite second floor window reductions and retains both cast-iron storefronts.	A, B, and C (C.C. Schwaner)
108-110 Court Ave. E - Snyder Rental Block	Retains sufficient second floor and some cast-iron storefront elements to be contributing.	A and C
112 Court Ave. E - Snyder Grocery Bldg.	Retains sufficient second floor and some storefront elements to be contributing.	A and C
114 Court Ave. E - Wilson & Clark Bldg.	Retains sufficient second floor façade elements and flanking stone pilasters on storefront to be contributing.	A and C
116 Court Ave. E - I.O.O.F. Lodge Hall	Retains sufficient second floor façade elements and flanking stone pilasters on storefront to be contributing.	A and C
121-123 Court Ave. E - Firemen's Hall/City Hall/Light Plant	Important public building retains very good integrity in second floor and some first floor elements.	A and C
113 Court Ave. E - Lavaieur Garage	Retains overall good integrity.	A and C
Court Ave. E, north side - false front bldg.	modern false-front building post-dates period of significance.	non-contributing
112-114 Second St. N - Seidler Creamery	Retains sufficient integrity on south storefront and side walls to be contributing.	A and C
111-113 Jefferson St. W - Hotel de Horse Livery	Retains sufficient integrity of 1940s-50s remodel within period of significance.	A
115 Jefferson St. W - Machine Shop	Retains sufficient integrity as a 1920s-40 building within period of significance.	C
117 Jefferson St. W - Store	Retains sufficient integrity as a 1920s-40 building.	C
121-123 Jefferson St. W - Livery Building	Building has been extensively remodeled post-dating period of significance.	non-contributing
114 Jefferson St. W - grocery	Retains overall good integrity.	A and C
116-118 Jefferson St. W - Two-unit store	Retains sufficient integrity as a 1920s-40 building within period of significance.	C
120 Jefferson St. W - office	Retains sufficient integrity.	C
124 Jefferson St. W - Peters & Sons Bldg.	Retains fairly good integrity on second floor and side walls and some storefront details.	A and C
117 Second Ave. N - Blacksmith shop	Retains sufficient integrity; notable property type survival in district.	A
115 Second Ave. N - Animal breeding stable	Retains sufficient integrity; notable property type survival in district.	A
111 Second Ave. N - Jack & Baird Livery	Retains sufficient integrity; notable property type survival in district.	A
Alley between Second & First Ave. - Warehouse	Retains sufficient integrity.	C
120 Second Ave. N -	Important public building; retains very good integrity;	A and C

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Winterset U.S. Post Office	reflects Depression-era federal make-work programs	
124 Court Ave. W - Winterset Carnegie Public Library	Important public building; retains very good integrity.	A and C
119-123 Court Ave. W - Pitzer Building	Retains good integrity of 1931 remodeling within period of significance.	A and C
117 Court Ave. W - Summer Building	Retains sufficient integrity of 1930s-40s remodeling within period of significance.	A and C
113-115 Court Ave. W - Wilson & Wilson	Retains sufficient integrity of 1930s-40s remodeling within period of significance.	A and C
114 Court Ave. W - Office building	Retains good integrity of 1959 construction within period of significance.	C
112 Court Ave. W - Madisonian Building	Important building; retains very good integrity in spite of window replacements.	A and C
110 Court Ave. W - Express Office	Retains sufficient integrity in second floor elements to be contributing.	A
108 Court Ave. W - Winterset Post Office	Late 20th century near-complete remodeling of façade; post-dates period of significance.	non-contributing
106 Court Ave. W - Shriver Real Estate	Retains sufficient integrity in upper façade and some storefront elements.	A and C
104 Court Ave. W - Young's Building	Retains sufficient integrity in upper façade and cast-iron storefront elements.	A and C
110 First Ave. S - Office	Retains sufficient integrity of 1952 construction.	C
114-118 First Ave. S - Hudson Livery	Important livery/factory building; retains sufficient integrity of original elements.	A and C
111 First St. S - <i>The Reporter</i>	Important side street building; overall good integrity.	A and C
109 First St. S - Manthel Building	Retains sufficient integrity in spite of window replacement and facade rebuilt using the old bricks.	A
107 First St. S - Doctor's office	Retains good integrity for small commercial building.	A and C
220 First Ave. N - Madison County Jail	Important county jail building; retains high degree of exterior and interior integrity.	A and C
rear 220 1st Ave. N - garage	Construction post-dates period of significance.	non-contributing
110 Green St. W - Hochstetler & Vance	Retains good integrity of 1952 construction within period of significance.	C
rear 110 Green St. W - County Jail Carriage House	Retains sufficient integrity of utilitarian building associated with county jail.	C
221-223 First Ave. N - Auto Repair shop	Retains sufficient integrity of storefront remodel within period of significance.	C
219 First Ave. N - Store Store building	Retains sufficient integrity of 1930 construction within period of significance.	C
215 First Ave. N - <i>Shopper</i>	Construction post-dates period of significance.	non-contributing

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Iowa Site Inventory No.: 61-02613

Historic Name: Madison County Courthouse

Historic Address: 112 1st Street North

Current view.

Current Address: 112 John Wayne Drive N (JWD N)

Date of Construction: 1876-78

Architect/Builder: Alfred H. Piquenard, architect

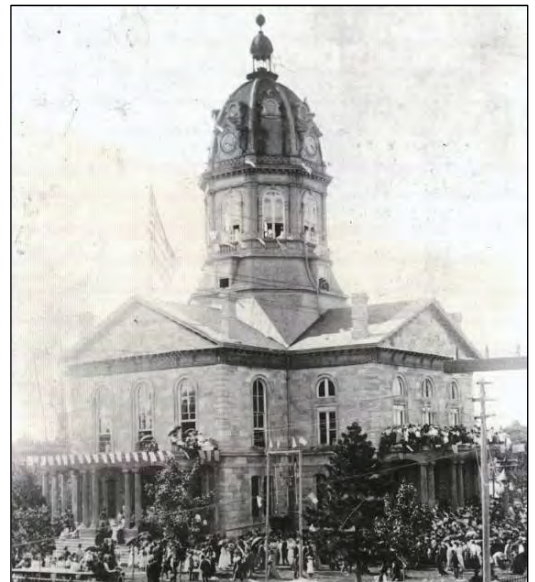
NRHP Status: Individually listed in the NRHP; contributing building and non-contributing object

Building Description: This Renaissance Revival style building was constructed in 1876-78 and replaced the previous courthouse, which burned down in 1875. This building was built to look nearly identical to the courthouse it replaced but is not an exact replica. It is built of stone (walls and foundation) in a cruciform ground plan with Classical front-gabled pediments on each of the wings along with colonnaded porches. A massive iron cupola rises several stories above the center of the roof. The building retains very good integrity having been well maintained and largely preserved. A recent refurbishment involved painting of the tower, removal of the asphalt-shingled roof, installation of sustainable imitation slate shingles matching the original slate in color and size, and installation of copper gutters and flashing. This building is the centerpiece of the district and is in the center of the square around which the district developed.

The non-contributing object is the monument consisting of a bell placed on top of a tapered stone base installed in the northeast corner of the square in 2014. The cast bronze bell is from the courthouse tower and was removed during the recent refurbishment. The bell monument is visible in the lower right-hand corner of the “current view” photograph at top right.

There is archaeological potential in the courthouse square, perhaps including evidence of the courthouse that burned as well as items associated with historical events that took place in the square in the 19th and early 20th centuries. However, significance under Criterion D is not claimed at this time.

Building History: The courthouse was built by well-known architect, Alfred H. Piquenard, who was the architect and superintendent of construction for the Illinois State Capitol building.² The building in Winterset was begun in 1876 and ready for occupancy by 1878. The importance of the county seat to the growth and development of Winterset cannot be understated. It was the reason there was a town at this central location within the county. It was a major impetus for early commercial and professional growth in the town because the



Courthouse, circa 1900. Courtesy: Madison County Historical Society, Winterset.

² This refers to Illinois' sixth capitol building, which was begun in 1868 and completed around 1888, although it was occupied by the General Assembly beginning in 1876. The referenced building still serves as the Illinois State Capitol building.

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courthouse brought with it a need for lawyers and other professionals whose business was tied to that of the courthouse. The courthouse also brought in potential customers to Winterset's businesses when people came to town to do their courthouse business.

Iowa Site Inventory No.: 61-02385

Historic Name: Crawford/Jefferson Block

Historic & Current Address: 69-71-73 Jefferson St. E

Date of Construction: 1873 *Current view.*

Architect/Builder: William Foster, architect

NRHP Status: Contributing building

Building Description: This two-story three-unit block building is located on the north side of Jefferson Street northeast of the Courthouse at the corner of what is now John Wayne Drive. Originally, this block featured an elaborate Italianate-inspired cornice that wrapped around the east side of the building. This cornice had been removed by 1948 except for the center section with the shaped pediment; however, that section was also later removed. The building originally had a one-story porch supported by chamfered/bracketed posts that extended the full width of the building and wrapped around the southeast corner. By 1899, all but the east section of this porch had been removed, with the rest gone by the early 1900s. The east side of the building originally had an exterior staircase. All of the window and door openings on this side wall have been covered with panels, although the flattened-arched hoodmolds remain exposed. Currently, the parapet of this block building is flat and unadorned.



Circa 1873 photograph.

Courtesy: Allen Family Private Collection, Winterset.

The building has a stone foundation and soft brick walls.³ There are three store units and a one-story warehouse at the rear of the corner store. The building has ten windows across the second story, with each having ornate cast stone window hoods. All of the window hoods on the main façade have the same keystone design. The windows are the original 2/2 double-hung windows, although the upper sashes of the four center windows on the façade have been covered with plywood or have been painted over. All of the windows have stone sills.

The first floor level features cast-iron pilasters flanking each storefront unit, with the center unit retaining most of its cast iron elements. At the bottom of some pilasters is a plaque reading "T.R. Pullis Bro. St. Louis, MO." There are

³ All references to "soft brick" in this nomination refers to locally or regionally-manufactured soft mud or stiff mud bricks that are orangish-red in color and softer in hardness compared to the pressed and vitrified bricks that were later obtained over the railroad from non-local manufactories. Soft brick would have been the earliest types of bricks available for construction purposes in Winterset. Soft brick continued to be used in the interior and side wall construction even after harder brick was available for use in façade veneers simply because soft brick was more economical.

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brackets attached to the pilasters on either side of the second floor stairway entrance on the center unit to give an arched appearance. The cast-iron pilasters on the center unit have fully rounded fluted columns of small diameter with Corinthian capitals. Above these are the brackets which form an arch. Against the pilasters in the central bay are half-rounds of the same fluted columns with the Corinthian capitals and arched brackets. The 1873 construction photograph shows that the other two storefronts also had the same cast-iron columns with arched brackets.

Today, the right storefront has a mid-20th century recessed central entry. The plate-glass windows were recently replaced. The transom has been covered, and there are remnants of a metal awning. The display window areas of the center cast-iron storefront have been filled in with panels and reduced modern windows. The left storefront has a mid-20th century recessed central entrance with metal-framed plate-glass windows and remnants of a metal awning. The transom area has been covered. Historically, the exterior brick was unpainted except for some areas with painted signs; however, through the years, the center and east unit facades were painted white, with the paint sandblasted off in the late 20th century. This sandblasting has damaged the bricks and resulted in color differences between these facades and that of the west unit. One additional modification has been the application of a mansard-type shingled roof over the top of the one-story rear addition.

Building History: On January 30, 1873, the *Madisonian* announced that Mr. A. Crawford and Dr. Tidrick had purchased ground to build a new business block on the north side of the square. Des Moines' architect, William Foster designed the building (*Madisonian*, 03/20/1873). The photograph taken in 1873 during construction shows the walls and roof completed, with the cornice under construction. The first businesses included: Andy Crawford & Son's grocery (east bay); M.W. Ward's store (center bay); and Jesse McDaniel's dry goods store (west bay). McDaniel's wife also has a millinery department in the store (*Madisonian*, 10/23, 10/30, and 11/6/1873; *Winterset News* 10/18/ 1873). By the following summer, Dr. Duff and Ward were operating the drugstore in the center bay (*Madisonian*, 04/30 and 05/14/1874). The upstairs of the building held professional offices for a doctor and several attorneys



1873 photograph taken from the Courthouse.

Courtesy: Madison County Historical Society, Winterset.

(*Madisonian*, 07/23 and 11/26/1874; 05/08/1879; 01/01/1880). Other known historical uses included: Mattie and Lizzie Scott's dressmaking business (1880); Maltby & Miller, dentists (1880); Abstract office (east bay) and drugstore (center bay) in 1899; Hamilton Bros. Land Office (east bay) circa 1905; Winterset Variety Store opened in 1925 in the "room vacated by Luther Fox," a grocery business (*Winterset Reporter*, 03/22/1928); A&P Food Stores (1938); Melvin Johnson pharmacy (1938); Madison County Drug (west bay), Flood Cleaners (center bay), and Davis Furniture (east bay) circa 1948, with Virgil Smith, oil jobber in the east bay in 1951; Hochstetler and Vance, engineers from 1973-1984 (*Madison County Genealogical Society* 1984; *Madisonian*, 02/05/1880, 01/01/1885, 09/14/1938; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*; *Winterset Review*, 12/27/1899). The Sanborn fire insurance maps further note the presence of a hardware store in the west bay in 1899 and a pool hall in the center bay circa 1916. The building currently houses the Madison County Chamber of Commerce (east bay), a restaurant (center bay), and a law office (west bay).

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Iowa Site Inventory No.: 61-02847

Historic Name: Hedge and Houck Block

Historic & Current Address: 65-67 Jefferson Street East

Date of Construction: 1880

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This two-story two-unit brick block is located on the north side of Jefferson Street across from the Courthouse. The design of the building exhibits Italianate stylistic influence. It was originally built for a single business that was two bays wide but was open on the interior, with the second story supported by wooden posts. There was a one-story warehouse at the rear of the building. By 1907, the interior had been subdivided into two separate store units, a configuration that continues to the present day. The soft brick building has a foundation of cut limestone and a flat brick parapet that has recessed panels topped by a corbelled denticulated frieze. Brick pilasters flank the façade and center separation. Each bay has three single windows on the second story that have with pressed-metal hoods. There is a stone belt course at the bottom of the hoods and another that forms a continuous sill. The windows in the right bay are 1/1 with the top sash covered with plywood. The windows in the left bay are replacement windows.



Early photographs show cast-iron storefronts, cornices, and decorative elements. The present right storefront has a mid-20th century angled recessed entrance with the door to the left and to the left of that door is a second door to the stairs which is not recessed. There are metal-framed plate-glass windows, with a brick kick plate. The transom area is covered with a flat panel. The left storefront also has a mid-20th century recessed central entrance with metal-trimmed plate-glass windows. The kick plate on this unit is white-glazed brick. Above the storefront is a fabric awning, with the transom area covered. It is not known why the bricks on the two units and across the top of both units are a different shade of color than the second floor façade on the east unit. This building was not painted according to available historic photographs. It may be that the bricks were fired in different batches or came from different clay sources.

Building History: In 1880, William Hedge and L.G. Hough announced that they would build a large double-front brick building on the north side of the square for Hedge's implement business (*Madisonian*, 10/14/1880). In 1888, Hedge sold the business to C.F. Koehler and Walter Rhino (*Madisonian*, 01/26/1888). That partnership was succeeded by Koehler, Dickey & Co. by 1891 (*Madisonian*, 06/26/1891), followed by: W.H. Jones, Minturn & Silliman, W.H. Doak, Doak & Hartsook, F.P. Hartsook (until 1934), C.A. Hagerla (1943-47), and Maurice Powers (after 1947). Early photographs show that Hedge sold implements and was the dealer for Studebaker Wagons. Later, this was the John Deere dealership (*Madisonian* 1956). Minturn & Silliman continued their implement business at this location until 1902 when they built a new building just off the square. By 1938 through at least 1958, the subject building housed the Ruth Drug Store in the west bay and had a pool hall in the east bay in the 1950s (*Madisonian*, 12/07/1938; *1950-2000 and 1958-2008 Town Square Layouts*). The Sanborn fire insurance maps indicate that there was a restaurant in the east bay circa 1907 and a drugstore in the west bay circa 1916-circa 1926, with a pool hall in the east bay circa 1916.

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1899 photograph.



East storefront circa 1938 showing storefront remodel.

Courtesy: Madison County Historical Society, Winterset.

Iowa Site Inventory No.: 61-02846

Historic Name: City Hall Block (Opera House)/
Jones & Tidrick

Historic & Current Address: 59-61-63 Jefferson Street E

Date of Construction: 1875

Architect/Builder: L.W. Foster & Co. architect,
T.F. Mardis & Eli Cox, builders

NRHP Status: Contributing building *Current view.*

Building Description: This two-story brick block building is located north across Jefferson Street from the Courthouse. The west two units of this block were built in 1875 as the



City Hall Block. This soft brick building has a limestone foundation and displays Italianate stylistic influences in its design. The second story windows include a triple round-arched set of windows in the center flanked by two single flattened-arched windows on either side. The windows all have elaborate broken ogee-shaped hoods made of Abestine⁴ and have keystones decorated with flowers. The original 1/1 windows are round-arched to match the round-arched hoods, and where the hoods have flattened arches, the windows are curved to match. The window surrounds have a carved rope design. There are protruding stone sills with brackets. Across the building above the windows and between the pilasters is a row of brick corbelling with dentils forming a triangle above the center window. The original elaborate pressed metal cornice has since been removed and replaced with a rebuilt plain brick parapet.

The west portion of the building has two storefront bays flanking a central stair entrance. There are fluted pilasters with Corinthian capitals at each corner and on either side of the central stairs. The left unit has a mid-20th century deeply recessed central entrance with metal-framed plate-glass windows and marble kick plates, although the pressed-tin ceiling in the entry appears to be original or at least pre-dates the mid-20th century remodel. The transom area is covered with a sign board. The right unit also has a recessed central entrance with metal-framed plate-glass windows and marble kick plates, although the entrance is not as deeply recessed.

⁴ William Foster, L. W. Foster, Sr.'s son and fellow architect, used Abestine in some of his designs in the late 19th century, using a product manufactured by Conrad Youngerman of Des Moines (Page and McDowell 2008).

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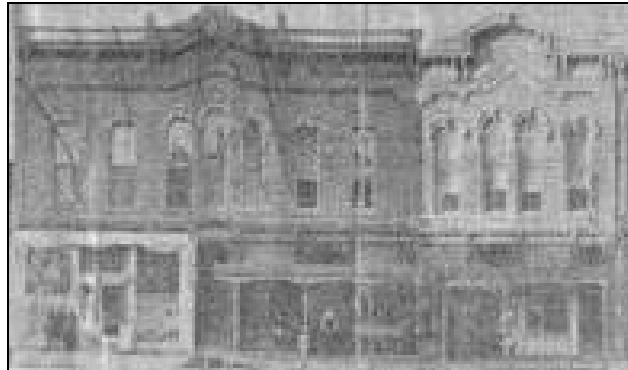
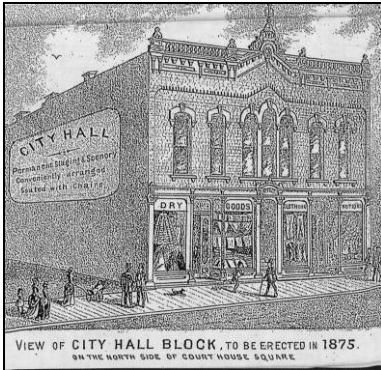


Illustration of proposed City Hall Block (left), 1899 photograph of entire building (center), and circa 1950s photograph (right) after the cornice had been removed and the storefronts remodeled.

Courtesy: Madison County Historical Society and the Sally Oldham Private Collection, Winterset.

The transom on the right unit has a three-part glass transom that carries the sign of the current business, the “NORTHSIDE” café. The interior of the Northside Café was renovated in 1936. At that time, booths were installed on the west side of the restaurant, two on the east side and tables were added down the center (*Winterset News*, 04/16/1936). The booths and paneling are still in place along the west wall, and the pressed tin ceiling remains exposed.

The central stair entrance in the original building historically led up to the second story City Hall offices and Opera House. The wooden stairs, handrails and baseboards are original. From the interior of the stairs, the top of the flattened arch, rope-trimmed original door surround is visible. Above the stairs, remnants of the gas lighting system are evidenced. The interior hallway has an arched doorway surround with hardware that would allow the door in the center of the hall to swing open in either direction. The doorway surround for the back exit has a flattened arch and a limestone sill. The four windows and the door at the rear of the building were more decorated because this was a public entry to the City Hall and Opera House.

The east unit ties into the pilasters of the City Hall Block on its left. There is an ogee of brick corbelling across the building between the pilasters. At the center of the second floor there are paired round-arched windows. Above these windows, the brick corbelling across the parapet is interrupted by a stone ogee with a keystone. The paired windows are flanked by single flattened-arched windows, with all of the windows on this unit having very ornate terra-cotta hoods. The keystones of the hoods have feline grotesques with red tongues. Descending from the grotesques, the hoods have half-round bundles tied with grape leaves and stops decorated with women’s heads. These hoodmolds are very different in design from those on the main City Hall Block. There is a continuous limestone sill course similar to that on the adjacent City Hall Block. The original 1/1 double-hung windows are arched to match the hoods and the window surrounds have the same carved rope design as on the adjacent City Hall Block. At the first floor, there is a second door to stairs on the right side of the single storefront bay. At the corners of the building and beside the stairs are fluted cast-iron pilasters with Corinthian capitals and limestone bases. There are two fluted half-columns against the pilasters and two fluted columns with Corinthian capitals and iron bases flanking the recessed central entrance. These cast-iron storefront elements manufactured by “T.R. Pullis, St. Louis, Missouri” are the same design as in the City Hall Block. The upper part of the storefront windows and transom area has been covered with Masonite, but the original window surrounds seem to be intact. The kick plates are also covered with Masonite. Like the adjacent building, the second floor

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of this building was part of the opera house.

Building History: In October, 1874, the Winterset *Madisonian* reported that Edward Brown and H.J.B. Cummings had contracted with local builder, T.F. Mardis to construct a business block for them the following spring (*Madisonian*, 10/1/1874). Cummings was president of Citizens National Bank, a businessman, and owner and editor of the major newspaper in town—the *Madisonian*. Brown was also a prominent businessman, who owned several businesses and buildings (Davies 1869:529, 532-33). The Des Moines' architectural firm of L.W. Foster & Co. designed the building. The second floor of the original portion was to have areas for the City Hall and an opera house 34 feet wide and 43 feet deep lit and ventilated by two large skylights, a transom, and four large windows on the north side of the hall. "The skylights are covered ones with sash in sides and so made that they will slide sideways and admit the free entrance of air" (*Madisonian*, 10/01/1874). The hall would be lit by two chandeliers and would seat 225 people when the platforms and staging were up and 275 people "can be comfortably seated" for lectures. Both floors have 13 foot ceilings. The building was to have a cast-iron storefront with French plate-glass windows and the doors have one French plate glass. The second story windows would each contain two lights (*Madisonian*, 10/01/1874). The following contractors worked on the building: general contractors, Eli Cox for carpentry and T.F. Mardis for the brickwork; Smith & Boyles for the stonework; H.H. Heath, of Des Moines for the cornice and outside frames; Jones, Donovan, & Lovelace for the inside work; R. Bain, the painting; J.J. Hollingsworth, the roof; Mr. Youngman of Des Moines for the front window caps, sills, bases, and corbels; Jesse Truitt, the plastering; and Cooper Brothers, the shelving and counters (*Madisonian*, 10/15/1874, 05/06/1875).

At the end of 1874, the decision was made to expand the hall across the space in the second floor of the new building, which Jones & Tidrick planned to build on the east side of the City Hall block. The stage and rostrum would be in this eastern space (*Madisonian*, 11/26/1874). However, before the building was begun, the decision was made to expand the size of the hall by another six feet in order to accommodate 300 people (*Madisonian*, 03/25/1875). Ground was broken for the building in April 1875 (*Madisonian*, 04/01 and 04/08/1875). Abestine stone manufactured in Des Moines was used for the caps, sills and corbelling on the front of the building. "It is a smooth, evenly colored and beautiful composition" (*Madisonian*, 04/08/1875).

The first week in May, Mardis began laying the brick with a workforce of 25 men (*Madisonian*, 05/06/1875). The May 13th *Madisonian* reported that by noon on Tuesday, brick had been laid 13 feet high, ready for the second story floor joists. The workers had set a record by laying the brick in only 6½ days. However, later that day, there were gale force winds and at about two o'clock there was a terrible crash as the iron front of the building blew down. Three columns, a pilaster, and several pedestals and lintels were broken. A telegraphed order for replacement parts insured that the work on the building would not be delayed more than a week (*Madisonian*, 05/13 and 05/20/1875). By mid-June, the brickwork was complete, and the carpenters and tinnery were working on the roof. The plumber was installing gas pipes "so that if we are not disappointed in our gas works, the building can be lit with gas" (*Madisonian*, 06/17/1875).⁵ By July, the gas installation was complete "and if we fail in our present expectation of gas it will be ready when it does come – for it will surely not be long until this or some other company lights the town" (*Madisonian*, 07/14/1875). The owners made the decision to include a gallery in the second floor of the Jones & Tidrick building so that the hall would now seat a reported 450 to 500 people (*Madisonian*, 06/17/1875). By the end of August, the building was almost complete. Businesses were beginning to move their stock into the stores (*Madisonian*, 08/26/1875). The opening performance in the new hall was the Hartz troupe, which included a magician, three-year-old Baby Thompson, and Prof.

⁵ The gas fitting above the stairs can still be seen in 2013.

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Amos O. Cole, a violinist whose “barnyard imitations are marvelous” (*Madisonian*, 09/30/1875). When the hall was complete, it was reported to actually seat 300 and had a fresco and other ornamental work that made it “altogether ahead of anything ...that we have seen west of the Mississippi” (*Winterset News*, 10/07/1875).⁶

By the end of August and early September businesses had moved into the new building. Jones & Tidrick moved their dry goods store into the east bay, which they owned (*Madisonian*, 08/26/1875). J. & C.B. Eshelman moved from Chicago to open the Clothing and Gent’s Furnishings store in the center bay, owned by Col. Cummings (*Madisonian*, 09/02/1875). Edward Brown, who owned the west bay, teamed with J. Walker Garrett to open a store selling dry goods, boots & shoes, carpets, and furs (*Madisonian*, 11/11 and 11/18/1875). When the Madison County Courthouse burned in 1875, the offices of the County Clerk and the Sheriff were temporarily moved to the second floor of the City Hall block until the new (extant) courthouse was built (*Winterset News*, 10/07/1875).

In 1887, the opera house was closed because of excessively high insurance rates. The stage, scenery, curtains, and balcony were removed and the space was divided into two smaller music halls (*Madisonian*, 07/28/1887). The following year, the auditoriums were closed down because their presence subjected the entire block to higher insurance rates. The *Madisonian* mourned the loss and hoped someone would open an opera house off the square where insurance rates would be lower. The space was divided into smaller rooms for Miss Anna Moreland’s dressmaking business (*Madisonian*, 10/26/1888).

Other known historical uses of this building included: Weeks & Burt, Law, Abstracts and Loans (west bay in 1878); E.H. Kridler, Lawyer & Mrs. Kridler, Physician (second floor above east bay in 1875); J.W. Conklin’s Boots and Shoes (center bay in 1876); Dr. Renhold of Philadelphia (likely second floor in 1880); J.M. Miller Attorney-at-Law (likely second floor in 1883); T.E. Garrett & Co. Boots and Shoes (moved into Ed Brown’s west bay in 1884); W.S. Doud (center bay before 1892); Orkin & Levitt’s 5 & 10 Cent Store (east and center bays in 1892); H.D. Aikins & Co. and Major S.W. Aikins shoe store (west bay from 1896 to 1951); Caesar D’Appaloni’s Northside Café (center bay from circa 1919-1928); Harry Gaspari’s Northside Café (center bay from circa 1928 to 1936, with the Northside Café under other owners continuing at this same location into the present day); Ray Allen’s shoe store (west bay beginning in 1951; Allen had been a partner in Aikins shoe store since 1929); barber shop (east bay from 1937 to the present; operated by Al Jones as Al’s Barber Shop in the 1950s and now operated as the Northside Barber Shop); and State Farm Insurance (also in the east bay in the 1950s) (*Madisonian*, 07/08/1875, 11/09/1876, 12/22/1880, 02/28/1883, 07/24/1884, 01/15/1892, 02/05/1892; 1878 Map of Business Portion of Winterset; 1950-2000 Town Square Layout; 1958-2008 Town Square Layout; *Winterset News*, 03/22/1928).

Iowa Site Inventory No.: 61-03216

Historic Name: A.R. Dabney Building

Historic & Current Address: 57 Jefferson Street East

Date of Construction: 1880; façade circa 1930

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story brick building is located north across Jefferson Street from the Courthouse. The building was built in 1880 but the façade was remodeled circa 1930. The original building is constructed with soft brick, with

Current view.



⁶ A very small portion of the fresco is still visible in a closet in 2013.

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brick pilasters having simple carved limestone bases and cornices still flanking the remodeled storefront. The original storefront was comparatively plain with a flat corbelled-brick cornice, pilasters that extended slight above the parapet, and a storefront with a recessed double-entry door flanked by two large glass display windows with kick plates. Around 1930, the façade was refaced with a polychrome brick veneer with very simple flush corbelling near the top of the plain flat parapet. This storefront features a recessed entry to the left of the façade with a flush display window on the left and an angled two-part display window to the right. The plate-glass windows are framed with metal and have kick plates. The door is an older wooden door that has a large plate glass window with a brass mail slot below the window and a transom window above the door. There is a beaded-board ceiling in the recessed entrance. The transom area of the building has three panes of sheet glass, which was exposed during a renovation in 2000. Therefore, the current storefront retains much of the circa 1930 remodeling. There is a tile block addition, built after 1926, at the rear of the building. It has a door on the right and a garage door on the left that has been filled with newer and larger tile blocks. Steve Reed, local mason, reported that the rear of the building required major masonry repair in recent years.

In 2013, the interior of the building was remodeled to create modern office space and to reveal historic fabric in the reception area in the front of the building. This area has a pressed-tin ceiling, and the wooden floor appears to be original. The plaster has been removed from the side walls to expose the structural brick walls. When the rear tile block addition was built, part of the rear wall of the original building was left in place.

Building History: A.R. Dabney had this building built in 1880 to house Brown & Garrett's new boot and shoe store (*Madisonian*, 04/22, 06/10 and 08/19/1880). In August 1880, T.E. Garrett & Co. announced the opening of their new store (*Madisonian*, 08/26/1880). Other known historical uses of the building have included: watches and jewelry store (1886-circa 1899); drugs, fine cigars, and stationery store (circa 1899, with it listed as a drugs and jewelry store circa 1907-circa 1916), drugstore (circa 1926-circa 1948), and Gambles Hardware (1950s) (Sanborn 1886-1948; *1950-2000 Town Square Layout; 1958-2008 Town Square Layout, Winterset Review* 1899). The 1886-1899 Sanborn fire insurance maps also listed the business as watches and jewelry during that period and likely the same business.



Photograph taken in 1899 (left) and circa 1950s (center) and for a 1956 advertisement for Gambles hardware (right) showing various stages of the storefront remodeling. Courtesy: Madison County Historical Society, Winterset.

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Iowa Site Inventory No.: 61-03215

Historic Name: H.C. Price Building

Historic & Current Address: 55 Jefferson Street East

Date of Construction: circa 1881; remodeled 1950s-60s

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story brick building is located north across Jefferson Avenue from the Courthouse. The soft brick building has high brick firewalls on the east and west sides. The original storefront had a corbelled-brick cornice and a cast-iron storefront.

Sometime in the 1950s-60s the façade was refaced with

12-inch smoky brown extruded brick with raked joints. The parapet is now flat and plain and topped with tile coping. The storefront features an angled recessed entry on the left, with narrow metal-framed plate-glass windows to right. The back of the building next to the alley has rowlock-arched openings for two very tall doors, on likely used as a loading dock. Both doors have long heavy metal hinges for shutters that are no longer extant.

Building History: The original building on this lot housed the millinery and fancy goods store of H.C. Price and was a frame building (*Madisonian*, 01/16/1879). During the building boom of 1880, new buildings were constructed on both sides of Price, leaving his building as the only non-brick building on the north side of the square. However, during the excavation for the construction of the Duer and Beerbower building to the west, Price’s building had to be braced up to prevent it from falling into the cellar (*Madisonian*, 05/20/1880). That summer Price talked of building a one story replacement for his store. His building would arch over from the two adjacent buildings. The *Madisonian* opined that it “would be a novel building and undoubtedly quite cute” (*Madisonian*, 07/08/1880). The construction date of the extant one-story brick building cannot be verified; however, when the *Madisonian* reported in January 1883 on the buildings that were built in Winterset during 1882, this building was not among those listed; nor does its construction appear in any other paper between then and the 1899 photograph when it was shown. Therefore, it is presumed that Price’s new building was built in 1881. In 1893, John Catterlin’s harness shop was occupying the building and Catterlin improved his shop by adding an upper story workroom and stairs to the interior of the building (*Madisonian*, 05/05/1893). Catterlin was at this location until 1919 when E.E. Douglas purchased the business where he had worked since 1897 (*Madisonian*, 03/22/1928; *Winterset Review* 1899). Other known historical uses of this building included Charles and John Joeckel’s clothing store (1890) and Ritter Insurance (from the 1950s to the present day) (*Madisonian*, 01/09/1883, 03/22/1928; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*). It also currently houses a law office.



Current view (left) and 1899 view of building (right).

1899 Photograph Courtesy: Madison County Historical Society.

Iowa Site Inventory No.: 61-02848

Historic Name: Citizens National Bank/Duer & Beerbower Grocery

Historic & Current Address: 51-53 Jefferson Street East

Date of Construction: 1880

Architect/Builder: Unknown

NRHP Status: Contributing building



Current view.

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Building Description: The Citizens National Bank/Duer & Beerbower (D&B grocery) Block was built in 1880 as a joint building project between the two enterprises. This corner block is located north of the Courthouse at the northeast corner of Jefferson Street and First Avenue North. The building features a two-story canted corner entrance, with a second storefront to the right on the Jefferson Street facade. Centered on the façade is the entrance to the second floor stairs where there is a shared reception area for the second floor offices. This two-story (now stuccoed and painted) brick Italianate-influenced building was originally topped with an elaborate, bracketed pressed metal cornice with triangular pediment above the canted corner entry. Most of this cornice has since been removed except for an intact section above the east-side store unit on the Jefferson Street façade. The original triangular pediment (now gone) above the canted corner had a date of 1880; however, a plaque inscription reading “J.E. Hamilton & Son” remains just below the parapet. This plaque was added after 1919 when the Citizens National Bank was sold to J.E. Hamilton.

Originally, the right-side storefront on the façade had a cast-iron and plate-glass storefront. This storefront has been altered with brick infill and modern door and window inserts. However, the storefront is still framed by pilasters and topped with a bracketed pressed-metal cornice. The bank unit storefront features two round-arched windows that are original, although the windows have been replaced through the years. The second story of both the main façade and the First Avenue façade of the bank building retain their original window surrounds including stone sills and triangular stone hoods with drip molds and have decorative patterns in the peaks. The second floor windows of the east unit on the main façade feature segmental-arched hoods made of stone and brick. The keystones, stops, and coping are made of stone and the rest of the hoods are brick. All of the second floor windows are modern 1/1 windows with fixed glass transoms above. The second floor on both facades also features corbelled-brick, denticulated frieze bands just under the cornice.



*1889 illustration of subject building.
Source: The Three River Blue Grass League 1889.*



Photographs taken in 1899 looking north (left), circa 1915 looking NE after right storefront (center), and circa 1950s (right) showing stuccoed exterior. Courtesy: Madison County Historical Society and the Allen Family Private Collection, Winterset.

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The canted corner is topped with a triangular recessed panel. Below that is a single triangular stone hood over two replacement windows. The hood has the same incised design as the rest of the second floor windows. The entrance door is flanked by stone columns that have the same three-piece carved stone base as the pilasters, two-piece stone shafts, and Corinthian capitals. Above this is a semi-circular arch with a triangular pediment which has the same incised circular flower and broken triangle design as the rest of the hoodmolds, and a shingled roof, all of which are carved from stone. Originally, the name of "Citizens National Bank" was on the semi-circular arch. There are two stone steps and a single older wooden door with a large plate-glass light. The door is flanked by side lights and has a transom. Above the transom is a semi-circular window filled with leaded art glass having ripple and snowflake designs. The first floor windows on the First Avenue façade repeat the same designs and materials as the second floor windows; however, the actual windows are older wooden-frame windows with transoms of art glass in both the ripple and snowflake designs seen on the corner entry. At the rear of the building there is an addition built between 1918 and 1926 to serve as office space. This street side façade of this addition is flanked by brick pilasters, with one separating the original building from the addition.

The interior of the Citizens National Bank unit has a canted entrance and a lobby with marble walls and a mosaic tile floor. The exterior west and south walls have shoulder-height black-veined white marble that wraps around part of the east interior wall. There are marble baseboards and sills, a marble bench, and two marble work stations that are original. The north side of the lobby has a central doorway with white marble pilasters and lintel with the same marble on the wall below a horizontal leaded-glass window that extends across the wall. On the right side of the north wall there is a wooden-framed entrance to the bank vault. Down the hall from the lobby at the back of the vault, there is a second vault, which has built-in cabinets on both sides of the entrance. The bank has dark wooden baseboards, cove molding, and two exposed beams across the lobby. The lobby features a mosaic tile floor and casement windows that retain their original hardware. There are open-in transoms above the casement windows on the west side.

Building History: In September 1880, the building was completed so that Duer & Beerbower (D&B) were able to move their grocery into this larger store, which was "one of the handsomest business houses in central Iowa" (*Madisonian*, 09/16/1880). The Citizens National Bank must have moved into their new building about the same time because a jewelry store was moving into their old space in October 1880 (*Madisonian*, 09/30/1880). D&B and the bank hired G.F. Earhart to make a brick sidewalk for their building (*Madisonian*, 09/30/1880). McCaughan & Dabney occupied the "elegant" front offices over the D&B grocery, while J.B.W. Westfall occupied the rear office (*Madisonian*, 10/21 and 12/11/1880). While the D&B building was under construction, it was necessary to brace up H.C Price's building on the east side of the building to prevent its falling into the cellar of the new building (*Madisonian*, 05/20/1880). In 1920, the First National Bank of Winterset moved from 102 First Avenue North to this location, which had been vacated by Citizens National Bank when they moved across the street to 101 Jefferson Street West. J.E. Hamilton had bought the building at that time. The *Madisonian* reported that no expense was spared in remodeling the old bank, which included the installation of Hamilton's name plate on the canted corner but also included the installation of the marble interior, modern lighting, and plumbing. The second vault was added for safe deposit boxes. Customer conveniences included a ladies restroom, telephone booth and customer's room. The stucco finish was first added to the exterior at this time (*Madisonian*, 05/05 and 06/16/1920).

The grocery store unit (i.e., the east unit) continued to have a grocery and bakery business through at least 1907 (Sanborn 1907 and 1907 photograph from the Allen Family Collection, Winterset). Other known historical uses of the building have included: barber shop in basement (circa 1886 through at least 1916); Dr. Ruby & Wilkin second floor (circa 1886-circa 1916); hardware in east unit (circa 1916); Farm Bureau Office and a Pool Hall (1950); and Dr. F.O.

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Winjum & Madison County ASC (late 1950s).

Iowa Site Inventory No.: 61-03219

Historic Name: Citizens National Bank

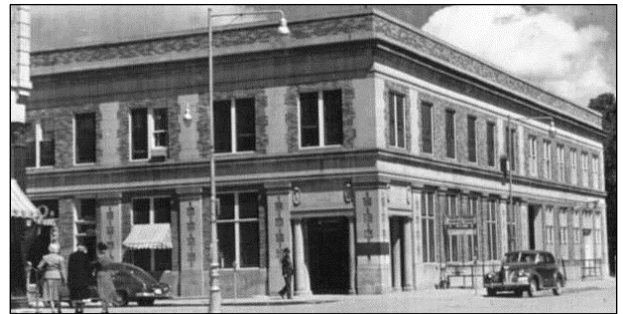
Historic & Current Address: 101 Jefferson Street W

Date of Construction: 1919

Architect/Builder: George Bond, interior design;
A. Moorman & Co. Minneapolis, builder

NRHP Status: Contributing building *Current view.*

Building Description: This is important corner block building is located at the northwest corner of the Courthouse square at the intersection of Jefferson Street and First Avenue North. This bank building replaced the historic St. Nicholas Hotel originally at this location. The bank building features Classical Revival stylistic details expressed in Bedford stone and brick veneer across the length of the south and east sides. The main entry to the bank is inset at the corner, with an opening on both the First Avenue and Jefferson Street sides marked by a large square pilaster with small round stone pillars to either side of each opening. The actual entry door is a modern replacement and is recessed within the entry vestibule created by the corner entryway.



Circa 1940s-50s photograph.

Courtesy: Madison County Historical Society, Winterset.

Both the south and east sides have cornice molding just below the buff-colored, brick-faced flat parapet. There is a plain entablature below the cornice, with rows of paired 1/1 double-sash windows across the second floor below the entablature. The window surrounds are formed by brickwork that is interlocked with the stone face of the building in a quoin effect. Between the first and second stories is another simpler cornice and entablature with Classical pilasters expressed in stone and brick separating the series of windows and doors on the first floor on both walls. Red cloth bubble awnings have been added over the storefront on the south side. The windows for the bank are large plate-glass windows that have been replaced in the modern era. A smaller dark red bubble awning is over the storefront entry on the east side of the building. The main modification to this building has been the replacement of the doors and windows in the modern era on at least the first floor if not also on the second.

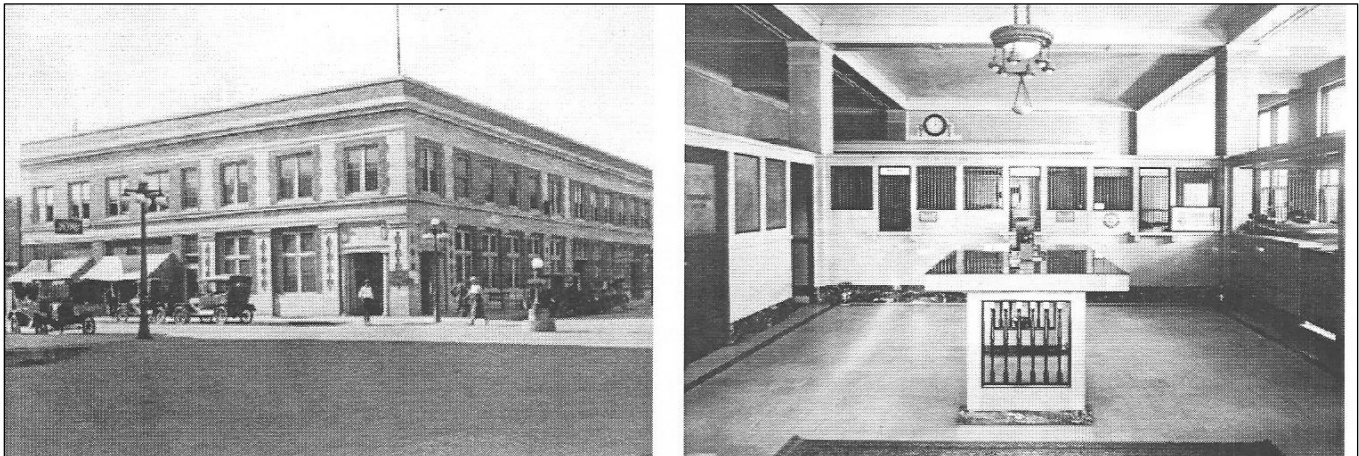
Interior inspection of the basement level revealed interesting original details including: the bank vault with the original metal door painted with "Citizens National Bank of Winterset./D.S. Covert, Genl. Agt., Chicago" along with its metal door surround featuring spiral molding, and an intact interior from the east-side basement level businesses, once including a barber shop. The basement business interior includes: a hexagonal tile floor in the entry vestibule, which also retains the original wood-paneled exterior entry door with rectangular glass pane flanked by small half-height sidelights and retaining the original brass door handle hardware; interior rooms with thick square black and red floor tiles and retaining the original 1/1 double-sash windows although most of the windows no longer have light access from the street level above; and the large automobile elevator lift that once transferred cars from one floor to the next for the auto dealership that occupied the main storefront on the south side of the building and had a repair garage that wrapped around the back of the bank unit, located in the southeast corner, over to the east side of the building. The pulley

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mechanism for the elevator lift is still in place on the second floor of the building. When the bank expanded into the former auto dealership in 1965, the elevator was no longer used, with the basement now used primarily for storage.



*Circa 1920 photographs of the exterior (left) and interior of the bank lobby (right). Note the car dealership showroom at the southwest corner of the building and the garage door for the auto repair shop in the northeast corner of the building.
Source: Farmers & Merchants Bank 75th Anniversary 2009 booklet, copy provided by Madison County Historic Preservation Commission.*

The second floor of the building has a large open gymnasium in the north side of the building. This room was originally used for a ballroom and subsequently as the Graceland Skating Rink. Two painted murals, with one having a “Graceland” sign remain on two of the gymnasium walls. The rest of the second floor was used for offices and living quarters. Today, a law office and bookkeeping service now occupies some of the former office space, with the law library now housed in what had originally been the apartment for the manager of the auto dealership and his family. The apartment still features Craftsman-style details including: multi-pane glass and wooden doors, French doors in-between two of the front rooms, a bathroom with a pedestalled cast-iron tub, and the original kitchen cupboards. The first floor of the building has been modernized for the expanded bank. There are new community rooms to the rear (north side) of the building along with a modernized bank lobby.

Building History: A celebratory booklet for the Farmers & Merchant State Bank, the current occupants of the subject building, stated that the old St. Nicholas Hotel, a prominent, two-story limestone structure built in 1856, was demolished in 1917 to make way for the new two story corner building that was to house the Citizens National Bank and a Ford dealership (Farmers & Merchants State Bank 2009:8). However, the bank building was not actually built until 1919, and newspaper accounts indicate that the St. Nicholas Hotel was not demolished until January 1918:

HISTORIC HOTEL SOLD TO BANK. St. Nicholas Hotel Will Give Way to New Home For Citizens National Bank. New Year's day brought a public announcement that the St. Nicholas hotel had become the property of the Citizens National Bank. The deal had been completed some time prior to the announcement, but was not known generally until yesterday. The stockholders of the bank plan a fine banking house on the site of the hotel purchase having been made of the entire property owned by Mrs. Laura J. Miller, including the Dunn Chop house on the

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west and extending to the alley on the north. **No definite date or plans for construction have been settled upon but present indications are that building will not begin soon.** The intention is to improve the entire property by erection of a thoroughly equipped modern building which will be a pride to the city. To the old timers of Madison county, this proposed razing of the historic St. Nicholas brings many recollections of other days. When Judge Pitzer built this hotel in 1856, it was considered the finest one in southwestern Iowa. Erected at a cost of \$12,000.00 from native stone, three stories in height, it was indeed imposing and became the central point of many events that had to do with town and country life. Justly, the St. Nicholas hotel became far famed for its entertainment and hospitality. Toward its portals hurried the male portion of the village, whenever the four horse stage was heard rattling and rumbling over the stony road with its precious cargo of passengers and mail. When the coach swung around in front of the hotel and came to a sudden stop, a large gallery was on hand to greet the travelers, whom the owner of the line, Col. Lothrop, landed safely after precarious journeys. Forty six years ago in February, when the first train pulled into Winterset, the contractors and railroad men were greeted by a brass band and a large crowd of people, then proceeded to the St. Nicholas where an elaborate banquet was served. In early days, many social affairs were held in this hotel with its large parlors and commodious dining room. The friendly and generous hosts were ever ready to furnish the public with an assembly place for community good times. When the old St. Nicholas, a landmark for sixty years past, gives way to a handsome modern structure, there will be a pang of regret for the removal of so important a relic of Winterset's early days, but as the times change and we change with them, the younger generation will welcome its successor." [*Madisonian*, 01/1918; emphasis added]

On March 6, 1918, the *Madisonian* reported:

The Citizens National bank board has served notice on the tenants of the St. Nicholas corner to vacate on May 1st. While no plans have yet been approved, and the matter of building has not been fully decided upon, it is quite probable that the building will be started this spring. Many of the citizens have expressed the wish that a modern hotel building might be erected on the site of the historic old St. Nicholas. If the bank would entertain the idea, a good sized bonus could probably be raised without any difficulty.

By May 29, 1918 the *Madisonian* reported that "[t]he wrecking of the St. Nicholas building has begun and the tool house has been erected at the corner of the block. This work is the beginning of the construction of the handsome new building for the Citizens National bank." The demolition of the hotel continued into early June when it was noted that: "The St. Nicholas block is in the process of wreckage this week, and the stone is being sorted and piled for future use. The construction work is in the hands of A. Moorman & Co. Minneapolis" (*Madisonian*, 06/05/1918). Excavation for the basement of the new bank building was underway by June 12, 1918, when the *Madisonian* assured the public that: "those loud reports you hear are not cannon reports, but dynamite that is being used in the excavating work on the new bank building. The work is going on under systematic supervision and within a few weeks, the new structure will begin to show up and the wreckage piles disappear." Finally, on January 29, 1919, the *Madisonian* reported:

BANK BUILDING NEARS COMPLETION – Citizens' Bank Moves in Sixty Days to New Quarters. Garage Moves In a Month. The Citizens' Bank block makes an imposing appearance on the corner where the St. Nicholas hotel stood for several decades. Built of Bedford stone, with brick inlays, the structure concrete reinforced with steel, is strictly fireproof and modern in every respect. Plain and substantial in style, the building is one that will present a dignified, handsome appearance as long as it stands, truly an asset to the town in a business sense and an ornament to the square. The bank increased its capital to \$200,000 in January, also the board of directors was increased from five to nine members. Eugene Wilson has leased for ten years the entire building except those to

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be occupied by the bank. This includes the basement, first floor – with the exception of the bank's quarters and the second floor. Mr. Wilson will move his Ford garage into the basement in thirty days, the bank moving in sixty days, perhaps. Mr. Wilson has leased all of his rooms excepting three small ones to be used as offices mainly.

On April 23, 1919, an advertisement in the *Madisonian* invited the public to the opening of the “new banking rooms” of the Citizens Bank. On May 7, 1919, the *Madisonian* gave a lengthy report on the well-attended opening reception:

CITIZEN BANK GIVES RECEPTION * Three Thousand Visitors Inspect Fine New Banking Rooms on Last Saturday. The Citizens National Bank officers and directors gave a public reception on Saturday afternoon and evening to exhibit the handsome banking rooms just completed for occupancy. From two o'clock until nine, the rush of visitors almost overwhelmed the guides who had been delegated to conduct guests through the bank. Officers, directors and stockholders were present all day to offer courtesies to the callers. The guest book, in charge of Miss Josephine Toson, the bank's stenographer, shows the names of 1000 persons who registered, and it was thought that two thirds of the visitors failed to register. Orchestra music was a feature of the reception as were the beautiful flowers sent by banks in Des Moines, local friends and the contractors. The afternoon callers received carnations as souvenirs; in the evening the ladies were given handsome embossed brass trays the men receiving smokes. Assisting in doing the honors was **Mr. George Bond, the designer of the bank**, who takes great pride in his color schemes, lighting arrangements and furniture selection. Mr. Bond was a student with Tiffany of New York city in interior work and his treatment of this bank's decorations shows refined taste and artistic ability. The coloring is of old ivory, the beams and walls shading into each other to correspond with the marble chosen for the floor and walls. The gray Tennessee marble, delicate in tint, is flecked with yellow, the floor being dull finish and the wainscoting polished to a mirror gloss. The bases are of black and orange imported marble. The lighting is both direct and indirect, with pale domes, giving a soft, yet clear light. As one enters the bank, on the left is a general waiting room, a part of the lobby separated by columns. A private rest room for ladies, a men's private waiting room, a telephone booth for customers and a general writing room, occupy the west side. On the right of the entrance is a private consultation room and the cashier's desk. In the center of the lobby is the check desk, specially designed by Mr. Bond, with a perpetual calendar built in it. Back of this occupying, the center of the floor is the teller's cage all barred and locked. A narrow passageway back of the cage running east and west permits access to the big vaults and at the rear of the vaults are closets and a bath room completely equipped even to a shower bath. On the east at the rear is the directors' room furnished handsomely. No detail has been neglected in the making of this fine business house. Hence it is built in the very latest and best mode. The establishment would be an asset to many a larger town and the Citizens Bank is to be congratulated upon its successful endeavor to give Winterset the best to be had. Business in the new room began on Monday morning. The entire building, erected on the site of the old St. Nicholas hotel, is a splendid addition to the commercial interests of our town. [emphasis added]

In the early 1920s, the law offices of Hamilton, Webster, Frederick, Jordan, and Walters were located on the second floor of the bank building (Madison County Genealogical Society 1984:65). On May 4, 1934, the building became home to the Farmers & Merchants National Bank, with the Ford dealership (Bell Motors) showroom on the first floor and a law office, the Graceland Skating Rink (also a dance hall on occasion), and an auto assembly and repair shop on the second floor. Bonnie & Clyde's bullet-riddled car from the famous shootout near Dexter was exhibited for 10 cents a look in this shop. A vault, barbershop, coal furnace, and storage areas occupied the basement. The Citizens National Bank closed in March 1933 during the Great Depression (Farmers & Merchants State Bank 2009:8; Madison County

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Genealogical Society 1984:63). In 1938 Farmers & Merchants National Bank changed its charter and name to Farmers & Merchant State Bank in order to acquire its Orient and St. Charles branches, acquisitions that were disallowed by national bank charters (Farmers & Merchants State Bank 2009:10).

In 1965, the building underwent a major remodeling project when the loan and bookkeeping departments of the Farmers & Merchants State Bank moved into the now-vacated Ford dealership on the first floor. “New Loan offices were added as well as a Board Room, a ‘Walk Up’ window and a ‘Drive thru’ window that had customers drive into the building from the east, transact their business at the window, and then drive out of the bank and into the alley on the north” (Farmers & Merchants State Bank 2009:10). This was the first drive-up bank window in Madison County (Madison County Genealogical Society 1984:63).

In 1991, a passenger elevator to the second floor was installed on the interior (Farmers & Merchants State Bank 2009:10). Then in 1998, another major renovation was completed involving conversion of the former Walker's Cleaners and drive-through space into a new loan department and large community room. At the same time, the original interior auto elevator space was converted into the current Board Room, and the former Graceland Skating Rink at the north end on the second floor was upgraded into a fitness area and recreation area (ibid.).

Iowa Site Inventory No.: 61-02353
Historic Name: Post Office Building
Historic & Current Address: 124 First Avenue North
Date of Construction: 1875
Architect/Builder: T.F. Mardis, builder
NRHP Status: Contributing building

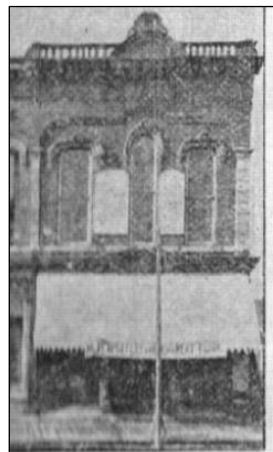


2013 view (above) and current view (right)

Building Description: This two-story soft brick, Italianate-influenced building is located on the west side of the Courthouse square at the intersection of Jefferson Street and First Avenue North. This building originally had a cast-iron storefront, parts of which remain in place. The building has a limestone foundation and a flat parapet. The second story façade is flanked by chamfered stone pilasters with stone capitals. Just below the flat parapet is an ogee of brick corbelling. Originally, the parapet was topped with a pressed-metal cornice, which has since been removed. The second floor of the façade features a centered round-arched window that is taller than the two flanking flattened-arched windows. All three windows have very ornate stone hoods that have keystones decorated with a cartouche and flanked by bundles decorated with leaves and stops decorated with leaf clusters. The top sash of each window has been covered, with the bottom sashes replaced with smaller, modern aluminum-framed windows. There is a continuous stone course below the windows that includes protruding sills. The first floor is flanked by original fluted iron pilasters that carry the nameplate for “T.R. Pullis St. Louis;” however, the rest of the storefront is a later replacement. This consists of a slightly recessed storefront with metal-framed plate-glass windows flanking a centered metal and glass door with metal-framed transom window above. The original first floor cornice has also been removed and replaced with white brick, which covers a steel lintel. The same white brick has also been used in the transom area and the kick plate. A flat aluminum cantilevered awning shelters the storefront. The modern store sign above the awning was recently removed.

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The north side of the building next to Jefferson Street has a water table of hand-tooled local limestone with draft lines. There is a row of brick corbelling in a cross design, with a row of dentils below just below the plain parapet. The front part of the second story of the building has two doors each of which has flanking windows. Under the last window on the right there was a door that has been filled in with brick. All of these openings have protruding segmental-arched hoods made of brick, with stone keystones and stops. The top of the arch is a double row of header bricks and the sides are one brick wide. The tops of windows have been covered with plywood, with small modern windows inserted in the bottom sash. The door surrounds and both transoms are intact. One of the original doors remains in place. The second story doors were once reached by an exterior stairway that is no longer extant. On the first floor of the north side is a single fixed-pane window. 1899 photograph looking west (left) and circa 1900 looking SW (right).



Courtesy: Madison County Historical Society, Winterset.

To the rear of the building, there is a section original to the building's construction that is two stories in height but does not extend as high as the front section of the building, thus the parapet steps down to the rear section. This section continues the same limestone water table and soft brick wall construction. It has similar, but simpler protruding rowlock-arched windows and doors with protruding brick at the side. The top floor has a pair of windows on the left and triple windows on the right. Below there is a door with flanking windows. The one on the right is a 1/1 double-sash and the one on the left has been filled in with brick. A metal door is towards the rear of the building. The back of the building has a door on the right with a window on its left and another above the door. All of these openings have flush rowlock arches.

Building History: In June 1875, the old post office building was moved to the back of the lot to make room for the new brick building, which was then under construction (*Madisonian*, 06/17/1875). W.P. Cassidy & Son let the contract for the new post office to local builder, T.F. Mardis (*Madisonian*, 06/11/1925). The August 19th *Madisonian* reported that brickwork of the post office building was completed. A month later the scaffolding was down, and the new post office building was noted as a "handsome ornament" to Winterset (*Madisonian*, 09/23/1875). The 1878 *Map of Business Portion of Winterset* indicates that Reed and Wilkinson, attorneys had their offices upstairs and showed the post office at the rear of the building. By 1886, the first floor was occupied by the Rochester Clothing Store, with the loan and abstract office of E.E. McCall (aka, E.E. McCall Land & Loans) on the second floor and a photography studio in the rear unit (*Madisonian*, 05/13/1886; Sanborn 1886). A clothing store was still the first floor occupant in 1893, with the photography studio still in the rear unit (Sanborn 1893). In 1899, there was a general store on the first floor of the building, followed by a grocery store by 1907 (Sanborn 1899, 1907).

Circa 1950s photograph when it was King's clothing store after the cornice had been removed and the storefront remodeled.

Courtesy: Allen Family Private Collection, Winterset.



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The Kraft King Company of Ray King and Ray and his son Lloyd (later simply known as King’s, a clothing store), was located on the first floor beginning in 1909. This company continued at this location through at least the 1950s (*Madisonian*, 12/10/1997; Sanborn 1916, 1926, 1948; *Winterset News*, 03/22/1928). In 1951, this was the Panorama Casual clothing store (*1950 – 2000 Town Square Layout*; Madison County Historical Society 2000).

Iowa Site Inventory No.: 61-02352
Historic Name: Twin Block
Historic Address: 120-122 First Avenue North
Current Address: 122 First Avenue North
Date of Construction: 1875
Architect/Builder: Unknown
NRHP Status: Contributing building

Current view.



1899 photograph of the Twin Block.

Building Description: This two-story Italianate-influenced, two-unit block soft brick building is located west across First Avenue North from the Courthouse. The building has a locally-quarried limestone foundation and a flat parapet. An ornate cornice with three pediments has been replaced with a simple brick parapet with tile coping on top. The second story has a brick corbelled pilaster with angled bracket on the left and uses the stone pilaster from the store building adjacent to the east (124 First Avenue North) and the same angled brick bracket on the right. A corbelled, denticulated frieze extends across the entire façade just below the plain parapet. Across the second story, is a row of tall, narrow windows that consists of a narrow window in the center flanked by three wider-width windows to either side. All of the windows have flattened-arched stone hoodmolds that have a smooth surface with incised decorations and protruding keystones and stops. There is a stone course with protruding sills extending under the three windows in each bay. The center window is somewhat shorter and has its own stone sill. This window and those in the right bay are original 1/1 double-sash windows, which are curved at the top corners. Those in the left bay have been modified at the bottoms so that they are no longer their original heights. The flattened arch at the top of these windows has been filled with something the same color as the stone. The top half of the window has a single pane which is painted behind it and the bottoms have been filled with 1/1 metal-framed windows. The original secondary cornice in-between the first and second floors has been removed and replaced with brick in the right bay and over the stair. In the left bay, it has been replaced with rusticated stone facing. There are fluted cast-iron pilasters on either side of the stairs on the first floor and at the right corner of the storefront. There is a mid-20th century entry recessed toward the right. The left bay has a similar mid-20th century entry recessed toward the left which is a part of, and the mirror image of, the storefront in the adjacent building to the left (see 118 First Avenue North). It is known from photographs that the cornices were removed in 1948 and the south storefront of the Montross Pharmacy was being remodeled in 1951.

There was until recently a metal awning over the left bay which continues across the adjacent building to the left, and the right bay was covered by a vinyl or cloth shed-roofed awning, with a smaller similar awning over the center

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stairwell entry door. Both awnings were recently removed along with the large “Montross Pharmacy” signs. Both storefronts have metal-framed plate-glass windows. The kick plates in the right bay are brick and those in the left bay have modern stone facing. The foundation of the building is of locally quarried limestone. There is a neon “Rexall Drug” sign still hanging from the pilaster at the left side of the building.

*Circa 1948 (left) prior to removal of cornices and circa 1980s (right) showing cornice gone and the storefronts remodeled.
Photographs Courtesy: Seidler Family Private Collection (left) and Allen Family Private Collection (right).*



Building History: This building was referred to in the local newspaper as the “Twin Building” when it was completed in 1875 (*Madisonian*, 09/23/1875). It was built at the same time as the adjacent Post Office building to the north (124 1st Avenue N) and was either the “twin” to that building because they were similar in style and design or was so-called because the two units of this block building are of the same design (*Madisonian*, 09/23/1875). The Sanborn fire insurance maps showed the following uses of this building in the north bay: groceries, dry goods, boots and shoes (1886-1893), general store (1899), and groceries (1907-1916). The south bay had the following: drugstore (1886-1893), restaurant (1899), and drugstore again (circa 1907 to the present day). The second floor houses offices. Known businesses in this building included: C.H. Coons & Co. Drugstore (1878, south bay), Seidler Grocery (1903-circa 1940s, north bay); Montross Pharmacy (1940s-current, south bay), and Easter’s Grocery (1950s, north bay) (1878 *Map of Business Portion of Winterset; 1950-2000 Town Square Layout; 1958-2008 Town Square Layout; Madisonian*, 07/13/1949; *Winterset News*, 03/22/1928). The Montross Pharmacy has been joined on the interior of the south unit since the 1950s, with the adjacent building to the south and remains a united pharmacy to the present day.

Iowa Site Inventory No.: 61-02359
Historic Name: Cole Building
Historic Address: 118 First Avenue North
Current Address: now part of 120 First Avenue North
Date of Construction: 1898 *Current view (left)*
Architect/Builder: Unknown *and 1899 view (right).*
NRHP Status: Contributing building
Building Description: The two-story single-unit brick building is located west across First Avenue North from the Courthouse. The otherwise brick building has a main facade faced with dimension ashlar stone having a rusticated surface. The exaggerated quarry-faced stone appears to be machine



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cut. Near the top of the building is a course of very large protruding dentils executed in stone. Above the denticulated frieze, a stone cornice tops the flat parapet. The second story façade is recessed so that the projecting cornice is almost flush with the adjacent building facades. The very prominent oriel bay window on the second story has a copper roof, a pointed copper bottom, and copper friezes at the top and the bottom of the windows. The top frieze is decorated with egg-and-dart molding at the top and swags and ribbons across the center of the frieze. The lower frieze is undecorated. The bay has four 1/1 windows that appear to be replacements. They form a continuous rounded band following the curve of the bay window. To the right of the oriel window is a large 1/1 double-sash window with a very large rusticated stone lintel. Above the lintel is a carved stone egg-and-dart cornice. Above that is a narrow course of smooth stone. There is also a narrow sill course of smooth stone. The storefront has a transom faced with modern rusticated stone. The entry is recessed to the right creating a continuous storefront with its mirror image in the adjacent building to the east (see 120-122 First Avenue North). There is a flat aluminum cantilevered awning across both storefronts. The entry door is a metal-framed glass pane with metal-framed transom window above and flanked by metal-framed plate-glass windows and kick plates with modern stone facing.

Interior features of note include: a circa 1950s lunch counter and stools, grill area, and a dumbwaiter for delivering food from the main kitchen in the basement below. Immediately inside the rear entrance is a door that provides access to stairs to the modern commercial kitchen in the basement level. Behind the kitchen, toward the front of the building the basement has been excavated leaving a three-foot-high pier to support the walls of the adjacent buildings. [The collapse of the south side Bevington building two years earlier may have taught builders the importance of supporting adjacent walls when excavating basements.] The piers are battered being wider at the bottom than at the top. The sides of the piers are covered with soft brick, which is badly deteriorated. The piers are topped with concrete. In this part of the basement one can see the foundations of the adjacent buildings. The Twin Building on the north has a foundation of roughly-squared quarry-faced local limestone, which has been laid in courses with grapevine joints. The foundation of the Gilpin building on the south side is constructed of local limestone rubble.

Building History: In 1898, C.A. Cole planned to build a new two-story building with a second floor suite of five offices for the law firm of Dabney, Cooper, & Mayer (*Madisonian*, 04/20/1898). Cole's jewelry store was to occupy the first floor. The Express office building then on this lot had built in 1849 and was the "last landmark of the early days in Winterset." Peter Clear purchased the old building made of roughly hewn logs and planned to move it to a site near City Park (*Madisonian*, 06/01/1898). The Express business, operated by Mr. Marvin was moved into the east part of the new addition to the McAndrew & Eldridge grocery at the corner of Jefferson and First Street N (*Madisonian*, 05/25/1898). In June 1898, when the cellar for the Cole building was under excavation and a drain was being dug along the alley and across Court Avenue, a heavy rain washed everything away. By the end of July, construction had begun again and workers were ready to enclose the building. The cast-iron storefront and upper joists were in place, and G.W. Garner had installed a hot water heater and plumbing for gas (*Madisonian*, 06/08, 06/22, 17/27 and 08/03/1898). By September 1898, the building was completed and the law firm had moved in (*Madisonian*, 10/12/1898). However, before the building could be completed, Cole and S.J. Gilpin, the next door neighbor to the south, became involved in a legal controversy over a window in the upper story of the Cole building that overlooked Gilpin's premises. Gilpin felt that Cole's window was placed in such "a way to interfere with the privacy of his family" (*Madisonian*, 09/21/1898).

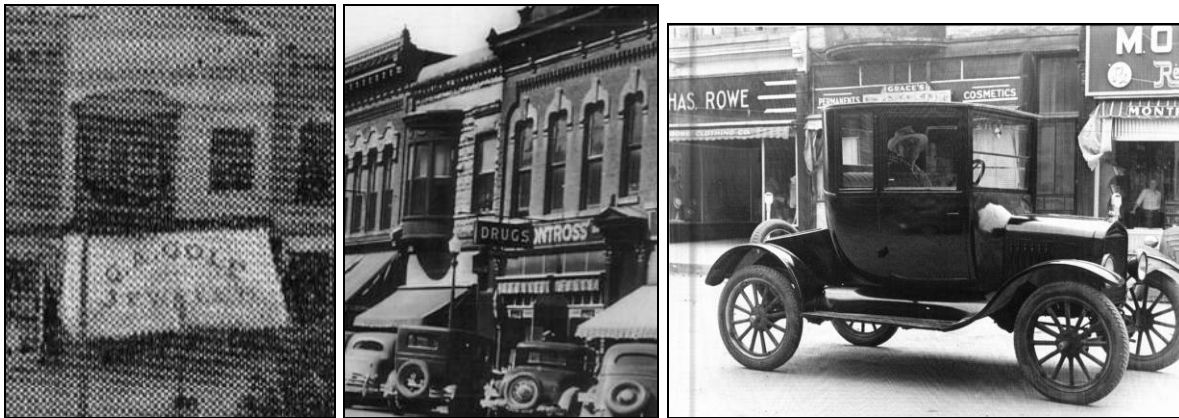
Known businesses in the Cole Building have included: Dabney, Cooper & Mayer law firm (1898, second floor), G.A. Cole books and jewelry store (circa 1899-circa 1907), a grocery store (circa 1916), Grace's Style Shop (1940s-1950s), Niblo & Herring Drugstore (1910), and Montross Pharmacy (post 1950-present). In 1921, G.L. Montross purchased the pharmacy business of Niblo and Herring beginning Montross' long-standing pharmacy business in

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Winterset (*Madisonian*, 10/12/1898; Sally Oldham File, Madison County Historical Society, Winterset; Madison County Genealogical Society 1984; Sanborn 1886-1948, *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*). The Montross Pharmacy was located in the adjacent building to the north in the 1940s and was joined on the interior with the store unit in the Cole Building to form a single pharmacy business, which it remains to the present day.



*Photographs taken 1905 (left), circa 1948 (center), and circa 1930s-40s of Cole Building. Photograph at right shows Charles Rowe near his store but also shows the front of the Cole Building when it was Grace's Style Shop.
Courtesy: Madison County Historical Society, Winterset.*

Iowa Site Inventory No.: 61-02358
Historic Name: Gilpin Building
Historic & Current Address: 116 First Avenue North
Date of Construction: 1882
Architect/Builder: T.F. Mardis, builder
NRHP Status: Contributing building

Building Description: This single-unit two-story brick building is located on the west side of First Avenue North directly across from the Courthouse. The building retains its highly decorative pressed-metal cornice and includes the decorative iron grillwork across the top of the cornice. The area below the cornice has brick corbelled dentils and pilasters flanking the second floor windows, which are four across and have triangular pressed-metal hoodmolds that are joined as a continuous element across all four windows. The tall, narrow 1/1 double-sash windows are flat-topped and may be replacements but appear to be similar to the original windows. The storefront retains the original cast-iron pilasters and features a door with flattened-arched transom window to left that accesses the second floor stairs and a storefront to right that has a recessed central entry and transom area that is covered over by a modern bubble-type awning. The entrance door is a wooden door with a large rectangular pane of glass and flanked by metal-framed plate-glass windows. The building overall shows influence from the Italianate style of architecture. By the 1940s, the original transom area above the storefront had been replaced with an Art Deco glass tile transom that spelled out "Chas. Rowe,"

Current view.



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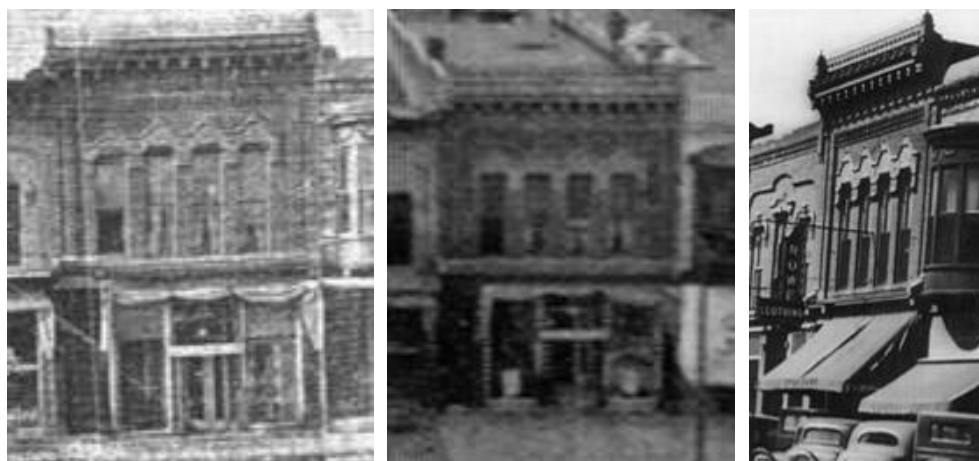
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the owner of the clothing store in the building at the time. It is not known if any of this transom remains intact.

Building History: Local builder/contractor, T.F. Mardis built this building in 1882 for owner Samuel J. Gilpin, a noted attorney in Winterset (*Madisonian*, 03/15/1882).

S J Gilpin is building a two-story brick building on the lot adjacent to the Madisonian. It will be 24' x 80'. Second story will be 60' deep. The lower level will have an iron and plate glass store front and there will be a hall on the 2nd floor. Mr. Mardis will build the building and Mr. Collie will do the woodwork.

Samuel J. Gilpin died in 1900, and his obituary noted that he had settled in Winterset in 1868 where he began a law practice. In addition to his career in law, he took an interest in public matters and helped organize the Winterset public library and was serving as the president of the library board of trustees at the time of his death (*Winterset Reporter*, 08/02/1900).



*Photographs taken 1899 (left), 1905 (center), and circa 1948(right, when it was the Rowe Clothing store).
Courtesy: Madison County Historical Society, Winterset.*

There was one incident related to this building that involved the above-noted lawsuit filed by adjacent owner C.A. Cole against Gilpin. Specifically:

We learn that C.A. Cole has commenced injunction proceeding against S.J. Gilpin to restrain him from closing up an opening for a window in the wall of the upper story of his new building (120 N 1st) which projects beyond the second story of the Gilpin building (116 N 1st). Mr. G. objects to the window as overlooking his premises in a way to interfere with the privacy of his family (*Madisonian*, 09/21/1898).

The outcome of the lawsuit is not presently known.

By 1886, the main occupant of the store unit on the first floor was the Hadley & Company Clothing Store. It continued to house a clothing store into the late 20th century. It had become Rowe Clothing by the 1940s and Wright's Clothing by 1958 (Sanborn 1886-1948; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*). It currently houses a gift store. The Art Deco transom window that read "Chas. Rowe" on this storefront can be seen in a circa 1940s as shown above under 118 First Avenue North.

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Iowa Site Inventory No.: 61-02365

Historic Name: Madisonian (1st building)

Historic & Current Address: 114 First Avenue North

Date of Construction: 1872

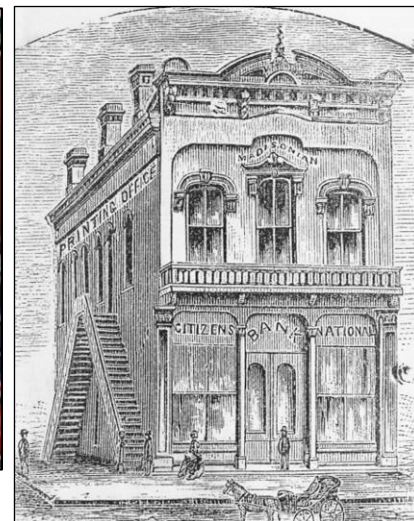
Architect/Builder: L.W. Foster & Co., architect; Eli Cox, builder

NRHP Status: Contributing building

Building Description: This two-story single-unit brick building is located west across First Avenue North from the Courthouse on the north side of the alley. Col. H.J.B. Cummings had the building built in 1872 for the *Madisonian* newspaper, which was housed on the second floor. The first floor was rented to the first Citizens National Bank. The Italianate-influenced building has a cast-iron storefront, much of which remains in place and exposed.



Current view.



1874 illustration of Madisonian building.

Source: *Madisonian*, 08/06/1874.

The soft brick building has a limestone foundation. The second story façade has three windows with terra-cotta hoods. There are brick pilasters with a brick ogee across the top of the building joining the tops of the side pilasters. Originally, the parapet was topped with a pressed-metal cornice with a segmental-arched pediment in the center, all of which has been removed and replaced by a brick corbelled parapet. The taller center window on the second story has an ogee-shaped hood with a diamond at the top center so that it almost looks like a triangular pediment. Although the bottom of the hood is flat, there was a segmental-arched window in this opening originally. The original window surrounds remain, but all of the windows on the second story have been replaced with modern 1/1 windows with fixed transoms. The flanking windows on the second story have flattened-arched hoods with decorated keystones. These windows all have limestone sills.

The storefront has a deeply recessed central entry flanked by original cast-iron pilasters and columns. The pilasters at the corners of the building have a recessed panel, a Corinthian capital, and a base with a plaque from "Pullis & Bro. St. Louis." On either side of the entrance is a fluted column sitting on a round base with a Corinthian capital. There are similar half-round columns against each of the pilasters. There is a course of hand-tooled local limestone across the front of the building under the pilasters and columns and serving as a step up to the entrance. Above the pilasters is an iron beam with a frieze embossed with decorative ribbon swag. A very early drawing and the early photograph show the building originally had a flush front with arched double doors that filled the area between the two columns. Very large four-pane display windows flanked the entry door, which is a wooden door with large beveled-glass pane and egg-and-dart molding and decorative appliqué. Above the door is a large transom window. The door also has an older screen door. The original storefront windows extended to the tops of the capitals and had flattened arches with surrounds in the area above the capitals where the columns are undecorated. There was a balustrade across the entire front. A photograph taken from the courthouse in 1899 shows that the balustrade had been removed by that time and that the flush front had been replaced with a deeper, recessed central entry. This remodeling likely occurred in 1880 when the space where the bank had been was remodeled for the new tenant, H.E. Wilcox, jeweler from Chicago (*Madisonian*, 09/30/1880).

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Today, the flanking wooden-framed storefront windows are flush with the columns and storefront windows angle from these, behind the columns to the door. There are narrow windows that angle behind the half-round columns to the wall behind the pilasters. All of the window segments have two ranks of transom windows that have been painted. In the 20th century, the taller storefront windows were replaced with the current shorter fixed-pane plate-glass windows with a wooden panel filling in the top of the former display window opening.



Photographs taken 1873 (left) and circa 1950s (right) of the Madisonian Building from the Courthouse.
Courtesy: Madison County Historical Society, Winterset.

The side of the building next to the alley has a brick-corbelled cornice with dentils across the top. The lower three feet of the wall is covered with old stucco. The windows and doors have rowlock-arched window hoods; however, the original segmental-arched windows have been replaced with modern 1/1 windows. There were two stairs extending up to the single second story door, one coming down toward the front of the building and one toward the back. The stairs are no longer extant. There is faint advertising writing on the side of the building near the street. The building has been sandblasted, and the original soft mortar has been replaced with hard mortar, both techniques of which will likely cause deterioration of the brick in the future.

Interior features of note include the safe on the first floor labeled "Security Loan & Title Co." and the original hardwood floors on the second floor, which has been refurbished for two apartments. Additionally, the three brick chimneys with corbelled caps are still present along the south roofline but the chimney caps are no longer extant and metal flues have been inserted.

Building History: Col. H.J.B. Cummings contracted to have this two-story brick building built in 1872 for his newspaper, the *Madisonian*, which was located upstairs. The Citizens National Bank occupied the first floor. L.W. Foster & Co. of Des Moines was the architect. Eli Cox won the bid to be general contractor and agreed to complete the building in 75 days by September 15, 1872. Cox subcontracted with Caleb Clark to excavate for the foundation and lay the limestone foundation. John McLeod provided the cut stone, including the sills, from his quarry (*Madisonian*, 06/12/1872). Both Clark and McLeod were well-respected local businessmen, who had been in the stone building trade for many years (Johnson 1987). Cox subcontracted with these men for other aspects of the building: W.H. Edmondson

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burned the brick, Charles Karnes of Des Moines laid the brick, D.S. Boughton was the plasterer, and the Townsend Des Moines Planing Mill milled the woodwork (*Madisonian*, 06/12/1872).

During the Civil War, Henry J.B. Cummings was captain of company F of the Fourth Iowa infantry and later was colonel in the 39th Iowa Infantry in the Union army. As a young man he learned to be a printer, studied law and was admitted to the bar. He came to Winterset in 1856 where he practiced law and served as prosecuting attorney and mayor. In 1876 he was elected to Congress. In 1869, he purchased the Winterset *Madisonian*, one of the longest continuously-published newspapers west of the Mississippi, and served as editor of the paper (Union Historical 1879:532-3). Cummings published the newspaper in a frame building at this location until this building was completed in 1872. About 1878, Henry Wallace persuaded Cummings to allow him to be agricultural editor of the *Madisonian* and to write a weekly column. In the column he advocated for modern agricultural methods. When the column became too political, Cummings parted ways with Wallace. Within a few weeks Wallace bought half-interest in the *Chronicle the Beacon Light* in order to continue his columns. A few years later, the two papers merged and the new *Madisonian* provided a platform for Wallace to continue his advocacy for changing agricultural practices (*Madisonian* 1956). It was while working at the *Madisonian*, that Wallace experimented with modern agricultural techniques and began his writing and advocacy that brought him national renown as publisher of *Wallace's Farmer*. After a third fire in the first floor of the building, the newspaper moved from this building in 1896 to the building at 123 Court Avenue West occupied by Wilson and Clark Marble Works (*Madisonian*, 07/23/1896). In addition to being a newspaperman, Col. Cummings was one of the organizers of the Citizens National Bank. The bank was located on the first floor of the building until 1880 when the bank had a new building built at 51 Jefferson Street West.

Known historical uses of this building have included: the *Madisonian* newspaper (1872-1896); Citizens National Bank (1872-1880); H.E. Wilcox Jewelry Store (1880); Keefe & Ballard Restaurant (1883), Krueger tailor shop and Howell's organ shop (1886; both businesses were damaged by a fire that same year); Mrs. E.H. Kridler, millinery (1886 after the fire); Isaac Jacobs, jewelry store (1889-1896), and John A. Guidher's law office (1896, located on second floor) (*Madisonian*, various articles dating from 1872-1896). In 1896, it was noted that a "new front" was put on the first floor of Jacob's Jewelry Store (*Madisonian*, 04/03/1896). In the 1950s, Madison Co. Security & Abstract Co. was in this building (1950-2000 *Town Square Layout*; 1958-2008 *Town Square Layout*). There had also been an abstract & loan office in this building circa 1916 (Sanborn 1916).

Iowa Site Inventory No.: 61-02356

Historic Name: White, Munger & Co (1st building)

Historic & Current Address: 112 First Avenue North

Date of Construction: 1874

Current view.

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story brick building is located west across First Avenue North from the Courthouse and abuts the south side of the alley. The Italianate-influenced building had a cast-iron storefront, parts of which remain. The second story of this soft brick building has native limestone chamfered quoins, which have hand-tooled margin lines and a recessed face. Above the quoins and stretching across the parapet is an ogee band of the same limestone



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with a semi-circular pediment on top. Below the ogee are three windows with very ornate terra-cotta hoodmolds. The center one is round-arched and the flanking ones have flattened arches. The keystones have downward-facing feline grotesques framed by leaves which trail down the hoods to the stops which are decorated with flowers. The windows are the original 1/1 double-hung windows that are arched at the top to match the arch of the hood. The center window has a stained-glass lunette-type of header that is not original. The windows have limestone sills. The original pressed-metal cornice was very ornate and featured a semi-circular pediment, which was mirrored in the semi-circular portion of the extant ogee band. The parapet is now flat and plain with a band of simple corbelling making a slight cornice at the top. There was also a cornice above the storefront that has since been removed, with that area showing later brick infill to cover over the steel cross beam. The first storefront has fluted iron pilasters labeled with the name "J.R. Pullis St. Louis" at the base. The original capitals were replaced circa 1957 by a former owner, Gene Trask, who replaced the capitals with casts of faces, reportedly of his daughter. At the same time, he remodeled the storefront, with a recessed central entry having metal-trimmed plate-glass windows and a brick kick plate. The transom is covered and there is an older roll-down fabric awning across the storefront. At this point, the circa 1957 storefront remodel is considered historic having been executed within the district's period of significance. The casts of the faces on the capitals flanking the storefront add a unique and personal local touch to this building.⁷

The side of the building next to the alley has a brick parapet that steps to the rear and is topped with simple brick corbelling. The original 2/2 double-sash windows are extant and the windows and doors all have rowlock brick segmental-arched hoods. Metal stairs (non-extant) went up to the doors on both ends and a metal walkway extended between them. There are plans to put stairs back on this side as part of a second floor renovation by the current owners. The doors and some of the windows which are missing have been covered with plywood. There is a shorter two-story addition extending back to the alley which was built in 1877 (*Madisonian*, 09/13/1877). There are numbers painted on the wall next to the alley that were used to measure the length of lumber sold when the building housed a lumberyard.

*Circa 1890s (left) photograph looking NW and
circa 1940s (right) showing details of the storefront.*

*Courtesy: Madison County Historical Society and the Allen Family
Private Collection, Winterset.*

The interior of the first floor currently retains the pressed-tin ceiling with cove molding and narrow-board wooden floors, the latter being a later remodeling but historic in age. The second floor of the main building is in the process of restoration and remodeling for adaptive reuse and features many historic elements including hard-wood flooring, mopboards, window and door surrounds, working transom windows above many of the doors, and evidence of the historic floor plan and room use.

Building History: White, Munger, Herren & Co. built this two-story brick store in 1874 for the new location of their company's



⁷ The *Madisonian* (06/08/1933) noted that what was then King Hardware received "a complete new" storefront and the inside was also remodeled. However, according to oral history, the storefront was remodeled again circa 1957 as noted above.

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store, which began at 102 Court Avenue West, which is one of the oldest business buildings in Winterset (Johnson 1987). John T. White was one of the early settlers, having come to the county about 1854 as a 16 year old (Davies 1869:353). Nelson W. Munger also came to Winterset in 1854 and established himself in business. In 1865, White & Munger formed a partnership to build Madison Woolen Mills 1½ miles west of Winterset (Union Historical 1879:547). Robert Herren was manager of the woolen mills (Mueller 1915:610). The company manufactured “all kinds of Cloths, Jeans, Tweeds, Yarns, Cassimeres, Flannels, Waterproofs, Rolls, Satinets, Blankets, Beavers, etc.” They sold these goods in their stone store on the Courthouse square (Davies 1869:9).

In 1873, White, Munger, Herren & Co. moved their store to the Jones block, rented their stone store building, and bought the land at the subject location on the west side of the Courthouse square with plans to begin building a new store immediately (*Madisonian*, 05/08/1873, 07/17/1873). However, construction did not actually begin until 1874. When they started the building, they bragged that it would be the best building around the square (*Madisonian*, 04/30/1874). The decorative details in the building suggest that it probably was one of the more expensive buildings at that time. Once completed, George Koon moved his tailor shop into the second floor of the building (*Madisonian*, 12/24/1874). The buildings and advertisements indicate that the mill and retail store had been very successful with the profits financing this new building. However, the company took a very dramatic turn in 1877 when their mill burned down (Union Historical 1879:547). That same year White & Munger closed their store on the square. They built a two-story brick warehouse addition to the rear of this building extending to the alley and added an elevator to accommodate Gratz & Tate, who now rented the building for their hardware business (*Madisonian*, 08/23/1877, 09/13/1887).

Other known historical uses of this building included: A.W. Wilkinson, attorney (second floor, 1874), Gratz & Tate Hardware, Stoves and Tinware (1877), the *Mirror* (1883), J.W. Garrett & Co. Palace Dry Goods (1885), A.B. Shriver Real Estate and Loans (1899 and on the second floor from 1921-28), J.G. Shriver Real Estate and Loans (1912), King Hardware (1930s-40s), Stroeber Hardware (1950s), Trask Jewelry (1962) (Sanborn 1886-1948; *Madisonian*, 11/26/1874, 09/13/1877, 01/24/1883, 09/25/1885; *Winterset Review* 12/27/1899; Madison County Genealogical Society 1984:65; Madison County Historical Society Photograph Collection; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*). It currently houses a jewelry store.

Iowa Site Inventory No.: 61-02357

Historic Name: National Bank of Winterset (1st building)

Historic & Current Address: 110 First Avenue North

Date of Construction: circa 1864

Architect/Builder: Dr. C.D. Bevington, builder

NRHP Status: Contributing building

Building Description: This two-story stone building is located on the west side of First Avenue North across from the Courthouse. The building has Classical Revival stylistic influences in its original design. The façade of the building is built of dimension ashlar stone similar to that used in the Courthouse. The yellow, beige, and orange colors of the stone are different from the beige color of stone from most of the quarries in Madison County suggesting that this stone may also have come from the quarry at what is now Pammel State Park. The second story south side and back of the building are built of an uncommon color of bricks similar to the yellows, beige, and oranges of the stone. It is

Current view.

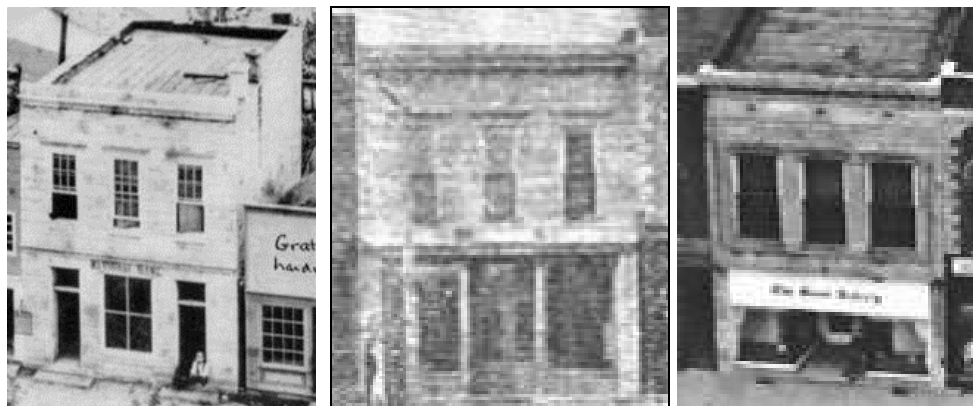


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unknown when the bricks were added to the building, which was originally all stone construction. The hand-tooled dimension stone of the façade has draft lines, margin lines, and a slightly indented face worked with the same tool as was used for the draft lines. The second story has three windows with three oculus windows above them. There are two undecorated pilasters between the windows that are made of a single piece of stone. The set of windows is framed by a protruding surround. Although there are still three windows across the second story, the stonework and windows were modified sometime during the 20th century and the current windows are modern replacements. Stone quoins, a course of stones that bisect the oculus windows, and a stone course at the bottom of the second story form a second frame around the windows and cover the entire second-story façade. Between the two frames, the dimension ashlar stone has been chamfered and forms a recessed panel. There is an undecorated protruding stone cornice.

The first storefront has been completely modified. Initially, the building had a stone front with two doors and a central window. All that remains of the first floor façade are the flanking chamfered pilasters. The storefront now has a recessed central entrance with a transom covered by a shed-roofed cloth or vinyl awning. From the alley at the rear of the building almost all of the side walls and much of the back is obscured by adjacent buildings and modifications to the one-story rear addition. However, three segmental-arched windows with a segmental-arched door on the right can be seen. There are now modern windows with plywood infill and the door has been filled in with brick.



Photographs taken in 1873 (left), 1899 following storefront remodel (center), and circa 1950s after further remodel (right).
Courtesy: Madison County Historical Society, Winterset.

Building History: The building was built circa 1864 by Dr. C.D. Bevington as the home for National Bank of Winterset, which was the first bank in Winterset. Bevington settled in Winterset in 1853 and became one of the town's wealthiest residents. Although he took a course and was called "Dr." Bevington, he never actually practiced medicine. Instead, he made his wealth in real estate and as the owner of a large farm consisting of 4,000 acres. He bred draft horses for export. In 1864, he and others organized the National Bank of Winterset with \$50,000 in capital soon increased to \$100,000. He was the largest investor and served as the president of the bank (Davies 1869:528-529). This building served as the home for the bank until Bevington built a much larger building at 102 First Avenue North in 1882. In 1883, his original stone building was "overhauled" and "fitted up" for a new tenant, W.M. Taylor, a dry goods store (*Madisonian*, 03/14/1883). This was probably the renovation that removed most of the stone from the first floor façade in order to add the glass display windows, which can be seen in an 1899 photograph showing this building (see above). The known historical uses of this building were as follows: National Bank of Winterset (1864-1882), John

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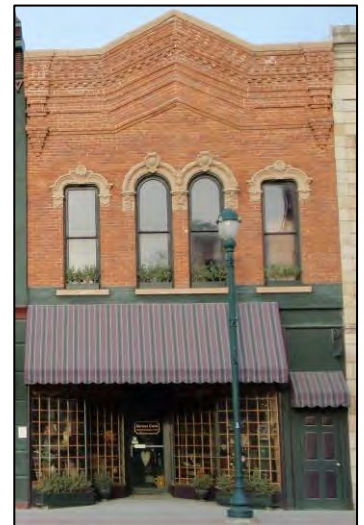
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Leonard Law Office and later J. & B. Leonard, Attorneys and Counselors at Law (1873-circa 1879, second floor), Wm. Taylor & Co. dry goods (1883), McDowell & Gould groceries, notions and tin ware (1886, the tin shop was in the rear), S.B. Wheelock Boots & Shoes (1887), and Good's Bakery (1950s) (Madison County Atlas 1912; *Madisonian*, 10/30/1873, 07/23/1874, 05/08/1879, 04/11/1883, 01/13/1887; Sanborn 1886-1948; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*; *Winterset Review* 1899).

Iowa Site Inventory No.: 61-02354
Historic Name: Wheelock & Hadley Building
Historic & Current Address: 108 First Avenue North
Date of Construction: circa 1874
Architect/Builder: Unknown
NRHP Status: Contributing building

Current view.



Building Description: This single-unit, two-story soft orange brick building is located west across First Avenue North from the Courthouse. The building has a pediment consisting of multiple rows of brick corbelling laid in such a way as to create the optical illusion of a cornice projecting out over the sidewalk. There is stone coping across the top of the parapet, which rises in the center to form a triangular pediment. There are also corbelled brackets or console details at each side of the cornice. The corbelling also features dentils and recessed panels. There are paired round-arched windows in the center of the second story that are flanked by single flattened-arched windows. All of these windows have poured stone ornamental hoodmolds. The keystones of the paired window have cartouche decorations, while those of the flanking hoods are decorated with a flower supported by a large leaf. Leaves are also used as a major part of the decoration of the sides of the hoods. The windows are 1/1 double-sash windows, the tops of which match the respective arches of the hoodmolds and are historic in age if not the original windows. Between the first and second stories there is a metal beam decorated with two rosettes. The storefront has a mid-20th century recessed central entrance and a second entrance to the stairs on the right. There is a cast-iron pilaster on the left side of the stairs, which has a modern doorway. The storefront has a covered transom (further covered by a shed-roofed cloth or vinyl awning), metal-framed plate-glass windows, and vertical ribbed-aluminum kick plates. The entryway floor has small octagonal tiles framed with a Greek key patterned border.

At the back of the building adjacent to the alley is a one-story stone addition to the building. This addition has a very tall door with tall flanking windows, now covered and infilled, which extend almost to the roof. The addition is constructed of roughly squared, quarry-faced native limestone laid in courses. The door sill, window sills, and lintels are of hand-tooled local limestone some with draft lines and surface tooling. The bottom one-third is stuccoed, and stucco has been applied over the joints creating a recessed stone face.

Building History: The building was built after 1873 when it is known that the lot was occupied by the one-story Wheelock and Hadley Co. grocery building. Currently, the build date is considered to be circa 1874 having been built sometime after 1873. S.B. Wheelock and W.F. Hadley had a grocery business in this building but were also advertising dry goods by 1890. Their business was formed as "Wheelock & Hadley & Co." in 1872 (www.iowaoldpress.com, *Madisonian*, 07/10/1872). In 1893, Wheelock's dry goods was bought out by H.N. Shaw, whose Shaw's Dry Goods remained in business through at least 1929 when it was noted as the "2nd oldest dry goods" business in Winterset

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(*Madisonian*, 03/22/1929). However, Shaw’s had moved his business into the building adjacent to the south (i.e., the Pitzer-Taylor Building) prior to 1929. In fact, Grahams Department Store had been in the subject building from circa 1914 through at least 1958 and J.E. Smith’s groceries and china shop was also reportedly in this building from 1906-1926, perhaps sharing space with Grahams. The building was damaged, particularly on the interior, by fires in 1905 and again in the 1950s (James E. Smith Obituary; Sanborn 1886-1948; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*; *Winterset News*, 03/22/1928). When the building housed Grahams Department Store, the business also included the storefront to the south in 106 First Avenue North (note the signs above these storefronts in the 1950s photograph below).



Circa 1906 photograph (left) and circa 1950s photograph (right) showing smoke pouring from an upper story window of what was then Grahams Department Store. Courtesy: Madison County Historical Society, Winterset.

Iowa Site Inventory No.: 61-02355
Historic Name: Pitzer Building
Historic & Current Address: 106 First Avenue North
Date of Construction: 1882
Architect/Builder: Unknown
NRHP Status: Contributing building

Building Description: This two-story, painted-brick Italianate-influenced building is located west across First Avenue North from the Courthouse. It was built in 1882 after the original three-story building was demolished on this lot. The soft brick building has a limestone foundation and a flat roof. There are brick pilasters with a row of corbelling across the top and the bottom to create a recessed panel around the windows. There is a pressed-metal cornice with brackets, recessed dentils, and protruding and receding triangular patterns. On the corners of the building there is a triangular finial above the brackets that mimics the pendant that drops onto the pilaster. There are original 1/1

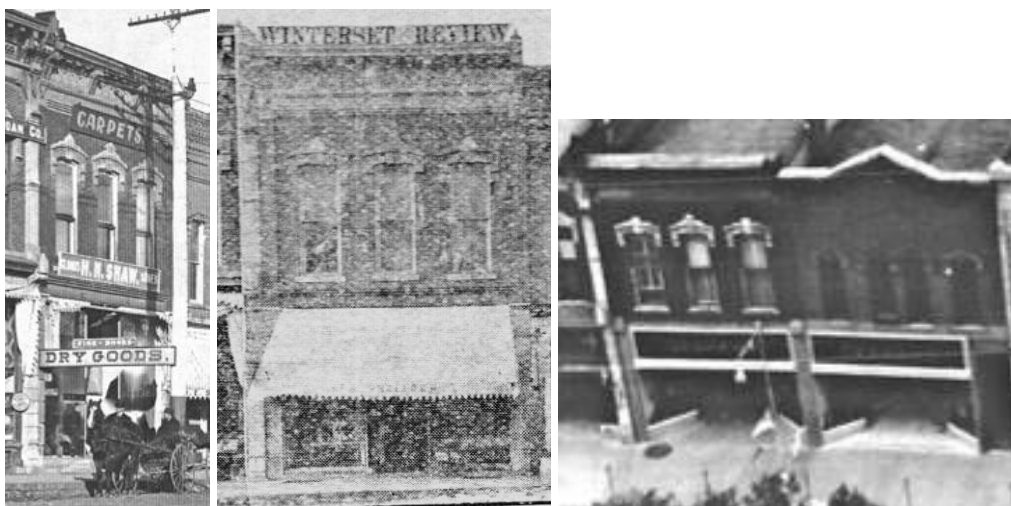
Current view.



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double-sash segmental-arched windows, which have pressed-metal hoods with an incised design. The first floor storefront is flanked by chamfered limestone quoins with hand-tooled margin lines and surface treatment. The storefront is a mid-20th century remodeling that features a recessed central entrance with metal-framed plate-glass windows and kick plates of vertically-ribbed aluminum. The transom area is covered, with a shed-roofed cloth or vinyl awning over the storefront. Directly above the storefront is a metal beam with two rosettes.



Photographs taken circa 1890s (left), 1899 (center), and circa 1950s (right). Note united storefronts for Grahams at 108 and 106.
Courtesy: Madison County Historical Society, Winterset.

At the rear of the building next to the alley is a two-story addition. It is constructed of roughly-squared, quarry-faced local limestone laid in courses. The first story is full height and has a central door with flanking windows. The door appears to have been modified and the windows have been filled in. The second floor is not as high as the first. It has two windows above the first-floor windows. The windows are fixed single-sash, six-pane windows with very old wavy glass. Sills are of protruding hand-tooled dimension limestone. The building has been stuccoed on the alley side. On the north side the joints have been stuccoed so that the stone face is recessed. On the north side there is a door with a roughly-squared stone lintel. There are stuccoed brick parapets on the north and south walls.

Building History: John Pitzer came to Winterset in 1849 and built the first store; as such Pitzer was the first merchant in town. He was elected as a judge and built the Pitzer House hotel, later called the St. Nicholas Hotel, which operated from 1856-1918 when it was torn down. In 1856, James Hornback built a three-story brick building costing \$7,000 for the dry goods business which he operated with his father and brother George on the subject lot. However, before 1869 they had lost the business and it became owned by Pitzer & Sons (Davies 1869:40, 100-104). The original three-story brick store building, called the Pitzer Building, was one of the earliest commercial buildings in Winterset. However, in 1882, the original building was replaced with the extant two-story brick building. At the time, it was reported to be “one of the best business houses around the square” (*Madisonian*, 03/15/1882). Shortly after, J.L. Pitzer sold the business and his home and moved to Florida (*Madisonian*, 04/01/1882). In 1897, the subject building was remodeled with a new “modern style” storefront for Wheelock, who had leased the building from Jones (*Madisonian*, 03/30/1897). The

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building was extensively remodeled with a plate-glass front, a style then new to Winterset. There was a deeply-recessed squared central entrance with a tile floor. The store was "brilliantly lighted by electricity" in the front and back with a sky light in the center (*Madisonian*, 05/04 and 06/08/1897).

Other known historical uses of this building included: grocery, boots and shoes (circa 1886-circa 1893); H.N. Shaw dry goods and shoes with carpets in the second floor (circa 1890s), Wheelock Dry Goods (1897-circa 1907), *Winterset Review* (1899, second floor), vacant (circa 1916), and Grahams Department Store (1950s) (*Madisonian* 06/08/1897; Sanborn 1886-1948; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*; *Winterset Review* 1899). During the time it was Grahams Department Store, the business also included the storefront to the north at 108 First Avenue North.

Iowa Site Inventory No.: 61-02364

Historic Name: Bevington Block

Historic Address: 102-104 First Avenue North

Current Address: 102 First Avenue North

Date of Construction: 1882

Architect/Builder: T.F. Mardis, builder

NRHP Status: Contributing building

Building Description: The Bevington Block is a large two-story, two-bay brick block building located at the northwest corner of First Avenue North and Court Avenue across from the Courthouse. C.D.

Bevington built this building to house his bank in the corner unit with entrances on both First and Court avenues. There are also two business units to the rear of the building that front Court Avenue as well as the second front unit to the right on the First Avenue North front of the building. The Italianate-style, hard brick building has a limestone foundation and features a massive elaborate pressed-metal cornice that wraps the building on the front and south sides. This cornice features dentils and larger brackets, some of which having details that extend above the flat top of the cornice. According to an 1889 illustration of this building, the cornice is original and fully intact. At times during its history, this cornice has been painted in a variety of multi-color paint schemes. The design of the building makes extensive use of carved local limestone to delineate the storefront bays. It has two bays and a central stair bay on the façade. The south side has an entry bay on the corner (right), three bays at the back (left) of the building next to the alley and a larger bay between. All of the bays are framed by limestone pilasters with carved bases and capitals at the top of the first story. There is a pressed-metal cornice with brackets at the top of each pilaster. There are incised designs on the brackets similar to the designs on the capitals and the sides of the bases.

Current view.



Circa 1880s photograph of Court Avenue side of building.

Courtesy: Madison County Historical Society, Winterset.

There is a second series of metal cornices in-between the first and second stories on the façade and on the secondary façade above the entrance and storefront bays. At the second story, the stair and entrance bays have one window and the

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storefront bays have three windows. All of the second story windows have poured-stone segmental-arched hoodmolds with flat surfaces and incised designs. All of the windows are 1/1 double-sash replacement windows, which are not arched as were the original windows. There is a continuous limestone sill course on the façade and individual sills on the south side. The large bay on the south side has two windows on the left, a space, another window, a space, another window, a space, and the entry bay. There are windows below each of these second-story windows which have been filled with brick. The first-story window hoods are very similar to those above but they are not arched. The south side has a water table of local limestone with a hand-tooled combed surface.



*1908 photograph of façade looking west (left) and circa 1950s photograph looking NW showing remodeled storefronts (right).
Courtesy: Madison County Historical Society, Winterset.*

On the first floor of the façade, the right storefront bay is a mid-20th century remodel that features a central recessed entry with metal-framed plate-glass windows, marble kick plates, and a covered transom. The floor of the entryway is tiled. The stairwell has an old transom and frame but it is recessed farther back than the original. The left storefront bay also has a mid-20th century recessed central entry with metal-framed plate-glass windows, brick kick plates, and a brick-filled transom. On the south side, the entry bay is also now filled with brick. There are three bays at the back of the building next to the alley. Each of these bays has cast-iron pilasters, with columns beside the recessed central entry and half-round columns beside each pilaster. The columns are fluted on the top half and plain on the bottom with Corinthian capitals and plain bases sitting on a limestone base. The columns by the entries are iron and those next to the stone pilasters are carved from wood with only the Corinthian capitals being made of metal. The storefronts are wood, with wooden-framed windows with the top corners cut off. In the left bay, the window surrounds are intact. There is a stepped entry of hand-tooled limestone. Most of the kick plates have been replaced with cinderblock. The wooden ceiling in the entry appears original. In the middle bay the tops of the windows have been covered with plywood, and there is plywood across the top of the entry but the original transom is intact. There are original wooden-paneled kick plates within the entry, but those next to the sidewalk have been replaced with cinderblock. There is a stepped limestone entry with hand tooling. Under the left window is an entry to the lower level which has very old paneled double-doors with lights in the top part. The right bay has original side lights beside the door, which has been replaced. There are also side lights beside the transom which has two horizontal six-paned sills. There is a stepped limestone entry. Below the left window is an entrance to the lower level. In the large bay, the left window has been replaced with a modern door.

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At the back of the building beside the alley, the building has been stuccoed over and a pattern has been scored to resemble block construction. The rear windows, except for those on the second floor, have been covered or filled, but most of the limestone lintels and sills are intact. The lintels have hand-tooled draft lines and margin lines. The door sill is hand tooled. A large second-story covered wooden porch, which is suspended from beams and cables, obscures much of the second story of the rear but is a very interesting historic-age structure that cantilevers out over the rear alley.

Interior features of note are largely confined to the north store unit, which retains some historic fabric from the original store unit. This includes: the original footprint of the commercial space; a pressed-tin ceiling and cove molding on the first floor; glass panels and a 12-light transom and side lights on the recessed central entry to the second floor; a bronze-painted tin ceiling and cove molding on the second floor; and remnants of the original faux-flocked wallpaper, which is the same color as the ceiling on the second floor. The other two commercial spaces fronting Court Avenue have been renovated with drop ceilings and have no exposed evidence of the historic interiors. The second-floor units, however, still show some original or at least historic features including: a former kitchen that still has remnants of the original wallpaper with an ornate ceiling border, skylight, and a freestanding safe. Additionally, the second-floor hallway retains original door surrounds, transom windows, and raised-panel wooden doors as well as short balustrades with turned balusters and turned newel posts at the top of the stairs. Also of note in the basement is an interior room in the northwest corner made of a more finished stone than the coursed-rubble limestone of the main foundation. It is suspected that this interior room was built with stones salvaged from the old Vawter Store built in 1856 and collapsed in 1896. Of further interest in the basement level is the use of thick 10-inch square red tiles on the floor of the west room. These tiles are similar to those found in the basement of C.D. Bevington's mansion built in the 1850s in Winterset and listed in the NRHP. Given that Bevington had both buildings constructed, the use of these tiles may be original to this block building's construction. The basement also housed three rooms that were used for commercial space and were accessed via stairs from the Court Avenue side down into the basement units. The street entrances have all been covered over by sidewalks, with the windows filled in with concrete blocks.

Building History: This impressive corner block building was built by C.D. Bevington, who was the wealthiest and most prominent citizen of Winterset at the time. The building was built in 1882 at a cost \$26,000, exclusive of the cost of the real estate. "T.F. Mardis commenced excavating for the new Bevington Block. He made the dirt fly at the rate of thirty loads per hour" (*Madisonian*, 04/01/1882). "The Bevington Block is ready for the lower joists. Next week brick laying will commence" (*Madisonian*, 07/08/1882). "About the 5th of January [1883], the National bank will move into its new home and be in quarters not surpassed by any banking house in the state. An elegant carved counter, costing over \$1,000 is being built for it" (*Madisonian*, 12/09/1882).

The corner unit was occupied by the First National Bank, of which Bevington was president and the major stockholder. This replaced his first bank building at 110 First Avenue North, which was built circa 1865. By an act of Congress, the name of the National Bank of Winterset had been changed to the First National Bank (*Madisonian*, 01/24/1883). The building was designed with space for a large business that wrapped around the bank unit and had a storefront on the Courthouse square and also on Court Avenue. That space was originally occupied by O.D. Boyd's grocery store. J.M. Taylor & Co. had a dry goods store in one of the Court Avenue side units, with the back unit next to the alley, but fronting on Court Avenue, was used for the post office. In the basement below the bank there was an "elegant" barber shop operated by B.S. Miller. Upstairs above the post office there was a photograph studio for G.A. Ward. The studio was designed with a great deal of natural light from the south and the west. The rest of the second floor had office space for professionals. On the right fronting on the square was the office of Dr. E.T. Likes and next to him was the dental parlor of Dr. G.W. Miller. On the other side of the hall were the offices of Dr. Hensley and Dr.

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Davisson, who had sunny offices facing Court Avenue. T.C. Gilpin, a “free trader” and Democratic candidate for Congress, also had an office upstairs in the building (*Madisonian*, 02/03/1883). In 1884, J.B.W. Westfall moved his law offices into the second-floor corner of the building directly over the bank (*Madisonian*, 01/17/1884). The Bevington Block was heated by boilers that provided steam heat (*Madisonian*, 01/15/1883).

Other known historical uses of this building have included: the office of D.T. Welch (1884), Krabiel/ Miller Drug (1889 through 1923), Alexander-Williams Loan (1908, second floor), McCombie Drug (1923-1933), R.J. Jones Jeweler (1943), Flatt’s Clothing Store (in the corner unit, late 1940s-1950s), and Miller Drug and J. Jones Jeweler (1950s) (*Madisonian*, 02/28/1884; www.iagenweb.org/Madison obit; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*). The Sanborn fire insurance maps also showed a millinery in one of the Court Avenue side units (1886) and a printing business on the second floor (1899).

Iowa Site Inventory No.: 61-02670

Historic Name: White, Munger & Co. Bldg. (1st store)

Historic & Current Address: 102 Court Avenue West

Date of Construction: circa 1861

Current view.

Architect/Builder: E.W. Evans, builder

NRHP Status: Contributing building; also individually listed in the NRHP

Building Description: This two-story front-gabled stone building is located diagonally across Court Avenue southwest of the Courthouse at the intersection of Court and First avenues. The building was built about 1861 and is among the earliest extant buildings in the district. It has a low-pitched front-gabled roof, with a slightly-raised flat parapet with semi-circle pediment on the façade of the building and masking the front gable from that view. Originally, the building was simply front-gabled and had no raised parapet but by the time of an 1873 photograph, the bracketed, pedimented stone parapet had been added. The building was listed in the NRHP in 1987.



1873 photograph of building.

Courtesy: Madison County Historical Society, Winterset.

The NRHP nomination provides the following description of the building:

The White, Munger and Co. Store is an early example of a vernacular commercial building constructed of native limestone. The most notable feature is a false front added to conceal the gable roof. This front includes a parapet with stone cornice, cornice return and stone brackets.

The main façade is constructed of ashlar finished with a tool with a small round end. Stonework is coursed with random bond and close joints. There is a protruding water table across the main façade with a rubble foundation below it. Quoins and jambs are of the same stone as the façade. The other facades are constructed of random tooled and quarry faced rubble. They are roughly coursed with random bond and repointed joints. Quoins and

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jambes are of finished cut quarry faced stone. Lintels are dimension stone with smooth edges, margin lines and vermiculated face in the center. Protruding sills are smooth dimension stone. Windows are not splayed. The entrance on the main façade has two stone steps; the water table serves as a third. The main façade has a stone parapet added to conceal the gable. The parapet has a stone cornice and cornice return supported by four stone brackets one between the windows and at each corner. A stone flattened arch pediment above the parapet conceals the gable peak. There is also a cornice across the façade at the top of the first story (Johnson 1987).

Since the NRHP nomination, the following changes have been made to the building: the modern brick-filled storefront has been painted beige to blend with the stone; the stone steps have been replaced with a concrete stairs and landing; the four small basement windows on the side of the building have been filled with quarry-faced rubble similar to the other stone in the wall; a rear door with a sidelight recessed into the stone wall has replaced the first-floor window that had been cut into the wall; and a large two-story wooden deck and stairs now obscure much of the rear wall from public view. However, this important early stone building in Winterset still retains sufficient integrity to maintain its NRHP listing and certainly contributes to the historic district.

Building History: This building was built by E.W. Evans circa 1861 for White, Munger & Co. (Davies 1869:104). John T. White was one of the early settlers, having come to the county about 1854 as a 16 year old (ibid.:353). Nelson W. Munger also came to Winterset in 1854 and established himself in business. In 1865, White & Munger formed a partnership to build the woolen mills 1.5 miles west of Winterset (Union Historical 1879:547). The subject store building is where products of the woolen mill were sold including all kinds of “Cloths, Jeans, Tweeds, Yarns, Cassimeres, Flannels, Waterproofs, Rolls, Satinetts, Blankets, Beavers, etc.” (Davies 1869:9). White & Munger took out a full page ad in J.J. Davies’ *Business Directory* in 1869 to advertise the mills and their store in Winterset, which sold these goods as well as imported goods. The ad also stated that “A.D. Taylor ‘Knight of the Shears’ dispenses ‘fits’ to those in need of ‘suits.’” The White & Munger store was located in this building until they built their new store in 1874 (*Madisonian*, 04/30/1874). During the late 1880s through the 1890s, the subject building housed a meat market operated by a variety of people. In 1899, the owner of the building, Mrs. J.A. Guiher, renovated the building with a new modern storefront (*Madisonian*, 03/27/1896). In an 1899 photograph, the building has signage advertising flour, eggs, and hides. Other known historical uses of this building included: Darnell & Mullikin Harness (1887); S.H. Boyd Meat Market (1888); Herren & Cord’s Meat Market (1891); and J.M. Guye’s meat market, which was sold to Dundan Clark in 1892 (*Madisonian*, 08/23/1887, 03/01/1888, 05/15/1891, 12/09/1892). The second floor housed Mrs. Agnes Gilpin’s dressmaking business in 1897 (*Madisonian*, 09/15/1897). By 1916, there was a printing business on the first floor and in the basement of this building, which continued through at least 1926 (Sanborn 1916, 1926). By 1948, the building was listed as an office (Sanborn 1948).

Iowa Site Inventory No.: 61-02620

Historic Name: Sprague, Brown & Knowlton

Historic & Current Address: 52 Court Avenue East

Date of Construction: circa 1866

Current view.

Architect/Builder: Unknown

NRHP Status: Contributing building; individually listed in the NRHP

Building Description: This two-story stone commercial building is located at the southeast corner of Court and First avenues across from



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the Courthouse. The building was listed in the NRHP in 1987 as part of the *Legacy in Stone* MPDF. The nomination gives the following description:

The Sprague, Brown and Knowlton Store is an early example of a vernacular commercial building constructed of native limestone. Notable features include chamfered quoins; lintels with cornices; and a parapet at the top of the main façade which has a stone cornice, cornice returns, and stone brackets.

The main façade is constructed of ashlar finished with a tool with a small round end. Quoins and all the first floor stone of the main façade have the same finish and are chamfered, too. Stonework is coursed and joints are close. The west façade is constructed of roughly squared quarry faced rubble. Some of the stonework is coursed, some is uncoursed, and some has two against one broken bond. Joints have been repointed. Window treatment on the main façade consists of lintels with cornices like those used in buildings throughout the county. Protruding sills are of dimension sandstone with a smooth surface. Windows are splayed and have undecorated wood paneling in the reveal. Quoins and jambs are chamfered and finished with a small round ended tool. There is a parapet with a stone cornice and cornice return which has the same design as that used for the cornice on the lintels. Four sets of two stone brackets support the cornice – one set at each corner and two sets between the windows. There is one bracket under the cornice return on the west façade. There is also a cornice across the façade at the top of the first story. The lintels and protruding sills of the west façade are of dimension sandstone. There is a protruding water table on the west façade. On the west façade, the stone has a punched finish in the center of the face and smooth margins.

The use of chamfered quoins, lintels with cornices and some two against one broken bond, suggest that the building may have been built by David Harris (Johnson 1987).

Since the NRHP nomination there have been a few minor changes to the modern storefront, which is recessed within the original stonework. The windows were recently replaced, but the surrounds present in the late 1980s appear to still be in place.

In 1884, it was noted that Port Sprague added a 23'x52' one-story brick addition to the building extending back to the alley. This addition has a full basement designed as commercial space. On the street side of the addition, there are four windows and a modern metal-framed door on the left of the upper floor. The door is reached by stairs. The tall, narrow window openings are filled with modern 1/1 windows with transoms. The windows have sills of local limestone with hand-tooled combed-surface texturing. At the bottom of the first story there is a water table made of hand-tooled local limestone. The stones have margin lines and surface texturing on the face made with a small square tool. The basement level has a below-grade entrance on the right near the alley. There is a modern door which has brick infill and small glass blocks above the door. To the left of the door there are three modern basement windows that extend below grade and have new concrete window wells. The walls have been covered with stucco, with the old stucco on the rear of the building having an impressed block pattern. The fenestration on the back consists of a square opening on the left and an arched opening on the right. Both openings have local limestone sills that feature hand-tooled combed-surface texturing.

Building History: The building, which was built about 1866, is one the earliest permanent commercial buildings in Winterset and was one of the commercial buildings J.J. Davies mentioned in his 1869 history of Winterset. In 1864, merchant Edward Brown came to Winterset where he and P.B. Sprague subsequently opened a store in this stone storehouse, which they had built. Their ad in the 1869 business directory states that they sell “staple & fancy dry goods,

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custom made boots and shoes, hats and caps, ladies' wear, gents' wear, and ...western made cloths [sic.] such as cassimeres [sic.], jeans, flannels" (Davies 1869:15, 529). Sprague, Brown & Knowlton operated their store here until 1872 when Sprague & Brown built a new store building on the east side of the square (105 First Street N). In 1872, a new beer saloon was opened in the basement of the subject building (*Madisonian*, 10/30/1872).

*1873 photograph of 52 Court Avenue East looking SW.
Courtesy: Madison County Historical Society, Winterset.*



In 1875, then-owner Porte Sprague made many improvements to it. He excavated under the walk for coal and wood storage. He cut windows into his basement story, making it light and dry and creating two basement rooms for rent. He added new stairs to the second story and outfitted a back room for carpets (*Madisonian*, 08/05/1875), Henry Smith & Son built a new front for the building in 1880 (*Madisonian*, 08/19/1880). In 1883, John Catterlin rented the basement commercial space for his harness and saddle business (*Madisonian*, 02/07/1883). In 1884, Sprague contracted with T.F. Mardis to build the addition to the rear of the building to accommodate the hardware store. The building was extended to the alley to make it easier to load and unload heavy articles (*Madisonian*, 05/01 and 05/15/1884). The following year the entire west wall for a distance of 60 feet fell into the basement. Weather was blamed for the disaster, although this would not be the last time that a building constructed by Mardis met with disaster (*Madisonian*, 05/07/1885).

Other known historic uses of this building included a hardware store circa 1886-circa 1907 and a bank circa 1907-circa 1950s when it was the Union State Bank. When it was the hardware store, the rear of the building was a tin shop. When it was the bank, the rear housed offices included a doctor's office circa 1916 (Sanborn 1886-1948; 1950-2000 and 1958-2008 *Winterset Town Layouts*).

Iowa Site Inventory No.: 61-03198
Historic Name: M.R. Tidrick Building
Historic & Current Address: 54 Court Avenue East
Date of Construction: 1880; second story added 1895
Architect/Builder: T.F. Mardis, builder
NRHP Status: Contributing building

Current view.

Building Description: The two-story soft brick, Italianate-influenced commercial building is located south across Court Avenue from the Courthouse. It was originally built in 1880 as a one-story building but was enlarged in 1895 with a second story. The building has a limestone foundation and a flat roof. There are brick pilasters with brick-corbelled dentils and a row of cross designs across the parapet. Historic photographs show the name "TIDRICK TERRILL CO" painted in this area, with "CASH DEPARTMENT STORE" painted above the window hoods. Painted down the second-story pilasters were the words "FURNITURE" on the left side and "UNDERTAKING" on the right. All of the painting consisted of a light



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background with darker (unpainted brick) letters.

*Circa 1900 photograph of 54 Court Avenue East showing painted signs on facade.
Courtesy: Madison County Historical Society, Winterset.*

There are three second-story windows with rowlock arches and protruding stops. The window surrounds are original and include stone sills. Presently, the windows are 1/1 replacement windows with transoms and faux muntins. There is a simple pressed-metal bracketed cornice in-between the first and second stories that features a denticulated frieze. At the first floor, the brick pilasters have tall bases of hand-carved local limestone. There is also a course of hand-tooled local limestone underneath the display windows. Iron columns flank the central entryway. Each column has a round base, fluted shaft, Corinthian capital, and a round shaft above the capital. The round shafts were once covered by the top frames of the flattened-arched transom windows. The old display windows and transoms are framed with wood and have wooden kick plates. There is a recessed central entry with an old wooden door with a large glass window and a brass door handle. The back of the building next to the alley has been covered with stucco and has a modern door and windows.



Building History: In fall of 1880, M.R. Tidrick contracted with local builder, T.F. Mardis to build a new brick building for Tidrick's business in the space on the south side of the square that had previously been occupied by Duer & Beerbower's grocery (*Madisonian*, 09/23/1880). The building cost \$2,000 and appears to have been only one story in height (*Madisonian*, 11/24/1880). Tidrick had taken Welch as a partner in the store, but in 1884, Welch sold out to J.G. Steel and the firm became Tidrick & Steel (*Madisonian*, 01/31/1884). Tidrick & Steel remodeled the store, taking out the wall between the front and the back of the store and adding an arch. They added a stock of clothing, boots, and shoes to the back of the store, while the front continued to stock groceries and dry goods (*Madisonian*, 02/28/1884). In February 1895, an apartment was added in the rear of the grocery store, "as a cold storage room for their butter" (*Madisonian*, 02/22/1895). In 1895, Tidrick and Terrill again contracted with T.F. Mardis to enlarge the store by adding a second story (*Madisonian*, 05/14 and 05/28/1895). The building was completed by the end of June, and the front of the upper front of the building was painted with a new sign that completely covered the upper façade (*Madisonian*, 06/28/1896).

The known historical uses of the building include: the Tidrick & Welch Store (1880), Tidrick & Steel (1884), and Tidrick & Terrill (1899) [department store, furniture, dry goods, groceries, hardware, and undertaking]; and the Charles Breeding hardware store (1920). The Sanborn fire insurance maps show the building as a general store in 1886-1916 and simply as a store in 1926 and 1948. It became the current Fons and Porter Quilt Supply store in 2003.

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Iowa Site Inventory No.: 61-03199

Historic Name: Cox Building

Historic & Current Address: 56 Court Avenue East

Date of Construction: 1880; circa 1940s facade remodel

Architect/Builder: T.F. Mardis, builder

NRHP Status: Contributing building

Building Description: This one-story brick-front commercial building is located south across Court Avenue from the Courthouse. The façade has a flat parapet with simple brick corbelling consisting of a flush panel defined by brick headers. The storefront is not original having been later refaced with polychrome brick; however, it was refaced within the district's period of significance and is considered historic. A photograph taken in the early 1940s shows the building with the storefront that

essentially exists today, although the transom area of the storefront has been covered with a stucco-and-wooden panel in more recent years. There is an angled entrance recessed on the left side. The plate-glass windows and door have metal frames and there is a brick kick plate. The back of the building has been covered with stucco and has an arched metal door. The interior of the building has been remodeled into modern office space.

There is a crawl space instead of a basement.

Building History: In the fall of 1880, Theodore Cox decided to tear down the old drug store on the south side of the square and replace it with a new one-story brick building eighty feet deep. He contracted with local builder T.F. Mardis to put up this brick building at the same time that he was building the adjacent two-story building for M.R. Tidrick (*Madisonian*, 09/23/1880). The new store cost \$2,000 to build (*Madisonian*, 11/24/1880).

Current view.



*Photographs circa 1900 (left) and circa 1940s-50s (right).
Courtesy: Madison County Historical Society, Winterset.*

In 1894, W.S. Doud rented the building for his furniture store and enlarged the building with an addition to the rear and a skylight (*Madisonian*, 07/20/1894). The current brick storefront appears to be the result of a mid-20th century (at least by the early 1940s) remodeling project. In 1901, a second story was added to the building.

The known historical uses of the building include: Theodore Cox Drug Store (1880), Dr. F.W. Ewing, druggist (1883), and Jackson Electric (1950s). The Sanborn fire insurance maps showed the building as a drugstore in 1886-1893, a furniture store in 1907-1916, and simply as a store in 1926-1948.

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Iowa Site Inventory No.: 61-02617

Historic Name: Koser Bros. Building

Current view.

Historic & Current Address: 58 Court Avenue East

Date of Construction: 1889; second story added 1895; storefront remodeled 1917

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story brick commercial building is located south across Court Avenue from the Courthouse. In 1889, a one-story commercial building was built at this location, with a second story added in 1895. The storefront was then remodeled in 1917. This soft brick building has a flat roof and a foundation of roughly-squared, coursed local limestone which is visible at the rear of the building. A difference in the bricks is also perceptible where the second story was added. The second story was a very simple addition to the original building, which was referred to as “elegant” and the “finest store front in town” when first built (*Madisonian*, 03/15/1889). The façade has three windows across that have segmental arches made of a single row of soldier course bricks and sills of a single row of header-course bricks. The actual windows are 1/1 double-sash windows with transoms that are modern replacements. The storefront has brick pilasters with carved limestone bases. There is an iron beam decorated with rosettes above the storefront. The transom area of the storefront is covered with a wooden panel. The storefront features a mid-20th century double-recessed central entry with metal-framed plate-glass windows which used to extend to the sidewalk; however, the base of the glass has been shortened and kick plates of faux-brick have been added in more recent years. When the storefront had floor-to-ceiling plate-glass windows it was called the “Crystal Palace.” The entry retains a pressed-tin ceiling, which has been dropped from its original height. There is a mid-20th century old wooden entry door with a large window and a brass kick plate.



The rear of the building at the alley has three windows on the second story with rowlock arches, stone sills, original surrounds, and modern 1/1 windows with transoms. The first floor has a double-wide door with very tall flanking windows. All have rowlock arches and recessed-panel surrounds. The windows have original 4/4 sashes covered with aluminum combination-storms and local limestone sills with a hand-tooled combed surface. The limestone foundation serves as the sill for the door. There is a concrete loading dock and old concrete steps. The east side of the building has been plastered, but some of it has fallen off revealing the soft brick and limestone foundation. One section of brick has been replaced.

Examination of the interior of the Koser Building reveals the changes made during several renovations. The wooden flooring in the store clearly shows where the original ends and the 1895 addition extending to the alley begins (*Madisonian*, 05/18/1895). The pressed-metal ceiling and coving, which has been painted, was added in 1917 (“A fine steel ceiling is being applied and a handsome new front will replace the old one”). At the same time, “The doorway will be set in further, making more display room in the windows. New plate glass fronts will be replaced with copper and marble trimmings” (*Madisonian*, 07/04/1917). There is a deeply-recessed central entry, with display windows on each side, which has a raised floor and pressed-metal ceiling. This ceiling is different in design than that of the ceiling in the rest of the store. The back of the display windows appear to have been enclosed. Each has three transom lights and framing which may have had enclosed panels and may date from 1897 when it was noted that the “Koser Bros. have sealed their large display windows from the back, making them airtight, thus excluding all dust and keeping frost from

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accumulating on them in cold weather” (*Madisonian*, 08/11/1897). The old door may be original to the 1917 renovation. There is an operational transom above the door in the ribbon of transom lights that continue across the display windows. The window is hinged on the top and has a rod to push it open. There are five sets of push button light switches in the wooden trim on the right side of the door opposite the hinges. Koser Bros. was one of the first businesses to be electrified when electric lights came to Winterset in 1890. Also of note on the interior are the wooden counters along the west side of the store that have large drawers with open space below them for storing merchandise. The drawers are faced with quarter-sawn oak and retain their original hardware. There are shelves above the counters that were added at a later date. There are also five moveable counters dating to the early 20th century. These have alternating vertical strips of light-colored oak and dark-colored walnut with decorative brackets supporting the counter tops.

When the second story was added in 1895, a flight of stairs was added to the center near the back of the store. The stairs go up to a landing from which flights of stairs extend toward both sides of the store. The balustrades have carved newel posts and turned balusters. Balustrades surround the open stairwell as well as the opening in the center of the building which allowed light from a skylight to illuminate the first floor. At the time the stairs were built, the area below them was enclosed with raised-panel walls. Below the stairs is a raised-panel door to the basement. In the mid-20th century when the second story was no longer used, the open stairway was enclosed with beaded-board siding. The second floor has been closed off; however, the oak railings around the central skylight opening and the stairway are still visible. There are three windows at the front of the building and three at the back which still have their original wooden trim, although the windows themselves have been replaced. The tin ceiling is still present, although water damage has destroyed it in several places. Plaster is coming off the wall in some places, particularly on the west wall.

Modifications have been made to the back door of the store. The door frame and flanking windows may be original to the 1895 addition. They may also have been in the original building and reused when the addition was built. Although not original, the double doors are very old with hardware dating to the early 20th century. The tall door frame has three large vertical glass panes. The double doors are shorter than the original and a transom has been added across the top to fill the space.

The foundation of the building is constructed of roughly-squared and rubble local limestone laid in courses. There is some reused limestone, which is hand-tooled with margin lines, draft lines, and a recessed face. This tooling has not been seen in any of the extant buildings in Madison County. There is an interior stone wall with a door on the right (east) and a window opening on the left (west). The door has a hand-tooled lintel, and the window opening is framed with thick wide wooden boards. Grapevine joints are still in evidence on the west wall.

Building History: In 1889, “another old landmark,” the Barker building was torn down to make way for Bevington’s “elegant brick building” that would have “the finest storefront in town” (*Madisonian*, 03/15/1889). It was built for Koser Bros. dry goods store (*ibid.*). Electric lights came to Winterset that year and Koser’s Crystal Frost was planned to be lit by electricity (*Madisonian*, 07/19/1889). On Thursday evening, March 13, 1890, everyone was invited to see the merchandise at the Crystal Frost. Twelve to fifteen hundred people came to the grand opening to see the “artistic” arrangements of goods (*Madisonian*, 03/21/1890). Koser Bro. initially consisted of W.H. Koser, C.T. Koser, and S.D. Koser, but W.H. Koser retired in 1892 (*Madisonian*, 03/25/1892). In 1894, an addition to the rear of the building extended the store all the way back to the alley (*Madisonian*, 05/18/1894). Koser Bros. improved their building by sealing the large display windows from the back to prevent frost and the infiltration of dust (*Madisonian*, 08/11/1897). Koser Bros. redecorated their store using hundreds of yards of bunting to form booths, each of which was used to display a different line of merchandise (*Madisonian*, 03/01/1899).

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*Photographs of Koser Bros. circa 1900 (left) and circa 1950s (right) when it was Graves' women's clothing store.
Courtesy: Madison County Historical Society and the Allen Family Private Photograph Collection, Winterset*

The known historical uses of this building included Koser Bros. dry goods store (1889-1933) and Charles A. Graves women's clothing (1950s) (Sanborn 1893-1948; 1950-2000 *Town Square Layout*; 1958-2008 *Town Square Layout*). The *Madisonian* (04/27/1934) noted in 1934 that Koser Bros. was "the oldest business establishment in Winterset" having been in business for 53 years as a partnership of three brothers, Will, Sam and Charles Koser. The business was closing down in 1934 because of burden of the business had proved too much for the surviving brother, Charles Koser (ibid.).

Iowa Site Inventory No.: 61-02614

Historic Name: A.B. Smith Building/Masonic Hall

Historic & Current Address: 60-62 Court Avenue East

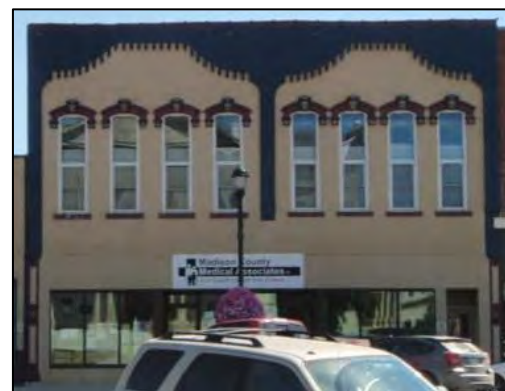
Date of Construction: 1873-75

Architect/Builder: Roth and Warren, brickwork

NRHP Status: Contributing building

Building Description: This two-story, two-unit brick block building has dramatic Moorish-inspired denticulated brickwork across the parapet subdividing the two store units and framing the second floor windows (four across above each storefront). Roth and Warren of Winterset executed this brickwork. The tall narrow windows have segmental-arched hoodmolds with keystones that are original, but the windows are modern replacements. Originally, the flat parapet was capped with an elaborate bracketed cornice that mirrored the curving brickwork and provided even more dramatic flair to the façade. There are plaques applied to the second floor above each unit that have a Masonic symbol on the east unit and a date plaque on the west unit. Although the date is shown as "1872" on this plaque, the building was actually built in 1873 as confirmed by newspaper accounts. Since the plaques were likely not applied until 1875 when the east unit was built, the date may have been remembered incorrectly. Historically, there was a highly decorative metal balcony that extended across both units just above the storefronts, which appear to have been cast-iron storefronts with centered

Current view.



executed this brickwork. The tall narrow windows have segmental-arched hoodmolds with keystones that are original, but the windows are modern replacements. Originally, the flat parapet was capped with an elaborate bracketed cornice that mirrored the curving brickwork and provided even more dramatic flair to the façade. There are plaques applied to the second floor above each unit that have a Masonic symbol on the east unit and a date plaque on the west unit. Although the date is shown as "1872" on this plaque, the building was actually built in 1873 as confirmed by newspaper accounts. Since the plaques were likely not applied until 1875 when the east unit was built, the date may have been remembered incorrectly. Historically, there was a highly decorative metal balcony that extended across both units just above the storefronts, which appear to have been cast-iron storefronts with centered

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double doors and flanking display windows with segmental-arched transom windows above each window and the front doors. The doorway to the second floor was on the left side of the original building. The only portions of the historic storefronts that remain exposed are the cast-iron pilasters at either side of the building. Presently, the storefronts of both units consist of a united modern storefront, with the transom area completely covered and modern doors and windows occupying the entire storefront. Comparisons with other buildings in the district showed that this building has the same iron pilasters and spiral columns as present on 106 Jefferson Street East.



1899 Photograph (left) and 1954 photograph (right) after the cornice had been removed and the storefronts remodeled.
Courtesy: Madison County Historical Society, Winterset.

Building History: The west half of this building was built in 1873 for the Smith & Ballard dry goods store, although the building was referred to as A.B. Smith's building; therefore, he may have owned and had the building built but was in partnership in the business housed therein with Ballard. Specifically it was noted:

It is understood that Mssrs. Leonard & Mott will erect a double building at the southwest corner of the square and that **Smith & Ballard will follow suit on the south side** (*Madisonian*, 01/30/1873; emphasis added).

However, by the time the basement was being dug with the foundation soon to follow in July 1873, the building was being referred to as "Smith's" building (*Madisonian*, 07/19/1873). In 1874 it was noted that the building was "Smith's" but that the store was "Smith & Ballard:"

SMITH'S NEW BUILDING—The magnificent store building erected last fall by A. B. Smith on Court Avenue is just completed and Smith & Ballard have moved their stock of goods into it. The building is of brick, the lower story front of iron, the window caps terra cotta and the cornice elaborately finished in wood. Large French plate glass make the show windows and two panes to the window give these of the second story a fine appearance. The House is 22 feet wide and 90 feet deep, and is artistic (*Madisonian*, 01/01/1874).

The reference to the "artistic" style of the building may be referring to the elaborate and curving brickwork and cornice.

In 1875, A.B. Smith was arranging to build a second building adjacent to his building to house the Masonic Hall. The following are excerpts from the local newspaper regarding its construction:

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NEW MASONIC HALL - (60 E. Court) Last Friday evening our Masonic Lodge - Evening Star, No. 43 - consummated an arrangement with Mr. A B Smith by which it proposed to own a home of its own by next Fall. Mr. Smith is to erect during the summer, on the lot now occupied by Boyd & Young, south side of Court house square, a brick building 21 1/4 feet by 92, the second story of which has been purchased by the Masonic Lodge, or rather by a stock company organized within it for that purpose. The second story will not be less than 13 feet in height and there is talk of increasing it to 14 feet. It is proposed to divide it as follows: A Masonic Parlor and Library room 20 feet by 20 1/4 will be cut off from the front end of the story; then comes a Preparation Room 8X12 and an Entrance Room 12 feet by 14 feet. The balance, being 20 1/4 feet by 56 feet, constituting the Lodge room proper. This will give them commodious quarters and a convenient and cheerful home. This building in its external is to be equal in style to any other now in the city, which guarantees it to be a handsome ornament to the place. So it goes. Winterset will have this much more during the coming season, with prospects that it will be increased - the City Hall Block, the Post Office Building and the Masonic Hall (*Madisonian*, 01/28/1875).

Mr. A B Smith upon his return home from Chicago last week brought with him the plans and specifications of the new Masonic Hall which is to be erected this summer. The new building will correspond in appearance to Mr. Smith's present store-room. The lower story is to be erected by Mr. S and will furnish our town with one more elegant store-room. The Masonic story will contain a parlor, anti-rooms and the Hall proper. A neat balcony will cross the new building and Mr. Smith's present one (*Madisonian*, 05/06/1875).

The walls of the new south side building in which will be the Masonic Hall will be laid this week (*Madisonian*, 08/19/1875).

Another source noted that in 1875-76, "A proposition was passed to build a Lodge Hall as a second story on a building on the South side of the square at a cost of \$2100." This new building was dedicated as a home for Evening Star Lodge #43 on 12/07/1876 by the Grand Lodge of Masons Iowa (Madison County Genealogical Society 1984).

The 1886 Sanborn fire insurance map shows the two buildings having an internal connection on the second floor, with the dry goods and boot and shoes store in the west unit and a harness shop in the east unit on the first floor. The hall occupied the second floor. This remained the configuration in 1893, although the east unit was vacant at that time. In 1888, C.W. Eastman would begin a long association with this building, including both sides of the building:

Ratliff & Eastman have remodeled their general storeroom by removing the groceries to the back part of the room, and putting in boxes and drawers for their boots and shoes in the front. The counter for the boot and shoe side of the store has been taken away, the modern arrangement for a boot and shoe store. Much more room is thus secured and much greater facility for showing goods (*Madisonian*, 03/15/1888).

Ratliff & Eastman - These gentlemen from one of the best known and most prosperous firms in our city. About eight years ago they opened a fair sized stock of dry goods and groceries. They kept on enlarging their business, having an addition to their building built back to the alley, and keeping the whole building occupied with dry goods, groceries and boots and shoes, till the floor fairly groaned beneath their weight. When Hirsch Bros. sold out in the fall of 1886, they put in the magnificent stock of clothing. They now occupy two large store rooms and their immense trade employs the largest force of clerks employed in the city. They are believers in the potency of printer's ink, having all the time been extensive advertisers, and they are at all times able and willing to do just what their new advertisements claim. It will pay you to look through their stock (*Madisonian*, 08/10/1888).

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During the past few days workmen have been busily engaged remodeling and enlarging the room in the back part of Charley Eastman's grocery store. The front partition will also be taken out, thus giving him larger quarters for his growing trade (*Madisonian*, 05/10/1891).

F.A. Eastman has opened an auction store in the Smith building, on the south side of the square and has put in a large stock of dry goods, chairs, carpet and household furniture generally. He opens business under the appellation of the "Poor Man's Friend" and expects that it will operate to that end. His first big sale will be tomorrow, November 25th (*Madisonian*, 11/24/1893).

A new balcony is being built in place of the old one in front of the Masonic lodge room and the second story rooms of Mrs. Smith's building, on the south side of the square (*Madisonian*, 04/27/1894).

C.W. Eastman is negotiating for the lease of three store rooms on the south side of the square, the two rooms in the lower part of Mrs. Smith's building and the one recently occupied by Tom Young's clothing store. If he secures them he will put in connecting entrances and move his stock of general merchandise there. Mr. Eastman has always done a large business, and with the room which he will have at command will no doubt conduct a very large and completely equipped department store (*Madisonian*, 10/21/1896).

Workmen are busy this week making repairs and clearing up generally for C.W. Eastman's mammoth department store to be opened on the south side. The clothing department is somewhat in advance of the others, and the goods are being arranged and put in place (*Madisonian*, 03/13/1896).

One of the biggest changes came in 1896 when Eastman decided to paint the front of the building blue:

The front of the Smith block on the south side of the square, comprising C.W. Eastman's department store in the first story, and the Masonic lodge and Mrs. Smith's rooms in second, is being repainted in blue (*Madisonian*, 04/28/1896).

—Raising A Blue Smoke—C. W. Eastman, proprietor of the Big Blue Department Store, has the latest call on popular merchandising in this city. His business, having outgrown his west side quarters, he fitted up the mammoth three-front establishment on the south side, the largest mercantile business ever carried on by one man in Winterset. He is now in the midst of a special May sale, which was inaugurated last Saturday afternoon, by giving away a large quantity of goods tied up in bundles, wrapped in blue paper, the kind used all through the establishment, and thrown from the second story balcony, when they were caught by the expectant crowds. It was an exciting time, and some goods were slightly damaged, but not many. It was a "big day" for the Blue Front, and the crowds keep coming, but they go inside and buy. This establishment is bound to be one of the most extensive and popular trading places in Winterset. Accommodating clerks are employed in every department, and the separation into three rooms, makes the work of selecting goods much more convenient and satisfactory to customers, while access from one room to another is easy without going upon the street (*Madisonian*, 10/12/1896)

A photograph in the December 27, 1899 *Winterset Review* (right) shows a plaque in the cornice area on the right side that has date of "1872," with the left side plaque showing the Masonic symbol. There was also a balcony across the top of building between the first and second stories. Signs below the balcony, across both bays read "Eastman's Big Store." As noted above, the date plaque is at odds with the newspaper accounts of the building's construction, which

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was first under construction in the summer of 1873 and referred to as completed in the fall of 1873. Other uses of the building in the 20th century have included: Woody-Thompson Shoes (1950); Western Auto (1950); Harrison’s Dime Store with Knights of Pythias on the second floor (1954); and Winterset County Medical Associates (2000-present).

Iowa Site Inventory No.: 61-03200

Historic Name: A.B. Smith Building

Historic & Current Address: 64 Court Avenue East

Date of Construction: 1879; facade replaced in 1964

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story commercial building is located south across Court Avenue from the Courthouse. When inventoried in 2013, this building was completely covered by a modern wooden slipcover made of narrow wooden boards placed in a diagonal pattern across the front and completely obscuring the building’s masonry façade. In the summer of 2014, the slipcover was removed revealing the polychrome brick-veneer storefront, which was subsequently painted beige to match the adjacent two-story medical building. This storefront was built in 1964 when the original old-style storefront was removed and the interior was completely remodeled for a new Montgomery Ward catalog sales store. The May 6, 1964 *Madisonian* has a photograph of the old storefront being removed, with the new store opened in June of that year. This masonry façade has an undecorated parapet and an angled recessed entry with the door on the left. The aluminum storefront has two large plate-glass windows on the right of the door. The aluminum-framed plate-glass door has a transom and a sidelight on the left. Rusticated brick was used as a kick plate below the windows. The rear of the building is built of clay tile blocks. A new central door is flanked by small windows filled with glass blocks.



Storefront following removal of slipcover in 2014 (left) and just after the slipcover had been removed (right).

Building History: This building was built in 1879 for A.B. Smith (*Madisonian*, 11/27 and 12/18/1879). It housed a hardware store by at least 1886 and had a tin shop in the rear. From 1893-96, it housed a clothing store operated by Tom Young. In 1896, C.W. Eastman opened his Big Blue Department Store and joined this store to the two-unit building to the west (60-62 Court E) making one large department store. Eastman created interior openings between the three bays so that customers could easily move from one building to the other (*Madisonian*, 01/21 and 05/12/1896). An 1897 photo showed that this one-story building then housed the shoe department of Eastman’s store. The building still connects into 60-62 Court Avenue and is part of the Madison County Medical Associates business. This unit is specifically is used for storage.



1954 photograph prior to 1964 remodeling of storefront. Courtesy: Madison County Historical Society, Winterset.

Other historical uses of this building included: boots and shoe store (1907), groceries (1916), Western Auto Store (1946), K Electric (1950), and Western Auto (1958) (Sanborn 1886-1948; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*).

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Iowa Site Inventory No.: 61-03201

Historic Name: Danforth Bros. Building (#1)

Historic & Current Address: 66 Court Avenue East

Date of Construction: 1879; rebuilt 1896

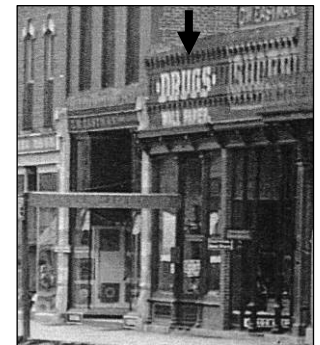
Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story brick front commercial building is located south across Court Ave. from the Courthouse. It was originally built in 1879 but was rebuilt in 1896 after the building caved in during the collapse of the old stone Vawter store next door (*Madisonian* 12/18/1879, 01/09/1896). The building has a flat roof and a foundation of quarry-faced, roughly-squared native limestone, which can be seen at the rear of the building. The main façade has been refaced with polychrome brick. It has one panel of brick corbelling at the top of the building. There is a mid-20th century recessed central entry with metal-framed plate-glass windows and a metal-framed glass door with side lights and a transom window above. The transom across the storefront above the entry way is now covered by a wooden sign. The masonry area framing the storefront has recently been resurfaced with synthetic stone, similar to PermaStone. The rear of the building has been stuccoed; however, breaks in the stucco reveal beams that serve as lintels for the door and window. The stone window sill has moved out of place and the whole window has been stuccoed. The limestone foundation and the stone sill may have been salvaged from the collapsed Vawter building.

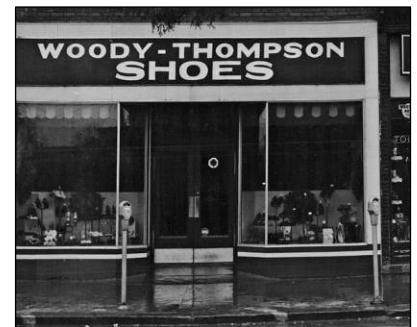


Current view.



Circa 1907 photograph.

Courtesy: Madison County Historical Society, Winterset.



1958 photograph showing storefront remodel.

Courtesy: Allen Family Private Collection, Winterset.

Interior features of note include built in wooden cases with egg-and-dart molding and a pressed-tin ceiling, which is exposed in the rear portion of the store.

Building History: This building, built by brothers Chalen and Will Danforth, was one of two they built on the south side of the square in 1879. The construction was delayed into the fall waiting for the iron storefronts to arrive. The building was completed in December 1879 (*Madisonian*, 11/27 and 12/18/1879). In January, 1896, T.F. Mardis was excavating a basement under the old Vawter stone store that was then owned by C.D. Bevington. Almost as soon as the workers had completed the excavation, one wall and then the other fell into the excavated basement taking with them the adjacent buildings. The Danforth brothers experienced an estimated loss in the building value of \$3,000. M.E. Smith Drug Co., which was then in the building suffered a loss of business stock also valued at \$3,000. In addition, there were the losses from business interruption and rental income. The total losses for all of the collapsed buildings were estimated to exceed \$25,000 and were borne by Dr. Bevington (*Madisonian*, 01/09/1896). In less than a week, work had begun clearing away the debris and rebuilding. Stone from the collapsed store was used in some of the rebuilding (*Madisonian*, 01/14 and 01/17/1896). The Smith Drug Co. also had a cement walk built in front of their store (*Madisonian*, 09/08/1897).

Other known historical uses of the building have included: hardware store (1886), J.A. Darnall's harness shop (circa 1886-1894), Smith drugstore (circa 1894-circa 1907), jewelry store (1916), movie theater (1926), Harrison's variety

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store (1950), and Woody & Thompson shoe store (1958) (Sanborn 1886-1948; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*).

Iowa Site Inventory No.: 61-02616

Historic Name: Bevington Building

Historic & Current Address: 68 Court Avenue East

Date of Construction: 1896; storefront remodeled in 1930

Architect/Builder: Mardis, T.F., Boyington, Ives G.

NRHP Status: Contributing building

Building Description: This two-story soft brick, Italianate-influenced building is located south across Court Avenue from the Courthouse. It was built in 1896 to replace the 1856 Vawter stone store, which collapsed as noted above during an attempt by T.F. Mardis to excavate a basement underneath the stone building. The building has a foundation constructed of roughly-squared locally-quarried limestone, which is consistent with reports that the stone from the collapsed building was used in the construction of the first story of the replacement building. Recent inspection of the foundation on the basement interior showed that the otherwise rubble and block limestone foundation also incorporated large dressed stone blocks that would have originally been part of the façade of the Vawter store building. This confirms the suspicion that at least some of the material from the 1856 store building was salvaged and reused following the 1896 collapse.

The ornate cornice which was on the 1896 building has since been removed and replaced with a plain parapet and there are plain brick pilasters framing the recessed façade of the second story. Below the plain parapet there is a corbelled brick denticulated frieze. The three second-story windows have pressed-metal hoods with triangular pediments decorated with a sunburst design. The original flat-topped 1/1 double-sash windows have painted sills which are probably stone. There are several rows of decorative brick corbelling below the windows. A metal I-beam is across the top of the storefront and decorated with two rosettes. The first story storefront is flanked by locally-quarried hand-tooled limestone pilasters. Each pilaster has a hand-tooled base topped with a large rusticated stone, several dimensioned stones with vermiculated surfaces, and a decorative capital with an incised floral design. The workmanship of the capitals is quite different from the more vernacular tooling of the other stone. Examination of the elements of the pilasters suggests that the hand-tooled stone was salvaged from the original storefront of the Vawter store, but the capitals are from a later source, probably contemporary with the 1896 building.

The storefront, which was remodeled in 1930 for the J.C. Penney Co., has a wide and deep recessed central entry. The transom windows contain square textured-glass panes, which are smooth on the outside and ridged on the inside and have a translucent appearance. Some of the panes are of clear glass, while others are tinted purple. These glass panes are from the 1930 remodel as is the entryway ceiling covered with inset panels of beaded boards. The floor in the entry consists of red-tinted concrete squares that may be newer but has a centered inset panel of small mosaic tiles that reads "J.C. Penney Company, Inc." and dates from the 1930 remodel. Below the storefront transom there is now a Classical wooden-framed double-pane glass storefront. While not original to the 1930 remodel, this part of the storefront is well constructed and compatible in design to the historic look and feel of the district. A black and gold striped cloth awning is a modern addition to the entryway. At the back of the building, the second story has three



Current view.

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windows with rowlock brick arches and iron shutters. There was a large warehouse door across much of the rear that had a loading dock and a steel beam across the top. This area is now filled in with brick and modern windows and a door. There are some other small windows, not original, that have brick soldier course lintels and brick sailor course sills.

The first floor interior retains the pressed-tin ceiling and wooden framing for the skylight, which is open between the first and second floors and lit by a skylight in the roof. The skylight is now covered but the window itself is still intact. The wooden floors are older, but other woodwork on the first floor interior is from a recent remodel. The stairway on the mezzanine level retains the historic railing and woodwork. There is also a wooden counter on the mezzanine level that was from the J.C. Penney store but had been removed from the building by a salvage company. The counter was recovered and placed back in the building. The second floor has a railing around the opening for the skylight to the first floor. The skylight in the roof is now covered. The front windows retain the original bullseye molding and surrounds, although the windows are modern replacements. However, these 1/1 double-sash replacements are wooden frame windows. The wooden flooring on the second floor is historic in age as is the pressed-tin ceiling. The mirrored doors on the second floor date from the use of the building by the J.C. Penney Company.

Building History: The building had its origins in 1856 as the Vawter store, one of the earliest and most important commercial buildings in town, the owner of which went bankrupt in the Panic of 1897 (Davies 1869:102). The building then came into the ownership of C.D. Bevington, who was also important in the early development and growth of Winterset.

*Circa 1874-75 photograph showing original stone Vawter Building.
Courtesy: Madison County Historical Society, Winterset*



In 1895, Bevington & Co. contracted with T.F. Mardis to extend the stone building, which housed their hardware store, all the way back to the alley and to excavate a cellar beneath the entire building (*Madisonian*, 12/10/1895, 01/09/1896). The brick walls of the addition had been laid and roofing of the addition was completed. At 4:15 p.m. on January 7, the workers had just completed the excavation of the cellar of the old stone building when the west side of the building collapsed into the cellar carrying with it the adjacent one-story Danforth building, which housed the Smith drug store (66 Court Avenue E). At the time there were 17 shovelers, three stone masons, one teamster and team of horses in the cellar; but, fortunately, they had moved to the rear addition of the building so that only one was injured but not badly hurt (*Madisonian*, 01/07/1896). The following night, the east wall of the building collapsed into the cellar excavation carrying with it the west bay and part of the center bay of the adjacent two-story building owned by Judge Wilkinson (70 Court Avenue E). This building was occupied by Charles Holmberg's restaurant which was destroyed, J.W. Garrett's dry goods and millinery (badly damaged), and The Knights of Pythias Hall, which lost all the new furniture which they had just purchased for \$1,000. Mardis estimated that it would cost \$15,000 to replace the buildings. Total damages, including furnishings, were estimated at \$25,000 and included: Bevington stone building and stock, \$7,000; Chal and Will Danforth's building, \$3,000; Wilkinson building, \$4,000; Smith drug stock, \$3,000; Holmberg restaurant stock and furniture, \$1,000; Garrett's stock damage, \$1,000; Knights of Pythias, \$1000; additional building costs; and damages for loss of business and loss of rental (*Madisonian*, 01/07, 01/09, and 01/10/1896).

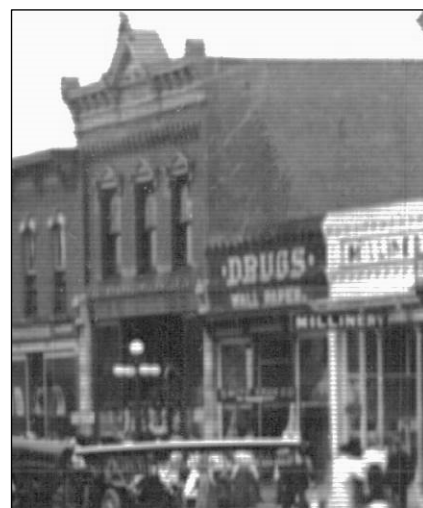
Apparently, Dr. C.D. Bevington stood all the costs for the damage, and Mardis, who had supervised the project

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resulting in the collapse, was hired to rebuild. The *Madisonian* reported that many citizens had commented about the project and felt that it was unsafe (*Madisonian*, 01/10/1896). There was considerable speculation about “whether the disaster was caused by the slipping of the foundation or the ‘buckling’ of the walls from the immense weight of hardware stored in the upper story.” After the debris was removed, it was clear that the lower part of the foundation and a large volume of earth had been pushed several feet inward (*Madisonian*, 01/17/1896). Researcher Roslea Johnson also wonders why Mardis ever began such an ill-conceived project. Research for the *Legacy in Stone* nomination revealed that the contractors who built the stone buildings in Madison County were well aware of the need for pressure against the interior walls to keep the side walls from collapsing inward (Johnson 1987). In this instance, Mardis removed the earth to a depth of eight or nine feet (*Madisonian*, 01/09/1896), which apparently was below the level of the stone foundation. In addition, Mardis removed the floor joists so that they could be replaced and had extra load on the side walls because all the stock of the hardware store was being stored on the second floor (*Madisonian*, 01/09/1896). Based upon observation of the stone that was reused, the side walls were made of roughly-squared quarry-faced stone and rubble stone probably was also used in the construction of all the walls except the main façade. This would have made the walls even more unstable than those built of modern materials. Since the stone building tradition in Madison County had ended at least ten years earlier and all the old contractors had gone out of business, retired, or died, perhaps there was no credible person left to advise Mardis and Bevington against the project.

The *Madisonian* expressed hope that Bevington, who was nearly 70 would have the energy for all the rebuilding. The editor took another jab at Bevington’s politics stating that “Everybody admires his pluck, even those who don’t like some of his ideas.” The newspaper also expressed the community loss of the familiar sight of the historic stone building (*Madisonian*, 01/09 and 01/14/1896). The work of clearing away the debris began immediately. The following week stone masons began laying stone that had been salvaged from the old building to make the first floor of the replacement building. The second story was built of brick. A week later the foundation had been laid and the floor joists were put in place. Then there was a weather delay before the stonework resumed (*Madisonian*, 01/21 and 01/24/1896). By the end of January, Garrett was able to move back into his store and at the end of February painters were putting the finishing touches on Holmberg’s restaurant (*Madisonian*, 01/21 and 02/28/1896). Bevington did not return his hardware store to the new building; but instead, rented it to A.M. Welch for his dry goods store (*Madisonian*, 03/24 and 03/31/1896). The Knights of Pythias again met in their lodge hall in mid-May (*Madisonian*, 05/15/1896).



Circa 1897 photograph of rebuilt building.

Courtesy: Madison County Historical Society, Winterset.

In 1930, the building underwent another change for the new J.C. Penney department store resulting in the current, intact storefront. Specifically, the February 6, 1930 (*Madisonian*) stated the following:

Start Remodeling In the J.C. Penney Store Room--A complete remodeling of the J. C. Penney company store was begun Monday, by Ives G. Boyington, of Red Oak, the Penney store contractor. Mr. Boyington and a corps of local men began removing the Shaw fixtures from the building early Monday morning. Everything in the store is to be moved out, Mr. Boyington said. A metropolitan store balcony will be built, which will display ladies' ready-to-wear, millinery, and provide for an alteration room, fitting rooms, ladies rest room, etc. The main floor

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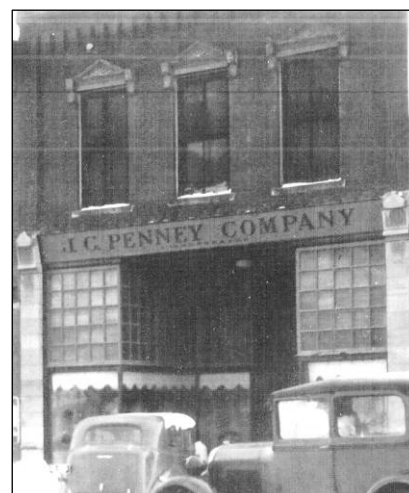
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will be arranged for piece goods and men's clothing, with the shoe department under the balcony. The basement will be concreted and it and the second story will be used for storage. A freight chute will be built to the basement, which will do away with the elevator. The vestibule and the entrance way floor will be removed to be replaced with a ramp approach. The front will be painted in the Penney colors, black and yellow, and the interior in cream and light yellow. It will be approximately thirty days before the store will be in readiness for the opening, Mr. Boyington said.

On March 20, 1930, the *Madisonian* noted:

J.C. PENNEY STORE TO HAVE 'OPEN HOUSE.' Store Will be open for Business Friday Morning March 21st. The J.C. Penney company have announced they will have their store opening this evening between the hours of 7 and 10 o'clock. They state that no goods will be sold, but that the stocks will be in readiness and they invite the people to attend this "housewarming," and to inspect the modern facilities that the store has, and to become acquainted with the personnel of the organization. J.M. Southworth, who has been associated with J.C. Penney stores for a number of years is manager of the new store. He states that the store will be opened for business Friday morning....Mr. Penney started in the mercantile business in 1902, in Kammerer, Wyoming. It is said business was \$28,000, but the organization has grown far in excess of Mr. Penney's expectation and it has developed into a nationwide organization of 1,400 stores. He further said, that in 1930 they estimate they will do a business with a volume of \$240,000,000.



Circa 1930 photograph of remodeled J.C. Penney storefront.
Courtesy: Madison County Historical Society, Winterset

J.C. Penney's continued at this location from 1930 through at least the late 1950s (*Madisonian*, 10/02/1996; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*). Other known historical uses of the 1856 Vawter building include W.W. McKnight's store (1865-72) and the Payton & Co. Hardware (circa 1874) (Shriver Abstract Book, page 49; *Madisonian*, 09/04/1872, 01/22/1874). The Sanborn fire insurance maps listed the building as a dry goods store in 1899, 1907, and 1916.

Iowa Site Inventory No.: 61-02621

Historic Name: Jones Block

Historic & Current Address: 70-74 Court Avenue E

Date of Construction: 1872-73

Architect/Builder: T.F. Mardis, builder *Current view.*

NRHP Status: Contributing building

Building Description: This two-story corner brick block building with Italianate stylistic influence is located south across Court Avenue from the Courthouse at the corner of what is now John Wayne Drive. The building was built in 1872-73 for T.D. Jones (*Madisonian*, 08/21 and 10/16/1872)



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and can be seen in the photograph taken in 1873 from the second courthouse. The two-story, three-bay (three store units originally, now a single store) soft brick building was the first block building with multiple bays to be built in Winterset. It has a limestone foundation and a flat roof. Originally, there was a small, simple bracketed cornice, which has been removed and replaced with a plain brick parapet. Each bay on the second story has three segmental-arched windows with protruding stone keystones and stops, which are hand-tooled with margin lines and rusticated faces. The part of the hoods in-between the keystones and stops is newer brick. The photograph suggests that the original hoods were made of stone but that the keystones and stops are original. The sills are painted stone and appear to be original. The windows have segmental-arched lintels. The top half of the windows has been covered with plywood and the bottom half has reduced 1/1 modern window inserts. All of the transom area above the storefront has been covered, and the storefronts have been altered outside the period of significance but have a historic look. The current storefront has two recessed entrances and plate-glass windows. There are faux-pilasters and faux recessed-panel kick plates of modern origin but having a historic look. The center and west bays of the building were rebuilt after a partial collapsed caused by the collapse in 1896 of the adjacent Vawter Building. At the rear south side of the building, the second story has rowlock-arched fenestration that has been covered with white foam. The east side of the building has rowlock-arched windows and doorways with protruding bricks part of the way down the sides of the windows. All have hand-tooled local limestone sills. The second story of the side of the building has a door with two windows on the right and three on the left. The door has been covered with wooden siding, and the stairs have been removed. The windows have wooden siding in the top and modern 1/1 window inserts in the bottom.

In 1883, T.F. Mardis received a contract to build a one-story 45-foot-by-66-foot addition to the east and center bays of the block (*Madisonian*, 06/02/1886). This addition has one window on the left with the same rowlock fenestration and hand-tooled limestone sills as the original building. A limestone water table is visible on this addition and there is a concrete water table on the two-story section that may be covering an older stone water table. There is also a 20th-century addition next to the alley.

Building History: This corner block building was built for T.D. Jones in 1872-73. The second floor was built with office space, “reserving sufficient space for a City Hall – an institution much needed” (*Madisonian*, 08/21/1872). This was the first block building in Winterset to have multiple storefront bays. *The Winterset News* (09/20/1873) was located in this block. As noted above, in early January, 1896, the old Vawter stone store next door at 68 Court Avenue East collapsed during a basement excavation, which also resulted in the collapse of the west and center bays of the adjacent Jones Block, then owned by Judge Wilkinson. The damages were high in cost and materials, with even Judge Wilkinson’s library suffering some damage (*Madisonian*, 01/07, 01/09, and 01/10/1896). Rebuilding/repairs began immediately. By the end of January, Garrett was able to reopen his store, and Holmberg’s restaurant reopened in early March. On May 14th, the Knights of Pythias met in their lodge for the first time since the collapse (*Madisonian*, 01/31, 02/28, and 05/15/1896).

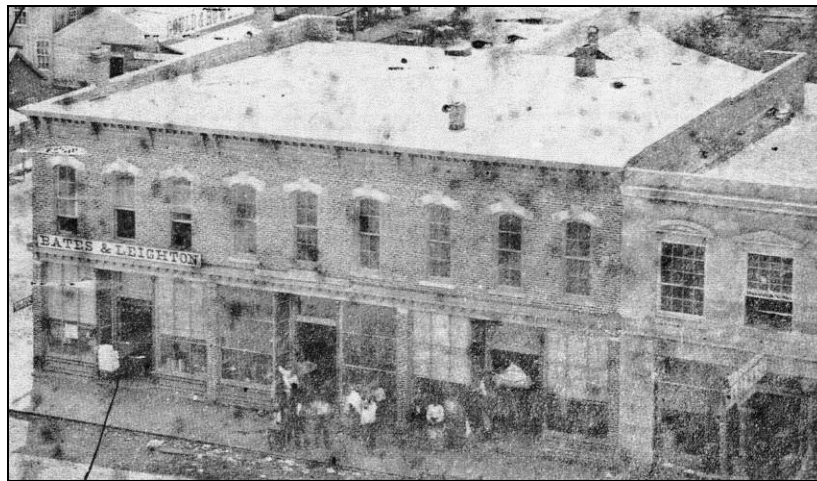
Other known historical uses of this building included: C.E. Bates and then Bates & Leighton Dry Goods (1873); E.W. Jones Dry Goods (1873); Perry & Tidrick Dry Goods (1873); W.W. Porter in east bay (1878); Doop’s Food Market (1942), Nichols Market and Ben Franklin Dime Store (1950); Trask Jewelry (1956-62) in east bay, Winterset Skelgas (1958) also in part of east bay, and Ben Franklin Dime Store (1950-58) in center and west bays (*Madisonian*, various articles 1873-74; Lois Stuart Scrapbook, Madison County Genealogical Society 1984; Madison County Historical Society Museum, Winterset; *1950-2000 Town Square Layout; 1958-2008 Town Square Layout; Winterset News*, 02/18/1932). The Ben Franklin store eventually expanded into the entirety of the first floor and remains in business at this location to the present day. Historically, the upstairs also included an I.O.O.F hall circa 1878 (United

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States Commercial Map Co. 1878).



*1873 photograph showing the Jones Block shortly after construction.
Courtesy: Madison County Historical Society, Winterset*



*Circa 1950s photograph showing cornice removed and storefronts remodeled.
Courtesy: Madison County Historical Society, Winterset*

The Sanborn fire insurance maps also showed the following historical uses: general store in corner unit, hardware in center unit with tin shop at the rear, boot and shoe store in west unit with hall on second floor in 1886; general store in corner unit, furniture store in center unit, bakery in west unit with hall on second floor in 1893; general store in corner unit, millinery and music store in center unit, and clothing store with lodge hall on second floor in 1899; grocery store in corner unit with printing on second floor, music store in center unit with east half of

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the lodge hall on the second floor, clothing store in west unit with west half of lodge hall on the second floor in 1907; and same configuration in 1916 with the addition of a variety store to the music business in the center unit.

Iowa Site Inventory No.: 61-02623

Historic Name: C. Danforth Building

Historic Address: 102 Court Avenue East

Current Address: 103 John Wayne Drive South

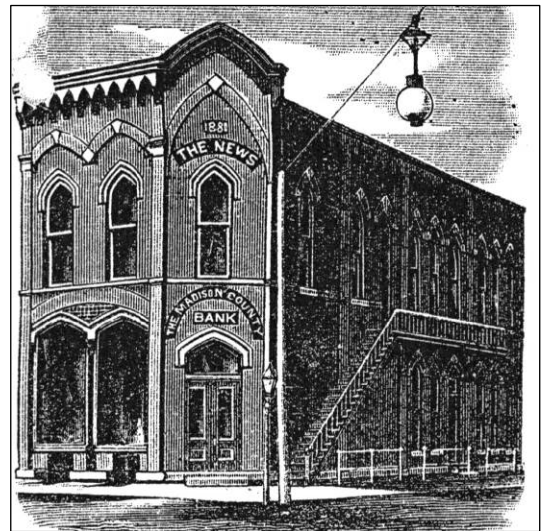
Date of Construction: 1880

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story brick building is located on the southeast corner of the square diagonally across Court Avenue from the Courthouse. It exhibits both Italianate and Gothic stylistic influences and had a cast-iron storefront, parts of which remain. The building was built in 1880, a date attested to by the date stone in the arch above the canted corner entrance. The soft brick building has a limestone foundation and a flat roof. The canted entrance is demarcated by brick pilasters and a pressed metal pointed-arch cornice with the name "C.DANFORTH" pressed into the bottom of the cornice following the line of the arch. Below the cornice, is a Gothic arch of brick corbelling with a hand-tooled limestone voussoir at the peak. Below this is an "1880" date stone. Centered below the date stone there is a second-story window and the main entrance door. Both have drop arches made of terra-cotta blocks. The original double doors have been replaced with a modern single door, with vinyl siding filling in the double-wide doorway and transom area. There is a stone sill course that wraps around the primary façade fronting Court Avenue. The pressed-metal cornice also wraps around the primary façade where there is a corbelled row of brick lancet arches. At the second story of the primary facade are two windows with pointed arches also made of terra-cotta blocks. Above the windows there are joined drop-arches of brick corbelling with hand-tooled limestone voussoirs at the peaks and carved limestone stops.

Current view.



1891 Illustration of building.

Courtesy: Madison County Historical Society, Winterset.

Below the stone sill course there are two joined corbelled-brick pointed arches that wrap around the facades. Above the twin arches there is a single brick segmental arch that spans the façade. The area below the center of the arch where the twin arches are joined is covered with mosaic which has been painted. There is a center column and half columns against the pilasters which support the arches. Each cast iron column has an octagonal base, fluted shaft, a Corinthian capital, and sits on a hand-tooled limestone base. Photographs of the building dating from circa 1890 show large glass display windows in each arch of the storefront. Below each window there was an entrance to the business in the basement below. Where the windows were there are now two small casement windows, with the rest of the space filled with vinyl siding. The basement entrances are also now filled in with brick.

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The west facade of the building has brick corbelling across the parapet that forms deep lancet arches that mimic the lancet arches of the cornice on the primary north facade. There are brick pilasters that divide the west façade into four bays. There is a metal balcony between two doors that is supported by decorative metal brackets and has metal stairs descending toward the north. The south storefront bay has a door with flanking windows. The other storefront bay has a door with two windows on the left. There is a basement entrance below the center window which is protected by a metal railing. All of the fenestration on this façade has pointed arches made of brick with voussoirs at the peaks and stops. The voussoirs are made of limestone, which has hand tooling fanned across the surface. There are also hand-tooled limestone sills. The tops of all the windows and doors on both facades are filled in with vinyl siding infill and have modern doors and 1/1 sash windows inserted below. On the first floor all of the windows have brick infill and very small fixed-pane windows. The door in the right bay has vinyl siding infill and the other door has brick infill around a modern door. The canted corner and the west façade have a water table of local limestone with a hand-tooled combed surface. Below the water table there are brick courses down to the level of the original sidewalk. Below the brick courses is a foundation of roughly-squared local limestone.

Building History: This important corner block building was built in 1880. It was noted in the March 25, 1880 *Madisonian*, that “Henry Smith & Son have the contract for the stone work of the Danforth building now in process of erection on the south east corner of the Square. Every one who know [sic] this firm know that the work will be well done and the stone trimmings finished in the best of style.” The hand-carved voussoirs had not been seen before in the Madison County stone building tradition.

The building was built for Challen Danforth, who contracted to have several buildings built around the Courthouse square. In February, he had buildings removed from his property on the southeast corner of the square (*Madisonian*, 02/05/1880). In March, when the foundation was begun, the announcement was made that the *Winterset News* would occupy space in the new building. Bro. Palmer had ordered a new power press for the *News* (*Madisonian*, 03/25/1880). The *Winterset News* would occupy the second floor of the building in the 1880s-90s.

Terra-cotta ornaments were used to make the building beautiful (*Madisonian*, 06/17/1880). Mr. Farley did the plastering in the building (*Madisonian*, 07/08/1880). By May 6, the brickwork had reached the second floor. The building was completed in 1880 at a cost of \$5,000 (*Madisonian*, 11/24/1880).

In 1889, the Madison County bank was organized, with A.W. Crawford, president, and the part of the building previously occupied by Lowe’s furniture store was remodeled for the bank including adding a “fine vault” (*Madisonian*, 11/15/1889). In 1897, the *Madisonian* reported that Chalen Danforth had been “fixing up the basement under the Madison County Bank building and had made a front entrance to the same” (*Madisonian*, 08/04/1897). In 1894, Danforth notified the basement restaurant owner to vacate the premises because he did not choose to pay the \$600 Mullet liquor tax (*Madisonian*, 04/06/1894).

The other known historical uses of this building included: Wm. W. Fraser, M.D., “Eclectic Physician & Surgeon” (1883), King & Tidrick (1884), The Madison County Bank (1889-1905), John Miller’s basement barber shop (1897), and John Damall and Harry Wagner’s barber shop in the rear unit (1897) (*Madisonian*, various articles 1883-1905). The Sanborn fire insurance maps showed the following uses: watches in north unit, barber shop in center unit and



Circa 1900 photograph of Danforth Building.
Courtesy: Allen Family Private Collection, Winterset.

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shoemaker in south unit in 1886-1893, with printing on second floor; bank in north and center units, barber shop in south unit and printing on second floor in 1899; bank first floor, printing second floor, and painting in the basement in 1907; and restaurant on first floor and barber shop in basement in 1916.

Iowa Site Inventory No.: 61-02622

Historic Name: W.H. Kiser Building

Historic Address: 101 First Street North

Current Address: 101 John Wayne Drive N

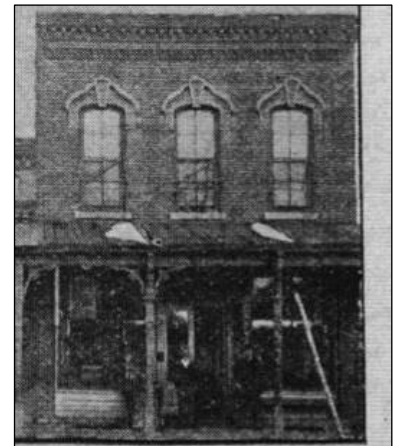
Date of Construction: 1876

Current view.

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story, soft brick building is located east across from the Courthouse at the northeast corner of Court Avenue and former First Street North. This building was built in the summer of 1876 to replace an older two-story brick building that had burned down. The building exhibits Italianate stylistic influence. It has a limestone foundation and a flat brick parapet. Across the top of the building on both of the street sides, there are rows of brick corbelling with dentils and coping on the cornice. The second floor of the façade has three windows across that have ornate stone hoodmolds. The tops of the hoods and the keystones protrude, and the centers of the keystones and the lower parts of the hoods are recessed and have incised designs. These windows are historic-age 1/1 wooden sash windows with transoms and stone sills. There are plain brick pilasters flanking the storefront, which also has a metal beam across the top. The turn-of-the-20th century recessed central entryway has flanking glass display windows with wooden frames and wooden raised-panel kick plates. The front display windows are fixed four panes, with two in the transom and two below. The windows in the recessed entry have one pane in the transom and one below. The tops of the lights are curved at the corners. On either side of the entrance there is a fluted iron column with a Corinthian capital and a square base with recessed panels.



1899 photograph of façade.

Courtesy: Madison County Historical Society, Winterset.

A course of locally-quarried limestone raises the entrance one step above the sidewalk. This limestone course continues to the Court Avenue side of the building as a water table. On that side of the building there originally was a door with one window on the left and two on the right. The door has been modified into a window, and the metal staircase that once led up to the door has been removed. Below the right-most window is a door which still has the original surround although the transom and the door have been replaced. All of the fenestration has hoods made of header bricks with stone keystones with recessed faces and limestone sills. The windows are all reduced replacement windows, with the upper portion filled with plywood.

In 1894, a two-story addition was made to the rear of the building that consists of two cast-iron storefronts and a stairway entrance on the left. The building and the rear addition are made of the same brick, have the same corbelling and coping across the parapets and the same window hoods and stone sills. Both of the storefronts are flanked by brick pilasters and there is metal balcony with cast-iron brackets across both bays and the stairway entrance. A metal railing

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once on the top of this balcony has been removed. The fluted cast-iron columns have Corinthian capitals and tall column bases. Both storefronts have turn-of-the-20th century recessed central entrances with flanking cast-iron columns. The display windows have wooden frames and wooden kick plates with recessed panels. The transom windows have been painted. The original recessed-panel doors have a very large glass area in the top with decorative wooden brackets in the top corners. In one of the doors, the glass is divided vertically into two panes. Both have ornate pull door handles and escutcheon plates. The doorway to the stairs has a bricked-in transom and a metal door. Above the balcony there is one second-story window/door in the right bay and two in the left. Below the building, there is a very large 14-foot-deep brick-lined cistern that has a limestone bottom. The roof of the main building was designed to accumulate water, which was directed into the cistern through a large cylinder.

Building History: W.H. Kiser originally had a two-story brick building at this location that was shown in the 1873 photograph taken from the Courthouse. The *Madisonian* reported on February 24, 1876, that the building had burned in a fire caused by a kerosene lamp that tipped over. The fire destroyed the building, all the merchandise of the Dickens & Gill grocery store, and the second-floor office and law library of Mr. Wainwright. The records of the Madison County Treasurer and Auditor, which were stored in Wainwright's office following the Courthouse fire, were again removed to a safe place. Dickens & Gill were insured for \$4,000 and Kiser's building was insured for \$2,000. Commenting on the failure of the County to have insurance on the Courthouse, which had burned a few months before, the editor of the *Madisonian* stated: "We cannot help here interjecting the remark that had Madison County been alike provident we might have had \$50,000 insurance money to be rebuilding on." Kiser had the money to rebuild and did so during the summer resulting in the extant building. The brickwork for Kiser's business was completed one year later (*Madisonian*, 05/10/1877).

In 1890, the Winterset telephone exchange was moved to this building. Winterset almost lost the exchange after several people had their phones taken out. Mr. Baze, the agent for the phone company, worked very hard to get the number of subscribers up to thirty, a number which enabled Winterset to keep the exchange (*Madisonian*, 02/21/1890). In 1893, Kiser sold the building to J.O. Bare after which it was known as the Bare Block (*Madisonian*, 10/20/1893). In 1894, Bare built the two-story brick addition to the building that included two businesses fronting on Court Avenue. The Court Avenue storefronts were 14 feet wide; the east one was 32 feet deep and the other was 22 feet deep. The addition also included a six-foot addition to Bare's store for a closet and a storeroom. The second story with the balcony was fitted as a residence for Bare's family (*Madisonian*, 07/13/1894).



Circa 1900 photograph of the south side of what was then known as the Bare Block.

Courtesy: Madison County Historical Society, Winterset.

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The other known historical uses of this building included: Tullis & Howe, grocery and meats (circa 1878), Baker's grocery store (pre-1890); Langlois' grocery store (circa 1890), J.O. Bare grocery store (1893+), Jennie Decker's millinery on the second floor (1895), Clark Smith insurance office on the second floor (1918), and the Victory Café (1950s) (*Madisonian*, various articles 1890-1918; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*; United States Commercial Map Co. 1878). The Sanborn fire insurance maps showed the following stores: grocery (1886-1916), offices second floor (1886, 1894), and also a barber shop, tailor shop, and restaurant in 1916.

Iowa Site Inventory No.: 61-02387

Historic Name: Sprague & Brown Building (#2)

Historic Address: 103-105 First Street North

Current Address: 103-105 John Wayne Drive N

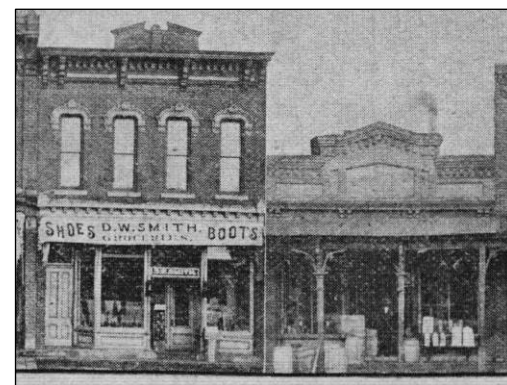
Date of Construction: 1872-73

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This two-story, soft brick Italianate style building is located east across what is now John Wayne Drive from the Courthouse. The building has a limestone foundation and a flat roof. The original cornice has been removed leaving a somewhat plain brick parapet with chimneys that protrudes from each side of the building. The four second-story windows have ornate poured-stone hoods with coping and returns. Each hood has a keystone with an incised rosette supported by a console with an acanthus leaf design. The original 1/1 flattened-arched windows have painted stone sills. The small cornice originally between the first and second stories has been removed. The storefront has a course of hand-tooled limestone one step above the sidewalk. On the left is a recessed entry into the stairs to the second story. This raised panel door may be original and was present in an 1899 photograph. Above the door is a three-pane transom window.



1899 photograph showing original building (left) and its one-story addition (right).

Courtesy: Madison County Historical Society, Winterset

The storefront has a 19th-century recessed entry flanked by wooden-framed, plate-glass display windows and transom windows with a wooden kick plate. There is a historic-age, nine-pane transom above the modern door. There are cast-iron columns flanking the storefront entry and one on the right side of the entry to the stairs. The iron columns have round bases, fluted shafts, and capitals decorated with bulbous leaves.

In 1873, a one-story brick addition was made on the south side of the building (*Madisonian*, 01/30/1873, *Winterset News*, 07/26/1873). The addition has a limestone foundation and a flat roof. The original 19th-century addition was an ornate Italianate-style building with what appears in photographs to be a cast-iron storefront with an elaborate parapet and pediment. Sometime in the early 20th century, the storefront was greatly modified to a brick storefront with very simple brick corbelling. A course of hand-tooled limestone is one step above the sidewalk. The limestone and some of the brick are all that is exposed of the original façade of the addition. The central entrance has been changed to a

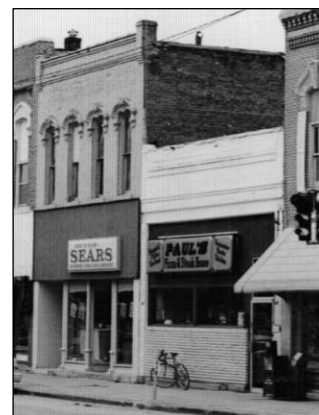
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recessed entrance on the right, and the new storefront has been covered with faux Italianate decorative elements including dentils and rosettes.

*Circa 1950s photograph showing remodeled storefronts.
Courtesy: Allen Family Private Collection, Winterset.*



In 1873, Sprague & Brown contracted with Carver, Young, & Co., of Des Moines to build wooden awnings in front of their east side buildings. The awnings were “light and airy” (*Madisonian*, 03/27/1873). The buildings and the awnings can be seen in an 1873 photograph taken from the first Courthouse. In 1876, the awnings almost resulted in the destruction of the building when the adjacent building burned down setting the awnings on fire. The subject building was “considerably damaged,” although the contents were saved. P.B. Sprague had his buildings insured. As noted previously, the editors of the *Madisonian* had to make note of the 1876 fire that had the county been insured when the Courthouse burned, then the county would have had insurance money to help in its rebuilding (*Madisonian*, 02/24/1876).

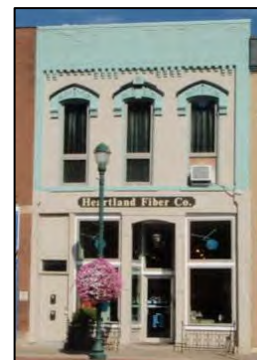
Building History: In 1864, merchant Edward Brown came to Winterset where he and P.B. Sprague opened a Western store on the southwest corner of the square in a two-story stone storehouse (52 Court Avenue East) where they sold dry goods, boots and shoes, and other clothing items. In 1872, Sprague & Brown built the extant building on the east side of the square and expanded their business into the second location (*Madisonian*, 08/21/1872). In 1873, they built the extant one-story addition to their building; however, it is unclear from newspaper articles whether they actually planned to use the addition in their own business or intended to rent it out, which is what they did as soon as the building was complete (*Winterset News*, 07/26/1873.) The renter was Ames Brothers Clothing. It is curious that Sprague and Brown built the addition much more ornate than their own business and placed an ornate awning across both store fronts only to rent the addition to a competing clothing store. In 1878, P.B. Sprague sold his dry goods store to T.B. Moore, who had been chief clerk in his store (*Madisonian*, 10/03/1878).

Other known historical uses of this building included: Ames Brother’s Clothing House (1873-circa 1880), physicians’ offices (1879), O.W. Boyd groceries (1883), Miss B. Winter’s millinery (1890), Morman & Garret pianos, organs and musical merchandise (1895), F.E. Null store (1896), D.W. Smith shoes and boots (1899), The Fair Store (1920s), Winterset Candy Kitchen (1920s), Club Café (1939), C&G Appliance (1950), Sears catalog store (1950s), and Nichols Market (1959) (Allen Family Private Photograph Collection; *Madisonian*, various articles 1879, 1883, 1896; Sanborn 1886-1948; *Winterset Review* 1899; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*).

Iowa Site Inventory No.: 61-03170
Historic Name: Butcher Building
Historic Address: 107 First Street North
Current Address: 107 John Wayne Drive North
Date of Construction: 1883
Architect/Builder: Unknown
NRHP Status: Contributing building

Building Description: This two-story Italianate-style brick building is located across the street east from the Courthouse. The building has soft brick walls, a limestone foundation, and a flat

Current view.



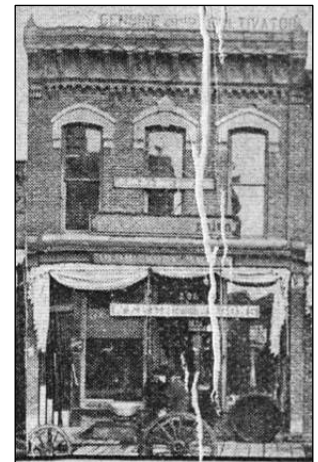
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roof. The original cornice has been removed, leaving a plain brick parapet. The façade is demarcated by brick pilasters and a raised corbelled-brick denticulated frieze that frame the slightly-recessed, second-story façade and storefront. There are three windows on the second story that have poured-stone hoods with coping and an incised design. The center hood has a keystone with an incised rosette. The original flattened-arched windows have been replaced with modern windows. There is a sill course that appears to be made of limestone, which has been painted as has the masonry of the entire facade. The small cornice between the first and second floors has been removed and the area has been stuccoed. The first floor portion of the brick pilasters has also been stuccoed. There is a stairway door on the left side of the storefront, with rest of the storefront consisting of a central recessed-entry with flanking glass display windows. The display windows all have large transom windows with wooden frames and wooden kick plates. There is a wooden-framed transom window above the door.

Building History: In 1883, J.M. Butcher built this 22 by 66 foot two-story brick building to house his restaurant. The *Madisonian* (04/21/1883) reported that this would be a “first-class restaurant, something Winterset has never had.” By the beginning of May, the foundation was complete, with the masonry work completed by the end of the month. When the building was completed, the *Madisonian* reported that “The dancing at Butcher’s new building on the Fourth (of July) was very animated considering the state of the weather” (*Madisonian*, 05/02, 05/30, 07/12/1883). The celebrating was short-lived, and by December the company of Butcher & Deeter had dissolved (*Madisonian*, 12/06/1883). Gaston, Ainsworth & Co., which sold Champion Agricultural Implements, moved into the building (*Madisonian*, 07/10/1884). The following year, they planned to build a two-story warehouse at the back of their building. It would be built of wood and covered with iron on both sides and roof (*Madisonian*, 03/19/1885). When J.J. Gaston retired, C.H. Bonbright from Des Moines came in as a partner in the business, which was then known as Ainsworth & Bonbright. The following year, Ainsworth & Bonbright moved their implement business into Lowe’s building five doors north on the east side. Gaston came out of retirement, remodeled the building and moved his implement business back into building, operating under the name of Gaston & Smith (*Madisonian*, 12/07/1894, 02/22/1895, 01/31/1896, 02/18/1896). Other known historical uses of the building included: groceries and meat market (1907), motion pictures (1916), and Holiday Candy Kitchen (1950s) (Sanborn 1886-1948; 1950-2000 *Town Square Layout; 1958-2008 Town Square Layout*).



1899 photograph of building.
Courtesy: Madison County Historical Society, Winterset.

Iowa Site Inventory No.: 61-02386

Historic Name: Masonic Lodge/Bevington Building

View in 2013.

Historic Address: 109-111 First Street North

Current Address: 109-111 John Wayne Drive North

Date of Construction: 1894; second story added/façade remodeled 1914

Architect/Builder: Wetherell & Gage - 1914 remodel

NRHP Status: Contributing building

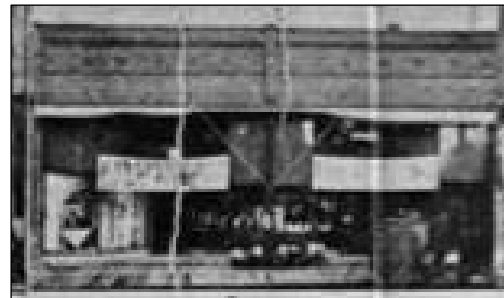
Building Description: This two-story, two-bay soft brick building, with a Masonic Lodge on the second floor, is located east across the street from the Courthouse. It abuts an alleyway on its north side. The first story of the



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building was built in 1894 and has a limestone foundation. The second story for the Masonic Lodge was added in 1914, with the storefront remodeled at the same time as attested by a date carved on the marble cornerstone. On the alley side, the date "A.L.5914" is carved on the cornerstone.⁸ When the second story was added, the brick on the storefront of the building was replaced with the same smooth hard brick with matching red grout, which is used on the second story Masonic Lodge façade. The ceiling of the original one-story building was also lowered to accommodate the floor of the second-story addition.



1899 photograph showing the building when it was one story in height.
Courtesy: Madison County Historical Society, Winterset.

The main façade has a parapet with a pediment topped with coping. The pediment has a recessed panel of mosaic tile with the Masonic symbol in a circle flanked by the words "Masonic" and "Temple" on a white tile background. The words and symbol are shaded in black, yellow, and orange tiles. Below the words there is a protruding frame around six 1/1 double-sash windows with joined rowlock hoods and brick pilasters between them. Each pilaster has a white concrete stop below the sill course. The frame has a concrete course at the top and at the bottom a similar course serves as the sill course. Below the top course there is brick corbelling of recessed dentils. The sides of the frame are formed by brick pilasters each of which has a deeply-recessed panel, a white concrete square at the top, and a concrete diamond in the stop below the sill course.



Circa 1914 photograph showing the newly completed two-story addition.
Courtesy: Allen Family Private Collection, Winterset.

At each side of the group of windows there is a deeply-recessed panel decorated with three of the white diamonds. The left window has a wrought-iron light attached to the frame. The storefront has a mid-20th century recessed central entry with metal-framed plate-glass windows, black plastic kick plates, and a modern door to stairs on the right. Until recently, the sign reading "SHAWN'S FURNITURE" covering the transom area above the storefront had reportedly been put in place for the filming of the movie *Bridges of Madison County*. However, this sign was removed in 2014 and replaced with a new "Shawn's Furniture" sign of a different design.

The *Madisonian* noted on November 22, 1934, that the United Food Market was remodeling their store on the east side of the square. "They will change the windows and have one large entrance in the center of the building; the front will be made of carara [sic], a black Italian marble, and glass, with a silver trim" (ibid.). The interior was remodeled at the same time. This remodeling is likely at least some portion of the extant storefront.

On the alley side of the building, the fenestration of the first floor has been covered, mostly with wooden panels. All of the original windows and doors have rowlock-arched hoods and hand-tooled limestone sills, although the sills have

⁸ A.L. stands for Anno Lucis and is the dating system used in Freemasonry that adds 4,000 years to the current Anno Domini calendar year. Hence, A.L. 5914 is equivalent to A.D. 1914.

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many different kinds of tooling. The second-story 1/1 sash windows also have rowlock-arched hoods but unlike the first-story windows, they have concrete sills. Toward the back, there is a door with a fire escape platform and a window to the left. In the alley there is also a grate-covered entrance to the basement, which has a rowlock-arched hood. On the rear at the second story, the windows have rowlock-arched hoods and concrete sills. At the first story there are two doors with several windows that have been filled with brick. These windows have limestone sills.

The interior of the second-floor Masonic Lodge exhibits good integrity, with only a few changes to the floor plan. The stairs have been relocated to the southwest corner of the building, and the kitchen has been remodeled and expanded. The rest of the floor plan is unchanged. Most of the original woodwork and raised-panel doors are still present. There were probably French doors in-between the dining room and the entry room that have been removed. Otherwise, the original doors in the lodge hall are in place. The walls are plastered as are the bullnosed sides and tops of the windows, which have oak sills.

While the building is two stories tall, the roofline is much higher in the rear than in the front. When the second floor was added, the ceiling of the first floor was lowered so that the rear of the building over the meeting hall could be made taller. The Masonic Lodge preparation rooms, library, and hall along the north side of the building have ceilings the same height as the front rooms. However, the meeting room has a higher ceiling than the rest of the rooms, but the flat roof over the back of the building is even higher than the ceiling of the meeting room. In the process, this higher roofline allows a full-height unfinished third floor over the preparation rooms, library, and halls and several feet of space above the meeting room. The west side of the third floor has a window, which opens to allow one to go out onto the roof above the dining room and entry room.

Building History: The one-story section of the building was built in 1894 when it was reported by the *Madisonian* (10/12/1894) that Dr. Bevington had:

bought of J.J. Gaston the lot on the east side, formerly occupied by the Keefe Bakery and restaurant, and having before owned the lot next south, on last Monday let the contract for the erection of a 44 foot front building. The work of cleaning away the debris of the burnt buildings and the old ones, excavating, etc., began Tuesday. The building will be without partitions, the roof being supported on iron columns. The structure will be the full length of the lot, except ten feet reserved off the east end for a drive way, making a room 120 feet long and 42 feet wide in the clear. When completed, the building will be occupied by The Fair Store being by far the largest business house ever opened in this city.

Obviously, a fire had destroyed the previous building on this lot when it was owned by Sophia & Gustav Graw, with Bevington looking to build another commercial building around the square. It would be 1895 before the building was completed and open for business (*Madisonian*, 02/01/1895). This building was the first story of the extant building. The second story was not added until 1914. On November 1911, the *Madisonian* reported:

The Masonic lodge of this place have purchased the building occupied by Boyce Bros.' hardware store. The price paid was \$8000.00 less the cost of paving. The building is a double front, 44 X 132 feet. It is intended to erect a second story for lodge purposes, but this will not be done for several years, according to the present plans. The building was sold through J.P. Steele, who is attorney for the present owner, S.D Alexander.

The newspaper was correct that the second story would not be added for several more years, with the paper reporting on April 22, 1914 (*Madisonian*) that the "Hackbart hardware room is slightly disorganized this week, owing to the work of building a second story on the building which is owned by Evening Star lodge. The Masonic Bretheren [sic] expect to

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dedicate their new quarters in October.” In 1928, the *Winterset News* noted that this enlarged building had given “the square its first double-store building.” The Masonic Lodge addition/remodel was designed by the Des Moines architectural firm of Wetherell and Gage. The Masons have in their library the original blueprints.⁹

On November 11, 1914 (*Madisonian*) it was reported:

MASONS DEDICATE NEW HALL. Grand Lodge Officers Officiate. Many Masons from Surrounding Towns Attend. Evening Star lodge No. 43 A.F. and A.M. was formally dedicated on Tuesday evening with the Iowa grand lodge officers with the Iowa grand image officers in charge of the work. Most Worshipful Grand Master of Iowa presiding. Large delegations from Earlham, Van Meter, St. Charles, Truro, Peru and Lorimor were present. The dedicatory exercises, always a beautiful and impressive service, was ably given. At eight o'clock, the banquet was served at the armory and the exercises at the new Rouge rooms was concluded with the treasurer's report and addresses.

Other known historical uses of the building included: hardware store (circa 1907-16), Western Auto store (1947), United Food store (1930s-50s), Western Auto (1964 and again in 1977), Don's bicycle sales and service (1976), and Clark's New and Used Furniture (after the 1970s and into the early 2000s) (*Madisonian* 1981; Madison County Genealogical Society 1984; Sanborn 1886-1948; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*; United States Commercial Map Co. 1878).

Iowa Site Inventory No.: 61-03171
Historic Name: Sprague & Brown Rental
Historic Address: 113 First Street N
Current Address: 113 John Wayne Drive N
Date of Construction: 1872; façade rebuilt in 1969
Architect/Builder: Unknown
NRHP Status: Non-contributing building

Building Description: This two-story brick building is located east across the street from the Courthouse and abuts the alley on the building's south side.

This building was originally built in 1872. However, the entire facade of this building and that of the adjacent building at 115 First Street N was completely rebuilt with a new brick façade during a 1969 remodeling. The storefront has a central entrance flanked by two plate-glass windows and two sets of paired 1/1 aluminum-framed windows in the second story. There is a central stairway between the two buildings (i.e., 113 and 115). A flat aluminum awning is cantilevered across both buildings. Because of the building facade replacement, the only remaining historic elements on 113 are seen on the south wall next to the alley. There the fenestration has rowlock-arched brick hoods on the windows and doors. The second story has a door with flanking windows. The external stairs to that door have been removed, but there is a sign painted on the wall along where the railing would have been that reads “OFFICE” and has a painted hand with a finger pointing up to the door. At the rear of the building is a concrete-block addition.

Current view.

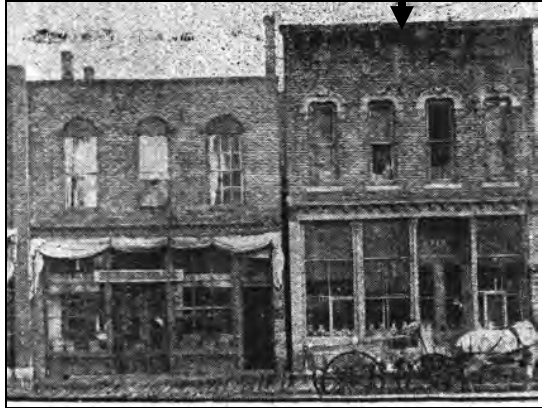


⁹ The Masons also have a photograph of the founder of their Lodge, R.P. “Dickie” Bruce, who is known to have been involved in the local Underground Railroad.

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1899 photograph showing the two buildings in their original configurations. The subject building is on the right.
Courtesy: Madison County Historical Society, Winterset.



Circa 1969 photograph of buildings with new brick façade. Courtesy: Allen Family Private Collection, Winterset.

Building History: P.B. Sprague and Edward Brown were merchants, who had operated a Western store on the south side of the square since 1864. On March 9, 1870, the newspaper noted that “J.W. Jacobs took the contract to build Sprague & Brown’s new building on the east side of the square for \$750” (*Madisonian*, 03/11/1920). [This building is at 115 First Street North.] Then in 1872, they had a second store built on the east side of the square (i.e., the subject building) as a rental property. Both buildings had different design details but both exhibited Italianate stylistic influence. Sprague and Brown then hired Carver and Young to build a new wooden awning in front of the rental building and their store at 115 First Street North (*Madisonian*, 04/24/1873). The rental property is the subject building. Mrs. Rommel rented the ground-level space for her millinery business. Ed Hyder rented space for his photography studio on the second floor. Messrs. Gilpin, Moser, and Hillis also had second-story office space reserved for themselves (*Madisonian*, 08/21/1872). Mrs. Rommel had the grand opening of her “Fancy Bazar” [sic] on Saturday, April 19th. She advertised a full line of millinery goods including ladies neck ties, lace collars, neck frills, ribbons, and Alexander brand kid gloves (*Madisonian*, 04/17/1873).

In December 1968, the front of this building and the adjacent building collapsed. According to Steve Wiggins, the façade was blown off due to a gas explosion and resulting fire. The storefronts were replaced by the following year (1969) with a new brick storefront, with Wiggins’ father doing the new brickwork. Because of this dramatic modification outside of the period of significance, the building is considered non-contributing to the historic district.

Other known historical uses of this building included: meat market and shoemaker (circa 1886-99), second-hand furniture (1907), cleaning (1916), and Coast to Coast hardware store (1950s-60s), and barbershop (upstairs 1960s) (Lena Erickson interview; Sanborn 1886-1948; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*).

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Iowa Site Inventory No.: 61-03172

Historic Name: Hollingsworth & Co. Hardware Store

Historic Address: 115 First Street N

Current Address: 115 John Wayne Drive N

Date of Construction: circa 1868; 1969 facade

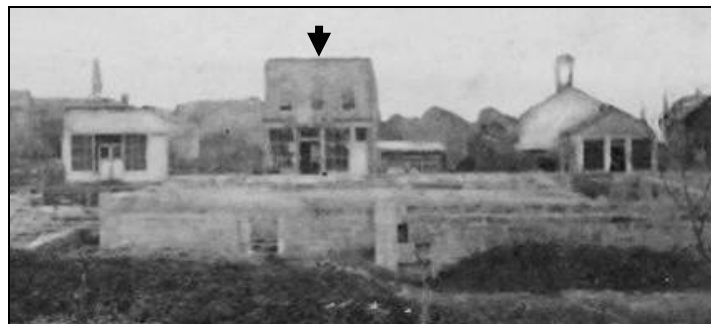
Architect/Builder: Wiggins – 1969 remodel

NRHP Status: Non-contributing building

Building Description: This two-story brick building is located east across the street from the Courthouse. The original building was built of soft bricks circa 1868 as a single-unit store building; however, in 1969 the entire facade of the building and that of the adjacent building (at 113 First Street N) were replaced with a veneer of new hard brick and designed to look like a single two-unit building with nearly identical storefronts. Like the adjacent building, this building has a central entrance flanked by two plate-glass windows and two sets of paired 1/1 aluminum-framed windows at the second story. There is a stairway between the storefront and that of the adjacent building. The interior of the subject building does retain the historic pressed-tin ceiling and coving and has a historic wooden floor in the front half of the building. The addition to the rear of the building, which may have been a warehouse, has a concrete floor. After the front of the building collapsed and was replaced in 1969, the interior of the second-floor apartment was gutted and nothing has been done since to restore it. The original brick wall on the north side of the Hollingsworth building is still visible from the inside second story of the adjoining building at 117 First Street N.

Building History: The original building appears to have been built in the late 1860s, possibly by George Hornback. The building does appear to be standing in a circa 1868 photograph and was at that time the only two-story brick building on the east side of the square. The 1868 postcard photograph shows the foundation for the first courthouse under construction in the foreground and in the background shows a two-story brick building similar in look to the building at 115 prior to its 1969 rebuilding.

Current view.



1868 postcard photograph showing what is suspected to be the subject building when it was the sole brick building on the east side of the square. Note the first stone courthouse foundation under construction in the foreground.

Courtesy: Madison County Historical Society, Winterset.

Furthermore, the 1869 *Bird's Eye View of Winterset* shows only one brick building on the east side. Davies' 1869 history book carried an advertisement for Hollingsworth & Co., which was a hardware and tinware store and was noted as the "New brick store east side" and may have been the first business in the subject building. The *Madisonian* noted in

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1873 that “G.W Parlin, our new East side Boot and Shoe merchant is now ready to attend to purchasers. His card appears in this issue. By good stock and low prices he expects to build up a good trade” (*Madisonian*, 08/21/1873). The subject building is shown in an 1873 photograph as a “Boot and Shoes” store. It housed a meat market in the 1880s-90s and had become a second-hand furniture store by 1907. It was a cleaning business by 1916. By 1950, it had become part of the Coast to Coast hardware store, which was united with the adjacent building (113 First Street N).



1899 photograph showing the two buildings in their original configurations. The subject building is on the left
Courtesy: Madison County Historical Society, Winterset.



Circa 1969 photograph of buildings with new brick façade. Courtesy: Allen Family Private Collection, Winterset.

Iowa Site Inventory No.: 61-03173

Historic Name: Lowe Building

Historic Address: 117 First Street North

Current Address: 117 John Wayne Drive N

Date of Construction: 1889

Architect/Builder: T.F. Mardis, builder

NRHP Status: Contributing building

Building Description: This two-story soft brick building is located east across the street from the Courthouse. The building has a simple brick-cornelled cornice exhibiting some influence from the Italianate style of architecture but is very plain in its execution. The second story has three tall, narrow windows with brick hoods of protruding rowlock arches and a few protruding bricks on either side. The 1/1 double-sash windows have segmental-arched frames, but the glass panes are not arched. The windows have limestone sills. There is an undecorated metal beam across the top of the storefront, which retains its original deeply-recessed entry on the left and has a wooden ceiling and quarter-round wooden trim that appears to be original. However, the rest of the storefront is a modern remodel. The transom, which has small blocks of colored glass, has been covered and the kick plate has new stone facing. The storefront now has



Current view (left) and 1899 view (right).

Courtesy: Madison County Historical Society, Winterset.

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plate-glass windows. The back of the building, like the adjacent bakery building, has been resurfaced with glazed brick.

The interior was renovated in 2008-09 for modern office space, with only the historic pressed-tin ceiling still exposed in the entryway. The transom window above the door is still present but has been covered over. However, most of the historic fabric of the second floor and the basement embalming room is still intact. On the south side of the second floor one can see the exterior wall of the adjacent Hollingsworth & Co. Hardware Store. The north wall has a fire door manufactured by the "St. John Barquist Co. of Des Moines, IA." Plaster is falling off the walls, and the plasterboard is falling from the ceiling. The floor in the front is three-inch-wide old-growth pine and the back has four-inch-wide wooden floor boards. The rear of the building has been rebuilt with concrete block. At the center of the wall is an elevator, the shaft of which goes down into the basement embalming room. The shaft provides the only access to the embalming room, which was excavated under the rear of the building. In the basement, the elevator shaft is built of brick, and the wall behind it is built of local limestone. The elevator's wooden and metal mechanisms are still in place, with one piece still showing a label that reads "Moline." The room has been excavated leaving a ledge to support the walls of the buildings on the north and south sides. The north wall of the adjacent Matthes/Bevington building is constructed of roughly-squared, coursed local limestone. The south wall of the adjacent Hollingsworth building is constructed of local limestone rubble. However, the foundation of the subject building is built with an unusual yellow-colored stone and also has wooden posts and beams that show evidence of charring. The alley side of the basement wall is built of brick that is sagging badly.

Building History: In 1889, L. Lowe (who had been in business since at least 1874) contracted with T.F. Mardis to construct the building for his furniture and undertaking business. The building needed to be constructed as rapidly as possible so that Lowe could move out of the Danforth building (106 First Street S) so that building could be renovated to house the new Madison County Bank. Lowe was one of the shareholders in the bank. The two-story store with a full glass front and a corner entrance would be completed within sixty days (*Madisonian*, 07/07/1874, 08/16/1889). Lowe's furniture store occupied both the first and second floors (*Madisonian*, 09/11/1889). Two years later, when he was experiencing ill health, Lowe sold his business to E.P. Fox of Garner, Iowa. He advertised a going-out-of-business sale on sewing machines (*Madisonian*, 06/05 and 06/12/1891). In 1892, the *Madisonian* reported that Fox was "refitting and repainting his hearse, making it one of the finest vehicles of its kind in the county. Anyone having once taken a ride in it will henceforth abandon all other modes of travel" (*Madisonian*, 01/22/1892). Later that year, after a fire burned Fox's merchandise, Lowe returned to Winterset, bought out Fox, built an extension onto the back of the building, and went back into the furniture and undertaking business (*Madisonian*, 08/26, 09/02, and 10/28/1892). In 1896, Lowe rented the building to the Ainsworth & Bonbright implement dealership. He renovated the building for them by having the front of the building changed so that wagons could be driven into the building (*Madisonian*, 01/31, 02/07, and 02/18/1896). The following year, when Ainsworth & Bonbright sold their business, Lowe moved his furniture store back into the building (*Madisonian*, 09/15/1897). The building continued to house a furniture store into the late 20th century, with subsequent owners including Ramsey Furniture and Undertaking (1905-27) and Henderson Furniture (1950s) (IaGenWeb - Ramsey obituary; 1950-2000 *Town Square Layout*; 1958-2008 *Town Square Layout*).

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Iowa Site Inventory No.: 61-02381

Historic Name: Matthes/Bevington Building

Historic Address: 119 First Street N

Current Address: 119 John Wayne Drive N

Date of Construction: 1883

Architect/Builder: T.F. Mardis, builder

NRHP Status: Contributing building

Building Description: This two-story, Italianate-influenced brick building is located east across what is now John Wayne Drive from the Courthouse. It was built in 1883, which is attested to by the date prominently displayed as part of the pressed-metal cornice. The soft brick building has a limestone foundation and a flat roof. The pressed-metal cornice has brackets, dentils, and a diamond motif. There is a triangular pediment with the impressed date of "1883" and finials on both corners. Below the cornice there is brick corbelling with recessed dentils. The inset second-story façade is framed by brick pilasters with some carved limestone elements. There are three flattened-arched windows with simple flat hoods. The keystones are incised with a fleur de lies, the sides with a simple leaf design, and the stops undecorated. The tops of the original 1/1 double-sash windows have been covered with plywood but the windows may still be in place. There is a limestone sill course. Below this, and in the area where the transom would have been, there is very old brick infill. The storefront is framed by two limestone pilasters set on a stone foundation. The pilasters are made of ashlar tooled local limestone with chamfered edges and combed-surface texturing. There is a new wooden-framed storefront with a recessed central entrance. The back of the bakery and the adjacent office building have been resurfaced with red glazed brick with a modern fire door. The building is physically separating from the building on its north side. When the building was a hardware store, rows of nails were hammered into the floor and were used to measure rope and wire.

Building History: In spring of 1883, Chalen Danforth moved out of his frame building at this location so that he and W.E. Matthes could build the subject building at this site. Courthouse records show that Jeannette Matthes was the owner of the property. "T.F. Mardis is hauling brick and sand to build a fine business building for Mr. Mathis on the east side" (*Madisonian*, 12/30/1882). The masonry work on the building was completed in May. The *Madisonian* cheekily reported that 5,000 people worked on the building: "five handling material with their hands and 4,995 working with their tongues" (*Madisonian*, 04/25, 04/28, 05/02, 05/05, and 05/30/1883). In 1884, C.A. Cole, a new jeweler in town, opened his business here with a large stock of merchandise from Chicago (*Madisonian*, 07/03/1884). In 1895, he leased the building for three years; however, he had moved his business to the north side of the square before the end of the first year (*Madisonian*, 01/01 and 11/26/1885).

The 1886 Sanborn map shows the building as vacant. In 1889-94, Matthes was operating a restaurant at this location (*Madisonian*, 08/16/1889, 02/23/1894). In 1895, Mr. and Mrs. Matthes sold the property to C.D. Bevington, with Jeannette Matthes transferring the deed to him the week of October 5, 1895. A few months later C.D. Bevington & Co. moved the stock of his hardware store into the building (*Madisonian*, 10/04 and 10/08/1895, 03/31/1896). The following year Bevington began making improvements to the building for his hardware store. He built a two-story brick



Current view (left) and 1899 view (right).

Courtesy: Madison County Historical Society, Winterset.

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addition which extended back to the alley and could accommodate a tin shop on the first floor. The masonry work was completed in August. The second story of the building was outfitted to accommodate the Modern Woodmen Lodge (*Madisonian*, 07/21 and 08/04/1897). A sign across the top of the building below the cornice reading “C.D. Bevington & Co.” can be seen in the 1899 photograph. Bevington was in partnership with J.L. Peters, who later bought out Bevington to develop the business as J.L. Peters and Son (*Madisonian*, 04/04/1915). Circa 1916, there was a meat market in the building. In the late 19th century, the Modern Woodmen had their lodge hall on the second floor (*Madisonian*, 07/21/1897). In the 1940s, the building housed Henderson Furniture; in the 1950s the Townsend Maytag Company; and in the late 1950s, C&G Appliances (Sanborn 1886-1948; *1950-2000 Town Square Layout; 1958-2008 Town Square Layout*).

Iowa Site Inventory No.: 61-02382

Historic Name: Grocery Store/Majestic Theater

Historic Address: 121 First Street North

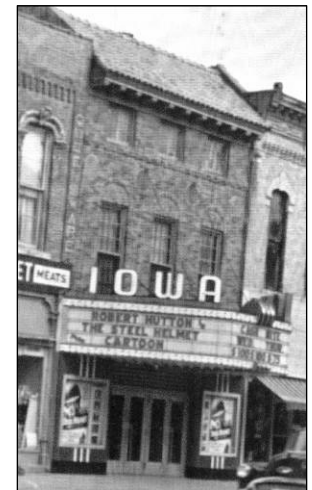
Current Address: 121 John Wayne Drive North

Date of Construction: circa 1899; second story added and façade remodeled 1928

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-and-one-half story building is located east across the street from the Courthouse. It was originally built as a one-story building that housed a grocery and meat market. The 1886 and 1893 Sanborn maps show a small one-story building, while the 1899 map shows a building now occupying the full length of the lot as it does now. Therefore, a circa 1899 date of construction is assumed for the original building. An early 20th century photograph and the Sanborn fire insurance maps after 1914 continue to show a one-story building at this location then being used as a movie theatre. However, in 1928, the building was extensively remodeled to its current Mission-style look including the addition of the upper stories. The brick building has a stone foundation, a flat roof, and a Mission-style polychrome brick upper-story addition. The extruded polychrome brick is locally known as “Beaverdale Brick” because of the frequency of its use in the Beaverdale neighborhood in Des Moines. There is a cornice of massive wooden beams and brackets with a saddleback side-gabled red tile roof with tile coping. Below the cornice are three square windows and rows of corbelling made of brick headers. There are four slate circles across the front of the building. The middle two slates have anchors from which the cantilevered theater marquee hangs. Below these are three 12/12 sash windows with decorative semicircular arches made of header bricks with header-brick infill. The theatre front has an Art Moderne marquee and features the name “IOWA” on top of the two angled sides of the marquee. There is a slightly-recessed central entrance with two pairs of Kewanee brand aluminum-framed Art Moderne doors. The rest of the storefront is a display area with a wooden slipcover that extends over the pilasters of the adjacent buildings. The original ticket office and marble floor are still in use. The back of the theatre is built of brick with a combed surface and a stone foundation reinforced and covered with concrete. The back of the



Current view (left) and 1950s view (right).

Courtesy: Madison County Historical Society, Winterset.

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building has an exposed steel beam indicative of the second-story addition, with evidence of an old arched window or doorway with brick infill. There is now a three-story addition at the back with a sliding door that allows large pieces of scenery to be unloaded. There is a 1928 coal chute door with the name "Majestic" printed on it. Therefore, while originating as an older building, the building in its current state reflects the 1928 remodeling for the movie theater.

Building History: At the time of the 1899 fire insurance map, the subject building was shown as a one-story building that housed a grocery store. It housed a meat market and grocery store by 1907. A circa 1905 photograph shows the building as a one-story brick building with "Meat Market" on the sign below the cornice and on the cloth awning.

*Circa 1905 photograph when it housed a meat market.
Courtesy: Madison County Historical Society, Winterset.*



In 1910, the building housed the Ideal Restaurant, but by the time of the 1916 Sanborn fire insurance map this building, still one story in height, was labeled as a movie theater, a function it would maintain into the present day. It was noted in the August 12, 1914 *Madisonian* that "R.E. Goshorn and Cail Creger have bought the furniture and equipment used in the Court theatre, have rented one of the Danforth buildings on the east side of the square and will put in a first class movie show." On September 2, 1914, the *Madisonian* noted:

Carpenters are at work on the new east side theatre building to be operated by Gail Creger and Robert Gashorn. The building is being remodeled with new front and raised floor.

By September 16, 1914, the *Madisonian* noted:

The new play house, under the management of R.E. Goshorn and Gail Creger, will open on next Thursday evening with moving pictures for the first evening's entertainment. The building has been improved with a modern stucco front, the interior is handsomely finished and will prove an agreeable surprise to any who have not observed the improvements in progress.

The reference to the "stucco front" would not be referencing the brick front of the two-story building now extant; instead it references a circa 1914 remodeling of the original one-story building. The theater was referred to as the "Majestic Theater" in a September 8, 1915 notice in the *Madisonian*, which listing various building remodels around the square. The Sanborn fire insurance maps still show this building as a one-story movie theater in 1926, with the building finally shown in its full two-story configuration as a movie theater on the 1948 update to the 1926 fire insurance map. Items in the *Madisonian* noted a remodeling project being undertaken in 1919 on what was then called the "Iowa Theatre." However, that project appears to have been primarily focused on interior modifications more so than a complete remodeling of the exterior.

IOWA THEATRE TO BE REMODELED. A.B. Pettit Will Enlarge and Improve His Moving Picture Theatre. Manager A.B. Pettit has begun extensive alterations in the Iowa Theatre that will make it as fine as any theatre of its size in Iowa. On Monday, workmen began to enlarge the room by extending the building to the alley, a balcony will be built to accommodate the patrons, the seating capacity thus being greatly increased. A new system of lighting will be also installed and the theatre will be redecorated in an attractive manner. Mr. Pettit has

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been showing a very high class of films and by increasing the comfort and size of his theatre will cater to the needs of the public. As an improvement to Winterset's business section the Iowa theatre will represent considerable expenditure of money on Mr. Pettit's part and the movie fans will no doubt appreciate his efforts to give the best possible results for the money. The Iowa will be closed until Friday and Saturday of this week. Next week Mr. Pettit will close the Iowa entirely for remodeling and will open the Star Theatre for the time (*Madisonian*, 07/23/1919).

IOWA THEATER WILL RE-OPEN TONIGHT. Independent Lighting System Has Been Installed by Manager A.B. Pettit. A.B. Pettit has bought a Delco lighting plant for this picture house and will try it out tonight for the first time. A dark house five nights a week with no relief in sight has decided Mr. Pettit to invest in an independent lighting system. A special 90 watt lamp with reflector, will be tested thus doing away with the carbon system now in use. Mr. Pettit's new venture represents a large investment of capital, and his efforts to equip his theatre in the most up to date style should be appreciated by his patrons (*Madisonian*, 11/26/1919).

The remodeling project that resulted in the current two-story building and façade was undertaken in 1928 when it was noted:

A.B. PETTIT BUYS THEATRE BUILDING. Many Important Changes to be Made in the Building In July and August. A.B. Pettit has purchased the building occupied by the Iowa theatre and will soon make some extensive changes. The purchase was made last week from Mrs. Minnie Wilhelm and Mrs. L.M. Alexander. On or about July 8th Mr. Pettit expects to start remodeling, the changes to include **the raising of the roof to make room for a balcony**, which will seat about two hundred additional people. The stairways will lead to the balcony. **A new face brick front**, with canopy, a new fireproof projection room, decorating the main room and other important changes will be made. Mr. Pettit has arranged to have a moving picture show each Saturday night, during the remodeling, in the chautauqua pavilion. When the building is completed it will be one of the finest theatres in southern Iowa (*Madisonian*, 06/21/1928; emphasis added).

--Workmen Start Monday Remodeling Iowa Theatre--Mr. A.B. Pettit owner and manager of the Iowa theatre, started remodeling the building Monday. Masons, carpenters and other workmen are all busily engaged in the work of remodeling. Several changes are being made in the building, which will convert it into **a two story structure, with balcony**. It will probably be completed by the middle of August (*Madisonian*, 07/12/1928; emphasis added).

On March 22, 1928 (*Madisonian*), it was noted that Bruce Pettit had been the owner of the Iowa Theater for 16 years.

Iowa Site Inventory No.: 61-02383

Historic Name: Brown Building

Current view.

Historic Address: 123 First Street N

Current Address: 106 East Jefferson Street

Date of Construction: circa 1873; rear addition 1898

Architect/Builder: Unknown

NRHP Status: Contributing building

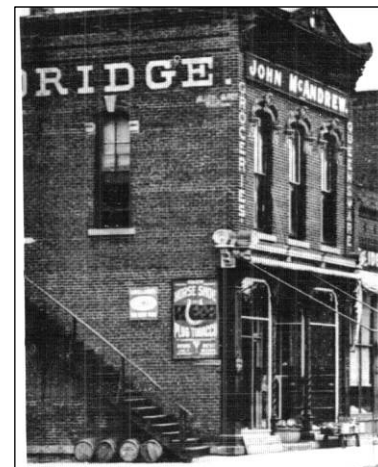
Building Description: This two-story brick building is located east across the street from the Courthouse at the southeast corner



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of Jefferson Street E and former First Street N. It has a limestone foundation. The Italianate-influenced building has a cast-iron storefront, which has been retained although the window and door openings have modern reduced windows. While a photograph taken in 1873 showed a vacant lot at this location, the lot looks as if it had been recently cleared for construction. The 1878 *Map of Business Portion of Winterset, Iowa*, indicates that by then there was a drug store at this location. The one-story addition at the rear of the building was built in 1898 and housed a flour warehouse in the section adjacent to the older building and an Express Office in the east end. Historic photographs show that the building had elaborate cornices at the top and in-between the first and second floors that have since been removed.



*Circa 1915 photograph.
Courtesy: Madison County Historical Society, Winterset.*

The parapet has corbelled brick below the cornice area with corbelled dentils underneath. Brick pilasters frame the slightly-recessed façade on the second story. There are three flattened-arched windows with elaborate cast-stone hoods across the second-floor facade. The hoods have keystones with a cartouche design and are foliated down the sides. The flattened-arched window surrounds are intact, but the area of the top window sash has been covered with plywood and the bottom sash has been replaced with 1/1 aluminum-framed windows. Each window has a limestone sill. The area in-between the sills and the storefront, where there originally was a cornice, has been covered with concrete facing.

The storefront has a limestone base one step above the sidewalk. There are cast-iron pilasters on each side, two cast-iron columns, and half columns against each of the pilasters across the storefront. [The pilaster on the right has been covered by the slipcover of the adjacent theatre.] The paneled pilaster has a Corinthian capital. The pilaster is the same type as the ones used in the Smith Building at 60-62 Court Avenue E also built in 1873. No other similar pilasters have been found in the commercial district. The columns have undecorated bases, spiral-reeded shafts, Corinthian capitals, and wooden brackets on the top which have an incised design. The storefront has new flush infill with the entrance on the left and small windows on the right. There is a modern awning below the capitals and the wooden gingerbread. The soft brick may have been sandblasted in the modern era.

The north side of the building along Jefferson Street has a brick parapet with simple corbelling. It has metal stairs with decorated metal brackets which extend up to a door flanked by windows. All of the fenestration has segmental-arched hoods made of header bricks with keystones, carved brackets, and sills of hand-tooled local limestone. The door at the top of the stairs still has its original two-pane, segmental-arched transom and raised-panel surround, although the part of the surround beside the door has been removed. The original door has been replaced. On the second story, the area of the top sill of each of the windows has been covered with plywood and the bottom has been replaced with 1/1 aluminum-framed windows. The street level door is new. A new casement window fills the space of the lower sash of the original window and the area of the top sash is covered with synthetic stucco. There is a limestone water table that also extends across the one-story addition. There is a basement under the front of the original building built of roughly-squared, quarry-faced local limestone with some crude use of grapevine joints. Some of the stone is laid in courses, but much of it is laid in two against one bond. It is known that local mason, David Harris was associated with this type of bond in his masonry work in Madison County, although it is not yet known if Harris was involved in the construction of this particular building.

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The one-story addition has a parapet with brick-corbelled dentils and a cross design. At the left, where the Express Office was located, there is a central door flanked by two windows, all with rowlock-arched hoods. The windows are reduced with modern window inserts and brick filling the rest of the space. There is a modern door and synthetic stucco in the area of the transom. On the right next to the original building, where there was a flour warehouse, are two openings, a window on the right, and a door on the left which has been covered. Both have rowlock-arched hoods. There was a segmental-arched window, but the top sill area has been covered with synthetic stucco and the bottom sill area has a modern 1/1 casement window insert. Between the two sets of original fenestration, a newer square window with a brick sill has been added. At the back of the original building there are two openings at the second story which have rowlock-arched hoods. The one-story addition has an alley door with a rowlock-arched hood.

The interior of the addition has been renovated for office space; however, when the renovation was done, the wall in-between the old Express Office and the flour storage space was removed and the area opened for a hall. This answered the question as to whether the flour storage room could be accessed historically from the McAndrew Grocery Store, the business in the original Brown Building with which the flour storage room was associated. Apparently, the only access was from the exterior door to the street.

Building History: Ed Brown owned the property from 1871 to 1912 and was probably responsible for the construction of the building. As noted above, an 1873 photograph shows a vacant lot where this building is; however, by December of that year, this building was reported as the Adair Brothers' new drug and book store. The store also stocked magazines, newspapers, pictures, paints, and gifts (*Madisonian*, 12/04/1873). Attorneys Chandler & Ferguson had their law offices on the second floor (*Madisonian*, 07/09 and 11/26/1874). The 1878 *Map of the Business Portion of Winterset* shows that G.W. Hodges & Co. owned the drugs and book store. In 1884, Dr. D. Hutchinson took over the drugstore (*Madisonian*, 10/09/1884). In 1888, McAndrew & Eldridge purchased the store and operated it for many years (*Madisonian*, 11/02/1888). They sold groceries, Queensware and flour. Among their many improvements to the building were these: painting the storefront bright yellow; putting in an elevator to move goods to the second floor; adding a rolling canvas awning, which seems to have been the first in Winterset; adding a stairway with an enclosed landing at the southeast corner; and, in 1898, building an extension back to the alley to accommodate flour storage and the Express Office. The Express Office which had its entrance on Jefferson Street moved there from the west side of the square when Cole displaced it to build his new two-story building (*Madisonian*, 03/1889, 10/25/1889, 04/07/1893, 06/23/1893, 10/11/1895, 04/20/1898, 05/28/1898). In 1911, McAndrews retired from the business, selling it to Alf D. Danforth and his brother B. Danforth (McAndrews Obituary, 1915). The Danforth Grocery continued into the 1920s, with Farmers Fruit Market here in the 1930s into the early 1950s, and then the Townsend Seed Company by 1958 (Sanborn 1886-1948; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*).

Iowa Site Inventory No.: 61-02822

Historic Name: Winterset Savings Bank

Historic Address: 101 Jefferson Street East

Current Address: 101 Jefferson Street East

Date of Construction: 1913-14; rear addition between 1926-48

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: The two-story brick building is located at the

Current view.



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northeast corner of the intersection of Jefferson Street and John Wayne Drive. This was built as a stand-alone building and remains so to the present day except for a small one-story addition to the rear. The brown-colored extruded brick building with flat roof is raised one-half story above grade in order to accommodate a full basement level. There is a cornice on both street facades which has a large highly ornamental carved-stone cartouche at the corner of the building extending below the cornice. The cornices are made of a continuous row of square-shaped, terra-cotta white glazed tiles. Above the cornices there are plain brick parapets with tile coping. Below the cornices are rows of brick corbelling laid flush. The main façade on Jefferson Street has a recessed central entry, which is a half story above grade with a landing and stairs going down in both directions. The single metal-framed plate glass door has narrow side lights and transom with the same metal frame. The entry is flanked by new 1/1 windows with sills made of narrow white glazed terra-cotta tiles which are molded with sloped sills and sides to divert water. At the end of each sill toward the outside of the building there is a vertical white glazed terra-cotta element the same width as the sill. All of the windows on the two street sides have sills or sill courses of the same white glazed terra cotta. They also have steel lintels. Above the entry and the flanking windows there is brick corbelling that forms three recessed panels. The bricks which outline the panels are white. The entire entry including the recessed panels is framed by header bricks. At the second story above the entry there are four modern 1/1 windows with aluminum-framed storm windows that are framed by header bricks. There is a terra-cotta block sill course with vertical elements at the ends that complete the frame. Below the two first windows there were basement windows that are now filled in with brick. There is a stone water table wrapping around all sides of the building.



Circa 1930s photograph. Courtesy: Allen Family Private Collection, Winterset.

The second-story, west-side façade has ten 1/1 modern windows with aluminum-framed storm windows which together are framed by brick corbelling. There is a terra-cotta sill course with terra-cotta vertical elements at the ends that complete the frame. The first story has three sets of windows toward the south end of the building that together are framed by header bricks. They also have a terra-cotta sill course with vertical elements at each end that complete the frame. Each of the sets of windows has a plate-glass window in the center with 1/1 side lights and three piece transoms which have patterned sheet glass with vertical ridges. The window surrounds are original, but the windows below the transom have aluminum-framed storm windows. Below these windows, beginning at the corner of the building, are the stairs to the basement. The stairwell is lined with white glazed brick including bullnosed glazed brick around the edges. The opening for the entry has a door, which may be original, on the left and a large window covered with plywood on the right. This window has a recessed-panel kick plate with beaded board in the recess. To the right of this, next to the stairs, is another large window which has been covered with plywood but the stone sill is present. At the left (north) side of this façade there is a first-floor semicircular-arched entrance formed by three rows of header bricks. The surround is original as is the transom and the door which has a large wire-glass panel. There is a mail chute below the glass pane. To the left of the door is a 1/1 window with a transom. Below this window there is a basement window of small square purple-tinted glass blocks set in concrete. There are four rows of 14 glass blocks, a few of which have been replaced.

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At the rear (north) side of the building there is a small one-story tile block addition that was built after 1926 but before 1948 according to the available fire insurance maps. It originally had a flat roof which has been replaced with a low-pitched side-gabled steel mansard roof with an overhang that forms an awning. The addition has been closed off from the main building and a new entrance has been created on the west street façade. This façade has been resurfaced with brick. There is a modern door on the right and a double plate-glass window on the left.

Above the addition on the main building, there are two rowlock-arched 1/1 windows with stone sills. There is a large brick chimney at the northeast corner. The east side of the building has two second-story rowlock-arched 1/1 windows with stone sills. There is a single door toward the back of the building. The north and east sides of the building are faced with red pressed brick.

The interior of the main floor has been renovated into modern office space but retains most of the historic fabric. A drop ceiling hides massive unadorned walnut coving. The original woodwork is Craftsman style executed in quarter-sawn oak. The window interiors have bullnosed plaster surrounds at the sides and the top and have oak sills. There are built-in oak benches below the windows on the south side of the building. Beneath these benches were window wells with casement windows that provided light for the basement below. Most of the original oak door surrounds and raised panel doors are still in place. The original built-in safe remains. The interior door of the safe is labeled "Invincible Metal Furniture Company/Monroe, Wisconsin," a company which was reorganized and headquartered in Monroe, Wisconsin in early 1913.¹⁰ Part of the floor retains its original black-and-white honeycomb tiles. The second floor is used as office space as it was historically. Each office has a two-panel door. The lower panel is oak and the upper panel and transom are obscure glass. The windows in the offices have bullnosed plastered trim and oak sills. There is a hallway along the east side of the building where the plaster has been removed from the wall to reveal the structural brick walls.

The basement of the south part of the building housed a large barbershop which was entered by stairs along the west side of the building. There is a raised-panel door that has a large glass panel in the top that has been painted. The barbershop had excellent natural lighting. At the back of the barbershop there was an alcove which had coat hooks, one of which remains. The floor is white honeycomb tile with an ornate border of colored tiles. There is also a floral design of colored tiles evenly spaced across the floor. This space was used as a public restroom after the barbershop was closed, with toilets added in the space behind the barbershop.

The design of this building may have copied the design of another architect, specifically that of the Exchange State Bank in Grand Meadow, Minnesota, designed by Pursell and Elmslie, architects.¹¹ However, it is not an exact copy, and the designer or "copyist" responsible for the Winterset building is currently unknown.

Building History: This corner bank building was built in 1913-14 for the Winterset Savings Bank, which was organized in July 1901 and originally sited in an existing building that had previously housed "Keefe's restaurant." Specifically it was noted:

A NEW BANK ORGANIZED—Winterset will Have a Savings Bank. Articles of Incorporation Were File on Saturday. The announcement last Saturday evening that a State Savings Bank had been organized, was quite a surprise to the business men of the city as but few were aware that the project was on foot. The list of the stock holders and officers comprise the representative business men of the city. That such men regard Winterset as a good location for the fourth bank is evidence of the increased volume of business and of the steady growth in population of the city and county. The capital stock is \$25,000 fully paid up in shares of \$100 each. The

¹⁰ "Company History" accessed at <http://www.invinciblefurniture.com/aboutus/history.asp>, December 2014.

¹¹ Information accessed at <http://www.organica.org/pegrindstone6.htm>, 2004.

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officers, directors and stock holders are as follows:

A.B. Shriver, president.	Luther Fox, vice-president.
F.D. Campbell, cashier.	A.W. Wilkinson, Director.
S.W. Fox, Director.	M.E. Smith, Director.
Chas. McMillan, Director.	C.A. Joeckel, Director.
C.B. Anthes.	R.L. Huston
W. L. Smalley	

The building now occupied by Keefe's restaurant will be fitted up for banking purposes, the stockholders having accrued a ten years lease of the same. They expect to begin business about October 1st. Mr. Keefe will occupy the Houk building on the north side (*Madisonian*, 07/10/1902).

The Winterset Savings Bank have [sic] the material on the ground for the construction of a vault in the building to be occupied. The bank will be ready for business by October 1st (*Madisonian*, 08/21/1902).

Work on the new bank building is progressing rapidly, the furniture and fixtures with arrive next week and the bank will be opened for business about Oct. 15th (*Madisonian*, 09/25/1902).

However, by 1905 it was being reported that the Winterset Savings Bank would be building a new bank:

Savings Bank Will Build a Home. The Winterset Savings Bank has purchased the old Baptist church lots which touch the square at the northeast corner and will immediately prepare for the erection of a handsome building three stories high, the lower one to be occupied by the bank and the upper two to be used for office purposes. The lot is sixty-six by one hundred and thirty two feet but it is not yet decided whether or not they will build on the whole lot, but at any rate a handsome structure will be built on the corner. This will be one of the finest business buildings on the square and a great addition to our already well built-up business district. There are very few towns the size of Winterset with as fine improvements to the way of business properties and this one will add much to our standing in this line (*Reporter*, 05/25/1905).

There were some obvious delays with this plan, until 1913 when it was noted:

TWO BUSINESS BLOCKS. New Bank Building and New Garage Will go Up This Year. Winterset is to have two new business buildings in the very near future, The Winterset Savings bank is having plans prepared for the immediate construction of a two-story brick building on their lot on the northeast corner of the square. The building will be 26 X 65 feet, with two stories and basement. The bank will occupy the main floor and the basement and the second story for rental. This will give Winterset a bank on each of the four corners of the public square (*Madisonian*, 06/11/1913).

The excavation for the new savings bank building is about completed. This structure will be entirely fire proof and in every way fitted as a first class bank building. It will be one of the most important improvements that have been added for many years (*Madisonian*, 09/03/1913).

The new building was ready for occupancy by June 1914 when it was reported:

SAVINGS BANK MOVES. Rooms are Elegantly finished With Every Modern Convenience. The Winterset

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Savings Bank moved last week into their new building on the north east corner of the square and began business in the new building on Thursday morning. The interior of the bank is most elegantly furnished and will prove a pleasant surprise for any who have not heretofore visited the building. The rooms are finished in dull oak, with tile floor and glass top lobby desks. A separate room for the use of the bank's customers is conveniently located in front of the work room and a private office room and directors' room are in the rear. Fire proof safety boxes with individual keys are provided for the use of customers, in fact the new bank building affords every convenience known to modern banking, and is as elegantly finished as the best institutions of the large cities. The new building not only reflects commendable enterprise on the part of the Savings bank, but it is a public improvement that the citizens of Winterset may be proud of. The bank will hold an informal opening on next Saturday and the general public, as well as the customers of the bank, are urged to call and look over the new building (*Madisonian*, 06/03/1914).

In 1915, offices on the second floor above the bank were being used by Dr. C.B. Hickenlooper and Attorney Sam C. Smith (*Madisonian*, 01/06/1915). The basement level housed a barber shop for many years, including that of the Dayland Shop in 1916 (*Madisonian*, 03/01/1916). The building housed the bank until circa 1940 when it became the City Hall. In association with the public function of the building including the City Hall and Police Station, public restrooms were installed circa 1940 in the basement and remain fairly intact to the present day. In 1983, the building was remodeled on the interior lowering the ceiling heights, making energy improvements, carpeting the floor, building a separate office for the City Clerk, and installing a computer room. The City Hall remained at this location until 2003 when the offices moved to the old Carnegie Public Library where City Hall remains to the present day (Madison County Genealogical Society 1984:8).

Iowa Site Inventory No.: 61-02619

Historic Name: C.C. Schwaner Harness/Centennial Block

Historic & Current Address: 104-106 Court Avenue East

Date of Construction: 1876

Architect/Builder: Foster, William, architect

Current view.

NRHP Status: Contributing building

Building Description: This two-unit brick block exhibits Italianate stylistic influence. It is located on the south side of Court Avenue in the block southeast of the Courthouse square. The building was built in 1876 by C.C. Schwaner and Dr. A.B. Smith as two identical and adjoining business houses (*Madisonian*, 03/15/1876). The building has a limestone foundation and retains an ornate pressed-metal cornice with brackets and finials. There are corbelled-brick arches below the cornice. Pilasters made of brick but laid to impart the impression of block quoins are present at each side of the building and between the two bays. The upper story of each bay is a mirror image of the other, with paired semicircular-arched windows in the center of each bay flanked by single flattened-arched windows. The top edges of the molded hoods are protruding and have incised designs. The protruding keystones have deeply-recessed faces with incised designs. The windows have original surrounds and bracketed stone sills. The tops of the windows have been covered with plywood and the bottoms have reduced 1/1 combination window inserts. The original cornice had a pediment with the name of the business above each set of paired windows. The



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pediments have been removed but the brackets and pendants that were below the edges of the signs remain. One side of the block is painted a different color than the other side making for more of a distinction between the two units.

There is a denticulated pressed-metal cornice between the first and second stories which has a bracket decorated with a rosette in the center and at each end. There are paired stairway entrances at the center of the building. The storefront and stairway bays are flanked by cast-iron pilasters with fluted shafts and Corinthian capitals. The storefronts have recessed central entrances flanked by cast-iron columns with recessed paneled bases, fluted shafts, and Corinthian capitals. There are similar half columns against the pilasters. The storefront windows have wooden frames and flattened-arched transom windows. All the entrances have flattened-arched transoms above the doors. All of the transom lights have been painted. The kick plates in the right entrance bay have recessed wooden panels. Originally, there were stairs to the basement under the corner display windows, but these openings have been filled in with brick. Under the central display windows there was metal lattice with glass behind it to admit light into the basement. These are still in the right bay, but the area in the left bay has been covered with wood. Originally, there were two metal steps with metal lattice risers across the entire façade. Perhaps these also admitted light. The steps have been replaced with concrete steps, and only the metal plate across the top step remains.

The right storefront is intact except for replacing the door with a modern one having sidelights. In the left storefront, all the transoms and kick plates have been covered with wood. There is a modern door with wooden infill. The central stairway entrances retain most of their original fabric. The right entrance has its original flattened-arched transom, but the light is broken and it has been backed with plywood. There is a surround with recessed panels and original door with six deeply-recessed panels. The left entrance has its original flattened-arched transom and surround with recessed panels. The original door has two recessed panels at the bottom which are like those on the right door. The top two-thirds of the door is one large pane of glass. There is a decorated brass doorknob and escutcheon plate. In 1894, building owner Schwaner installed a stone-arched coal cellar underneath the sidewalk and built a permanent sidewalk over it (*Madisonian*, 09/21/1894).

Building History: In 1869, Christian Casper (C.C.) Schwaner moved to Winterset and began his harness business in a frame building on East Court Avenue. By 1872, he was manufacturing saddles and harnesses. That same year he built an addition to his business and the following year he bought additional land to allow for further expansion (*Madisonian*, 01/10 and 08/07/1872, 04/24/1873). Schwaner not only manufactured harness, but he also was known as an inventor, who held at least 19 patents for his inventions to improve harness. He obtained these patents from 1875-94 (Iowa Inventor Database). He manufactured harness at the Peerless Manufacturing Co., which was also at this location. His son John E. Schwaner, who was a partner in the business, took over as manager after the sudden death of his father in 1905. J.E. Schwaner continued the business until about 1940 when he sold it to R.B. Pace, who had been a harnessmaker in the business for many years. Schwaner Harness, which was in business from 1869 until Pace sold the business in 1955, was one of the longest operating commercial businesses in Winterset.



Circa 1886-93 photograph.
Courtesy: Allen Family Private Collection, Winterset.

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*Circa 1905 photograph of the harness shop, with C.C. Schwaner standing at right of the group of men in front of his manufactory.
Courtesy: Madison County Historical Society, Winterset.*

In 1876, C.C. Schwaner and Dr. A.B. Smith built their two adjoining buildings to be identical. The two units had a fire wall in between for safety. This block building was designed by Des Moines architect William Foster, who designed several other buildings around the square in Winterset. As a result, this building features design elements similar to the other buildings that he designed. The first story was very similar to the Jones & Tidrick store on the north side of the square (63 Jefferson Street E). The second story will have “stone pillars on each side of the front like on the post office building” (124 First Avenue N); however, the building was constructed with the pilasters rendered in brick with only the bases and capitals being stone. The cornice was designed to be unique.

The building has two stories which are each 13 feet in height and the basement is 8½ feet (*Madisonian*, 03/15/1876). Since this building is so well preserved, it provides insights about how the 63 Jefferson Street E and 124 First Avenue N buildings originally looked. The building is known as the “Centennial Block” because it was built during the nation’s Centennial year of 1876.

In summary, the west bay of the building housed a harness manufactory from 1876 until 1955, with the first having been Schwaner Harness followed by the Peerless Manufacturing Co. The first library reading rooms in Winterset were located on the second floor of this building. Robert Cain had his real estate office in the west bay in 1955. The east bay housed Miss Phelps Millinery store in the 1880s, J.M. Keightly’s music store in 1889, and D.C. Hervey’s music store in 1891. The second floor of the east bay housed Dr. W.F. Schwaner, dentist in the front office (he was the son of C.C. Schwaner) and the A.O.U.W. and K&L Lodge Hall in the rear of the second floor in the 1890s. The basement housed John Miller’s Barber Shop in the late 1890s. In 1899, the east bay housed a restaurant and bakery, with a drugstore here by 1907 but was a bakery again by 1916. In 1928, the east bay was Guiberson Pantatorium, which was a dry cleaning business (*Madisonian*, various articles dating from 1885-1897 and 1928; Sanborn 1886-1948; *1950-2000 Town Square Layout*; *1958-2008 Town Square Layout*).

Iowa Site Inventory No.: 61-03202

Historic Name: Snyder Rental

Historic & Current Address: 108-110 Court Avenue East

Date of Construction: circa 1877

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story, two-unit brick block building is located on the south side of Court Avenue in the block southeast of the Courthouse square. The soft brick building has a limestone foundation. The flat parapet is defined by brick corbelling including a denticulated frieze band. Above each window on the second story there is corbelled flattened-

Current view.



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arched brickwork. The two bays on the second floor have three windows each and a central stairwell with a window above. The windows have segmental-arched stone hoods with an incised design and stone stops. The top of the windows have been modified with brick infill and at the bottom there are metal-framed, six-pane casement windows with transoms inserted. There is brick infill in the window over the stairs on the second floor as well. The window sills are stone. The small cornice between the first and second stories has been removed and replaced with brick infill. The transom area is covered over with modern vinyl siding.

The right storefront bay has a recessed central entrance with cast-iron columns flanking the doorway and next to the stairwell. The columns have fluted shafts and bases with recessed panels. The column by the stairs has a different base with an octagonal drum and a fluted shaft. The columns were cut to fit a recessed storefront that was flush across the front and recessed at a right angle. The columns rested on a stone base and there are limestone courses in the kick-plate area of the original display windows. There is a mid-20th-century central stairwell entrance with metal-framed windows recessed at an angle and with wooden kick plates. On the left side of the stairwell there is a pilaster made of hand-tooled local limestone with draft lines, margin lines, and vermiculated face. The plain surround against the pilaster is probably original. There is an aluminum-framed storm door with a painted transom above it. The left storefront bay has a recessed central entry with aluminum-framed windows and doors.

Circa 1886-93 photograph.

Courtesy: Allen Family Private Collection, Winterset.



Building History: Samuel Snyder, who had been a Winterset grocer since the 1850s, had this property built adjacent to his grocery store for use as a rental property. In 1877, he leased the west bay of the new building to Morgan & McDill and the east bay to Warfield & Magee dry goods. Warfield sold out and the firm became Magee & Hassler soon after (*Madisonian*, 08/02, 08/23, and 10/04/1877). J.C. Magee went to Chicago to obtain his stock of goods (*Madisonian*, 09/09/1880). Other known historical uses of this building have included: "The Great 5 and 10 Cent Store", opened by Messrs. Orkin & Levitt, from Pennsylvania in 1890 in the west bay of the building; a millinery and music store in the west bay in 1891 in the recently vacated "5 and 10 cent store" (*Madisonian*, 04/03/1891); Boston Meat Market in the east bay circa 1907; and a drugstore with a pool and billiards hall in the west bay circa 1907. The Sanborn fire insurance maps also showed a furniture store in the west bay in 1886, with a meat market in the east bay in 1886, 1893, and 1899. The west bay had a music store in 1893. By 1916, the east bay was a feed store, with the west bay now a meat market. In 1926, the east bay was a radiator repair shop, with the west bay simply labeled as a "store" (Sanborn 1886-1926).

Iowa Site Inventory No.: 61-02631

Historic Name: Snyder Grocery

Historic & Current Address: 112 Court Avenue E

Date of Construction: 1871

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story, Italianate-influenced brick building is located on the south side of Court Avenue in the block southeast of the Courthouse square. The soft brick building has a flat corbelled parapet. An 1873 photograph shows that the cornice

Current view.



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was plain from the beginning. There are three second-story windows with carved stone lintels having shallow pitched pediments and stone sills. The plain wooden window surrounds may be original. There are 1/1 aluminum-framed combination windows now in place. There are brick pilasters flanking the second story facade. A recessed central entrance is flanked by painted stone columns. The stone columns have two-piece carved octagonal bases and stacked two-piece carved shafts with margin lines and draft lines. There are stone courses below the columns and where the original windows were. The storefront has a modern door and a second modern door to a stairway on the left. The storefront has a newer wooden cornice with brackets in-between the first and second stories. A shingled awning covers the transom area, and there is siding infill around small fixed window inserts.

Building History: Samuel Snyder had this building built in 1871 for his own grocery store (*Madisonian*, 05/25/1871 as reprinted in the *Madisonian*, 05/25/1921). He was able to move into the building in August of that year. In addition to his grocery business, Snyder owned and operated rental properties, including the two-unit building adjacent to his grocery at 108-110 Court Avenue E. In 1882, Snyder built a \$1,200 addition to the rear subject building, which was one of the most expensive building projects in town that year (*Madisonian*, 02/03/1883).

*1873 photograph of Snyder's Grocery.
Courtesy: Madison County Historical Society, Winterset.*

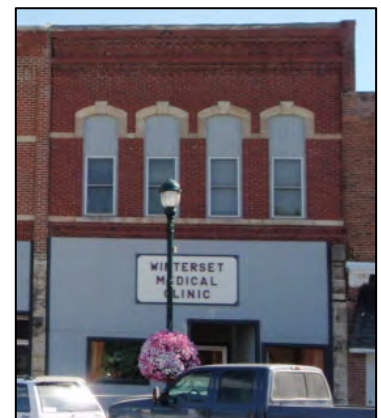


Other known historical uses of the building have included: Robert Armstrong's implement store (1889); J.H. Hays & Co. (1895); Baker Implements (1907); and Bengé and Christensen Plumbing (1938) (*Madisonian*, 03/01/1889; 07/09/1907; 12/07/1938; Madison County Historical Society Photograph Collection, Winterset). The Sanborn fire insurance maps also showed a flour and feed store here in 1899; Munson Manufacturing Co. (cultivator fenders) in 1916; and the plumbing business from circa 1926 through at least 1948 (Sanborn 1886-1948).

Iowa Site Inventory No.: 61-03204
Historic Name: Wilson and Clark Marble Works (3rd building)
Historic & Current Address: 114 Court Avenue East
Date of Construction: 1897
Architect/Builder: Clark Bros., builder
NRHP Status: Contributing building

Current view.

Building Description: This two-story, Italianate-influenced brick building is located on the south side of Court Avenue in the block southeast of the Courthouse square. The building was completed in 1897 and is nearly identical to the adjacent building on the east side but was built as a separate building. The façade is faced with pressed brick. The original cornice has been removed but the parapet exhibits denticulated brick corbelling. Historic photographs show that the adjacent Odd Fellows Hall (116 Court Avenue E) had an ornate cornice, while the cornice of this building was less ornate. The first-floor storefront has been completely modified. The second-story façade has four segmental-arched windows with hand-tooled stone hoods and sills. The keystones and stops are rusticated. There is a stone course where the stops are and there is a stone sill course. The windows have been reduced with 1/1 combination windows with wooden siding infill. There is brick

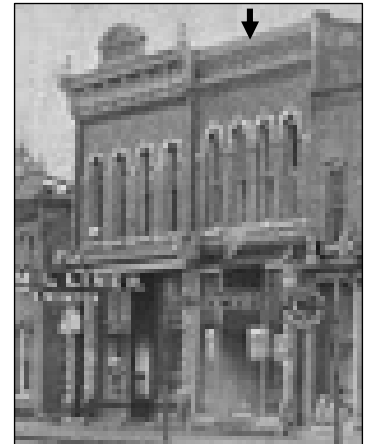


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corbelling in-between the first and second stories. The first story has a limestone pilaster at the west corner and shares a pilaster with the adjacent building. The pilasters have hand-carved bases with margin lines, draft lines, and rusticated faces. The hand-tooled limestone is similar to the work that was being done around the square 20 years earlier by the local stone masons, including Caleb Clark, father of the Clark Brothers who built this building. The window hoods, stone courses and pilasters match those of the building on the right so that they have the appearance of having been built originally as a two-unit block building; however, they were built three years apart and are not joined on the interior. This building also has a darker red brick used on the façade than the brick on the adjacent building. The storefront of this building has an off-centered recessed entrance with modern fixed-glass windows in wooden frames. The rest of the storefront is covered with modern wooden siding.



Circa 1897 photograph of building.

Courtesy: Allen Family Private Collection, Winterset.

Building History: In 1894, Wilson & Son (now Winterset Monuments) had sold half-interest in their marble business on Court Avenue West to Joel Clark (*Madisonian*, 01/12/1894). In 1896, Wilson & Clark found it necessary to build a new building as quickly as possible since their old building at 123 Court Avenue West had been leased to the *Madisonian* newspaper after a fire in the newspaper’s building (*Madisonian*, 07/24/1896). One month later, the building was ready for them to occupy (*Madisonian*, 08/28/1896). Wilson & Clark occupied the ground floor and the second story was rented out. The 1899 Sanborn fire insurance map shows that the second floor had been outfitted as an opera house, perhaps replacing the City Hall Opera House on Jefferson Street East that had closed in 1888 because of the high cost of insurance. The stage and scenery were toward the back of the subject building. Other known historical uses of the building included: a grocery store (circa 1907-16); an auto repair shop (circa 1926); and Sawyer-Lines Auto Body Shop (1950s) (Madison County Genealogical Society 1984; Sanborn 1886-1948).

Iowa Site Inventory No.: 61-03205

Historic Name: Odd Fellows Madison Lodge No. 136, I.O.O.F.

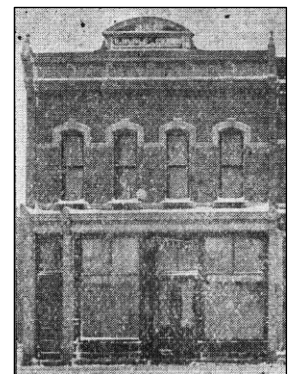
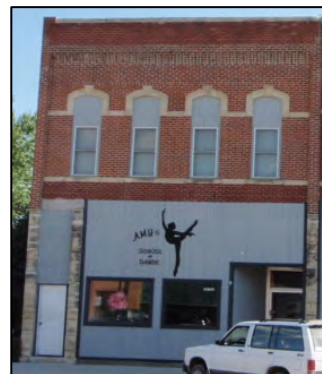
Historic & Current Address: 116 Court Avenue East

Date of Construction: 1894

Architect/Builder: M.D. Clark and T.F. Mardis, builders

NRHP Status: Contributing building

Building Description: This two-story, Italianate-influenced brick building is located on the south side of East Court Avenue in the block southeast of the Courthouse square. The building was built in 1894, three years prior to the building adjacent to the right at 114 Court Avenue East even though both have a nearly mirror-image design. This building has limestone pilasters at the first story that supported an ornate bracketed cornice that has since been removed and brick pilasters that continue to the second story. The upper cornice also has been removed but the brick corbelling below the cornice area remains intact. There are four segmental-arched windows having hand-tooled limestone hoodmolds. The keystones and stops have a rusticated surface. There is also stone course across the



Current view (left) and 1899 view (right).

Courtesy: Madison County Historical Society, Winterset.

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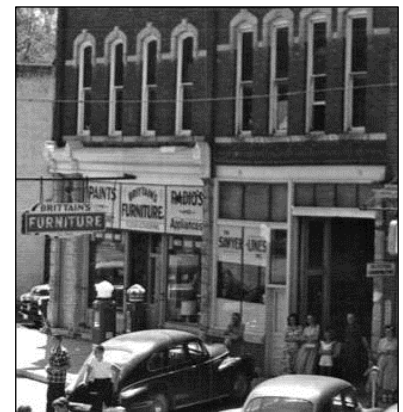
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building where the stops are. The sill course is made of hand-tooled local limestone with a combed surface. The windows have been modified with wooden infill in the upper part and smaller 1/1 windows inserted below. At the first story, there are local limestone pilasters flanking the storefront, with stone quoins at the east corner of the building beside the stairwell. The bases are hand carved with margin lines, draft lines, and vermiculated faces. The quoins and the rest of the pilasters have rusticated faces and combed sides. The window hoods, stone courses, and pilasters match those of the adjacent building on the west. The hand-dressed limestone is similar to the work done by the stone masons who were working in Winterset 20 years earlier. M.D. Clark, son of early settler and stone mason Caleb Clark, did the stonework on this building and on the adjacent building (*Madisonian* 06/15/1894, 07/24/1896). The storefront is covered by wooden siding, with modern doors and fixed-glass window inserts. There is a modern door to the second floor stairs on the left side of the storefront. On the east side of the building on the second story there are rowlock-arched windows. The side of the back half of the building is recessed so that one of the windows faces south. There are three other east-facing windows. The windows have limestone sills with a hand-tooled combed surface.

Building History: This building was built in 1894 by the Odd Fellows Madison Lodge No. 136, I.O.O.F. The lodge had delayed construction of the lodge until they were able to raise funds and lease the commercial space. In June 1894, they let these contracts for the building totaling \$4,000: stonework, M.D. Clark; brickwork, T.F. Mardis; woodwork, W.D. Kelso; tinwork, Bengé Brothers; plastering, Harry Clearwater; and painting, Utter & Morris. The two-story building was planned to be 28 feet wide and 80 feet deep and to be completed in 90 days. Ground was broken in mid-June, with Squire Gump paying \$5 for the privilege of breaking ground (*Madisonian*, 04/13, 06/08, and 06/15/1894).

The cornerstone of the Madison Lodge No. 136, I.O.O.F. of Iowa was laid on June 30, 1894. The brickwork was completed in August (*Madisonian*, 06/22 and 08/03/1894). At the end of June 1895, Miss B. Winter moved her millinery shop from the east side of the square to this new building. She had a five-year lease on the ground floor of the building (*Madisonian*, 06/21 and 06/28/1895). The I.O.O.F. Hall was on the second floor. Other known historical uses of this building included Brittain's Furniture Store from circa 1947 into at least the 1980s (Madison County Genealogical Society 1984). The Sanborn fire insurance maps also showed that there was a millinery store here until circa 1916 (Sanborn 1899-1926).



Circa 1950s photograph of building (on the left) when it was Brittain's and the building on the right was Sawyer-Lines Auto Shop. Courtesy: Allen Family Private Collection, Winterset.

Iowa Site Inventory No.: 61-02437
Historic Name: Fireman's Hall/Engine House & Power Company/City Hall
Historic & Current Address: 121-123 Court Avenue E
Date of Construction: 1888
Architect/Builder: J.S. Blake, architect *Current view.*
NRHP Status: Contributing building
Building Description: This two-story fire station is located



in the block southeast of the Courthouse square on the north side of Court Avenue at the intersection with Second Street.

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The soft brick building with Italianate stylistic influences has a limestone foundation, a flat roof, and a brick bell tower. There is a pressed-metal cornice that wraps around the top of the south and east sides. The cornice has brackets and a decorated frieze with the words "FIREMENS' HALL" [sic] on the facade. There was a triangular pediment with the date "1888," which has since been removed. Below the cornice there is brick corbelling. On the Court Avenue facade there are three second-story segmental-arched windows with carved-stone hoods having an incised leaf design and a ball at the top of each arch. The original 1/1 windows have segmental-arched lights. There are brick pilasters flanking the façade, with a steel beam decorated with four rosettes stretching in-between the first and second stories on the facade. There is a wooden fire truck garage door with a door entrance on the right that has a two-panel transom and a wider modern door. The double-wide wood-paneled garage door has a row of fixed transom panels and two rows of lights; however, originally there were two rowlock-arched doorways on this facade. The Sanborn maps from 1893-1916 show the two separate entrance bays, the left for the hook-and-ladder truck and the right for the engine. The 1907 map lists this fire equipment: 1 Silsby Steamer, 1 hose cart, 1 H. & L. truck, 1 two tank chemical engine, and 1500' of 2½" hose. Photographic evidence shows that the entrance on Court Avenue was modified at least two times.

The east side of the building fronting Second Street has the same metal cornice with brick corbelling below as the Court Avenue façade. There are brick pilasters at each corner and windows with rowlock-arched hoods with protruding brick stops. All of the windows have limestone sills with hand-tooled combed surfaces. On this side of the building, the right side of the first story toward the back of the building had a wide rowlock-arched door for the hose cart. All of the openings on the first floor have been filled in with brick. At the second story, which served as City Hall from 1888 until circa 1940, there was a door with two windows on the left and three on the right. The stair is gone and the door has been replaced with a small very old segmental-arched window with brick infill in the rest of the space. The second story 1/1 windows are original segmental-arched windows with arched lights. Attached to the back north side of the building is a brick hose drying tower/bell tower that is taller than the roof and as tall as the cornice. The wooden top of the tower and the bell have been removed. The bell tower has an original rowlock-arched 1/1 sash window that faces east. At the first floor the tower had a rowlock-arched window facing north that has been filled in with bricked. On the north side of the fire station on the left side of the tower there is a first-floor window. It and the tower can be seen from inside the current auto business. The fire bell from the tower is now located across Court Avenue to the south in front of the current fire station at 124 Court Avenue E. The bell is molded with these words on it "L.M. Rumsey Mfg. Co. St. Louis, MO 1888."

In 1889, the City built the infrastructure for electricity, with the power plant built adjacent to the west side of the fire station/city hall. The one-story brick building had a parapet with brick corbelling. The rowlock-arched fenestration matched that of the fire station. There was a recessed entrance with paneled surround and two windows on the left and one on the right. After the new power plant was built in 1923, the original power plant building was extensively remodeled to its current appearance. The main façade was replaced with tile and plate-glass display windows.

Circa 1900 photograph showing Fireman's Hall with power plant addition to left. Courtesy: Madison County Historical Society, Winterset.



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*Post-1948 photograph showing modification to the power plant addition for use as a garage.
Courtesy: Madison County Historical Society, Winterset.*

As part of the remodeling, an old tile-block addition on the north was removed and a larger one-story tile-block addition was added infilling all the space between the old power plant/fire station and the alley. This new addition had garage entrances on Second Street and had the effect of wrapping the garage business entirely around the original fire station. A new west wall was built a few feet beyond the west wall of the old power plant, leaving the old wall in place. Much of the old power plant and fire station walls are exposed on the interior of the current garage building. The interior walls and ceiling of the old power plant were covered with pressed tin. Most of it is still in place, although a drop ceiling in the front office obscures part of it. The drying tower/bell tower and the north wall of the fire station can be seen. The west exterior wall and windows of the power plant, the concrete floor, and the wooden center support pillar are all still present. The main facade has pilasters at both sides with an undecorated parapet between them that has tile coping. Below the parapet there are pilasters that flank metal-framed plate-glass windows and a modern glass door. The windows still have part of their original copper framing. The surrounds and stone sills are original to the garage remodeling. All of the windows and the door have Masonite panels covering the transom areas. According to the current owner, a painted "Palace Garage" sign on the transom window is still intact underneath the cover-up. The entry has a glass door with a window beside it, both of which have aluminum frames.

The Second Street side of the tile-block garage addition next to the alley has three modern metal garage overhead doors that open into automobile repair bays. Two of the garage doors have their original wooden surrounds and the other has a bullnose-tile surround. There is also an entry that has an aluminum-famed door with a window on the right and transoms above. Near the northeast corner there is a metal-famed, 16-pane wire-glass window. The center six panels open inward. This side has a three-foot-high concrete water table. On the back (north) side of the building next to the alley there are five windows and a door all filled in with concrete blocks.

Building History: In 1888, the Independent School District of Winterset deeded the lot to the city where the old fire station stood so that this fire station could be built there (*Madisonian*, 06/29/1888). J.S. Blake, who had been a partner with William Foster (who had designed many of the Commercial buildings in Winterset), was selected as architect for the building. Contractors were invited to submit bids to the office of Mayor F.D. Campbell (*ibid.*). In early September, the *Madisonian* reported that the City Hall was nearing completion. At the end of October, under the supervision of engineer Chapman, the engine, hose cart, and hook-and-ladder wagon were moved into the new building. Mayor Campbell moved into the City Hall Offices on the second floor above the fire station. It was announced that there would be a "grand ball" on Thanksgiving night to dedicate the new building (*Madisonian*, 09/07 and 10/26/1888). City Hall remained at this location until circa 1940; however, the fire station remained here until the current fire station was built across the street in 1977.

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The first electric power plant in Winterset was built in 1899 adjacent to the fire station and was known as the Winterset Electric Light Plant. In October, the foundation for the generator was laid, the boilers were bricked in. The equipment and poles had finally arrived, and the plan was to electrify the businesses around the square first before beginning to wire the residences. These were some of the businesses that were among the first to sign up for electricity: the Courthouse and post office; the *Madisonian* and the *News*; St. Nicholas Hotel; Koser Brothers' new store; McAndrews & Eldridge grocery; Ratliff & Eastman's department stores; the offices of H.J.B. Cummings and Dr. J.W. Wray; the Christian Church; and the Masonic Lodge and the Odd Fellows Lodge. All lights in the city were turned on from 7 to 8 p.m. on Saturday, February 8, 1890, in order to test the capacity of the power plant (*Madisonian*, 07/19, 09/06, 09/27, 09/27, and 11/01/1889, 02/07/1890).

After a new power plant was built in 1923, Elmer Orris and W.H. Wright purchased the old power plant for their Palace Garage and Sinclair gas station. They extensively remodeled the building for their Buick dealership by replacing the main façade with a tile façade with plate-glass windows and adding a tile addition on the north side with entrances onto Second Street. The building process took a long time because of the need to remove debris and remodel. The front room was 44 feet by 60 feet and the rear garage was 66 feet by 72 feet (*Madisonian*, 06/28/1923). In 1956, the business was sold to J.F. & Harry Reed for their garage business. In 1962, it was sold to James F. & Philip Bussanmas for their garage business, and in 1975, to Madison County Tire, Inc., which remains the owner to the present day (Bill Roach, personal communication, 04/09/2014). While having the appearance of two separate buildings, the current configuration remains the same as it was historically, with the garage building wrapping around the former fire station/City Hall section and sharing the west and north walls of the original two-story section. The entire building is also still under a single ownership and use.

Iowa Site Inventory No.: 61-03203

Historic Name: Lavaileur Garage Building

Historic & Current Address: 113 Court Avenue East

Date of Construction: 1913

Current view.

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story broad-front building is located on the north side of Court Avenue East on the east side of the alley one block southeast of the Courthouse square. The front of the building is faced with yellowish-brown polychrome glazed brick. The flat parapet is topped with brick coping, with the façade flanked by brick pilasters. The parapet is decorated with a slightly-recessed panel framed with narrow white glazed brick inserts. At both sides of the panel there is a diamond motif made of white glazed bricks with a green glazed brick in the center. Historic photographs show that there is a third diamond motif at the center of the panel that is now covered over by a sign.



*Circa 1926 photograph when building was the Armory.
Courtesy: Madison County Historical Society, Winterset.*

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Above the outside corners of the panel, there are smaller diamonds of white glazed brick each with a center of reddish-brown glazed brick. Below the parapet the storefront is divided into three bays by brick pilasters. The central bay has a deeply-recessed overhead garage door entrance that extends all the way to the ceiling. The ceiling is pressed-tin framed with pressed-tin decorative edging. Both sides of the recessed entrance have tall windows with transoms which have been covered with plywood. The original surrounds and stone sills are still in place. The recessed entry is flanked by tall narrow windows which have been covered with Masonite leaving only the sills exposed. The left bay has a modern door with new metal-framed windows resting on the original stone sills. The door surround may be original. The area above the modern windows where the plate-glass windows and transoms were located has been covered or filled in with Masonite siding. The display window in the right bay has been similarly treated with new metal-framed windows above the stone sills and the remainder of the window and transom area covered with Masonite siding.

The northwest corner of the building where the two alleys intersect has a canted corner with a garage door that creates easy access from several directions. The north (back) side of the building has been coated with concrete. It has three paired 1/1 windows with original surrounds and brick-header sills. The paired windows on the right have a door inserted into the left window. The west alley side of the building has a stepped roofline with tile coping. The windows on the west side have their original surrounds and stone sills but the openings have been filled with Masonite siding.

Building History: In 1913, L.L. Lavaieur purchased the 66 foot frontage on Court Avenue to build a large modern auto sales and garage business (*Madisonian*, 06/11/1913). The 1916 Sanborn map shows that it had storage space for 60 cars and was then Fenimore & Son Auto Sales & Repairs (*Madisonian*, 02/23/1916). There was a large office in the southwest corner and a canted alley entrance on the rear. The 1926 Sanborn map show that the building was then used as the National Guard Armory. The 1948 Sanborn map shows the building was again used for automobile sales and service and specifically housed the Sweeney Auto Co. from 1934 to 1956. He had a Dodge and Plymouth car agency “established in the Armory building” in 1934 (*Madisonian*, 04/26/1934). The 1934 article also noted that this building was then owned by F.B. Seidler, and the building had “been remodeled and redecorated” for Sweeney’s business (*ibid.*). Mr. Sweeney came to Winterset in 1934 to open the Sweeney Auto Company and the Sweeney Implement Company. He continued in those firms until his retirement in 1956. The building later housed the Graves Implement Store. In the 1980s-90s it served as the Winterset School Bus Garage (Mark Hollingsworth, personal communication, 2013).

Iowa Site Inventory No.: 61-03169

Historic Name: false front building

Historic & Current Address: Court Avenue East

Date of Construction: 1990s

Architect/Builder: Unknown

NRHP Status: Non-contributing

Building Description: This is essentially a modern false front that has the appearance of a two-story brick-front building but is only a shallow wooden frame structure that is clad with a synthetic faux-brick siding. There are two real windows, but the others are faux windows covered with shutters. When viewed from the alley, it can be seen that the front is a two-sided façade for a shed-roofed building to the rear that appears to be a building cobbled together with parts of the old building (i.e., the brick wall at the rear) but also new materials such as concrete walls and metal siding. It abuts the rear of the building at 101 John Wayne Drive North and

Current view.



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may be attached internally; however, the main entrance to this building is through the false front on Court Avenue. A part of the false front appears to house an enclosed stairway to a second level, perhaps into the building to the west. While there may be pieces of the building to the rear of the false front from the older historic building that collapsed on this lot, the rest of the building and the false front are modern.

Building History: This building consists of a shallow false front that was applied to a shed-roofed building at the rear when the historic brick Italianate-style commercial building formerly this lot collapsed in the 1990s. The photograph at right shows the original building in the early 20th century.



*1926 photograph of the former building that collapsed on this lot.
Courtesy: Madison County Historical Society.*

Iowa Site Inventory No.: 61-03180

Historic Name: Seidler Creamery

Historic & Current Address: 112-114 Second Street N

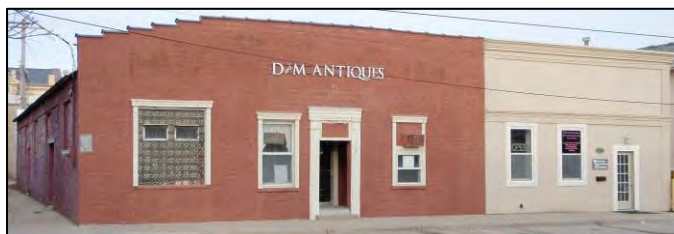
Current Address: 114-116 Second Street N

Date of Construction: circa 1925

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building



Building Description: This long rectangular one-story building has tile-block side and rear walls and a brick front. The north unit of the building has been encapsulated or covered over with a stucco-like modern product and presents a modern look, while the brick front of the south unit remains uncovered and overall retains good historic integrity. Internally, the old building was subdivided in the modern era into two separate store units, with a modern rear addition attached to the north unit of the old building. For the purposes of this nomination, the two units and the rear addition are counted as a single building because the two older units were a single building originally.

The south unit has a slightly off-center front door that has a Classical-inspired wooden surround and a transom window that is painted or filled with a wooden panel that is painted. The door has a single window to right and a single and a larger double-wide window to left. The larger window is filled with glass blocks that are historic in age, while the single windows are 1/1 double sash; however, the window to the right of the door has been reduced for the insertion of an air conditioner. The alley side (south) of the building is constructed of exposed tile blocks, with a series of large square windows filled with glass blocks also of historic age. There are several service doors on the alley side of the building. The parapet on the façade of the south unit has tile coping and is stepped down to the south and rises slightly above the actual front-gabled roof behind the parapet. This is a vernacular false-front type that imparts a larger scale to the front of the building than the actual building possesses.

The north unit now has a Classical-type parapet with cornice molds at the top and just above the storefront that were not original to the building. The front door is a modern door off-center to the right, with two modern 1/1 windows to left of the door. The north alley side of this unit; however, also has exposed bricks that are unpainted. It is not known whether this modern façade application is reversible. There is a large modern addition that was made to the rear of the building that also has the same encapsulated stucco-type of wall finishes on all its exposed sides.

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Building History: In 1925, the *Madisonian* (10/22/1925) reported the following:

BUYS SITE FOR CREAMERY. Buys Lots on Court and first Avenues.
Will Build a Modern Creamery.

Frank B. Seidler closed a deal yesterday whereby he comes into possession of the four Miller properties on Court avenue and First avenue now occupied by Geo. Adkins, Hanes repair shop, Henry Schoenberger and Pat Cline. Mr. Seidler will remodel the buildings and give Winterset a long needed creamery of sufficient capacity to handle the dairy products of Madison county.

While the reported location at “Court and first Avenues” does not jibe with the building’s location on Second Street north of Court Avenue, the reported location would have placed it at the southwest corner of the Courthouse square where the extant buildings date from the 1860s. In other words, “Lots on Court and first Avenues” would have been lots that were completely built over with buildings that pre-dated this creamery. Furthermore, while the September 1926 Sanborn fire insurance map did not depict this building yet at the location on Second Street North, it was depicted at this location on the updated 1948 Sanborn map and labeled as a “Creamery.” It is assumed that the subject building is the Seidler Creamery, with the building likely built circa 1926. On the 1948 map, the creamery building was depicted as a single open unit but carried two addresses (112 and 114) suggesting that there were two “storefronts” perhaps for the creamery office and the creamery proper. The building also abutted a large store building at the rear that actually fronted Jefferson Street to the north and ran the north-south length of the alley. That building is no longer extant, with the modern rear addition on the old creamery building now occupying part of that former store location. The Hamilton Hotel (also non-extant) was located to the north of the creamery along Jefferson Street.

Iowa Site Inventory No.: 61-03220

Historic Name: Hotel de Horse Livery/Auto-related business

Historic Address: 111-113 Jefferson Street

Current Address: 115 Jefferson Street West

Date of Construction: circa 1887; remodeled between 1948 and 1955

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This brick-faced two-story building is located on the north side of Jefferson Street West in the block west of the Courthouse square. The original building constructed circa 1887 was a one-story building set back a few feet from the current façade. Between 1899 and 1907, a shallow two-story addition was built across the front of the building. A circa 1919 photograph showed that the two-story addition had a stone façade. The 1948 Sanborn map indicated that the facade was still stone. However, sometime after 1948 and before 1955, the stone façade was replaced with the current brick façade, which is flush with the adjacent bank building. The second story has three 1/1 windows evenly spaced across the façade. These windows have steel lintels and sills of header bricks. There are faux shutters flanking each window. The storefront has a slightly-recessed central entry with a glass-pane door and a transom that has been covered. There is a steel lintel above the entry and above that is a double row of glass blocks. The entry is flanked by metal-framed plate-glass windows that have faux muntins, header brick sills, and steel lintels. There are two rows of

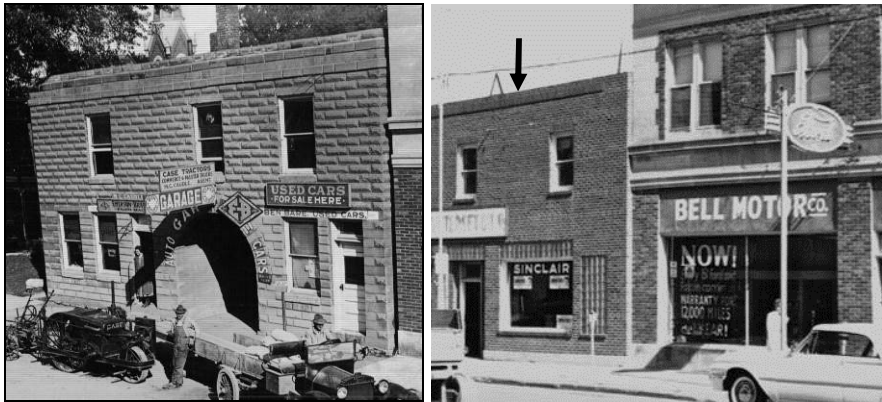


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glass block windows above the steel lintels. Flanking the plate-glass windows are windows of glass blocks. These windows have sills of header bricks laid horizontally. All of the first floor windows and the entry have faux raised-panel cornices and the sills have attached flower boxes. The building has a flat roof and a concrete floor in the rear and a concrete foundation in the rest. There is also a concrete water table. As can be seen in the photographs below, the current façade was in place circa 1955, with the main modification since then being the replacement of the plate-glass display windows and the installation of the awnings and faux shutters.



Circa 1919 photograph of Bare & Young Garage/Used Cars building (left) and circa 1955 when it was a Sinclair business (right) after the building had been remodeled.
Courtesy: Madison County Historical Society and the Allen Family Private Collection, Winterset.

Building History: The so-called “Hotel de Horse” livery evolved into the “Hotel de Ford” before becoming a lumber yard. It is currently part of the Grip-Tite manufacturing company that owns most of the buildings on the north side of Jefferson Street to the west of this building over to Second Avenue. The original building was built circa 1887 as a livery and veterinary business operated by W.C. Hudson. In 1891, Hudson sold half interest in the livery to E.J. Holt and Dr. Dowden, who became the veterinarian (*Madisonian*, 02/27 and 05/15/1891). The 1893 Sanborn fire insurance map noted this as a livery business. In 1895, Hudson retired, turning the business over to W.H. Doak (*Madisonian*, 10/11/1895). However, it was not until 1898 that Doak bought the Hotel de Horse from then-owners Hammond and McDole (*Madisonian*, 06/29/1898). Four years later Doak sold to John Parkins (*Madisonian*, 07/31/1902). The 1907 Sanborn fire insurance map labeled the building as a “carriage house,” and in 1908, the Hotel de Horse almost burned when the building next door was destroyed by fire (*Madisonian*, 08/27/1908). Sometime after this, Orris & Gentry operated a Ford dealership in this building until 1917 when Ben Bare began selling used cars here. The 1916 Sanborn map indicates that this was a 35-car garage but that repairs were not done here. The *Madisonian* commented that Eugene Wilson had bought the old Hotel de Horse, which had been converted into the Hotel de Ford several years ago, and was occupied by Bare (*Madisonian*, 05/01, 07/04, 07/18, and 09/26/1917). During this time, Ben Bare was in partnership with Elmer Young in the garage, with Bare selling used cars. The business also included the Case tractor dealership of M.C. Caudle, agent. In 1919, Ford Motors was moved into the new Citizens Bank building adjacent to the east. In 1922, the Hammond Lumber Company leased the old Hotel de Horse (*Madisonian*, 03/01/1922). Sometime between 1948 and 1955, the stone façade present in the circa 1919 photograph above was completely replaced with its

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current brick facade. By 1955, the building housed a Sinclair station and likely a garage.

Iowa Site Inventory No.: 61-03221

Historic Name: Machine Shop

Historic & Current Address: 115 Jefferson Street West

Date of Construction: circa 1926-1948

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

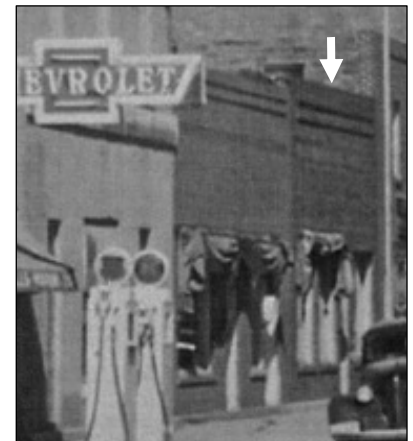
Building Description: This one-story tile-block building is located on the north side of Jefferson Street West in the block west of the Courthouse square. The building has a concrete floor, flat roof, and brick-veneered façade. The parapet of the façade has very simple brick corbelling across the top. On the left of the storefront is a modern door with a Classical-inspired wooden surround. To the right, there are two metal-framed plate-glass windows with steel lintels and header brick sills. Between these windows there is a window made of glass blocks with the top now covered.



The back of the building next to the alley shows the tile block wall construction. There is an overhead garage door on the right, the opening for which appears to be original. The door is metal with a wooden surround. On the right is a door with a window to its right. Both have steel angle beams lintels, which partially obscure the header bricks on them, and the window has a header brick sill. The door is in an opening that used to be a window. The metal window and surround are not original.

Building History: In 1878, George and Mahala Jane Stanfield moved into an existing building and established the Stanfield House where the “erring, homeless or hopeless one” could find “the courage to begin life anew” (Mahala Stanfield obituary). The Stanfield house became known as the Stanfield Hotel and later as the Farmer’s Hotel. This building was still on this lot at the time of the 1926 fire insurance map when it was labeled as a “rooming house.” The old building was set back farther on the lot than the current building, which had been built by the time of the 1948 fire insurance map when it was labeled as a tile block “Mach. Shop,” with a concrete floor. A circa 1950s photograph documented that the current brick front was then in place. A pilaster that rose above the top of the parapet on the west side has since been removed but otherwise the upper part of the façade remains the same as it was in the 1950s. The building is now part of Grip-Tite manufacturing company.

*Circa 1950s photograph showing subject building (arrow).
Courtesy: Allen Family Private Collection, Winterset.*



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Iowa Site Inventory No.: 61-03223

Historic Name: Store Building

Historic & Current Address: 117 Jefferson Street West

Date of Construction: circa 1926-1948

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This one-story tile-block building is located on the north side of Jefferson Street West in the block west of the Courthouse square. The façade is veneered with brick painted white and exhibits very simple brick corbelling across the flat parapet. There are two brick pilasters flanking the façade and rising slightly above the parapet. There is a modern, but not new, single door with a transom centered in the storefront. The entry is flanked by paired metal-framed plate-glass windows with concrete sills. There is a new green steel shed-roofed awning across the storefront.



Building History: Prior to 1878, this lot was occupied by L.P. Baker’s wagon and gun shop. After 1878, this early building became a boarding house known as the Stanfield House, which evolved into the Stanfield Hotel and later the Farmers Hotel. By 1926, the hotel was functioning as a “rooming house.” The old hotel building occupied two lots, including that later occupied by the building adjacent to the east (115 Jefferson Street West) and the subject building. The old hotel building set back farther on the lot than the current building, which was built sometime between the 1926 fire insurance map, when the rooming house was still standing, and 1948 when this building was shown. In 1948, it was simply labeled as a “store” (Sanborn 1948). Its historical functions are not otherwise known at present.



Circa 1950s photograph showing subject building (arrow).

Courtesy: Allen Family Private Collection, Winterset.

Iowa Site Inventory No.: 61-03224

Historic Name: Livery Building

Historic & Current Address: 121-123 Jefferson Street West

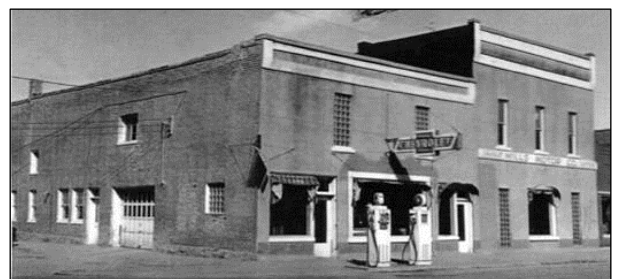
Date of Construction: circa 1907

Architect/Builder: Unknown

Current view.

NRHP Status: Non-contributing building

Building Description: This two-story double-wide brick building is located on the north side of Jefferson Avenue in the block west of the Courthouse square and at the corner of Second Avenue. The whole building is now covered with textured concrete panels; however, mid-20th century photographs show that the façade was coated with what probably stucco by that time. All of the second-story windows on the right unit have been covered over with the concrete panels as has the parapet.



Circa 1950s photograph.

Courtesy: Allen Family Private Collection, Winterset.

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On the left side of the second floor there are two glass-block windows, which were present in the mid-20th century. A modern green shed-roofed steel awning covers the parapet of the left unit.

The left unit storefront has a modern metal-framed door with a plate-glass window adjacent on the left. There are tripled and paired windows to the right of the door that are modern replacement windows. The first floor on the right has two tall narrow glass-block windows that were present in the mid-20th century and flank a paired modern replacement window. The window sills are concrete. The whole building is painted white. In the 1970s, the entire building was covered with a faux stucco/half-timbered slipcover and shingled awning as part of an urban renewal project; however, the entire slipcover and awning have since been completely removed and the concrete-paneled cover-up installed.

On the west side of the building there are four overhead garage doors that appear to be historic openings but have newer metal doors. There is a small glass-block window near the front of the building on this side that was also in place by at least the mid-20th century. At the back of the building there is a new large gable-roofed addition, which is also covered with concrete panels. It has a garage door on the left next to the alley and another very large garage door.

Building History: The Sanborn fire insurance maps suggest that this double-wide building was built circa 1907 when it housed a livery business and had a hall on the second floor. It was still shown as the livery with second-floor hall on the 1916 fire insurance map. By 1926, it was an auto sales and service station. It specifically housed the Mills Motor Company, which was a Chevrolet dealer in the mid-to-late-20th century. It currently houses the Grip-Tite manufactory, which also owns the three building to the east on the north side of Jefferson Street West.

Iowa Site Inventory No.: 61-02845

Historic Name: Grocery Store

Historic & Current Address: 114 Jefferson Street West

Date of Construction: circa 1907

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story Italianate-influenced brick building is located on the south side of Jefferson Street West next to the alley in the block west of the Courthouse square. The soft brick building has a hand-tooled limestone and concrete block foundation with a crawl space. The façade is framed by brick pilasters and has brick corbelling with recessed dentils across the flat parapet. There are two rowlock-arched windows with stone sills on the second story. These are 1/1 replacement windows. Above the storefront there is a metal beam decorated with three rosettes. The first floor has an angled recessed entry on both sides of the storefront, with the right being a stairway entry and the left the main store entry. There are wooden-framed display windows with wooden kick plates with recessed panels between the two doorways. Above each of the storefront windows there are two transom windows with vertical muntins. The transom lights have been painted. The store entry door appears to be original, although there is an aluminum storm door that is a more recent addition and an air conditioner that has been inserted into the transom. The stairway door is a modern replacement with vinyl siding infill around the door.

Current view.



Circa 1950s photograph.

Courtesy: Allen Family Private Collection, Winterset.

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On the east alley-side of the building there is a painted advertisement for “Linville Jewelry” aligned vertically along the edge of the building. The limestone water table on the side of the building next to the alley has draft and margin lines, and the surfaces are decorated with vermiculation. This side has three second-story segmental-arched windows with limestone sills. Below the left window there is a taller segmental-arched window with a combed-limestone sill. The brick on the side has been covered with stucco. At the rear of the building there are two segmental-arched windows with two more segmental-arched windows below them. The windows on the second story have modern replacement windows with vinyl siding infill around the windows. Those on the first floor have brick sills and plywood infill.

Building History: The building had not yet been built at the time of the 1899 Sanborn fire insurance map but it was present by the 1907 map when it was labeled as a grocery store. In 1898, Thomas Hudson had planned to have T.F. Mardis, a local builder, construct a brick building at this location for his steam laundry business. However, Hudson decided instead to locate his laundry at the corner of Washington and First Avenue South (*Madisonian*, 01/19 and 03/02/1898). After the subject building was finally built, it appears to have first functioned as a grocery but soon after became the central office for the Iowa Telephone Company. The phone company had been previously in the building that housed Hamilton Brothers real estate office. When the real estate office needed more space, the phone company was moved to this building, which was next door to the west (*Madisonian*, 08/13/1908). The 1916 and 1926 Sanborn maps show the telephone office still at this location; however, by 1948, it was labeled simply as a “store.” It is known that subsequent occupants included the Linville Jewelry & Gifts Store and Gene Madsen’s barber shop (Madison County Historical Society Photograph Collection; Gene Madsen, personal Communication, 05/28/2014). It currently houses Jim’s Barber Shop.

Iowa Site Inventory No.: 61-03222

Historic Name: Two-Unit Store Building

Historic & Current Address: 116-118 Jefferson Street West

Current Address: 116-118 Jefferson Street West

Date of Construction: circa 1926-1948

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story two-unit brick building is located on the south side of Jefferson Street West in the block just west of the Courthouse square. The building has a concrete rock-aggregate foundation and water table and walls of extruded polychrome brick with a combed surface similar to that used to reface the building at 115 Court Avenue West. There is a flat brick parapet with a very simple a recessed panel on the facade. The right storefront has an entry to left of a window on the right consisting of a large fixed pane flanked by 1/1 metal-framed windows having brick sills. The left storefront has two modern sliding windows flanking the entry door. These windows have steel lintels. All the doors and windows are replacements.

Building History: In 1926, the lot was shown as vacant, with the current building first represented on the May 1948 updated Sanborn fire insurance map. At that time, both units were labeled simply as stores. The east corner of this building is partially visible in the circa 1950s photograph shown above for 114 Jefferson Street.



Current view.

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Iowa Site Inventory No.: 61-03224

Historic Name: Office Building

Historic & Current Address: 120 Jefferson Street West

Date of Construction: circa 1907

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story brick-front building is located on the south side of Jefferson Street West in the block just west of the Courthouse square. The façade of this small office building is covered with polychrome brick veneer consisting of extruded brick with a combed surface. The mortar appears to be original. There is a polychrome brick water table laid vertically similar to that on the building across the alley at the corner of Jefferson Street and Second Avenue. On the west side of the building next to the alley the wall construction is split-faced rusticated concrete block. The façade has a flush entry on the right and a single fixed display window on the left. Both have steel lintels. The window surround may be original and the sill is made of brick headers that may be paving bricks. The west side has two modern 1/1 windows. The entry door may be the original wooden-paneled door with rectangular glass pane. It now has a modern storm door added. At the back of the building there is an old rowlock-arched window which has been covered with plywood. The rear wall has been covered with stucco.

Building History: This building was first shown on the 1907 fire insurance map in its current configuration. At that time, it was labeled simply as an office. It continued to be labeled as an office building on the 1926 and updated 1948 Sanborn fire insurance maps. It currently functions as small store building.

Current view.



Iowa Site Inventory No.: 61-02849

Historic Name: Peters & Sons Implements Building

Historic & Current Address: 124 Jefferson Street West

Date of Construction: 1912

Architect/Builder: Unknown

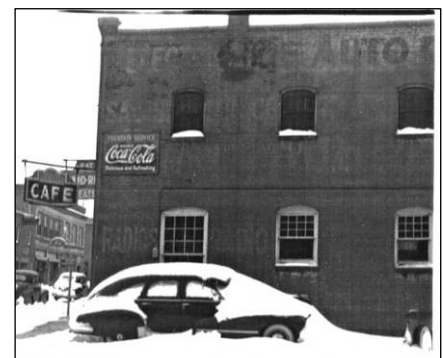
NRHP Status: Contributing building

Building Description: This two-story brick-front building is located on the south side of Jefferson Street West in the block west of the Courthouse square at the corner with Second Avenue. The building is built with a combination of soft brick, common brick, and polychrome face brick. The façade is faced with light and dark polychrome brick to which a sprinkling of salt was added during the firing. Most of the brick is light colored, with the dark-colored brick being used as trim. The façade is framed by pilasters on both sides, with brick corbelling across the flat parapet. Overall the design of the façade reflects some influence in the symmetry of fenestration and the type of windows from the early 20th century Classical Revival style but also exhibits some older Italianate influence in the corbelled cornice details.

Current view.



*Circa 1940s photograph of west wall of subject building.
Courtesy: Allen Family Private Collection, Winterset.*



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The parapet/cornice area appears to have been rebuilt or at least repointed with a different colored mortar than the original. There are four second-story windows with 12/1 sashes, concrete sills, and steel lintels. Below the windows there is decorative brick corbelling consisting of a recessed panel below the center windows and a geometric four-petal design below each of the flanking windows. The columns in-between the windows have brick corbelling. The storefront has a large centered entryway flanked by two windows. Brick pilasters separate the openings. The side windows have 15-pane transoms above new 1/1 windows that have faux muntins and dark glazed brick sills. The slightly-recessed central entry has steel angle beams at the corners of the entry and two 18-pane transoms. The entry way is rebuilt as is the steel lintel above the entry where the bricks are a different color than the original brick. There are new French doors in the entry, and the brick in the area around the doors has also been rebuilt. Both the bricks and the mortar used in the renovation very closely match that of the rest of the building. All of the windows have steel lintels. There is a water table of dark-colored brick that has been laid vertically around the building. The west wall of the building along Second Avenue has rowlock-arched windows with three rows of header bricks. The top story has three of these segmental-arched windows with 8-pane sashes above and replacement aluminum-framed sashes below. The first floor has a large rowlock-arched window on the left and windows below the center and right second story windows which are the same size as the second story windows above them. All of the window surrounds seem to be original, but the top sashes have been covered. The two smaller windows have been repaired with parts having been replaced. All of the windows have dark-colored brick sills. The east side of the building next to the alley is built of soft brick and has no fenestration.

Building History: In 1912, the *Madisonian* reported that Peters & Sons were building a new brick building at this location that was “entirely modern” and of “ample size to take care of their growing business,” which was an implement business, per his obituary (*Madisonian*, 08/28/1912). The 1916 Sanborn fire insurance map showed that it was then an auto sales room that may have been associated with the auto repair business in the building to the south but did not show an internal connection at that time. However, by the 1926 Sanborn fire insurance map this building had been joined internally with the south building as a single auto sales and service business. A 1926 advertisement in the *Madisonian* (11/04/1926) listed this business as the “Winterset Station.” By 1948, the fire insurance map showed the two buildings as a single restaurant business. A circa 1940s shows the restaurant as a Maid-Rite café. In that photograph, the subject building still showed a fading painted sign on the west wall advertising the former auto business. Today, the building houses a recording studio.

Iowa Site Inventory No.: 61-03191

Historic Name: Blacksmith Shop

Historic & Current Address: 117 Second Avenue North

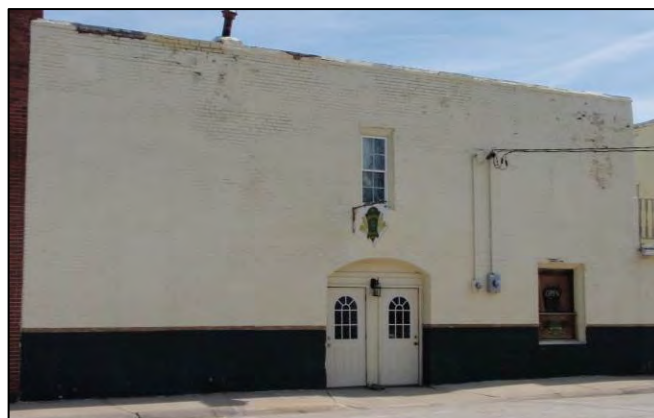
Date of Construction: circa 1893

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This two-story brick building is located on the east side of Second Avenue in the block west of the Courthouse square. The soft brick building has a flat roof and undecorated brick parapet with coping. There is a centered rowlock-arched entrance that formerly had a triple door, but now has modern double doors. There is a single



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1/1 window (originally a hay mow door) above the entrance, and it appears that the entrance was originally flanked with rowlock-arched windows. The one on the right has a modern plate-glass window with brick infill above it. The one on the left is filled with brick. There may have been another window above the left window. There is a second modern door on the right side of the façade. The entire brick facade has been painted.

Building History: This building first appears on the 1893 Sanborn fire insurance map as a stable or animal shelter-type facility. From 1899-1907, the Sanborn fire insurance maps showed this building as a blacksmith's shop, which may have been its original function. By 1916, it had been converted into an auto repair business and may have been joined with the building to the north (see 124 Jefferson Street W). However, by 1926, it was definitely joined internally with the building on the north for a combined auto sales and service business (Sanborn 1926). By 1948, both buildings housed a joined restaurant (a Maid-Rite Café) (Sanborn 1948; Madison County Historical Society Photograph Collection, Winterset). The building still retains some of the historic appearance from its earliest days as a blacksmith shop and is recognizable as such sufficiently to contribute under Criterion A.



1934 photograph showing part of the subject building at the far right and taken during the construction of the Winterset Post Office across Second Avenue (foundation forms visible in foreground). Courtesy: Madison County Historical Society, Winterset.

Iowa Site Inventory No.: 61-03190

Historic Name: Animal Breeding Stable

Historic & Current Address: 115 Second Avenue North

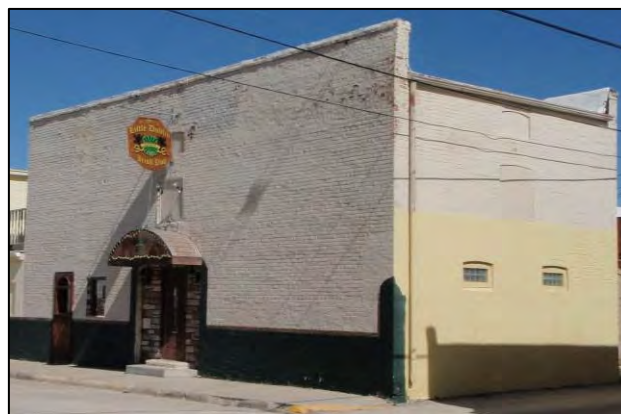
Date of Construction: circa 1886

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This two-story brick building is located on the east side of Second Avenue one block west of the Courthouse square. The soft brick building has been painted. It has a flat parapet. On the façade there is a large rowlock-arched, centered entry door, which could accommodate teams of horses. The entry now has a modern door and infill of faux-stone facing and a modern arched canopy; however, the brick-arched opening is still intact. Above the entry is a rowlock-arched opening for a hay mow door and above that is another opening for a short rowlock-arched window probably for light and ventilation. To the left of the entrance is a small



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opening with a modern window and faux-stone infill. To the left of this is a door-sized recessed display niche. On the south side of the building next to the alley there are two short rowlock-arched windows high on the wall. These openings are now filled with glass blocks. Centered on the wall above these is a rowlock-arched hay mow door that has been covered with plywood. Above this, is a short rowlock-arched opening covered with plywood which may have provided light and ventilation near the roofline. On the east side of the building there is a modern door and one older rowlock-arched window. The fenestration suggests that the second story was used for hay storage. Between this building and the adjacent building to the north, there is a very small concrete-block addition that was built before 1926 as indicated by the Sanborn map. Incidentally, this structure and the adjacent buildings form a beautifully framed view of the Madison County Courthouse.

Circa 1930s photograph when it was the Stanley Bell Garage.

Courtesy: Allen Family Private Collection, Winterset.



Building History: This building was built by 1886 when it was shown on the Sanborn fire insurance map as an animal breeding facility. It retained this function through at least 1916, with the 1899 fire insurance map also identifying it as a veterinary barn (Sanborn 1899-1916). It later became part of a tractor and auto repair business—the Stanley Bell Garage—through at least 1948 (Sanborn 1926-48). Stanley Bell’s garage also bought and sold used cars. The building today still retains some of the historic appearance from its use as a veterinary barn/animal breeding facility and is recognizable as such sufficiently to contribute under Criterion A.

Iowa Site Inventory No.: 61-03189

Historic Name: Jack & Baird Livery

Historic & Current Address: 111 Second Avenue North

Date of Construction: circa 1886

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This squat, two-story brick building is located on the east side of Second Avenue one block west of the Courthouse square. The soft brick building has tile coping on the top of the undecorated flat parapet that extends above a low-pitched front-gabled roof that has beaded-board overhangs. The façade is slipcovered with historic photographic images placed in arched wooden frames flanking a recessed segmental-arched central entry that steps up from the sidewalk level. At the center of the second story of the main façade there is a wooden hay mow door with original hinges but is now filled with a modern window. There is new fenestration on the north side of the building next to the alley. It retains sufficient integrity to contribute under Criterion A.



Building History: The 1886 Sanborn map shows this building as a feed and sales establishment. Before 1899, this building housed the Jack & Baird Livery (*Madisonian*, 03/29/1899). In 1899, the fire insurance map labeled it specifically as “Lyon & Wright Feed and Sale” (Sanborn 1899). Lyon & Wright’s business also included a boarding stable (*Madisonian*, 04/05/1899). The building continued to function as a feed and livery business through at least 1907 and was specifically the Orville Van Hosen Feed and Sale business in 1904 when it was noted that Van Hosen had

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purchased what had recently been the "T.M. Sparks sale barn" (*Madisonian*, 10/27/1904; Sanborn 1907). It had become an auto repair business by 1916, but from 1917 through the 1960s it housed the poultry business of J.M.E. Elza Creger Egg & Poultry. By the 1960s, there was a poultry egg business operated by Eldon Thomas in this building (*Madisonian*, 04/04/1917; Ron Howell, personal communication, 04/09/2014; Sanborn 1916). It is currently a rental property owned by George Montross and houses a hair salon.

Iowa Site Inventory No.: 61-03182

Historic Name: Warehouse

Historic & Current Address: no address; alley between Second and First Avenue N and Court Avenue E and Jefferson Street W

Date of Construction: circa 1907

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story brick building is located behind the commercial building at 114 Jefferson Street West at the intersection of the two alleys in the center of the block west of the courthouse square. This small, very simply-built soft brick utilitarian building has flat parapets extending above the roofline on three sides. The east side of the building fronts onto the north-south alley that runs by the side of the commercial building at 114 Jefferson Street West. The façade has a centered rowlock-arched door with a sill made of hand-tooled local limestone with margin lines, draft lines, and vermiculated faces. There is an old rotted wooden door surround that may be original. The door, which is made of carboard siding appears to be old. On the right of the door is a rowlock-arched window with a sill of header bricks. The bottom of the window has a vinyl storm window and the top has been covered with Masonite. On the left of the door is an old sliding garage door made of carboard siding. The opening has a steel lintel. The façade has a brick water table. The parapets on the façade and the rear wall have been rebuilt with newer brick as has the southern half of the back wall. The rear wall has had a new door opening cut into it. A metal-framed plate-glass door has been roughly installed into the opening. The south side has a rowlock-arched window with a deteriorated local limestone sill. The bottom of the window has been replaced with a vinyl storm window and the top is covered with Masonite. There are metal plates around the window to make it fit the space. The building is in poor condition with bricks spalling and missing mortar.

Building History: This small building was first represented on the 1907 Sanborn fire insurance map as a warehouse. By 1916, it was specifically identified as a furniture warehouse, and by 1926 it was the warehouse and shop for the nearby telephone company (Sanborn 1916, 1926). The building continues to function as a storage facility.



Current view.

Iowa Site Inventory No.: 61-02419

Historic Name: Winterset Post Office

Historic & Current Address: 120 Second Avenue North

Date of Construction: 1934-35

Architect/Builder: Louis A. Simon, Supervising Architect;
Ernest Rokahr & Sons Construction

NRHP Status: Contributing building



Current view.

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Building Description: This Classical Revival/Moderne-style building is located on the west side of Second Avenue North in the block between Court Avenue West and Jefferson Street West. It is due west of the Courthouse square. The brick-veneered building has a poured concrete foundation. The windows have stone lintels, with a stone cornice wrapping around the building below the flat parapet. There is stone coping on the parapet as well. The main entry is a raised monumental entrance that projects out from the façade. Brick pilasters capped with stone accents imparting a columned effect to the façade and wrap around the sides of the building. The pilasters also frame the windows and main entry door.



*Post 1935 photograph of the U.S. Post Office in Winterset.
Courtesy: Allen Family Private Collection, Winterset.*

Modifications have included replacement of all of the windows and the front doors and the addition of a handicapped-accessible ramp to the front entrance. The frontage of the lot has also been reduced with the addition of angled parking along the street side of the sidewalk. A large tree was once in this area and was either already gone or was removed for the new parking construction.

Building History: This building was constructed as part of a Great Depression-era, federal work-relief program in 1934-35, probably the Works Progress Administration (WPA). The lot for the new post office in Winterset was being cleared and the foundation was being laid in 1934, with the building completed in 1935. The *Madisonian* published the following items about its construction:

Actual construction on Winterset's new \$38,000 post office began last Thursday when men and teams set to work excavating for the basement of the structure. The work is being rushed, so as to have it as far along as possible when cold weather sets in. The project is in the hands of the Ernest Rokahr & Sons Construction company of Lincoln, Nebraska. W.T. Purcell of Independence, engineer in charge, came to Winterset Tuesday (09/27/1934).

Excavations for the basement of Winterset's new post office have been completed and work on the foundations is now underway (10/25/1934).

SIMPLICITY MARKS CORNER STONE LAYING. Simplicity was the rule at the laying of the cornerstone Monday in Winterset's new post office. No notables attended the ceremony, in fact there just wasn't any ceremony. There wasn't even anything sealed in the stone. The masons merely put it in place without benefit of a brass band and the work went on....The following inscription is on the stone: Henry Morganthau, Jr. Secretary of the Treasury—James A. Farley, Postmaster General—Louis A. Simon, Supervising Architect—George O. Van Nerta, Supervising Engineer—1934 (02/07/1935).

POST OFFICE TO OCCUPY NEW BUILDING MONDAY. The Winterset post office will be moved into the new federal building next Monday if plans of Mrs. Mary E. Ilgenfritz, postmistress, are followed (06/27/1935).

This building still functions as the U.S. Post Office in Winterset.

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Iowa Site Inventory No.: 61-02671

Historic Name: Carnegie Public Library

Historic & Current Address: 124 Court Avenue West

Date of Construction: 1904-05

Architect/Builder: F.E. Wetherell, architect;

Lewis & Kale, builders

Current view.

NRHP Status: Contributing building

Building Description: This monumental building is located at the corner of Court Avenue West and Second Street just west of the Courthouse square. The brick-veneered building is two stories high but has a raised basement level that is faced with quarry-faced stone (described as “pitchfaced limestone with steps of Bedford stone” in an August 12, 1904, *Madisonian* article). The brick was described in 1904 as “the finest quality of grey mottled pressed brick” (ibid.). The design exhibits Classical Revival stylistic details expressed in polychrome pressed brick and the rough-faced stone. It features a flat roofline with capped pilasters that rise above the parapet at regular intervals around the roofline. There is a denticulated cornice that wraps around the building and forms a gabled peak near the top of the slightly-projecting entryway that also rises above the height of the parapet. There is a round oculus window centered above the centered front door, which also features a transom window. The rest of the windows on the front and sides are tall, narrow paired windows capped with stone hoodmolds and having stone sills. Brick pilasters at the corners of the building are patterned to impart a quoined effect. The rear wall of the building features a dramatic rounded wall. The building is no longer the public library and has been remodeled for use as the Winterset City Hall.



Current view of rear of building showing curved wall.

Building History: A library was first organized in Winterset in 1877 by Henry Wallace and others. The books were first kept in the YMCA rooms and then in the Courthouse. In 1890, there was a movement for a permanent library building, and for a time the library was housed in rented rooms on the west side of the square. A library was formally organized in 1891, and the city took possession of it in 1892. The first Library Board was organized in 1894. In November 1900, a building on Court Avenue was leased for the library. Mary Cassiday was the first librarian.

In February 1904, Andrew Carnegie donated \$10,000 for the library building construction as part of his philanthropy for the construction of public libraries across the nation as long as the libraries were operated as free public libraries. S.G. Bevington and Mrs. L.M. Alexander, daughters of Winterset pioneer businessman C.D. Bevington donated the lots for the library site. In doing so, they continued the legacy of helping to improve and



1906 photograph of library building.

Source: Madisonian 1906.

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develop the community. Frank E. Wetherell of Des Moines was selected as the architect in July 1904. The contractors, Lewis & Kale of Winterset were awarded the contract in August 1904 beating out another local firm, T.F. Mardis & Son, with a lower bid (*Winterset News*, 08/12/1904). The heating and plumbing contract went to Hartman & Franklin, also the lowest bid for that job (*ibid.*). It was further noted that:

The building is to be of the finest quality of grey mottled pressed brick. The basement story being constructed of native pitchfaced limestone with steps of Bedford stone. The basement story is to be finished in hard pine and the library proper in oak. The building is to be heated by steam.

Architect Witherell [sic] and the board are much pleased over getting the bids within the appropriation without having to cut out the stone work that being the unknown factor in the previous estimates. The work will all go to home men and nearly all the money expended in construction will be left in Winterset (*Winterset News*, 08/12/1904).

It has been reported that at least some of the limestone used in the library foundation actually came from the old Courthouse that burned in 1875 and that the salvaged foundation stones had been used for a fence around the new Courthouse. "Workmen removed the foundation stones of the fence formerly around the courthouse yard, cleaned them and carried them to the library site" (Library History accessed at <http://www.winterset.lib.ia.us/library-information/history2/history>, 12/12/2014). However, historic photographs of the Courthouse square dating from in the late 19th century, after the courthouse had burned and the new one had built, show what appears to be a wooden fence with vertical posts topped with a flat board rail. It is known that the original gutters around the square in the late 19th century were built of stone and perhaps that stone had been salvaged from the old Courthouse and then was reused in the new library. Close examination of the foundation stones in the extant library confirmed that the façade and west-side foundation stones (i.e., the public views of the building) are constructed of cut stone blocks that were not salvaged from the courthouse; however, the stones in the rear and east walls are a lower grade, rubble-type of stone and could very well have been salvaged from the street gutters, which in turn may have been salvaged from the courthouse fire to be used yet again in the library foundation.

The cornerstone was laid in September 1904 and is inscribed with a Masonic Lodge dedication. The building was completed and accepted in May 1905. The "Free Public Library" of Winterset was officially dedicated and opened on June 16, 1905. This building became the Winterset City Hall in 2003 when a new library building was built one block east of the Courthouse square outside of the historic district (Madison County Genealogical Society 1984:27; Mueller 1915:373-4).

Iowa Site Inventory No.: 61-03213

Historic Name: Pitzer Building

Historic Address: 119-123 Court Avenue W

Current Address: 121 Court Avenue W

Date of Construction: 1883 and circa 1899-1907;
storefronts refaced and united in 1931

Architect/Builder: T.F. Mardis, builder

NRHP Status: Contributing building

Building Description: This one-story three-unit building is located on the east side of Court Avenue W at the



Current view.

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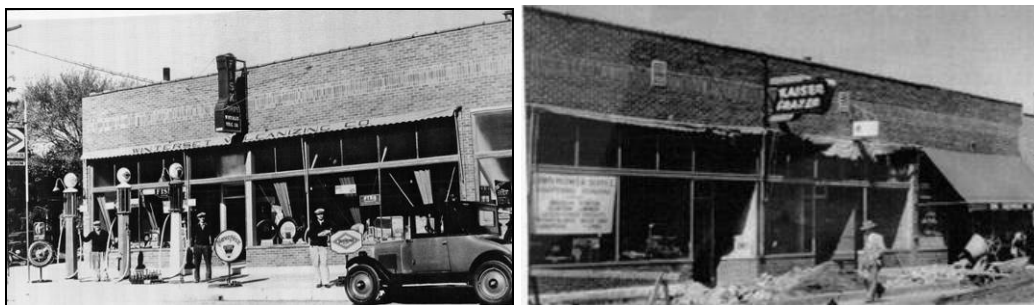
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intersection with Second Street and is one block west of the Courthouse square. It began with the construction of the west unit as a stand-alone building in 1883. That building exhibited Italianate stylistic influence as expressed in a brick corbelling and a simple pressed-metal cornice. When the two buildings were built next door to the east sometime between 1899 and 1907, their parapet designs appear to have been executed in a similar corbelled-brick design; however, each storefront was different. A rear addition was made to the center and east units by 1926, with an internal connection from the west unit directly into the rear unit, which was used for auto repairs.



*1920s photograph of the center and east units.
Courtesy: Allen Family Private Collection, Winterset.*

By 1948, a small addition had been made to the rear of the west unit that connected on the interior into the earlier rear addition behind the center and east units. Also by that time, the Sanborn fire insurance map clearly depicts the interior of the west and center units as now completely open between the two, with a common store unit in the front and vulcanizing to the rear. It is known that in 1931, all three storefronts were remodeled with a united storefront, much of which remains in place to the present day. This storefront is veneered with extruded polychrome brick of a type which is regionally referred to as “Beaverdale Brick” because of the frequency with which it was used for home construction in the Beaverdale neighborhood in Des Moines. The parapet has flush panels outlined with polychrome brick and tile coping on the top. There is a water table of hand-tooled local limestone with margin lines, draft lines, and vermiculation that looks like a basket weave.



1932 photograph showing the remodel to the west and center units (left) and circa 1950s photograph showing all three united storefronts (right). Courtesy: Allen Family Private Collection, Winterset.

The storefronts now have three bays with recessed entries; however, in the above 1932 photograph, the center unit did not have an entry door having been joined on the interior to the Winterset Vulcanizing Co./Fisk Tire dealership business, the main entry of which was in the west unit. In 1932, the center unit had three metal-framed plate-glass windows across the storefront with a six-pane transom window above and a brick kick plate below the main display windows. By the 1950s, the center unit had been remodeled to have the current recessed central entry door but retained the plate-glass windows to either side and the six-pane transom window above. Today, the building is rented as three

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separate units but is owned by a single owner as a block building. Therefore, it is counted as a single building in the district even though in its earliest history, the west unit pre-dated the center and east units.

All of the plate-glass windows have thin metal frames. The center bay and the right bay have recessed central entries and kick plates faced with the same polychrome brick as the rest of the building. The left bay has an angled entry recessed on the right. The kick plates on the left side of the bay are faced with slightly different colors of polychrome brick than what are used for the rest of the façade. All of the entries have beaded-board ceilings. The right unit still has its door surround and the door itself may date from the 1931 remodel. The transom is covered with metal siding and there is an older cloth awning. The center bay and the left bay have their 1931 doors and transoms but aluminum storm doors have been added. The west unit still retains its original 1883 hand-tooled dressed stone foundation blocks, which are visible just below the storefront and along the west side. There are also stone blocks at the foundation level on the center unit and at the base of two brick pilasters on the center and east units.

Building History: As noted above, the west unit of this now three-unit building was constructed in 1883 by prolific local builder, T.F. Mardis. The October 4, 1883 *Madisonian* specifically noted: "T.F. Mardis has taken the contract with J.M. Pitzer to erect by Nov 15th a one-story brick business house, twenty two by eighty feet, on the corner of Court Ave and Taylor Street. The front is to be like that of Ames' business house except the plate glass." "The new building of Marsh Pitzer's is to be used this winter for a skating rink, under the management of our young friend, Charley White" (*Madisonian*, 11/15/1883). On July 28, 1887, the *Madisonian* noted: "The city council has dug a well and put in a pump and watering trough on the vacant lots near the old skating rink where farmers can have an opportunity to water their teams. This is a good move, and as such it will be duly appreciated." Then on November 16, 1888, the *Madisonian* noted: "J.M. Keithley has removed his music stock to the Pitzer building, second door west of the post office."

There was a progression of businesses in the 123 unit that included: an implements business, the Winterset Monument business, the *Madisonian* newspaper (1896-1906), and the *Reporter* (1906+). It was subsequently converted into a gas/service station. The *Madisonian* moved to this location from their old building, with the new location described as "the building west of the post office which has for a long time been occupied by a marble shop" (*Reporter*, 07/23/1896).¹² The 1899 fire insurance map shows the west unit as the only building then standing on this half block fronting Court Avenue and was labeled as a printing business.

Sometime between 1899 and 1907, the two east units were built at 121 and 119 Court Avenue West (Sanborn 1899, 1907). Then in 1931, all three storefronts were remodeled and united with a uniform storefront. These units remain a united building under a single address to the present day, although they are rented out as three storefronts. In 1907, the Sanborn fire insurance maps showed the west unit as a printing business, the center unit as a sewing machines shop, and the east unit as a millinery. In 1916, the Sanborn fire insurance map showed the west unit as a printing business, the center unit as vacant, and the east unit as auto repairs. In 1926, the Sanborn fire insurance map showed all three as separate units but with the west and east units as both used for auto repairs and the center unit simply labeled as a store. It is known that in 1931, the west and center units were joined on the interior, with the main entry into the business through the west storefront (*Madisonian*, 08/13/1931). This business was the Winterset Vulcanizing Co. and Fisk Tire dealership. The 1948 Sanborn fire insurance map showed the center and west units as still a united business for "vulcanizing" on the interior, with this business becoming Kaiser-Frazer and Brittain & Nielsen Motors by the 1950s. In 1948, the east unit was labeled as general storage and may still have been part of the business in the other two units (Sanborn 1948). The 1931 remodeling project was conducted by F.B. Seidler, then-owner of the center and west units,

¹² In 1906, the *Reporter* moved its publishing office into the old *Madisonian* building (*Madisonian*, 08/09/1906).

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who was put on a new front of “brick and the windows of plate glass,” with the east unit, then occupied by the Boyce garage, getting “a similar front” at the same time (*Madisonian*, 08/13/1931).

Iowa Site Inventory No.: 61-03212
Historic Name: W.C. Summer Building
Historic & Current Address: 117 Court Avenue West
Date of Construction: 1898; refaced 1930s-40s
Architect/Builder: Unknown

Current view.



NRHP Status: Contributing building
Building Description: This one-story brick-front building is located on the north side of Court Avenue in the block west of the Courthouse square. This is an older building built in 1898, with its limestone foundation attesting to its age. However, the façade was completely refaced sometime in the 1930s-40s with extruded brick having a combed surface. A circa 1950s photograph shows the refaced building, and the building next door at 113-115 Court Avenue West, which was refaced with a nearly identical storefront treatment but using darker brick and having a slightly-stepped parapet. The subject building has a more uniform reddish-orange color, while that on 113-115 is a darker and more polychrome-reddish brick. Both buildings have a protruding Art Moderne-style surrounds for their off-center single entry door. On the subject building, there is a pair of modern sliding windows on the right of the entry door. On the left there are two pairs of modern sliding windows with those closest to the door being larger.



*Circa 1950s photograph showing refaced buildings.
Courtesy: Allen Family Private Collection, Winterset.*

In the circa 1950s photograph, both buildings had multi-pane windows and the subject building had a second door in-between the pairs of windows that is now filled in with brick. The windows and door are sheltered by modern shed-roofed awnings. On the right corner of the building the old soft brick of the 1898 building is still visible as is part of the limestone foundation. The back of the building also retains its older soft brick wall, which has been painted. The back of the building also retains an original 4/4 rowlock-arched window with a limestone sill. Two other openings for original windows have been filled in with brick.

Building History: In 1898, W.C. Summer built this 33 foot by 55 foot one-story brick building for his own business. The building had two rooms, which were “beautifully finished with handsome plate glass” window. He used the east room for his picture framing and bicycle repairing business (*Madisonian*, 02/02 and 04/04/1898). It continued to be used for this purpose into the mid-20th century. It currently houses an insurance agency.

Iowa Site Inventory No.: 61-03211
Historic Name: Wilson & Wilson Marble Works
Historic & Current Address: 113-115 Court Avenue West
Date of Construction: 1879; refaced 1930s-40s
Architect/Builder: Unknown

Current view.



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Building Description: This one-story two-unit brick building is located on the north side of Court Avenue next to the alley in the block west of the Courthouse square. It was built in 1879 as is evidenced by the 1878 *Map of Business Portion of Winterset* showing the land as being vacant and the report by the *Madisonian* in 1879 of a business moving into the brick building now at this location. The building was completely refaced in the 1930s-40s when a Moderne style was imparted to the façade and to the façade of the building adjacent to the east (i.e., 117 Court Avenue West). The Moderne style is mainly evidenced in the door surround. The building has polychrome extruded brick on the façade. While the façade treatment is nearly identical to that on 117 to the west, the brick on this façade is a darker red than on 117. The building has a flat brick parapet, stepped slightly at the corners, with tile coping on the top painted white. The Moderne-style single door entryway is off-center to the right with a pair of casement replacement windows on the right. On the left of the door there is a set of triple-casement replacement windows and farther to the left are double-casement replacement windows. The circa 1930s-40s windows were multi-pane windows. All of the windows have steel lintels with soldier courses on top and sills made of brick headers and attached modern awnings. There is a concrete water table; however, there is a small piece of hand-tooled limestone water table exposed at the west corner of the building, a remnant of the 1879 building. The west side of the building next to the alley has been covered with stucco and has a door flanked by modern 1/1 windows, with some windows that have been covered over. At the back of the building there is a brick addition built circa 1977.

Building History: The 1878 *Map of the business Portion of Winterset* showed that the west half of the block was then vacant. Then in 1879, the *Madisonian* reported that Wilson & Wilson had moved their tombstones business to this brick building. The newspaper stated that “their business, like a greenback success, cannot well be prayed for, never the less we hope they will get a fair share of what is going” (*Madisonian*, 11/06/1879). The 1886 Sanborn fire insurance map and a photograph from the Madison County Historical Society show the Wilson & Wilson business with their showroom on the east and their marble shop on the west side of this building. Wilson & Wilson advertised all prices of cemetery work including fine “Barere” and “Qulney” granite (*Madisonian*, 04/12/1888).



Circa 1879 photograph of the Wilson & Wilson Marble Works.
Courtesy: Madison County Historical Society, Winterset.

Wilson & Wilson subsequently moved their business to the next building to the west on the corner of Court Avenue West and Second Avenue North and the subject building became home to Tomlinson & Parrott's Red Star Meat Market (*Madisonian*, 08/31/1888, 05/01/1891). In 1891, Criss & Hammack purchased the meat market where W.H. (Billy) Brown continued to work. They promised to keep a supply of fresh and salt meats and to buy butter and eggs at the

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highest market prices. They also purchased the Herren & Cord meat market at the corner of Court and First avenues and then consolidated the business at that location (*Madisonian*, 05/01 and 05/15/1891).

In 1891, Andy Gaekle, who had an east-side restaurant, moved his restaurant into the vacant "Bishir" building and this became the home of Gaekle's confectionery (*Madisonian*, 06/26/1891). "Gaekle's confectionery was a semi-official part of every high school youth's education for several generations. For a half century or more, Andrew Gaekle and later his son, Fred, operated 'Gaekle's' in the building now occupied by Drs. Hickenlooper, Chestnut, and Koehn. It boasted one of the finest soda fountains and had a fine stock of candies. Sandwiches and coffee were served also" (*Madisonian*, 07/13/1949, speaking about 40 years before, i.e., 1910). The building housed a number of physician offices into the 1980s (Oral history Courtesy: Madison County Historical Society, Winterset from Sally Chestnut Oldham). It currently houses the Farm Bureau.



Gaekle's Confectionery circa 1899.

The building was refaced in a simplified version of Moderne style of architecture in the 1930s-40s as was the building adjacent to the west (117 Court Avenue W). The buildings were obviously refaced at the same time but were differentiated by using differed-colored bricks.



*Circa 1950s photograph. Subject building is on the right.
Courtesy: Allen Family Private Collection, Winterset.*

Iowa Site Inventory No.: 61-03210

Historic Name: Office Building/Residence

Historic & Current Address: 114 Court Avenue West

Date of Construction: 1959

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This one-story brick-front building is located on the south side of Court Avenue in the block west of the Courthouse square. The building has a concrete block foundation, a façade veneered with narrow extruded brick, and a flat parapet with tile coping. The rear of the building shows the structural concrete-block wall construction. The building is banked into a slope with a lower-level garage on the rear. The façade features two center doors slightly separated by brick and each having a window toward the sides of the façade. The doors have rectangular glass panes and are reached by a slight concrete stoop that both share. The squat 1/1 windows have faux muntins and brick sills. The west side of the building has a small yard and a separate entrance with windows on the right.



Building History: This building was built in 1959 (according to the Madison County Assessor) as an osteopathic office and residence. The specificity of the year "1959" as reported by the Assessor strongly suggests that this is the actual construction date. From 1959 until 1970, this was the office of Dr. Paul Eggleston, osteopath (Helen Sellers, personal communication, 05/27/2014). After 1970, it was Seller's Photography (ibid.)

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Iowa Site Inventory No.: 61-02662

Historic Name: Madisonian Building

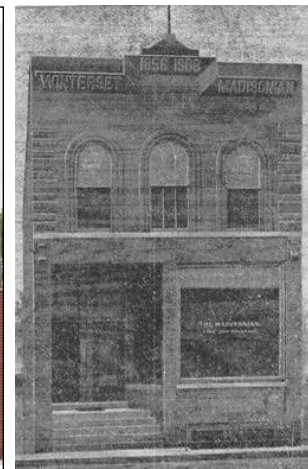
Historic & Current Address: 112 Court Avenue West

Date of Construction: 1906

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story single-unit brick building is located on the south side of Court Avenue in the block west of the Courthouse square. It exhibits both Italianate and Romanesque Revival stylistic influences. It was built in 1906, a date which is incorporated as part of the parapet. The building has a coursed limestone rubble foundation. The façade is built in the Chicago style with light- and dark-colored salt-fired brick and very narrow pink-colored mortar joints.



Current (left) and 1915 views (right).

Courtesy: Madison County Historical Society, Winterset.

There is a brick parapet with a peaked pediment in the center. Incorporated within this are poured concrete blocks angled so that they form a cornice pitched slightly down towards the street. Molded in the pediment are the dates "1856 1906," which represent the date of the founding of the *Madisonian* newspaper (1856) and the date of its 50th anniversary (1906). On the left side is the word "Winterset" and on the right side, "Madisonian." Below this cornice, are brick-corbelled dentils framing a stepped pattern inset below the cornice and mirroring the center step in the cornice/parapet details. The upper story is inset slightly by flanking brick-corbelled quoins using both light- and dark-colored bricks. Below the pilasters there are concrete brackets. There are three round-arched windows across the second story with surrounds made of brick headers, which extend from a continuous concrete sill course all the way around the top of the windows. There windows are modern 1/1 replacements with round-arched transoms. There is a steel beam across the top of the storefront. Six steps lead up from the sidewalk to the recessed double entry on the left side of the building, which has a stairway entry on the left and a business entry on the right. There are brick pilasters flanking the stairs and at the west corner of the building. The storefront has modern plate-glass windows. The windows have transoms and fixed windows on the bottom both of which are the same size. There is also a transom above the door. On the façade there is a dark brick-framed recessed panel of light and dark bricks below the window, below which are two basement windows that provided light to the basement room where the printing press was located. From the height of the basement windows down to the ground there are several courses of the dark bricks. The west side of the building is polychrome common brick and has these words painted near the top: "Madisonian est. 1856." There is one rowlock-arched window with a stone sill and one small rectangular window in the second story. At the rear of the building there is a 36-foot addition of reinforced concrete added circa 1954.

Building History: When Col. H.J.B. Cummings bought the *Madisonian* newspaper in 1868, he moved the paper from its location in a frame building just west of the subject building, to his property on the west side of the square (i.e., 114 First Avenue N). He built a new building at that location and the newspaper remained there until a fire in 1893 forced a move to rented space at 123 Court Avenue W (*Madisonian*, 07/26/1906). The *Madisonian* grew and added more equipment. In a 1906 newspaper article, the owners commented on their decision to build a new building almost 50 years after the newspaper began publication. From a financial perspective, continuing to rent in Winterset would have

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been less expensive than building new considering the high price of building materials. “However the people in Winterset and Madison County have been loyal to the *Madisonian* in financial patronage and we are glad to reciprocate by doing what we can for the business interests of the community.” The *Madisonian* asserted that this building, erected on a “weed patch” that had long been an “eye sore,” increased property values along Court Avenue (*Madisonian*, 05/17/1906). The subject building was enclosed and roofed in May and reported to be nearing completion. It was built of brick and trimmed with Bedford stone. The basement housed the presses, and the first floor was used for the office and composing room (*ibid.*). In July, the paper moved into the new quarters. The move was so expensive and complicated and the equipment so heavy that “no publisher cares to pass through the ordeal more than once or twice in a lifetime.” The press, which weighed over six tons, had to be disassembled in order to move it. The main frame, which was the heaviest piece, weighed 3,500 pounds. The *Madisonian* prided itself in being able to make the move in one week and still get the paper out on time. The basement and raised first floor were designed especially for the newspaper and had an abundance of light and ventilation. The raised first floor was devoted to the counting rooms, editorial rooms, and composing rooms. The front suite of offices on the second floor was outfitted for the Wilkinson, Smith & Wilkinson law firm (*Madisonian*, 07/26/1906). The building currently houses an art gallery.



*Circa 1940 detail of the building’s northwest corner.
Allen Family Private Collection, Winterset.*

Iowa Site Inventory No.: 61-03209

Historic Name: Express Office

Historic & Current Address: 110 Court Avenue West

Date of Construction: circa 1907-1916

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story single-unit brick building is located on the south side of Court Avenue in the block west of the Courthouse square. The façade has a veneer of pressed brick building, with the building having a limestone foundation. The façade has a brick pilaster on the left side of the building and a flat parapet with a simple brick-corbelled cornice near the top. The main stylistic feature is an oriel window centered on the second story of the façade that was sided with modern cedar shake shingles probably added in the 1970s-80s. The oriel window has two 1/1 windows and is flanked by 1/1 windows with brick sills. All of the windows are modern metal-clad replacement windows. In addition to the shake shingles on the oriel window, there is a shake-shingled awning above the recessed double doors on the right side of the first floor storefront. There is a steel beam across the top of the storefront and under the oriel window. The doors on the right lead into the store on the left and the stairs to the second floor on the right. To the left of the doors there are two metal-framed plate-glass windows with transoms and brick kick plates. All the doors and windows are modern replacements.

Building History: This building, and the *Madisonian* Building built in 1907 to the west are the two of the larger



Current view.

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commercial buildings on this block fronting Court Avenue dating from the early 20th century. The other early 20th century buildings on this block are one story in height. This building was built between 1907 and 1916 as is evidenced by a building of this configuration being first depicted on the 1916 Sanborn fire insurance map. At that time, it was identified as the Express Office. By 1926 through at least 1948 it was labeled as a photography business (Sanborn 1907-1948). It was specifically Easter Photography in the 1950s. The building housed Shutter's Restaurant in the 1970s. It is currently Edward Jones Investments.

Iowa Site Inventory No.: 61-03208
Historic Name: Winterset Post Office
Historic & Current Address: 108 Court Avenue West
Date of Construction: 1913
Architect/Builder: Unknown

Current view.



NRHP Status: Non-Contributing building
Building Description: This two-story single-unit building is located on the south side of Court Avenue in the block west of the Courthouse square. This brick building has a limestone foundation and a flat, plain parapet. The second story has three pairs of small modern metal-framed casement windows, with a continuous a stone sill course across the entire of the façade below these windows. There is a copper awning across the storefront below the sill course. The left side of the storefront has a deeply-recessed angled entry that has an older wooden entry door with large glass pane. The angled side of the entry has modern casement windows, with the front of the storefront having three-part fixed-pane windows, all being modern replacements and having brick pilasters and kick plates. At the corner of the angled entry, the bricks are laid in an open interlocking pattern. The exposed east wall at the back of the building is built of painted concrete block and has a brick pilaster and chimney. There is one 1/1 window and painted on the wall are two other faux windows with curtains and shutters. At the back (south side) of the building there is evidence of two apartments with an underground garage, wooden deck, and two sets of wooden steps. It is not currently known when the façade was remodeled to its current look or even what the original building looked like since no historic photos showing this building have yet been found. However, except for the older wooden-and-glass-pane door, the façade presents a modern appearance. As a result, it is considered non-contributing to the district.

Building History: In February, 1913, W.C. Krabiel, the druggist, purchased two lots to be used to build a brick opera house/movie theatre. Charles Quackenbush operated the theatre, which opened in June 1913 (*Madisonian*, 02/26, 03/19, and 06/11/1913). However, the venture was short-lived because in 1914, Krabiel was awarded a ten-year lease to house the Winterset post office, beating out several other bidders. Terms of the lease required him to remodel the building with a new front and furnish all utilities and necessary equipment (*Madisonian*, 06/24/1914). The movie equipment from the "Court Theatre" was purchased by Robert E. Goshorn and Gail Creger, who planned to open a theatre on the east side of the square (i.e., at 121 First Avenue N) (*Madisonian*, 08/12/1914). In September, a crew was working to ready the post office building which opened in mid-October. Postmaster Goshorn and his clerks moved into the newly refurbished building on a Friday night. The larger facility allowed space for a private office for the postmaster as well as space for rural carriers (*Madisonian*, 09/16 and 10/14/1914). The post office remained here until the new post office building was built on Second Avenue in 1935. Other uses of the subject building have included: a restaurant in the 1940s; a jewelry/gift shop called "Transcriber's Memory" in the 1960s; and Jack Mease's Antique Shop in the 1970s (Jerry Mease, personal communication, 05/22/2014).

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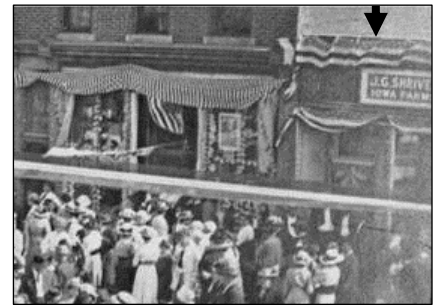
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Iowa Site Inventory No.: 61-03207
Historic Name: Schriver Land Office
Historic & Current Address: 106 Court Avenue West
Date of Construction: 1914
Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This very small-scale, one-story single-unit brick-front building is located on the south side of Court Avenue in the block west of the Courthouse square. The building has a painted concrete foundation, flat roof, and a façade with a veneer of polychrome rough-cut brick. The flat parapet has simple brick corbelling with a recessed panel for a sign and tile coping at the top. The storefront has an angled recessed entrance on the left side. There is a painted sill course and water table that is probably made of concrete. The door entryway has a glazed hexagonal tile mosaic on the floor. The original windows of the storefront to the right of the doorway have been replaced with reduced 1/1 aluminum-framed combination windows and brown concrete infill scored to look like vertical wooden boards. Below the windows is a concrete water table course and a brick-veneered kick plate. The entry door is modern and has an air conditioner inserted in the transom area. An addition at the rear of the building is built of tile blocks.

Current view.



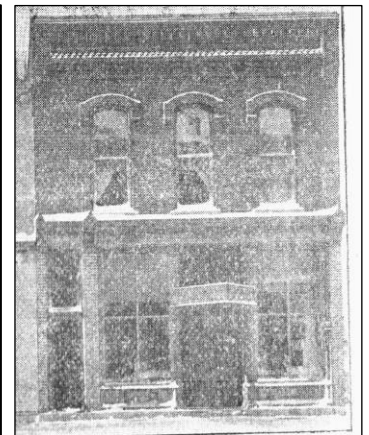
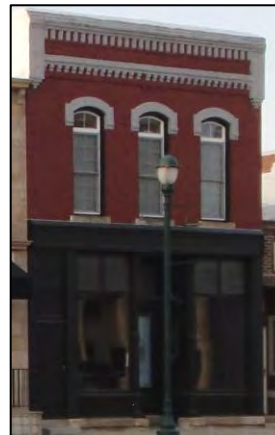
*Circa 1914 photograph showing building at far right.
Courtesy: Allen Family Private Collection, Winterset.*

Building History: This building was built in 1914 for J.G. Shriver, who had it constructed to house his real estate business (*Madisonian*, 09/16/1914). It was known as the J.G. Shriver Land Office (*ibid.*). The subject building currently houses an insurance agency.

Iowa Site Inventory No.: 61-02664
Historic Name: Young's Building
Historic & Current Address: 104 Court Avenue West
Date of Construction: circa 1874
Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story single-unit brick building with stone foundation is located on the south side of Court Avenue West in the block just west of the Courthouse square. It has a corbelled-brick cornice with two rows of corbelled dentils and corbelled consoles or brackets at either side of the parapet all painted white. There are three segmental-arched windows with hoodmolds across the second story. The windows appear to be replacements but do include



*Current (left) and 1899 view(right).
Courtesy: Madison County Historical Society, Winterset.*

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two-part segmental arched windows in the transom area. The second story has been painted red. The storefront has a recessed off-center entry flanked by plate-glass windows, with two-pane textured-glass transom windows above each window. The front door is an older door with a rectangular glass pane and older door hardware. There is a cast-iron storefront that has columns with capitals flanking the front door and a large transom window above the door. The glass in this transom is textured as well. The door to the second floor is to the left of the storefront; however, this is a modern replacement door with the transom area now covered over. The metal cornice once above the storefront has been removed, with the brick underneath now painted a dark color along with the rest of the storefront elements. The west upper side of the building has segmental-arched rowlock brick lintels.

Building History: There had been a two-story building on this lot from at least the early 1870s that housed George A. Atkeson's furniture store; however, that building was a different building than the extant building, which appears likely to have been built in 1874. Specifically, a September 17, 1874 notice in the *Madisonian* stated that "The restaurant of Winslow & Proctor has been removed to Young's building on the south side of the square." It appears that Young's Building was constructed in 1874 to replace the old furniture store building and first housed Winslow & Proctor's restaurant. The first fire insurance map for Winterset dates from 1883 and the subject building is depicted on that map as a restaurant and bakery. It remained a restaurant and bakery by the time of the 1899 fire insurance map and had become a bakery and grocery by 1907, which it remained through 1916 (Sanborn 1883-1916).

Iowa Site Inventory No.: 61-03183

Historic Name: Farmers' Mutual Insurance Co.

Historic & Current Address: 110 First Avenue South

Date of Construction: 1952

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This one-story brick building is located on the west side of First Avenue South in the block south of the Courthouse square and next to an alley on its south side. The tan brick building has a concrete foundation and a flat roof. The plain parapet is capped with tile coping. The building has a canted recessed entrance on the right with a steel plate above the entrance. The north wall of the building and the canted entrance form a triangular entry one step above the sidewalk. Across the rest of the façade, there are three fixed plate-glass windows with aluminum frames, metal lintels, and concrete sills. There is a concrete water table around all sides that is much higher toward the back because of the change in grade. The side wall next to the alley has a door which is raised above the water table and has a steel plate lintel and a concrete sill. On the left of the door there is a window with two horizontal lights over two horizontal lights and a concrete sill. The rear wall is built of red brick.

Building History: A brochure for the Farmers' Mutual Insurance Company gives a date of construction of 1952 for the subject building as their new office (Brochure on file, Winterset Public Library). The building continues to house an insurance company into the present day.



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Iowa Site Inventory No.: 61-02378

Historic Name: T.J. Hudson Livery

Historic & Current Address: 114-118 First Avenue S

Date of Construction: 1890; south addition made between 1907 and 1916

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This brick building is located on the west side of First Avenue South on the south side of the alley in the block south of the Courthouse square. It consists of the original squat two-story brick building and a one-story brick addition made to the south side of the original building sometime between 1907 and 1916. The soft brick building has a limestone foundation and a flat roof that steps to the rear. The façade has a parapet with simple brick corbelling consisting of a row of crosses. Below the corbelling, there are two rowlock-arched openings, which have been filled with particle board. There is an old but not original, off-center entrance with a wooden surround, some wooden infill, and a door on the right with an old 1/1 sash window on the left. Originally, this was a wide-arched entrance for wagon entry. On the right of the façade, there was a rowlock-arched opening that has been filled with a door with a wooden surround and a frame made of boards. Between it and the central entrance there is a fixed-pane window framed by boards. The left side of the façade has a wooden-framed plate-glass window with a metal lintel and a sill of header bricks. Slightly above this, there is the original rowlock-arch of a former window. The north side of the building next to the alley has a modern garage door on the right which is flanked by two short rowlock-arched windows about horse-head high. Above the garage door there is a second story rowlock-arched door. Also on the second story there is a small rowlock-arched window with another small rowlock-arched window in the first story below which has been filled with brick. On the right of the first floor window, a door has been cut into the building. On the left of the window there are two regular-sized rowlock-arched windows. All of the windows have their original surrounds. The second story window and door have been covered with plywood. The back (west) side of the building has two rowlock-arched 1/1 windows. The building is in poor repair and in need of repointing.



The one-story brick addition is first depicted on the 1916 Sanborn fire insurance map. The soft brick addition has a flat roof and a foundation made of roughly-squared, quarry-faced local limestone. The building has a parapet that has been covered with concrete. The addition originally had a broad, rowlock-arched central entry flanked by rowlock-arched fenestration. The central entry has brick infill, an old door with gingerbread trim and a glass pane on the right, and a 1/1 wooden sash window on the left which has been framed with wooden boards. On the left there is a door which has its original surround. The door, which has a glass pane, may also be original. On the right side of the central entry the rowlock arch has been filled with brick and a 1/1 wooden-frame window wider than the original. Above this window there is a rowlock-arched window, which has a square wooden-framed window with an original surround. The fenestration on the back of the building mirrors that of the façade. There was a broad rowlock-arched central entry flanked by rowlock-arched fenestration with a small rowlock-arched square window above on the left side. This window has its original surround and a square fixed-pane light. The central arch has two 1/1 windows with brick and wood infill. The right arch is filled with a 1/1 window and brick. The left arch has been replaced with brick and there are two 1/1 windows. The south side of the building has been covered with stucco, which is now falling off. The south and west sides of the building have a water table of roughly-squared, quarry-faced local limestone. The brickwork is in poor condition with mortar missing. The windows are also in poor condition. Overall, the building is in need of repair.

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Building History: In 1885, W.C. Hudson opened a new livery stable at this location (*Madisonian*, 12/17/1885). By 1890, the livery was owned by T.A. Stone. In the first week of January 1890, the old frame stable burned down, although most of the contents were saved. The building was insured for \$1,000, which was inadequate to cover Stone’s loss. Hudson, who was operating Stone’s livery just as Stone used to operate Hudson’s livery, was also partially insured and estimated his loss of sleighs, harness, hay, and grain at \$500 (*Madisonian*, 01/03/1890). In February 1890, Stone began supervising the building of the new brick livery, which Hudson planned to occupy as soon as it was completed (*Madisonian*, 02/21/1890). T.J. Hudson was well known for the breeding and training of horses. Because of this, he was appointed Marshal of the Iowa State Agricultural Society with responsibility for the horse and cattle shows at the Iowa State Fair (Undated written communication from his grandson Fred Hudson and Bessie Caudle to the Madison County Historical Society, Winterset). By 1899, the Sanborn fire insurance map labeled this business as the Ralph Barcroft Livery.

In 1905, a newspaper article noted that the Scarless Liniment Co., which had been founded in 1901 by C.H. Cole and I.J. Ketman, had their warehouse in the brick livery building, with their factory located in the brick addition that had reportedly been made to the building by 1905 (*Reporter*, 09/28/1905). However, this information at odds with the 1907 Sanborn fire insurance map, which does not depict the addition as having been built yet and the main building still being used as a livery. The south addition had been built by the time of the 1916 Sanborn fire insurance map; however, the business in both buildings was still identified as a livery. It was not until the 1926 and 1948 Sanborn maps that the “Scarless Remedy Co./Stock Remedies” was shown at this location with their warehouse in the old livery building and the factory in the south addition.

Scarless Remedy liniment was made of black oil, fish oil, kerosene, and camphor and was sold for both human and veterinary use. Other products included: chicken remedies, animal dips, fly sprays, and gall salves. The name of the company was changed from Scarless Remedy to “Starless,” at the insistence of the federal government, which charged that the company was misleading the public since a liniment treatment could not truly prevent scarring (LaNelle Bentz report of interview with Scarless employee, Art Strong, 10/01/1983; Scarless Remedy Co. display at Madison County Historical Museum, Winterset).



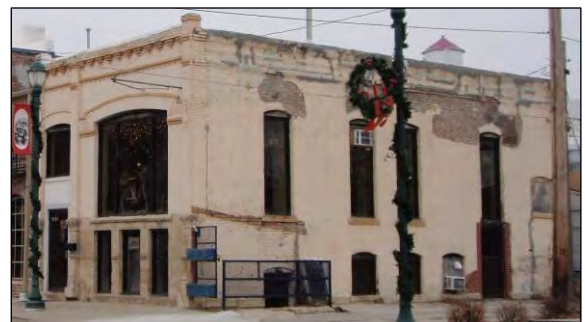
*Scarless Remedy Co. bottle.
Madison County Historical Society museum display, Winterset.*

In 1956, the building housed the business of Reed Plumbing and Heating. The building is currently used for an antiques business.

Iowa Site Inventory No.: 61-02410
Historic Name: The Reporter Building
Historic Address: 111 First Street South
Current Address: 111 John Wayne Drive S
Date of Construction: 1895
Architect/Builder: Unknown
NRHP Status: Contributing building

Current view.

Building Description: This brick building is located on the east side of John Wayne Drive South in the block south of the Courthouse square. The hand-tooled limestone and soft brick



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building has a limestone foundation and a flat roof. The *Reporter* was printed on the first-floor basement level, which is a half story below street level and reached by exterior stairs at the southwest corner of the building next to the alley. The façade of the basement level is built of hand-tooled dimension ashlar limestone. The second story, which is raised a half story above street level, is built of brick and is reached by entry stairs on the north side of the facade. The brick has been painted but is peeling off the alley side of the building. The second story of the façade has brick pilasters that extend above the roof on either side of the stairs and at the southwest corner of the building. There are two courses of brick corbelling that form a denticulated cornice on the parapet. A window above the stairs fills that bay, with a triple window with a large plate-glass window and flanking windows filling the other bay. Across each of the bays is a segmental arch of brick corbelling that forms a hood for each window. The arch across the larger bay ends in two voussoirs of hand-tooled limestone. Although all of the windows in the building are new, they are the same size as the original windows indicated by the limestone stills that have been hand carved to provide a sloped sill for each individual window.

The above-ground portion of the façade of the basement level is built of dimension limestone with hand-tooled margin lines, draft lines, and surface texturing of the faces. There is a narrow course of rusticated limestone. There are three new windows separated by columns of hand-tooled dimension limestone. At the basement level, there are hand-tooled stone pilasters with concrete Corinthian capitals that support the second-story brick pilasters. The pilaster on the southwest corner of the building wraps around to the south alley side of the building. Both the façade and the south side next to the alley have a water table of hand-tooled limestone that forms the sill course for the basement windows. The entrance to the basement at the south side of the building reveals the below-grade foundation of coursed roughly-squared local limestone. The entrance and all of the windows on the south façade have rowlock arches and hand-tooled stone sills. The brick south façade has been covered with stucco, which is in poor condition. There are four tall windows in the first story with fenestration below them. The basement entrance is below the left window and the other windows each had shorter basement windows below them; however, the window below the right window has been replaced with a modern door that extends to the bottom of the top window. There is a fourth basement window which has been filled with an air conditioner. At the right side there is a low, short window covered with wood that has another window below filled with brick and covered with stucco. Examination of old photographs suggests that this may have been an entrance to stairs to the second-story residential portion of the building. All of the windows on this side are new fixed single-pane windows.

Building History: In March 1895, the announcement was made that the St. Charles *Reporter* had been sold. Mr. Wood, the previous owner and his brother-in-law Mr. Gill, planned to move to Winterset and begin publishing the paper there (*Madisonian*, 03/15/1895). The *Winterset Reporter* began publication in April (*Madisonian*, 01/02/1895). The following month, C.C. Schwaner, who owned the nearby harness shop, began excavation for a new building on property that he already owned. The building was to have a high basement to house the newspaper and one story above it (*Madisonian*, 05/28/1895). Schwaner hired a large force of men in order to finish the building quickly (*Madisonian*, 06/21/1895). By the end of August, the building was ready for occupancy. Mr. and Mrs. Witherell planned to move into the upper story and use most of the space for her millinery business (*Madisonian*, 08/23/1895).



1905 photograph of *The Reporter* building.
Source: *Reporter*, 09/28/1905

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Only three months after the *Reporter* moved in, a gasoline fuel explosion at the newspaper office blew out all the windows and doors and damaged much of the interior. Fortunately, after the explosion, the fire went out even though there was a great deal of combustible material at the newspaper. The building had been built with a double floor on heavy joists and was so strongly constructed that the damage was confined to the bottom floor. Schwaner had fire insurance for a gasoline engine in the basement that covered the damage to the building (*Madisonian*, 11/22/1895).

Other known historical uses of the building included: patent medicine manufacturing (circa 1907), a tailor shop (J.M. McCombie, Tailor in 1911 and still used for a tailor shop through at least 1916, with an office in the basement), and as a printing shop again by 1926 (*Madisonian*, 08/23/1895; Sanborn 1886-1948; 1911 photograph, Madison County Historical Society, Winterset).

Iowa Site Inventory No.: 61-03177
Historic Name: Manthel Building
Historic Address: 109 First Street South
Current Address: 109 John Wayne Drive South
Date of Construction: 1880
Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This small squat two-story Italianate-influenced brick building is located on the east side of John Wayne Drive in the block south of the Courthouse square. The building has a limestone foundation, flat rubber roof, and a façade of brick veneer, all of which was re-laid in recent years using the old brick. The brick had been painted white by at least the 1950s and this paint was removed during the recent renovation. The original parapet has been removed, and it appears the roofline may have been lowered. The second story has two centered rowlock-arched windows and an iron balcony. The first floor has a storefront door with flanking windows and another smaller window on the left side where there may have been a stairway entry. All of the fenestration features rowlock arches, and the new segmental-arched windows have faux muntins.

Building History: This building was built in 1880 when William and Mary Manthe (aka, Manthei, Manthel, and Mantieh) purchased this property. It was noted that in 1880, William built a brick building which he rented to Hank Winslow, who had been operating a restaurant on West Court. Winslow’s restaurant was a place where people could “get meals at all hours” (*Madisonian*, 04/29 and 07/15/1880). In 1888, Manthel began operating a grocery store in his building (*Madisonian*, 02/09/1888). Two years later, he sold his building to Edward Allgeyer (*Madisonian*, 11/21/1890). At times there was a millinery store in this building, but by 1948 it had again become a restaurant. Today, it houses a salon.

Current view.



Iowa Site Inventory No.: 61-03176
Historic Name: Dr. Cooper’s Office Building
Historic Address: 107 First Street South
Current Address: 107 John Wayne Drive South
Date of Construction: 1877
Architect/Builder: T.F. Mardis, Builder
NRHP Status: Contributing building

Current view.



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Building Description: The very small-scale one-story Italianate-influenced brick building is located on the east side of John Wayne Drive in the block south of the Courthouse square. The brick has been painted a dark blue with magenta trim. It had been painted white by at least the 1950s. The building has a limestone foundation. The flat parapet features a brick-corbelled cornice with a denticulated frieze and has three recessed panels below. The storefront has a centered door with flanking windows, which have joined segmental-arched stone hoodmolds. The hoods have rusticated keystones and incised designs. The windows are replacement segmental-arched windows with faux muntins. The new door is designed to look old. There are hand-tooled window sills and foundation and water table of local limestone. The facade was refurbished in 2005.

Building History: In 1877, Dr. John Cooper cleared off old buildings from his property south of the southeast corner of the Courthouse square. He contracted with local builder, T.F. Mardis to build a “fine brick building” to serve as his office. The foundation was laid in March of that year (*Madisonian*, 03/15 and 03/22/1877). By August, Dr. Cooper had moved into his new brick office (*Madisonian*, 08/23/1877). Although the *Madisonian* reported that Dr. Cooper was preparing to add a second story to his office building, it was never built (*Madisonian*, 04/29/1880). The building later housed a barber shop (circa 1893), an office (circa 1899-circa 1916), and restaurants (circa 1926 through at least the 1950s) including Farlow’s Café.



Circa 1950s view when building housed Farlow’s Café. Photograph also shows north edge of 109 First Street South (far right) and the rear unit of the Danforth Building at 102 Court Avenue East (far left). Courtesy: Allen Family Private Collection, Winterset.

Iowa Site Inventory No.: 61-02393
Historic Name: Madison County Jail
Historic Address: 110 Green Street West
Current Address: 220 First Avenue North
Date of Construction: 1901-03; 1934 addition
Architect/Builder: Pauly Jail Building Co., Designer; T.F. Mardis, Builder
NRHP Status: Contributing building; also individually eligible. Garage is Non-contributing building.

Current views.



Building Description: This former county government building is a two-story red pressed brick building showing influence from the Late Victorian and American Four Square styles. It is located on the southwest corner of the intersection of First Avenue North and Green Street and is one block northwest of the current County Courthouse. The north portion of the building was the jailer’s residence and the south portion was the county jail. There are two entry porches, one for the jail entrance off of First Avenue and one formerly for the jailer/ sheriff and his family’s residential entrance off of Green



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Street. A hand-tooled limestone block addition to the jail was completed in 1934 and is still connected to the west jail wall. A separate, early-to-mid-20th-century garage is also located on the southern portion of the site facing First Avenue next to the alley. Presently, a white picket fence borders the site on Green Street, First Avenue, and the adjacent west property. The picket fence was added in 1995. There are remnants of a concrete wall that varied in height and was six inches wide that bordered the site on First Avenue and Green Street when it was the county jail. The concrete wall had twelve inch footings at each sidewalk entrance and part of these remain.

The main building has a low-pitched hip roof with eave overhang, with the original slate roof now clad with asphalt shingles. The roof originally had a terra-cotta ridge with shaped finals that are no longer extant. The brick building rests on a foundation of finished cut limestone blocks topped with brick. A ten-inch limestone water table rests atop the brick portion of the foundation and surrounds the entire building. The basement floor below the residence is paved with brick in a herringbone pattern. There is no basement below the jail section, but there is a very thick poured concrete floor that is original to the jail construction. The pressed brick walls are described by a building mason as being "hot dipped." Thus, the bricks are very tight and have thin mortar joints. The walls of the entire brick building are three bricks thick. There are two wooden-framed basement windows below the water table on each side of the porch. Five windows, three on the second floor and one on each side of the first floor entrance are in use. The surrounds for the windows on the main building are wooden with 1/1 double-hung sashes with single limestone hand-carved sills and rowlock-arched lintels. Brown metal-framed storm windows have been applied to the second-story windows; however, the first floor windows have wooden storm windows. The soffit beneath the roof appears to be metal replacement material.

The front porch is hip-roofed and supported by four wooden columns with capitals. Wooden dentils accentuate the porch below the eave and soffit. A turned baluster provides railings on the east and west sides of the porch and is believed to be a replacement but still in keeping with the original porch treatment. The wooden porch floor is now enlarged from a square shape to a trapezoid shape that extends symmetrically to below each first floor window. It is not known when the porch floor shape was changed. The porch ceiling and soffit are clad with wooden boards. The wooden door has a large glass pane and a transom window. A modern storm door has been installed. The front entrance steps are wooden and are a replacement but in keeping with the original. The west wall of the main building has a middle window on the first floor, which has original vertical steel bars and was outside of what has been identified as the former juvenile cell. The south (third) window on the first floor also retains steel bars and was part of the cell where women were detained.

The east side of the main building has three basement windows. The one on the south near the side porch is filled in with brick and may have been used for coal delivery. The 1903 photo shows the basement window as directly located above the storm cellar entrance. The other two basement windows are on the east wall north of the porch and have wooden surrounds. One is a framed wooden window; the other window is metal framed. The initial functions of the jail focused at this east entrance. A smaller second-floor window is directly above the jail entrance. The window has a wooden surround with a limestone sill, arched brick lintel, and steel vertical bars. This window is outside the hall and stair way connecting to the jail's first and second floor. The east side porch has two door entrances and one window in-between the doors. There are arched transom windows above each door. The window between the two doors has steel bars as does the door to the south. The barred window and barred outer door with a steel inner door identify the booking area of the jail. The door to the north is presently a private entrance into the residence but was formerly the entrance into the jail kitchen. There are no bars on this door, which has a glass pane and metal mail slot. A brass doorbell may be a replacement. The door and window surrounds are still original and have arched double-brick lintels. The door and window limestone sills are painted. An exterior industrial-style security light is to the left of the private residence door.

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The east porch is the larger of the two porches and has a shingled roof that wraps around on the south residential/connecting jail wall. The porch is similar to the north porch but has six round columns, each with capitals. Again, architectural wooden dentils accentuate the porch just below the soffit. The porch ceiling, soffit, and floor are wooden. In 1903, the porch was screened-in, a feature that is no longer extant. The east entrance's four wooden steps are a replacement.

The jail portion at the rear of the building is stepped back from the east side of the main building and exhibits a band of corbelled-brick dentils just below the shallow eave overhang. This portion of the building has no basement, and on the east wall, the first and second story windows are unusually elongated giving the appearance from the street of their being only two side by side, very tall symmetrical flat steel "lattice" windows when there are actually four paired windows. These windows have an inner layer of vertical steel bars identical to the other barred windows. Behind the steel "lattice" bars and vertical steel bars, there is a third layer of heavier grade metal screening. The two second floor windows have the rowlock-arched, double-brick lintels and the two first-floor windows have the single limestone hand-carved sills. These four windows have wooden 1/1 double hung sashes. The steel welded "lattice" bars were not in place at the time of the 1903 photograph; however, a 1935 photograph clearly shows this latticework in place by that time. There are no windows in the south wall of the jail section of the main building, with the walls clad with the same pressed brick and limestone water table. There are two steel anchors on the south brick wall of the jail that support the concrete second floor and first-floor ceiling. There is evidence of mortar repair on the southeast corner. A newer roof drain extends from the original drain position shown in the 1903 photo. The west wall of the jail section extends above the stone block jail addition and there is one door on the north and one window to the south in the upper section of this wall. These openings have no bars. The north door is a smaller metal door with a transom window. This was probably changed from a window to a door when the limestone addition was completed in 1934. This door would have provided access to the flat roof of the one-story limestone addition to the west. The south window today continues the wooden surround with a 1/1 double-hung sash, limestone hand-carved sill, and rowlock-arched lintel seen on the other windows. Originally, an area on the second floor interior of the jail had what is described as "St. Louis" jail cells. This term was provided by Sheriff Welch. The Pauly Jail Building Company from St. Louis designed not only jail cells but also entire jails. [A plaque identifies Pauly Jail Building Company on the high security jail cell lock system.]

In 1934, the current limestone block addition was made to the west wall of the original jail section as part of a federal make-work project involving the CWA (Civil Works Administration) and FERA (Federal Emergency Relief Administration) (*Winterset News*, 07/12/1934). In the process, the two original exit doors on the west wall are now interior doors into the addition. The quarry-faced, hand-tooled limestone blocks used in its construction were obtained from the "North River quarry" in Madison County, with the walls featuring a castellated parapet extending around three sides of the flat roof (*ibid.*). The castellations are no longer extant. The south wall of the stone addition has one steel-barred window on the west and one entrance door to the east. Originally, there were two steel-barred windows on this wall, with the left opening later converted into a doorway. The door has a rectangular transom and a modern wooden door and storm door. A modern wooden deck is now attached to this entrance. From the interior to the immediate left of the door graffiti scratched into the wall. The graffiti appears date from the time when it was used as the jail. Presently, the "lattice" steel bars are also attached to the windows. The addition of the "lattice" steel bars may have occurred after an attempted breakout. The west wall of the jail addition has two identical barred windows and a metal drain spout. The north wall of the jail addition has no openings. The flat roof of the limestone jail addition supports a large radio tower. Concrete cast beams support the roof. The tower is 40 feet tall but is no longer in use. Historically, it was used for city and county purposes including the noon whistle, tornado warnings, and civil defense. It originally functioned as the

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Sheriff's radio communications aerial and was put in place in 1956 (*Madisonian*, 07/25/1956).

A detached double garage is on the southeast corner of the lot. It is made of smooth concrete blocks and has a modern overhead garage door. This garage was not present at the time of the 1948 Sanborn fire insurance map. It is suspected to be a more recent replacement of a post-1948 garage at this location. As such, it is considered non-contributing.



1935 view (left) and current view (right) showing the stone addition to the jail building.
1935 Photograph Courtesy: Suzanne Null, daughter of Sheriff Null.

Building History: In 1895, there was an escape from the jail that was then located in the Courthouse building. The prisoner dug his way out of the basement floor. This escape may have prompted the need to build a new jail for increased security and safety, with a jail bond issued and approved by the Madison County voters in November 1898. Then in June 1900, the Madison County Supervisors voted to act as a committee for construction of a new jail. On June 15, 1901, Madison County purchased lots from C.D. Bevington for the new jail site for \$1500.00.

There is evidence that the Pauly Jail Building Company of St. Louis designed and built the jail portion of the new building. The patent plaque on one of the jail cells is from this company, and it is known that the Pauly Jail Building Company was one of the main designers and builders of county jails in the Midwest. The design of this building is very similar to that of the Adair County Jail, which was designed by this company in 1903. Pauly Jails were valued for their security, safety, segregation, and sanitation. P.J. Pauly, Jr. may have been the architect for this building, or Pauly Jail Building Company plans were purchased. An editorial in the 1904 *Madisonian* chided the town's other newspaper (i.e., the *Winterset News*) for comments that paper had made regarding the cost of the new jail. In that item, it was stated that local builder T.F. Mardis "supervised" the construction of the new jail. This item specifically stated the following:

The lots on which the Madison county jail stands cost \$2,200, the building complete with cells cost \$7,846. The above can hardly be classed as an item of news since it was published in this paper under date of September 1st, but it is reproduced for the benefit of the News who is still having the nightmare over the cost of the county jail. If the News prefers we will run the statement at the head of our editorial columns from now until after the election. The Madison county jail was supervised by T. F. Mardis, one of the most capable building overseers in this county. If the jail cost more than it ought to, Mr. Mardis ought to be in a good position to know it, and if the News is inclined to be fair in the matter it will not refuse to accept Mr. Mardis' opinion as to whether the county was robbed in the construction of the county jail. Will the News consent to do this? (*Madisonian*, 10/20/1904).

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Construction began in 1901. Three laborers built the jail and may have been employed by the Pauly Jail Building Company. The 1901 Madison County Board of Supervisors minutes also identified many other specific trades involved, such as the brick layers, stone masons, blacksmiths, glass, lumber, brick companies, and slate and slating. A construction leader was referred to as the “Team Labor for Jail.” The original brick building was completed in 1903 for a cost of \$11,000 but it was not occupied until 1904 (Mueller 1915:58-60).



1903 postcard photograph of the new Madison County Jail looking SW (left) and a photograph published in 1915 of the Jail building looking WNW (right). Sources: Marge Sawyer (postcard), Winterset and Mueller 1915

An interview with former Sheriff Welch explained that the south wall of the brick building fell in during the early 1930s due to the heavy weight of concrete on the second floor. This led to the construction of the one-story limestone addition to the west side of the jail in 1934 (*Madisonian*, 04/09/2003). The 1934 addition was built as part of a federal make-work program through the CWA and FERA. CWA workmen quarried the stone from the “North River quarry” in Madison County and “dressed it and piled it in the yard” ready for the masons (*Winterset News*, 07/12/1934). The quarrying and cutting of the stone was supervised by Ross Rogers, with masonry work accomplished by four masons “working half time to be paid by the county” and “two more masons on full time or four on half time will be furnished by the Federal Emergency Relief Administration (FERA)” (*ibid.*). The county furnished the cement “and other materials” (*ibid.*). The overall construction of the addition was supervised by J.K. McClinton, “FERA engineer who is stationed here” (*ibid.*). The addition was completed in 1935 and enlarged the capacity of the jail to 25 prisoners (*Madisonian*, 01/10/1935). While the new addition was being constructed, the old jail had “been cleaned, repainted and repaired, combination locks and the cage have been put in working condition, and new plumbing installed” (*ibid.*).

In the 1950s, a radio tower was added to the roof of the stone addition and remains in place today although it is no longer used. In 1977, a change in state laws prohibited the sheriff’s family from living in the same building as county jails. After that time, meals for the prisoners were contracted out. In the 1980s, an exercise yard was created on the south side of the jail for the prisoners. This yard had a tall fence that is no longer extant. In 1993, the building ceased to be the county jail, with a new jail building having been constructed on John Wayne Drive (outside of the historic district). In 1995, Madison County sold the old jail building to a private owner. Subsequent owners, including the owners in 2015, Susan and Jerry Hurst, took care to retain much of the historic interior elements including the jail cells. The Hursts have adapted the space the old jail sections for their boutique and garden shop, with the Sheriff’s former dwelling space used as their private home.

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Iowa Site Inventory No.: 61-03165

Historic Name: Hochstetler and Vance Building

Historic & Current Address: 110 Green Street West

Date of Construction: 1952

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This one-story two-unit office

building is located on the south side of Green Street just west of the intersection with First Avenue North and approximately one block northwest of the Courthouse square. This building is a flat-roofed building veneered with a dark red face brick and having tile coping on the plain parapet that wraps around the side walls as well. The side walls are veneered with a brighter red brick than the facade. The left unit façade has one older door flanked by a single squat 1/1 double-hung window to the right and a squat paired 1/1 double-hung window to the left. The right unit has a modern metal-framed glass door, with the same window fenestration as the left unit. Both doors are sheltered by metal awnings. The one notable difference between the two unit facades is that the left unit also has two rectangular ventilation openings in the parapet.

Building History: According to the Madison County Assessor, this building was built in 1952 and given the specificity of this date it is likely the actual construction date. It had not yet been built at the time of the 1948 Sanborn fire insurance map further supporting the 1952 date of construction. It remains a two-unit office building.



Iowa Site Inventory No.: 61-03166

Historic Name: County Jail Carriage House

Historic & Current Address: 110 Green Street West - behind

Date of Construction: circa 1901-03

Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building

Building Description: This two-story flat-roofed brick building is

located to the rear of 110 Green Street West but when originally built was part of the County Jail property located to the east at 220 First Avenue North. In the modern era, this former carriage house for the County Jail was separated from the jail property and converted into housing. The south side of the building has been stuccoed and is largely obscured by vine growth. On this side, there are two small segmental-arched windows with sills made of header bricks. Although the surrounds are intact, the left window has been filled with a vent and the right window has lost its single glass pane. There is a shed-roofed one-story brick addition off the southwest corner of this building. To the right of this addition, on the first floor of the original building, there is an original wooden-framed 2/2 double-sash, segmental-arched window. At the center of the west side there is another small segmental-arched, single-pane window flanked by 1/1 double-sash windows. The east side of the building has three 1/1 double-sash windows on the first floor, with a door on the second floor above the center window. A wooden staircase to the second floor is on the east exterior wall. A modern prefabricated gambrel-roofed metal storage shed is detached to the rear of the building but is too small to be counted as a building in the district.



Building History: This building was originally built as the carriage house/stables for the Madison County Jail, which is

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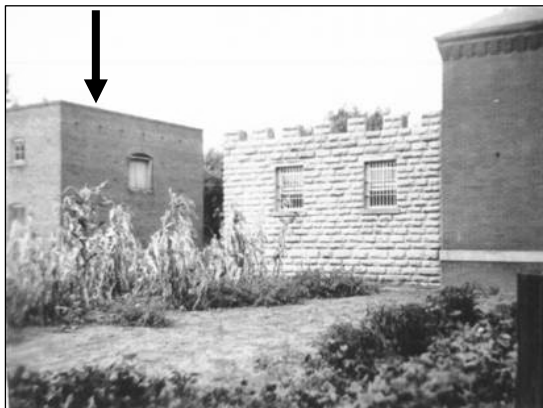
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located to the east. The old carriage house is now attached to the Hochstetler and Vance Building at 110 West Green Street and houses apartments. It was built circa 1901-03 around the time that the jail was completed. This building was shown on the 1907 Sanborn fire insurance map when it was depicted as a stable. It continued to be depicted as such until 1948 when it was labeled as “general storage” for the County Jail (Sanborn 1948). It is shown in several historic photographs of the jail including the 1903 and 1935 photographs below.



*1903 postcard photograph of the Madison County Jail/Sheriff's residence (at left) and showing the carriage house (at right) looking WSW.
Courtesy: Marge Sawyer, Winterset*



*1935 photograph looking NW and showing the carriage house (to left) due west of the new stone addition to the jail.
Courtesy: Suzanne Null, Winterset*

Iowa Site Inventory No.: 61-03188
Historic Name: Auto Repair Shop
Historic Address: 221-223 First Avenue North
Current Address: 223 First Avenue North
Date of Construction: circa 1926

Architect/Builder: Unknown *Current view.*

NRHP Status: Contributing building

Building Description: This one-story broad-front brick building is located on the east side of First Avenue North

in the block north of the Courthouse square at the intersection with Green Street. The structural walls are tile block, with the exterior veneered with polychrome extruded brick, which has a very fine combed surface. The façade features a deeply-recessed entryway with modern metal and glass door with glass-block side lights. Above the door is a transom filled with glass blocks. Originally, there was one large display window to left and two to the right, all of which have been filled in with newer brick. Above each of the former windows are transoms filled with glass blocks. The parapet is flat, with the area below having two slightly-inset rectangular panels topped with a band of corbelled brick. There is new metal coping across the parapet. A metal ventilator has been cut into the center of each recessed panel on the parapet. There is a steel lintel below each panel that extends all the way across the storefront.

The north side of the building along Green Street is veneered with common brick, with those at the top of the



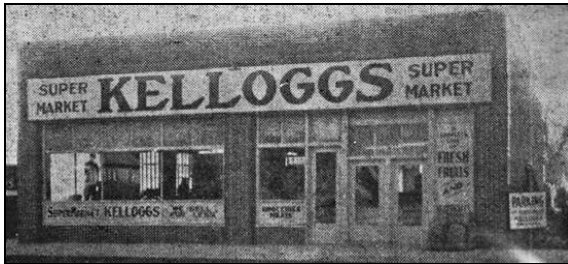
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building slightly different from those at lower level. The base of the wall is covered with concrete. Along this wall, there are five large openings for plate-glass windows that have steel lintels. These openings have been filled with four rows of glass blocks at the top and brick below similar to the façade fenestration. A single metal door has been cut into the back window opening at the left side of this façade. The faded painted sign for a prior business is visible on this wall but is partially obscured by the American Legion sign now placed on top of it. The rear of the building next to the alley had a center door with a lintel made of header bricks. This door has been filled with brick.

Building History: This building was built circa 1926 when it was depicted on the September 1926 Sanborn fire insurance map as an auto repair business. By the time of the updated 1948 Sanborn map, the building was labeled simply as a store. It is known that the building housed various grocery stores including the Kellogg's Super Market (circa 1928) and Super Valu Food Stores (1940s). It currently houses the American Legion meeting hall.



Circa 1928 photograph of the newly opened Kellogg's Super Market in the subject building (left) and circa 1940s photograph showing the building when it was Super Valu Food Stores (right) and after the storefront had been remodeled.

Courtesy: Allen Family Private Collection, Winterset.

Iowa Site Inventory No.: 61-03187

Historic Name: Store Building

Historic Address: 219 First Avenue North

Current Address: 217 First Avenue North

Date of Construction: 1930

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story single-unit brick building is located on the east side of First Avenue North in the block north of the Courthouse square. The façade of this building is veneered with extruded brick having a combed surface. There is a firewall in-between this building and the adjacent building to the north, which was built a few years prior. It is built of a different kind of brick than that used for either of the adjacent buildings and it has a limestone footing, which may be remains of the former Minturn & Silliman building built in 1902 as an implement dealership and torn down before the adjacent new building to the south was built (*Madisonian*, 11/15/1900, 12/12 and 12/26/1901, 02/06/1902). The subject building has a flat parapet with tile coping. Just under the top of the parapet, there are two rectangular openings on either side of the façade that are ventilators with brick-header sills. Above the ventilators there is a soldier course of bricks across the parapet. Below the ventilators there are two protruding brick courses that form a



Current view (left) and circa 1940s (right).

Courtesy: Allen Family Private Collection, Winterset.

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frame for sign that is no longer extant. The storefront features a central entry door flanked by wooden-framed plate-glass windows with header-brick sills. The wooden door and transom surround appear to be original. The door has a concrete sill and a modern storm door. The back (east) side of the building shows the structural tile block construction of the building and features two overhead garage doors.

Building History: The Madison County Recorder’s office has records stating that this building was built in 1930. It was not present at the time of the 1926 Sanborn fire insurance map but was depicted on the updated 1948 Sanborn when it was labeled simply as a store. A photograph taken of the building adjacent to the north circa 1928 shows no building then on this lot, with a photograph taken in the 1940s showing that the building present. Therefore, a 1930 date of construction may be exact. The 1940s photograph above also shows that the building has been little modified through the years.

Iowa Site Inventory No.: 61-03186

Historic Name: Shopper Newspaper Building

Historic & Current Address: 215 First Avenue North

Date of Construction: 1967

Architect/Builder: Unknown *Current view.*

NRHP Status: Non-contributing building

Building Description: This one-story building is located on the east side of First Avenue North in the block west of the Courthouse square. This building rests on a reinforced concrete foundation, with the exterior walls faced with a brick veneer. The flat roof has a massive wood-shingled overhang that extends out over the storefront and wraps around the front and west side of the building. The building has a First Avenue North address but actually faces the alley to the south. The windows are squat rectangular, metal-framed plate-glass windows, with the doors being metal-framed glass doors.



Building History: This building was built in 1967 according to the Madison County Assessor and given the specificity of this date it is likely the actual construction date. It still houses the *Shopper* newspaper.



The Shopper building in the 1970-80s.

Source: Madison County Assessor, <http://www.madison.iowaassessors.com>, 2013

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8. Significant Person (continued)

Cummings, Col. H.J.B.

8. Architect/Builder (continued)

Foster, L.W.

Blake, Joseph S.

Wetherell, Frank E.

Simon, Louis A.

Mardis, T.F.

Evans, E.W.

Clark, M.S.

Clark, J.C.

Cox, Eli

Smith, Henry

Boyington, Ives G.

Rogers, Ross

8. Narrative Statement of Significance

The Winterset Courthouse Square Commercial Historic District is locally significant under Criterion A for its representation of the historic commercial growth and development of the City of Winterset, which was established in the late 1840s as the Madison County seat of government. Historically, it also functioned as a road transportation hub and a railroad town, although Winterset was only serviced by a branch line of the railroad. It further functioned as the social and cultural center of town, with buildings housing the town's entertainment venues (such as opera houses and movie theaters), various incarnations of the town library, and fraternal and social halls. The courthouse square was also the site where socio-political events and gatherings took place, including a few notable clashes between local pro- and anti-slavery activists prior to the Civil War. The buildings within the district reflect not only the historical associations of important businesses in the community but also reflect important local builders in the community and the extensive use of limestone obtained from Madison County quarries. The district is locally significant under Criterion C for the architectural significance of the architectural styles and designs of its late 19th and early-to-mid-20th century buildings and the work of local and regional contractor/builders and architects in their construction and design. The period of significance for this district is from circa 1861 to 1965, within which the historic commercial core reached its zenith in construction and development and had experienced some notable façade updates to historic buildings. The post-1965 period is characterized primarily by façade remodeling. There has been only one completely new building constructed within the district since 1965. Significant dates include circa 1861 when the first extant building was erected in the district and 1876 when construction began on the current courthouse following a disastrous fire that destroyed its predecessor. The Madison County Courthouse remains the centerpiece of the historic district. The district is also locally significant under Criterion B for its association with several individuals, who were responsible for the financing and construction of a notable number of buildings within the district in the late 19th century. These include, most importantly, Dr. C.D. Bevington and Col. H.J.B. Cummings. Two other persons, C.C. Schwaner and Henry Wallace, are notable for the significance of the contributions they made in their lives and individual enterprises and whose

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significance under Criterion B can be applied to the individual buildings with which they were associated, but not the district as a whole.

Significance under Criterion D is not claimed at this time because no archaeological study has been undertaken of the district. However, there are a few areas where such potential may still exist, particularly in the lawn area surrounding the historic Courthouse where a number of public events took place that could have left behind archaeological evidence. In addition, the square area has the potential to contain archaeological evidence of the first courthouse's construction and destruction by fire. It is also known that there once were cisterns in the city streets for fire-fighting efforts as well as stone gutters that may have been built with stone salvaged from the first courthouse fire. However, some of those stones may have been reused in the rear and side wall foundation construction of the extant Carnegie Public Library on Court Avenue West.

HISTORICAL SIGNIFICANCE OF THE WINTERSET COURTHOUSE SQUARE COMMERCIAL DISTRICT

Early Settlement and Development of the Winterset Courthouse Square Commercial District

Winterset is located in the geographical center of the county and was first established in Center Township, but as it grew the town expanded into Douglas, Lincoln, and Scott townships, with the town literally subdivided into four quadrants, one in each corner of these townships. The original site of Winterset was first owned by John Culbertson, whose parcel contained 175 acres of land. Culbertson conveyed this acreage to the county for the sum of \$194.50 in 1849. The town was laid off by Alfred D. Jones, the county surveyor, with the assistance of Philip M. Boyles and Enos Berger. Town lots were 132 feet north-south by 66 feet east-west, with a public square at the center of the plat (Mueller 1915:363-365). It was in the center of the public square that the first stone courthouse was built in 1868. The town reportedly received its name when the Commissioners having finished a cold wintry day of assisting the surveyors retired to Enos Berger's house and began proposing names. One of the Commissioners suggested the name of Somerset, while William Combs, sleepy and probably under the influence, proposed "Winterset" instead. The name stuck. "In honor of this name, A.D. Jones offered the following toast at a subsequent Fourth of July celebration: 'By the scrutiny of a Combs, the perseverance of a Gentry and the candor of a Bishop, Winterset was prevented from taking a Summerset'" (Davies 1869:100).

Lots began to sell quickly with 22 sold in August 1849 alone. A number of these were purchased as speculative ventures, such as the seven lots purchased by A.D. Jones. By 1851, the total number of lots that had been sold was 157 at a sale value of \$2,200 (Mueller 1915:365).

The first log store building built by Enos Berger also served as the first courthouse. This building was soon followed by others around the square, including a two-story log building constructed by Berger in the fall of 1849 on the east side of the square for a hotel. The so-called "Berger House" became a stagecoach stop and served travelers to the new town. This building would later succumb to fire (Mueller 1915:365). The first frame building was constructed in 1850 by John A. Pitzer and was a small residence located "north of the old St. Nicholas Hotel" at the corner of Jefferson and West Second streets (ibid.:366). In 1850, Winterset was described as follows:

Not a street had been made; the town was but a wide sweep of prairie, wholly destitute of trees. The town remained at a standstill and increased in population slowly until 1854, when it exhibited renewed energy and many more houses were built, some of them of frame. Before the county seat had reached the period of its

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incorporation, the native stone had been quarried, dressed and utilized for building purposes, and today houses built at that period are standing in Winterset and performing their duties as satisfactorily as the day they were put up (ibid.:367).

From 1854 to 1857, the town continued to grow and change.

The character of the buildings began to change and with the coming of the Berger-Wallace Mill in 1855 building of frame houses became the vogue. The growth was steady and the increase in prosperity greater but substantial in character. However, it was still a little pioneer village, mostly made up of log cabins, without fences or streets to speak of. But in 1856 John A Pitzer, a man of considerable means and unbounded energy and enterprise, erected the St. Nicholas Hotel Building, then one of the largest and most imposing structures of its kind in the state. It is built of native stone, three stories in height and cost about twelve thousand dollars. This was one of the indications of the advancement of Winterset. The St. Nicholas vastly overshadowed the Old Goe House [the former Berger House] and became known all over the southwestern portion of the state for its handsome appearance and the splendid entertainment received by the traveling public (Mueller 1915:368).

The St. Nicholas Hotel stood at the corner of Jefferson and Second streets. It is no longer standing and in its place, the Citizens National Bank was erected in 1919 and later became the current Farmers & Merchants State Bank.

The town of Winterset was incorporated in 1857; however, it immediately suffered an economic setback as a result of the nationwide financial panic. The town had rebounded by 1860 just in time to face the uncertain times brought on by the Civil War. In 1860, the town's businesses, professionals, and institutions included the following:

there were fourteen lawyers ready to extend their offices to the needy; five implement firms; a bank; book store, barber, three shoe stores, five blacksmith shops, a butcher shop, nine carpenters, a dentist, four drug stores, seven dry-goods establishments, twelve groceries, as many as now [i.e., 1915]; three hardware stores, the St. Nicholas and Madison hotels; seven insurance firms, two furniture stores, two firms engaged in real estate deals, a livery stable, three millinery shops, two photograph galleries, ten physicians, two bakeries and restaurants; harness makers, wagon makers, chairmakers, three saloons, Morris Schroeder's brewery, jewelers, two printing offices, billiard hall, several stone masons, plasterers, brick makers and layers, a tailor, a gunsmith, painters, a veterinary surgeon, so that there was scarcely any article of merchandise needed that the local merchants were not able to supply. The professions were abundantly represented and no one was permitted to thirst for lack of a place where stimulants were on tap (Mueller 1915:368).

By 1864, the businessmen and companies of the community included: W.W. McKnight, Smith & Ballard, Baxter & Kendig, White, Munger & Company, C. Ayres & Company, W.T. Roland & Company, and John Dunkle, all in dry goods and merchandise; Sam Snyder, A. Crawford and William Ogden, grocers; D.H. Philbrick, I.L. Tidrick and J. Bartlett, druggists; E.W. Evans, meat market; J.H. Barker and Moses Bailey, jewelers; L.M. Tidrick, G.M. Rutledge, D.D. Davisson, David Hutchinson and S.B. Cherry, physicians; W.R. Danforth, hardware and tin shop; John S. White, shoemaker; John Leonard, V. Wainwright, B.F. Murray, S.G. Ruby and Lewis Mayo, attorneys; Col. C.B. Lothrop and John Acklin, stage agents; John D. Holbrook, photographer; Albert West, banker; John Young and James P. Noel, furniture makers; William Eberle and Samuel Betts, wagon makers; Harry Bond, Nat Anderson and John H. Bishir, blacksmiths; H.M. Porter and H.E. Carter, harnessmakers; and H.M. Ewing, printer. "In these callings, not counting employees, fifty-one men were engaged" (Mueller 1915:392).

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As Winterset grew, it came to offer all the services one could typically need at the time. The list described above of the commercial and professional enterprises offered in Winterset in 1860 attests to this early growth and development. By 1875, the town could boast of at least 60 professional and business persons operating in Winterset. These included the expected offices and services associated with the function of Winterset as the county seat of government including the county offices, abstract offices, attorneys-at-law, justice of the peace, and notaries public. The listing further reflects a healthy business environment where goods and services were available for residents and travelers alike. Also notable are the listings for the White, Munger & Co. woolen manufactory; J. McLeod stonecutter; L.D. McClintic, dealer in American and Italian marble; and Gretchell & Merrell and Haskins & Co., lumber dealers. It was further noted in 1875:

In the northeast part of the city is located the Railroad Depot, and contiguous thereto are several elevators, a large flouring mill, and two of the three extensive lumberyards. About one mile west of the city are located the extensive woollen [sic] mills opened by Messrs. White, Munger & Co., who also own a magnificent store building on the west side of the public square. What is known as the Crawford Block is located on the northeast corner of the Public Square, and presents a grand appearance. There are any number of splendid buildings in this city, and during the present year several large buildings for business purposes will be erected. Messrs. Cummings & Brown will put up a very handsome building on the north side of the square, a view of which will be found in the atlas (Harrison and Warner 1875:8).

The population of Winterset in 1875 was around 2,400 but had reportedly risen to 3,500 by 1879, although an 1889 reference reported a population total around 3,000 persons (The Three River Blue Grass League 1889:37; Union Historical 1879). Therefore, either the 1879 total was inflated or the town had suffered substantial population loss by 1889. Figure 3 is a map of the Winterset courthouse square in 1875. Figure 4 is a collection of photographs taken in 1873 of the commercial district around the courthouse square. These photographs show that the square was almost entirely built up by that time, with some of those buildings still standing into the present day. The primary buildings that have since been lost were the frame buildings; however, the stone St. Nicholas Hotel at the northwest corner of the square was demolished in the early 20th century to make way for the extant bank building. One of the buildings in the northeast corner of the square was actually under construction when the 1873 photograph was taken (see Figure 4).

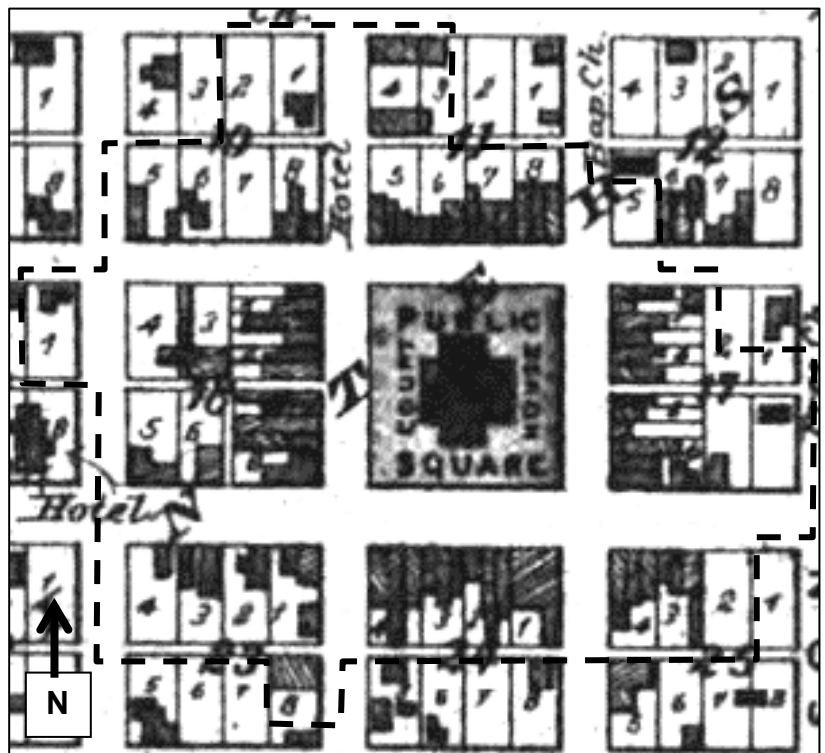
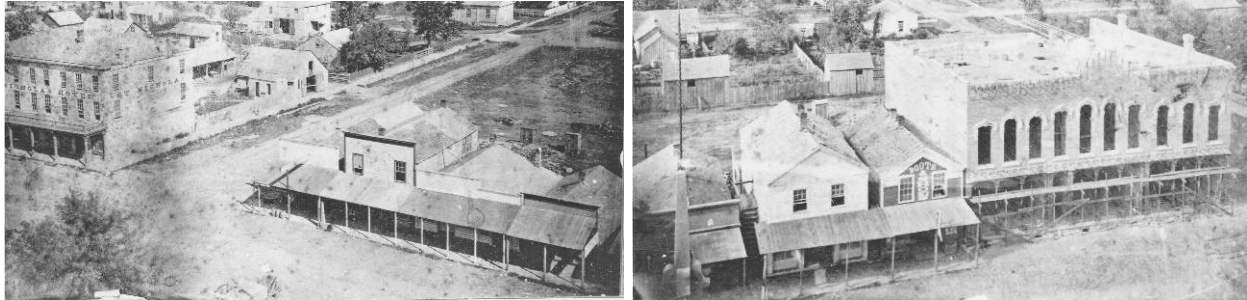


Figure 3. Plat of Winterset's commercial area in 1875 in relation to district boundary (dashed outline). Source: Harrison and Warner 1875

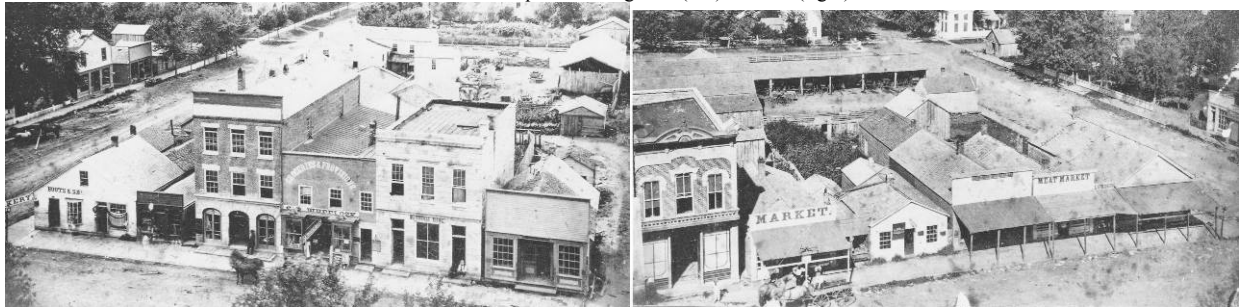
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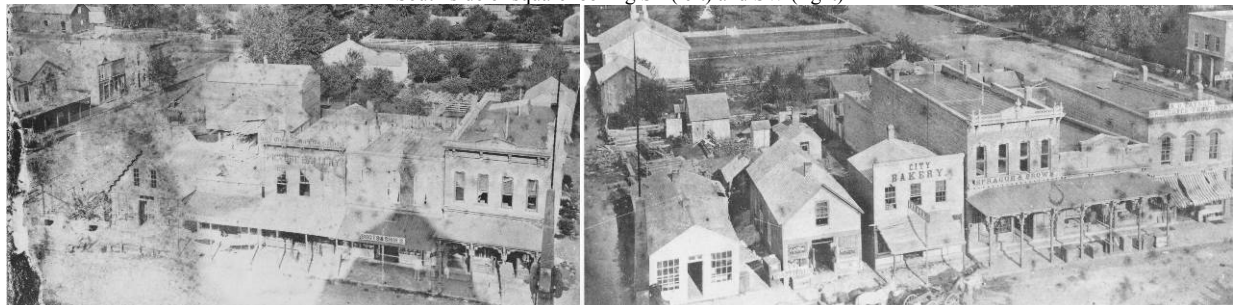
North side of square looking NW (left) and NE (right)



West side of square looking SW (left) and NW (right)



South side of square looking SE (left) and SW (right)



East side of square looking NE (left) and SE (right). Note shade of courthouse tower on the left photo.

Figure 4. Photographs taken from the Courthouse in 1873 of all four sides of the Winterset square. Copies provided by the Madison County Historic Preservation Commission and the Madison County Historical Society, Winterset, IA

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As the city developed, the infrastructure and services improved as well. Major improvements in the early 1900s included: the construction of water works and water tower in 1908-09 and the installation of ten miles of water mains; the paving of the streets in 1911, with the first paved having been the four blocks around the square and two blocks north of the square to the railroad depot; the establishment of a volunteer fire department housed in a building shared with the City Hall; and the establishment of a public library and the construction of a permanent library building in 1905 (Figure 6). According to the 1915 Madison County history, the 1911 street paving project in Winterset involved paving six blocks with asphalt over a five inch concrete base, with the Bryant McLaughlin Asphalt Paving Company of Waterloo contracted to do the work beginning in August 1911 (Mueller 1915:370). In 1912, an additional 26 blocks were paved with asphalt over concrete. R.A. Elzy of Marshalltown won this second contract (ibid.:371). The 1915 history book also noted that concrete gutters and storm sewers were installed at the same but that there was still no system for sanitary sewerage in Winterset even though the matter had been brought up in 1910 and plans were on file but had not yet been implemented (ibid.:370-371).

A library was first organized in Winterset in 1877 by Henry Wallace and others. The books were first kept in the YMCA rooms and then in the Courthouse. In 1890, there was a movement for a permanent library building and for a time the library was housed in rented rooms on the west side of the square before a building on Court Avenue was leased for the library beginning in November 1900. Mary Cassiday was the first librarian. In 1905, taking advantage of grants being donated by Andrew Carnegie for the construction of public libraries across the nation, the citizens of Winterset applied for a grant of \$10,000 to help build a public library in town. This was accomplished and the library was officially dedicated on June 16, 1905. While this building no longer houses the library, the building still stands and is used as the City Hall. It is located on land that had been donated for the library cause by the heirs of C.D. Bevington, thus continuing his legacy of helping to improve and develop the community even after his death (Madison County Genealogical Society 1984:27; Mueller 1915:373-4).

The fire department was first organized in 1872. In 1888, a new building was constructed on East Court Avenue to house both the fire department and the city hall (on the second floor) (Figure 5). This historic building still stands, although it is no longer used for either the fire department or the city hall. A new fire station was built across the street in 1977 (Madison County Genealogical Society 1984:29).

In 1875, it was noted that the Excelsior Gas Light Company had just been granted a 20-year franchise to bring gas lighting to Winterset (Harrison and Warner 1875:8). The first electric light plant was built in 1889 as an addition to the west and north sides of the older fire station and City Hall building at the northwest corner of Court and 2nd streets (see Figure 5).

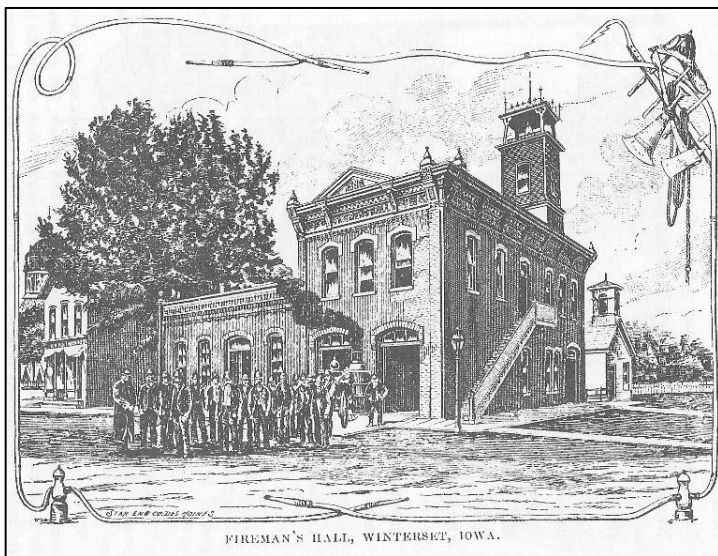


Figure 5. Illustration of the “Fireman’s Hall” in Winterset in 1889. This building included the City Hall on the 2nd floor, with the one-story power plant addition also represented to left of the main building. Source: *The Three River Blue Grass League 1889:26*

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A new power plant was built between 1916 and 1926 along 1st Street north, and outside, of the commercial district. In 1930, that plant switched from steam to diesel power, with additional improvements made in the mid-to-late 20th century.

By 1915, the notable businesses included the four banks in town—the First National Bank, the Madison County State Bank, the Citizens National Bank, and the Winterset Savings Bank (Mueller 1915:372-3). The First National Bank was the first bank established in Winterset having been organized in 1865 by C.D. Bevington and housed in the building at 110 First Avenue North. He served as the president of this institution until his death in 1903 and was succeeded by Judge Frederick Mott. In 1882, the bank had moved into Bevington's new block building at 102-104 First Avenue North where it remained until 1918 when it was moved into the building at 51-53 Jefferson Street, which had housed the Citizens National Bank (ibid.:372). The Citizens National Bank was organized in 1872, with J.J. Hutchings as the first president. This bank was first housed in the building at 114 First Avenue North and then from 1880-1919 in the brick building on the northeast corner of Jefferson Street and First Avenue [51-53 Jefferson Street]. The Madison County Bank was established in 1889, with E.E. McCall as president. In 1915, that bank was incorporated as the Madison County State Bank. From 1889-1905 it was housed in the building on the southeast corner of the square [102 Court Avenue E]. The Winterset Savings Bank was organized in 1902 with A.B. Shriver as president. In 1914, it moved into a "new home, a two-story modern brick building, standing on the northeast corner of the square," noted as "the handsomest building structure in Winterset" in 1915 [101 Jefferson Street E] (Mueller 1915:373). All of these historic bank buildings are still standing and are contributing to the district.

The Importance of the County Seat

The very first courthouse building in Winterset was a "crude log building" built on the parcel of land where Monumental Park was later established. By 1864 this building was no longer in use, with the county clerk having his office "in an upper room on the west side of the square" (Mueller 1915:389). The other county offices for the county judge, treasurer and recorder were by then on the third floor of the St. Nicholas Hotel building. The sheriff "made his stay in a lawyer's office on the north side of the square (ibid.:390). This less-than-ideal situation was rectified in 1868 with the erection of a new courthouse building, this time built on the central public square as it was originally intended. Begun in 1868, the new courthouse was expected to take three years to build (Davies 1869:104). Figure 6 is a photograph taken in 1873 of this courthouse. "It was built of famed gray limestone so abundant in the county and is in the form of a Greek Cross, each of its four wings fronting a street" (Madison County Historical Society 2010:6).

However, on the morning of October 2, 1875, the courthouse was found to be burning and "within a few hours the first stone courthouse in Madison County was a mass of ruin" (Madison County Historical Society 2010:6). It was determined to begin building a new courthouse right away, with A.H. Piquenard, the architect and superintendent of construction for the sixth (and still current) Illinois State Capitol building hired for the project. The new courthouse was determined to be "the same size and general shape as the old one, using the floor plan of a Greek Cross and the same interior arrangement. The central dome with the four clock faces and the four stone porticos were also retained in the new building" (ibid.:7). While close in design to the original, the new courthouse was not an exact replica with the most noticeable difference being the more elongated tower in the new design and in the iron dome to provide additional fire protection. The building was begun in 1876 and was ready for occupancy in 1878. It is this courthouse that remains standing in the center of the public square and around which the Winterset commercial district was built (see Figure 6). The extant building was listed in the National Register of Historic Places in 1976.

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Figure 6. Stone courthouse built in 1868 and burned on October 2, 1875 (left) and the courthouse built in 1876-78 (right). Source: Summer 1873 photograph (left) and circa 1900 photograph (right), Madison County Historical Museum, Winterset.

The stone used in the second stone courthouse “was quarried, cut to shape and built into the walls mostly by local men, some of whom were natives of England, Wales, Ireland and Germany and the foreman stone cutter was a Frenchman” (Madison County Historical Society 2010:8). Because of the loss of the first stone courthouse to fire, the second was built to be more fire proof, with the “floors consisting of brick arches leveled up with concrete and walls either of stone or brick and the dome constructed of metal” (ibid.).

The importance of the county seat to the growth and development of Winterset cannot be understated. It was the reason there was a town at this central location within the county in the first place. It was a major impetus for early commercial and professional growth in the town because the courthouse brought with it a need for lawyers and other professionals whose business was tied to that of the courthouse. The courthouse also brought in potential customers to Winterset’s businesses. When people came to town to do their courthouse business, they usually needed places to eat and places to purchase goods.

The importance of this role in the continued growth and development of Winterset was no more evident than when the town failed to acquire a main line railroad and had to settle for a branch connection to the main line in Des Moines. While this branch line certainly helped to keep Winterset progressing forward, it was not the big boom impetus to commercial development that a rail line typically meant to towns in Iowa. Instead, the late 19th century commercial boom in Winterset had to also be based on its role as the seat of government, the largest town in the county, and as the hub for roads coming and going through the county.

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The Importance of Transportation

Roads

Early Roads

In 1850, it was petitioned that a road be built “forty feet wide, beginning at the east end of Court Avenue, in Winterset, and running easterly” towards “Dudley on the Des Moines River” (Mueller 1915:170). This road became part of a well-traveled road “from Winterset to the Warren County line,” at which point it “tied on to a road extending easterly to Linn Grove, in Warren County, on North River” (ibid.). Other roads soon followed, most of which began or extended through Winterset because it was the county seat.

“The most famous of Madison’s highway is the Bluffs road,” so-named because it was the road to Council Bluffs and had been variously called the “Council Bluffs Road,” “The Bluffs Road,” and then simply “The Bluff Road” and as Highway No. 2 (Mueller 1915:171; Goshorn 1928). This road was platted in 1852 as a State Road from “Fort Des Moines to Indian Village” (1852 Plat Map of State Road, on file Madison County Engineers’ Office, Winterset, Iowa). This state road extended from what would become the City of Des Moines southwest to Winterset where it continued to the west-southwest connecting to an earlier road (the 1846 Mormon Pioneer Trail) near Lewis in Cass County that led into Council Bluffs. [The “Indian Village” was a Potawatomi village site that became known as “Indiantown” just west of Lewis.] This road was also the main stagecoach line through Madison County angling out of Winterset and heading westerly. “The stage line ran over this road to Fontanelle, through Lewis to Council Bluffs” (ibid.:172).

During the settlement of the county after the war the Bluff road was always dotted with covered wagons in trains of sometimes thirty or forty, a dozen, two or three, or singly....the Bluff road was the main thoroughfare through Southern Iowa....Those who crossed the Missouri at Nebraska City or Brownsville went that way (ibid.).

“The route of this road was already much traveled and had been in use since April 30, 1846” (Mueller 1915:170). It was along this road that the “great California emigration” passed through Madison County (and Winterset) in 1848-49 following the gold rush (Davies 1869:44). It was also an alternative route taken by some Mormons during both the late 1840s to early 1850s as an alternative to the 1846 Mormon Pioneer Trail farther to the south and again in the late 1850s during the handcart emigration as an alternative to the more northern route of the main Handcart Trail (Kimball 1981:425-426). To some extent, this road also played a part in the Underground Railroad because B.F. Robert’s stone house was along this highway and served as a station for runaway slaves traveling through the county in the 1850s (*Winterset News*, 12/25/1930).

It is known from historical descriptions that the Bluffs Road exited Winterset on Court Avenue, with the 1852 plat map suggesting that it entered the town along the same avenue (*Madisonian*, 08/25/1915; Mueller 1915:171). As such, this important early roadway would have extended directly through the commercial district. By 1875, Winterset was the hub for roads extending in all directions from the city. The commercial district would have played a role as an outfitting or relief station in all of the great migrations noted above that utilized these roadways in Madison County.

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Underground Railroad

While not specifically a mode of transportation, the Underground Railroad was the means by which fugitive slaves were guided through southern Iowa to freedom in the years prior to Emancipation. Madison County played a notable role in the history of the Underground Railroad in Iowa because of the presence of Quakers and others, who were noted abolitionists and active participants in the Underground Railroad. However, there were also a number of Southern sympathizers living in Madison County, who made Underground Railroad activities in the county more challenging and dangerous than in some other areas of the route in Iowa. Some incidents even involved the Courthouse Square in Winterset. One of these occurred in early 1863 when “the peace Democrats hounded out of Winterset one Lieutenant Henry” (Soike 2013:267).

He had opened a recruiting office for Union troops and stood up to threats from a crowd demanding that he not display the American flag, but he left Winterset the next day. Also, of all the clusters of peace advocates in Iowa, only Madison County’s called for the South to separate from the Union if a national convention could not agree on conditions for reunification. The strength of peace sentiment in Madison County was suggested by a report from the captain of the Clarke County guard stating that the secret society called the Knights of the Golden Circle intended to clear the abolitionists out of Osceola County with the help of two hundred partisans from Decatur County and five hundred from Madison County (ibid.).

Another involved four runaway slaves who entered Madison County in the fall of 1861 having fled from the area around Maryville, Missouri. “On Saturday, October 26, thinking themselves safe in Iowa, they rode by daylight into the small town of Winterset” (Soike 2013:196).

At the blacksmith shop, John Graves was told it would two hours before his horse could be shod. But when the four noticed the local militia drilling nearby and a crowd gathering around them, they got frightened and took off. No more than two or three miles out of town, however, several horsemen brandishing rifles and shotguns caught up with them. One man on a large white horse with a firearm across his saddle rode past and, stopping a short distance ahead, wheeled about and forced the runaways to halt.

Thus captured, the four were led back to Winterset, where their captors sought out an official to jail them. With these legal niceties under way, Graves recalled, the rest of the men “formed a ring around us boys to keep the crowd back. They got to talking pretty loud and some one dared any one to try to come inside that ring, and they hadn’t more than said it than the coats began to fly and there wasn’t any ring at all.” This melee ended with the runaways being rescued by their defenders. “The men that took us out of the ring gave us something to eat and told us which way to go,” said Graves, “and we wasn’t long in getting out of there.” Traveling east, by the next morning they had reached Indianola (Warren County) from where they soon left for Newton (Jasper County) (ibid.).

Another incident involved attempts to round up peace advocates suspected of committing treason to the United States.

Madison County was a hot spot of worry for state officials. Although a series of raids by U.S. Marshal Hoxie in 1862 led to the arrest of seven people accused of organizing to “afford aid and comfort to the rebellion,” overall his efforts simply stirred up the area’s peace sympathizers. Upon the release of the seven people three months

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later, two hundred peace advocates gathered in Winterset to welcome them home from Camp McClellan, a training and prison camp in Davenport. Seeing this celebration, a disgusted editor of the *Winterset Madisonian* wrote, "The Secesh Martyrs were escorted into town by a dismal group of Butternuts [a common slang term for rural proslavery people], some in Butternut wagons, some on Butternut horses, and others on Butternut feet," yelling out "'Three cheers for the Secesh Traitors!' 'Damn the Abolitionists!' 'To hell with the black Republicans!'" This editor considered it "a disgrace to Central Iowa..., a mixture of Treason, diabolism, drunkenness and insanity!" His comments spawned threats to demolish the editor's office, but nothing came of them (Soike 2013:197).

The "disgusted editor" of the *Madisonian* was H.J.B. Cummings, who had arrived in Winterset in 1856 from Schuylkill County, Pennsylvania, where he had been the editor of a Republican paper, a profession that he repeated in Madison County to further those same political beliefs. A published document from 1856 listed Winterset men who formed a committee as "friends of the Kansas Free State cause in Iowa" to aid emigrants from the northeastern states on their travels to settle in "Bleeding Kansas." This committee included Cummings and businessman W.W McKnight. The *Madisonian* office in 1862 was housed in a frame building that is no longer standing. However, the buildings that subsequently housed the newspaper, one of which still bears the name of the *Madisonian* on its cornice at 112 Court Avenue West, are still standing in the historic district. The blacksmith shop visited by the runaway slaves in the earlier story is also no longer standing. However, the public gatherings noted above would have taken place in the lawn area surrounding the Courthouse in the public square. It is conceivable that there could be archaeological evidence from such gatherings and other uses of the courthouse square present on this site.

In the 1850s to early 1860s there were a number of fugitive slaves who fled Missouri and found passage along the Underground Railroad through Madison County despite the presence of proslavery advocates living in the county. An influx of abolitionists in the early to mid-1850s made the difference. James Farris was one of them, and he settled in Union Township in 1851. He was "one of the boldest and most active of these 'underground station agents' from the very first" (Mueller 1915:183). In addition to Farris, other noted "station agents" in Madison County were William McDonald, who lived in southwest Jefferson Township, John Early of Jackson Township, and the above-noted B.F. Roberts, who lived west of Winterset in Lincoln Township (ibid.:184). Additional abolitionists who began to settle in Madison County in the 1853 were Quakers (Society of Friends), who were active participants in the Underground Railroad. There were two settlements, one which "later developed into Oak Run Monthly Meeting, in the southeast part, and North Branch and Earlham Monthly Meetings, in the northwest part of the county" (ibid.:221).

Recent research by members of the Madison County Historic Preservation Commission and other volunteers has shed additional light on the routes of the Underground Railroad through Madison County. It was found that the routes intertwine with the earliest settlement of Madison County and the business development of Winterset (and the historic commercial district). The initial settlers of Madison County and the leaders of Winterset came in significant numbers in the mid-1850s. Beginning about the same time, Madison County played a notable role in the history of the Underground Railroad due to the emigration of groups of Quakers, Methodists, Presbyterians, and others who held slavery in disdain. Some of these settlers appear to have intentionally placed themselves across the county in support of Underground Railroad activities. Approximately 50 individuals have been identified as Underground Railroad conductors, agents, and "stockholders." A news item in the *Iowa State Register* from December 15, 1872, noted that "the number of stockholders in the Underground Railroad at Winterset were legion. In the country there were Uncle Billy Ruby and

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David Martin, while Mr. J.J. Hutchings, Judge Pitzer, and a score of others in the village always responded when called to pay” for a fugitive slave’s “ticket on this famous line” (Transcribed by Chris Newlon Green, 2015).

In 1856, George D. Woodin enlisted men across southern Iowa as “Friends of the Kansas Free State cause in Iowa” who were the “most active and reliable men in the various towns which he visited who were in sympathy with the movement” to provide a “direct route and speedy communication for eastern emigrants into Kansas” (Union Historical 1880:522). Listed from Winterset a number of prominent businessmen including: Col. H.J.B. Cummings (who built 114 First Avenue N in the commercial district); Joseph J. Hutchings, an organizer of the National Bank of Winterset (102 First Avenue N) and later, President of Citizens National Bank (51 Jefferson Street E); William W. McKnight, who had purchased J.G. Vawter’s stone store (68 Court Avenue E); M.L. McPherson; and David F. Arnold (ibid.:523).

Other Underground Railroad stockholders in Winterset similarly were professionals, members of abolitionist-inclined churches, Republicans, and Masons, who shared views with their extended family, engaged in multiple business enterprises, owned prominent Winterset homes, provided financial support rather than transportation, and served as Union soldiers. Another example of a businessman important in the development of Winterset and mentioned in accounts of Underground Railroad activities, was Judge John Pitzer, who operated one of the first and largest dry goods stores in Winterset (106 First Avenue N).

The hub of the Underground Railroad routes through Madison County was Benjamin Franklin (B.F.) Roberts rural home in Section 2 of Lincoln Township, one-and-one-half miles west of Winterset. His stone house was strategically sited between two roads--the west-east route followed by the Bluffs Road and the north-south route possibly known as the Buffalo Road. The Bluffs Road was a logical route since it connected known Underground Railroad stops in Lewis and Fontanelle before heading towards Winterset and from there to points east including Des Moines. Col. H.J.B. Cummings would later write to Underground Railroad researcher and historian, Wilbur H. Siebert, that he had “no hand in the work except being advised when the [Roberts’] cellar was full and would have a clearance” (Letter from Col. H.J.B. Cummings to Wilbur Siebert, November 24, 1895).

Highways

As the road system evolved, Winterset found itself located along two important highways in the region, one extending east-west and the other north-south and now known as Highways 169 and 92. State Highway 92 extends between Muscatine on the east side of the state to Council Bluffs on the west side of the state. It was first designated as a numbered highway in the late 1930s and was first paved in 1939. It intersects with U.S. Highway 169 on the north side of Winterset. U.S. 169 extends from the Minnesota state line south of Elmore, Minnesota, to the Missouri state line south of Redding, Iowa. It extends through Kossuth, Humboldt, Webster, Boone, Dallas, Madison, Union, and Ringgold counties in Iowa and was first designated as a numbered highway in 1930. It was paved in the early 1930s in the Winterset vicinity. In 1976, it was re-routed to the west and north of Winterset along a two-lane bypass; however, since that time, Winterset’s businesses have expanded to the north up to the bypass intersection with IA 92 (Hancock 2013).

Improved highways helped Winterset to continue to grow and prosper into the mid-to-late 20th century, with new businesses added to cater to automobile and truck traffic through the community. In the commercial district, new businesses in the early 20th century included filling and service stations, cafés, auto dealerships and repair shops. Most of these buildings are still standing, although their filling station functions have long since been removed. A number are still identifiable as former auto dealerships and repair garages even though they may no longer provide those functions. Most of these buildings are located on the side streets within the district in the areas where new construction expanded

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in the early 20th century because the courthouse square was completely built up with commercial buildings by the early 1900s. One exception was the construction of the Citizens National Bank built in 1919 at the northwest corner of Jefferson Street and First Avenue. The old St. Nicholas Hotel was torn down on this lot to make way for the new bank building, which included an automobile dealership and garage that occupied the west and north sides of this block building.

Railroad

The only railroad to ever reach Winterset was a branch line of the Chicago, Rock Island and Pacific (or “Rock Island” for short), which was built to Winterset from Carlisle near Des Moines in 1872. This branch came off the main line that ran between Kansas City, Missouri, and Minneapolis, Minnesota, through Des Moines, Iowa. This branch line carried “two passenger trains and one local” and “provided transportation for its citizens” (Mueller 1915:174). By acquiring this branch line connection to Des Moines, “Winterset was no longer an inland town, dependent upon wagons for communications with the outer world” (ibid.). It was probably no small coincidence that in the wake of the railroad’s arrival to Winterset that “seventy-three buildings were erected in Winterset, at a cost of over ninety thousand dollars, and within the seven years next following it more than doubled its population” (ibid.). Obviously, even a branch line connection was better than none.

C.D. Bevington, an important businessman and early settler of Winterset, “was one of the chief promoters and builders of this branch of the Rock Island” (Mueller 1915:174). Bevington became the rail company’s president, and “it was under his personal supervision that the line was completed from Summerset to Winterset—a distance of twenty-six miles” (ibid.). A rail depot was built in the east part of town on North Ninth Street. This wooden frame depot is non-extant. A large grain elevator was built near the depot. Eventually the original depot was replaced by a new one (also non-extant) on First Avenue North.

In 1959, the line to Winterset was abandoned. “In its place a new line was constructed from a point on the east and west main line, two miles east of Earlham to Winterset” (Madison County Genealogical Society 1984:48).

This was done to shorten the distance that limestone rock from the Winterset quarry of the Penn Dixie Cement Co. was hauled. The cement plant was in West Des Moines.

The Penn Dixie Co. sold their quarry at Winterset and as a result of the loss of the rock freight reserve, the line from just east of Earlham to Winterset is being scrapped [i.e., in 1984] (ibid.).

There had been plans to build the Creston, Winterset and Des Moines Railroad from Creston to Des Moines by way of Macksburg and Winterset. However, that line, which was built in 1912, only extended as far as Macksburg where it operated for five years before the route was ended for good (Madison County Genealogical Society 1984:48; Mueller 1915:175). The 1912 map of Madison County shows the full extent of the sections of railroad that ended up barely entering much of the county (Figure 7). This included: the short-lived line that ended at Macksburg, entering from the west and extending only three miles into southwestern Madison County; the branch line of the Rock Island Railroad, which extended from the east and crossed only two townships (Union and Crawford) before terminating in Winterset; the Keokuk & Western Railroad (later part of the Burlington system) that entered the southeast part of the county at St. Charles, extended southwest to Truro but then curved out of the county southeast of Truro, a distance within the county of only 11-12 miles; the Chicago, St. Paul and Kansas City Railroad built in 1887 “entering the county on section 1, in

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South Township, and leaving it on section 35, in Monroe Township” and extending through Hanley, East Peru, and Barney; and the main line of the Rock Island that dipped one-half to one mile down into the county at its northernmost edge to extend through the town of Earlham before angling up and out of the county. The last rail line only extended through Madison County for a total of eight miles. This line was the first built in the county and was extended through the northern tier in 1868. The town of Earlham established shortly thereafter. As it grew, Earlham became one of the main shipping points in the county. The limestone quarries around Earlham flourished because of this rail connection. The Chicago, St. Paul and Kansas City line through East Peru was the longest railroad section built through the county. It became part of the Chicago Great Western system (Mueller 1915:173-175) (see Figure 7).

It is very unusual for a town the size of Winterset, and its importance position as the county seat of government, to never have been on a main rail line and yet it still managed to survive and even thrive. It would appear that it had just enough rail service to fuel the economy when other towns would have failed to thrive. Being the county seat was a major factor in its ability to thrive.

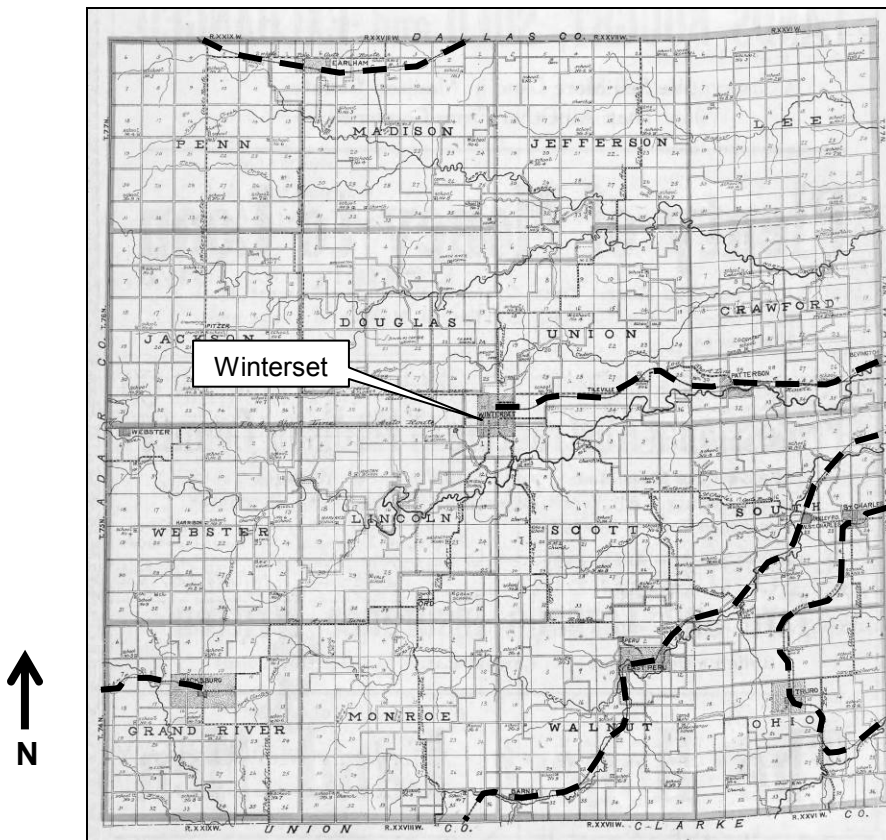


Figure 6. 1912 Map of Madison County showing the railroad lines that reached into the county (black dashed lines)
Source: *The Winterset Madisonian* 1912

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Significant Persons

While any commercial district will be associated with a number of influential businesspersons, who all contributed to the success and built environment of each district, there were two persons, who were particularly influential in the financing and construction of Winterset's commercial district. These men were Dr. C.D. Bevington and Col. H.J.B. Cummings. Others made significant contributions that extended beyond the community in their impact including: C.C. Schwaner, who was associated with 104 Court Avenue E and 111 First Avenue S, donated space in the upper floor of 104 Court Avenue E for the town's first library, and was an inventor with many patents to his credit; and Henry Wallace, who wrote for the *Madisonian* when it was located at 114 First Avenue N.

Most important among these to the built environment and early development of Winterset's commercial district was Dr. C.D. Bevington, who was "one of the foremost citizens of Winterset and Madison County" and settled in Winterset in 1853 (Mueller 1915:367). He had been born in Holmes County, Ohio and had been "raised on a farm, studied law, took a course in medicine, went to California in 1849" before settling in Winterset, Iowa (ibid.). He first worked in real estate in the new town. In 1864, he helped organize the National Bank of Winterset and became its president. "He was always foremost in any enterprise for the advancement of the community and when the Des Moines, Winterset & Southwestern Railroad was being constructed he supervised the building of that part of the line from Summerset to Winterset, a distance of twenty-six miles" (ibid.). Bevington died in 1903 "one of the wealthiest men in this section of the state" (ibid.). His large brick residence and farmstead built on a hill at the south edge of Winterset are now part of the Madison County Historical Complex. Bevington was responsible for the construction of a number of early buildings that are still standing in the district as well as having had an impact beyond his death when his daughters donated the land for the new Carnegie Public Library (124 Court Avenue W). The buildings with which he was identified include: the First National Bank of Winterset (110 First Avenue N); the Koser Building (58 Court Avenue E); the Bevington Building (68 Court Avenue E); the Matthes/Bevington Building (119 First Street N); and the massive Bevington Block (104 First Avenue N), the second home for his First National Bank. However, his plans to expand 68 Court Avenue E were a disaster, with the old stone walls collapsing and taking along portions of the adjacent buildings.

Col. Henry J.B. Cummings came to Winterset from Schuylkill County, Pennsylvania, where he had studied law and was editor of a Republican newspaper. In 1856, his brother, Louis Jerome Cummings, died of exposure in Winterset after riding with James H. Lane's militant Free Soilers group. That same year, H.J.B. Cummings was instrumental in organizing the Republican Party in Madison County. In 1857, he and a group of recently organized Republicans, "seeing the great advantage that a good newspaper could be to their party," purchased the one-year-old *Iowa Pilot* newspaper and changed the name to the *Madisonian* (Davies 1869:362). Among the names listed as *Madisonian* owners were B.F. Roberts and M.L. McPherson, with Cummings serving as the editor. After soon seeing the "great expense" of the newspaper, the company sold it within a year. Cummings served in the Civil War from 1861 to 1865, first as Captain in the 4th Iowa Infantry, then as Colonel in the 39th Iowa Infantry. After the war, he returned to Winterset, built a home, united with the Presbyterian Church and was a prominent member of the Masonic fraternity. In 1868, he purchased the *Madisonian*, which he published until 1885. His notable contributions to the commercial district included the 1872 construction of a new brick building to house the *Madisonian* on the second floor at 114 First Avenue North. The first floor served as the home of the Citizens National Bank, which he helped organize and was associated with until his death in 1909. His obituary states that "Some eight or ten business buildings around or near the public square remain as monuments of Mr. Cummings' enterprise and business sagacity," including the City Hall Block at 59-61 Jefferson Street East.

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Christian C. Schwaner was born in Prussia, Germany, in 1848, and immigrated with his family to the United States in 1853. They eventually settled in Keokuk, Iowa; however, Christian left home at the age of 15 and went to St. Louis to learn the harness and saddle maker trades with the firm of Sanford, Orendorf & Company. In 1870, Schwaner moved to Winterset where he became a manufacturer of, and retail dealer in, harness work and saddles. In 1876, he built a new business building just off the courthouse square (104-106 Court Avenue E) and, in 1883, organized the Peerless Manufacturing Company, which was a wholesale manufactory of saddlery and hardware specialties. Most notable were Schwaner's inventions, including a number of patented items that became products his company shipped "to all parts of the United States and certain portions of Canada" and made a lasting contribution beyond his own business (Lewis Publishing 1896, transcription accessed at <http://iagenweb.org/boards/madison/biographies/index.cgi?review=59517>, January 2014).

H.C. Wallace (a.k.a. Henry Wallace, Sr.) began his editorial career in 1877 in Madison County advocating good agricultural practices. "He developed pure bred herds of cattle and hogs and was one of the first men in the county to preach, write about, grow and advocate red clover as a soil builder" (Madison County Historical Society 2010:4). He was involved with both the *Winterset Chronicle* and the *Madisonian*. In 1883, he became an editor for the *Iowa Homestead*, which was the largest farming publication in Iowa at the time. He moved to Des Moines to devote himself to this publication. In 1898, he launched "Wallace's Farmer," which is still published to the present day, although the Wallace family is no longer involved in its publication. H.C. Wallace's son, Henry C. Wallace and his son, Henry A. Wallace "all worked on the newspaper and wrote about many different ideas" (Iowa Pathways 2014).¹³ Henry Cantwell Wallace stayed in Winterset until 1885 when he left to attend what was then known as the Iowa State Agricultural College in Ames (now Iowa State University). He married and left college in 1887 and moved to Adair County where he farmed his father's land in that county. H.C. Wallace took over as editor of *Wallaces' Farmer*, upon his father's death. In his later career, he became Secretary of Agriculture under Presidents Harding and Coolidge. He would die in office in 1924. His son, Henry Agard Wallace followed in his father's footsteps by becoming Secretary of Agriculture and became Vice-President of the United States in 1941 under Franklin D. Roosevelt's administration. After Harry S. Truman was selected over Wallace as the vice-presidential nominee in 1944, Wallace became Secretary of Commerce and later launched an unsuccessful bid for the presidency in 1947 (Altman 2004).

ARCHITECTURAL SIGNIFICANCE OF THE WINTERSET COURTHOUSE SQUARE COMMERCIAL DISTRICT

The Geology of Madison County

The bedrock geology of Madison County was of particular importance to the 19th century industrial development of the county as well as the architectural resources of the Winterset Courthouse Square Commercial Historic District. Bethany limestone forms the base of the Missourian formation which extends across the county. Bethany includes four layers of limestone separated by shales. Different beds of the Bethany limestone were quarried in the varying regions of Madison County including beds at Earlham, Peru, and Winterset as well as at other smaller communities and localities in the county. The Bethany limestone "includes nearly eighty feet of stone, most of which is available for one purpose or

13 While the first issues may have been called *Wallace's*, later issues (and the publication today) spell the name as *Wallaces' Farmer* likely to reflect the involvement of the Wallace family in its publication.

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another” (Tilton and Bain 1897:524). The largest of the commercial stone quarries were located at Earlham; however, good quality limestone was quarried near Winterset and provided the stone for the Madison County Courthouse as well as a number of the earliest commercial buildings around the courthouse square and within the historic district.

The majority of buildings in the district have foundations and lintels made from this local limestone, with three commercial buildings (in addition to the Courthouse) built entirely with this stone. These include the earliest extant buildings in the district: the White, Munger & Co. Building at 102 Court Avenue West built circa 1861; the National Bank of Winterset at 110 First Avenue North built circa 1864; and the Sprague, Brown & Knowlton Building at 52 Court Avenue East built circa 1866. In addition, the Gilpin Building at 116 First Avenue North, and built in 1882, was faced with rusticated blocks obtained from a local quarry.

It was noted in 1897 in the annual report of the Iowa Geological Survey regarding the geology of Madison County:

the main quarry industry is concentrated around three points, Earlham, Winterset and Peru. The first has the advantage of location on the main line of the Chicago, Rock Island & Pacific railway, with a down grade haul of about thirty miles to Des Moines. As a result considerable quantities of stone, mainly crushed for concrete work, are marketed in the capital city. Winterset, on a branch line of the same road, is farther from market and suffers the disadvantage of less favorable freight rates. The quarries now open near this city are not so well located for connecting with the railway as at Earlham, but if the projected road southwest from Winterset be built, many excellent quarry sites will become available, and a large amount of stone can be placed on the market. At Peru and Barney the quarries are located near the Chicago Great Western but have no track facilities, so that a short wagon haul is necessary. The stone now quarried at Peru is so high in the bluff, seventy-four feet above the station, that a track to the quarries would not be practicable (Tilton and Bain 1897:525-6).

Quarries operating in the late 1890s in Madison County included: the Robertson Quarry, the quarries of the Earlham Land Co., the Nevitt Quarry, and the Eureka Quarry in the Earlham District; the Clark Quarry furnishing “good rubble and crushing stone,” the Brown Quarry noted to furnish “considerable curbing stone,” the Kipp Quarry an old quarry no longer being worked by 1896, “extensive quarries” that were “formerly worked in the Winterset beds about a mile farther south” and from which “a portion of the stone for the court house was taken,” and the quarry at Backbone noted to yield “an excellent grade of stone” all in the Winterset District; and the Reed Quarry in the Peru District (Tilton and Bain 1897:526-530).

A map compiled by J.L. Tilton in 1897 of the geology of Madison County indicated that there were then two quarries at the south edge of the town of Winterset, with clay pits located nearby to the southwest and east of town (Tilton and Bain 1897). The clay pits would have provided suitable clay for soft and stiff mud manufacture and likely is represented in many of the late 19th century commercial buildings in town, although the higher quality face brick on later facades would have been shipped in on the railroad from brick factories located in Des Moines and Missouri.

The Multiple Property National Register Submission for the stone architectural resources of Madison County completed by Roslea Johnson (1987) noted that dimension stone was being produced at an early date in the county. Specifically, the Eureka Quarry of Joseph E. Parkings south of Earlham and the David Harris Quarry at Winterset were both advertising in 1869 “that they had dimension stone, lintels, sills, water tables and chimneys in stock” (ibid.:7-47). Dimension sandstone was also being produced at the Tuttle Quarry east of Earlham (ibid.).

Finished cut and common building stone were available from numerous commercial quarries around Earlham and Winterset. The largest are the M. Tuttle Quarry and the S.A. Robertson Quarry (also known as the Earlham Stone

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and Lime Works) two miles east of Earlham. These quarries had a large quantity of building quality stone which was easily mined (ibid.).

The stone in the Winterset area was also “the same excellent quality of building stone as at Earlham, and some of it has underlying layers that are superior to the Earlham stone. David Harris, W. P. Cassidy, and Elias Stafford among others, operated quarries around Winterset” (Johnson 1987:7-51).

Some of the quarries may have been opened for the construction of specific buildings. When the second courthouse (the first made of stone) was built in 1868, transporting the stone must have been a major consideration in the decision to quarry the stone nearby. When the third courthouse was built in 1875, high quality stone was transported further. Common building stone was quarried nearby in Lincoln Township Sections 1 and 2. Which had a good grade of stone that was otherwise little used because it was so far from the building sites in Winterset. But aesthetics took precedence over transportation considerations when the stone for the exterior of the third courthouse was selected. It was quarried at Backbone Quarry about seven miles away. This site has an underlying layer of an excellent grade of Magnesian stone not found at the other site. The Magnesian limestone was used for the cut stone and the pillars of the courthouse (ibid.).

In addition to quarrying limestone for building construction, limestone was also quarried for burning to produce the lime used in the mortar that held the stones in place. There were lime kilns southeast and southwest of Winterset, “at the Parkings Quarry, at the Tuttle Quarry, at Peru, in Jefferson Township and in Section 9 of Madison Township” (Johnson 1987:7-52). One account noted that there were once lime kilns “in every hollow near Winterset” (Mueller 1915:6). Lime mortar would have been used in all of the 19th century masonry construction in the historic district.

Pioneer brick-making in Madison County included an operation “along Kipp’s Hollow southwest of Winterset” (Madison County Historical Society 2010:17). The Kipp’s Hollow operation was led by Joel and Denny Clark, sons of Caleb Clark, an early stone mason and builder in the county (ibid.:18). Reportedly, “a great number of brick buildings around the square in Winterset are made of brick made here in Madison County” (ibid.:17), in fact nearly all of the structural walls of the historic brick buildings were constructed of common soft brick of a type that would have been made locally. However, another much larger brick and tile yard was located to the east of Winterset along the rail line. The location of this manufactory became known as Tileville, which was the name of the railroad stop at this location (Mueller 1915:275). There is also mention of the “Mardis Brick Yard” in the 1915 county history but its location was not well defined (ibid.:4). The name of Mardis would likely indicate an association with the prolific builder, T.F. Mardis in Winterset, who was known to supply his own bricks in his construction projects.

Other buildings in the district exhibit types of hard-fired and pressed face brick that would have been manufactured elsewhere and shipped to Winterset over the railroad. This is also true of the terra-cotta and manufactured stone products that were used for decorative trim work on facades of many of the buildings around the district.

The Majestic/Iowa Theater building at 121 First Street North was refaced in 1928 using a type of extruded polychrome brick that is known in the Des Moines vicinity as Beaverdale Brick because of the frequency of its use in the 1920s-30s Beaverdale neighborhood in Des Moines (City of Des Moines 1995). This brick would have been shipped to Winterset over the branch railroad or could even have been trucked here in the late 1920s. A second building in the district also exhibits this same type of brick--the Pitzer Building at 121 Court Avenue West, which was refaced in 1932.

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The Architecture of the Winterset Courthouse Square Commercial District

Storefronts along Iowa's Main Streets were typically updated to reflect changing tastes in architecture but also to present a more progressive and up-to-date look to potential customers. Banks, in particular, were continually updating not only their storefronts but their entire buildings to put their best financial face forward in the community and to assure customers of their solid financial position in the community. The Classical Revival style of the early 20th century was commonly used in bank building updates or new bank construction because of its monumental look and classical inspiration.

Updates to the average late 19th century commercial building in the early-to-mid-20th century primarily involved makeovers of the first-floor storefronts. Upper stories were often left untouched unless brick or tin cornices began to deteriorate. Pressed-metal cornices often did not survive for lack of proper maintenance and were either completely removed from a building or cut down in size. Projecting name/date plates and finials on cornices were usually the first items removed.

Storefront remodels sometimes involved covering over older details, such as wooden or metal panels placed over glass transom windows. Other remodels were more extensive and included changing the placement of doors and windows or the reduction of windows. In some instances, an entire older storefront was removed and a new storefront built in its place. There were, and still are, some examples that received slipcovers or cover-up paneling that completely masked the original facades. Some were applied in the mid-to-late 20th century including several buildings on Jefferson Street West that received faux-half timber/stucco slipcovers as part of an urban renewal project in the mid-1970s. Those slipcovers have since been removed, although the subject buildings were subsequently encapsulated in a synthetic product and effectively slipcovered again. Often the application of mid-to-late 20th century slipcover facades has had a comparatively low impact on the original brick facades underneath; however, the impact depends on how the slipcover panels were installed. One such slipcover was recently removed from what had been evaluated in 2013 as a non-contributing building. The removal revealed an intact 1964 brick storefront making the building now contributing to the nominated district (i.e., the A.B. Smith Building at 64 Court Avenue East).

Some early 20th century remodeling is now considered historic and contributes to the significance of a building rather than detracts. The use of structural glass and enameled-metal panels, Art Deco and Moderne decorative details, and textured glass, Art Glass, and Luxfer prism-glass transom windows are among remodeling details considered contributing to a building's significance and integrity. One such building is 68 Court Avenue East, which received a stylish storefront remodel in 1930 for the new J.C. Penney's store.

Styles

The existing commercial buildings in the Winterset Courthouse Square Commercial Historic District largely reflect the influence of Late Victorian architectural styles in their design, primarily the Italianate style but also including the Romanesque Revival and Queen Anne styles. The use of bracketed cornices, corbelled-brick brackets and dentils, and decorative window hoodmolds reflect these influences. However, the earliest stylistic influence on the district's first buildings (that survive) was the mid-19th century Greek Revival style, which is seen in the classical pilasters flanking storefronts and other classical details such as entablatures and cornices, the earliest examples executed in stone. Other stylistic influences seen in buildings in the Winterset commercial district include: Gothic Revival, Mission, Art Deco/

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Moderne, and early-20th century Classical Revival. Some of the buildings feature decorative cornice and parapet details that impart something of a Moorish architectural influence.

Materials

As with most commercial districts in Iowa, the very first commercial buildings erected during the early settlement or frontier period were wooden buildings. In the case of Winterset, the very first store buildings were of log construction; however, these were soon followed by wooden frame buildings, one to two stories in height, and often exhibiting a “false front” or a flat or shaped parapet that extended above the gabled roofline of the main building. A false front gave the building the appearance of being more substantial than it actually was and thus presented a more prosperous face to the business. However, being built of wood and often built side-by-side made these early buildings very susceptible to fire. Deterioration also took its toll. As a result, such first-generation store buildings often fail to survive or survive only in small numbers in the typical Iowa commercial district. There are exceptions, of course, particularly in small villages that failed to thrive where the wooden frame buildings are all that remain.

In Winterset, none of the early log or wooden frame commercial buildings survive; however, Winterset benefited from nearby natural resources in the stone construction of some of its earliest buildings. Several of these early stone commercial buildings survive and are significant buildings in the historic district. However, the majority of the extant buildings in the Winterset commercial district are substantial masonry buildings built of brick or stone or some combination of both.

One notable trend was discerned in the evolution of the commercial buildings around the square in Winterset specifically related to the use of stone before and after the railroad arrived. In *Legacy in Stone*, Roslea Johnson found that the stone building tradition had ended in Madison County by 1885 (Johnson 1987:1, 36). Except for the rebuilding of the Madison County Courthouse in 1876-78, there was no construction of stone commercial or governmental buildings in Winterset after the coming of the railroad in 1872. The railroad allowed for the importation of cast-iron storefronts and other building materials, such as pressed face brick. After that time, the use of stone in commercial buildings was confined to dimension stone for such things as sills, finished-cut and squared-cut local limestone for foundations, and occasional decorative elements. Caleb Clark, David Harris, and John McLeod, who had operated the stone masonry businesses in Winterset in earlier days, would all have been too old to still be involved in construction by that time. However, there was one building in the district built in 1895 using hand-tooled limestone that may have been obtained and produced locally. This building is located at 111 First Street South and was built to house the *Winterset Reporter*.

Cast-iron storefronts are also present on many of the Late Victorian buildings in the district, with identified sources for the storefronts having been from St. Louis, specifically the Pullis family company, in its various incarnations as T.R. Pullis & Sons, T.R. Pullis & Bro., and Pullis Bros., was a major source for cast-iron storefronts in the Midwest in the late 19th century. Such storefronts provided a comparatively inexpensive and expedient way to provide stylish decorative detail to dress up a new storefront.

In general, the buildings in the commercial district are primarily two stories in height and built as single unit or as multi-unit block buildings. Many originally had elaborate pressed-metal cornices, a number of which survive either in whole or more commonly in part. Most of the one-story buildings are later additions to the commercial area and reflect commercial trends in the early-to-mid-20th century and the realities of the depression-era economy in Iowa in the 1920s-30s. The design of the newer buildings and the remodeling done in the 1920s-30s and even in the World War II and

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post-war years in the 1940s-50s, were much more modest and subdued in styling than seen in the more elaborate Late Victorian era. These later remodels also used modern materials, such as aluminum awnings, metal-framed plate-glass windows, structural glass, and synthetic materials.

Architects

Some of the larger commercial buildings and all of the public buildings constructed in the Winterset Courthouse Square Commercial Historic District were designed by professional architects. Of those identified in the district, all are out-of-town architects, primarily based in Des Moines.

William Foster and L.W. Foster

Wesley Shank (1999:65) has called William Foster “one of the most important Iowa architects of the nineteenth century.” Foster began his architectural education as an apprentice with Richard Upjohn, a well-known New York City architect who was a “pioneer of the Gothic Revival style in the United States” (ibid.). Foster first worked as a contractor and planing mill operator. In 1867, he settled in Des Moines where he, and his brother Samuel, began operating the Foster Brothers Planing Mill and Sash and Door Factory. But Foster soon embarked on his architectural design career with the commission for the Wesley Redhead house and barn in Des Moines in 1867 being one of his notable first designs. From 1871 to 1876, William Foster was working with L.W. Foster & Co., being a partnership of father and son (L.W. Foster Sr. and Jr.). Shank speculates that L.W. Foster, Sr. was William Foster’s father, with L.W. Foster, Jr. having been his brother. L.W. Foster, Jr. was also an architect and ended up in Lincoln, Nebraska. By 1876, William Foster had a solo architectural practice, but in 1883 he entered into partnership with Henry F. Liebke in the firm first known as Foster & Liebke, followed by Foster, Liebke & Co., Foster, Liebke & Smith, and Foster-Liebke Co., which was succeeded by Liebke, Nourse & Rasmussen around 1899 (ibid.:65-66).

Among Foster’s and Foster & Liebke’s body of work were “ten county courthouses in Iowa and others in Nebraska; college and university buildings for Penn College and for the state of Iowa; and the hospital for the insane in at Clarinda and one in Nebraska....In addition, were numerous churches, schools, and large houses” (Shank 1999:66).

In Winterset, William Foster was the architect for the Jefferson Block at 69-73 Jefferson Street East built in 1873 and the C.C. Schwaner/Centennial Block at 104-106 Court Avenue East built in 1876. It is also suspected that William Foster was the architect for the Post Office Building at 124 1st Avenue North built in 1875. L.W. Foster was the listed architect for the City Hall Block at 59-63 Jefferson Street East built in 1875 and one of the *Madisonian* buildings at 114 1st Avenue North built in 1872.

Joseph S. Blake

Joseph S. Blake was also an architect based in Des Moines. He had been born in Virginia in 1835, and by 1869 he was living in Des Moines and designing churches and houses. In 1869 he was briefly in partnership with William Foster but, by 1871, Blake was practicing on his own and working out of his home. He later moved into an office building in Des Moines and, by 1880, was in partnership with Charles H. Lee in a firm known as Blake & Lee. From circa 1884 to 1887 he was again practicing on his own and seems to have ended his practice around 1887. “He was a founding member of the Des Moines Architectural Association in 1884 and its first president and in 1885 was a founding member

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of the Architectural Association of Iowa organized that year” (Shank 1999:26). Among Blake’s body of work were the Guthrie County Courthouse and the Iowa Soldiers Home in Marshalltown (ibid.). In Winterset, he is credited with designing the Firemens’ Hall/Engine House/City Hall located at 123 Court Avenue East and built in 1888. His plans and specifications for this building were noted in the *Madisonian* (10/18/1883) as being on file at the City Clerk’s office as well as “at the office of J.S. Blake, architect, Des Moines, IA.” From this reference to his office, it would appear that in 1883, Blake was again in private practice rather than part of the Blake & Lee partnership.

A.H. Piquenard

Alfred H. Piquenard was born in Bernay, France, in 1825. He received his education in engineering in France but eventually entered into a career as an architect. Piquenard was an idealist, who joined a group of followers of Etienne Cabet, who founded a utopian movement that became known as the French Icarian Society. This group, including Piquenard, left France for the United States in 1848. The Icarians landed at the Port of New Orleans and first traveled to Texas but soon returned to New Orleans. “After some kind of encounter with other members of the group, Piquenard decided to leave them” and traveled on his own to St. Louis (Young 1997:15). He rejoined the Icarians in the early 1850s in Nauvoo where the Icarians had settled in the wake of the Mormons departure. While in Nauvoo, he appears to have begun his career designing buildings. He left Nauvoo in 1852 and for a brief time worked as a surveyor in Iowa and even returned to France later that same year where he was jailed for speaking out against Emperor Napoleon III. He jumped bond and fled back to the United States where he worked for various architectural firms in St. Louis and Chicago. In 1857, he became a United States citizen and went into partnership with another architect in St. Louis. He served in the Union Army during the Civil War and in 1864 worked as a railroad engineer in Kansas. He returned to St. Louis in 1865 and began his architectural career in earnest joining in partnership with famed St. Louis architect, George Ingham Barnett (ibid.:15-18).

In 1867, Piquenard moved to Chicago where he joined the firm of John C. Cochrane and would take on his first major design project--the Illinois State Capitol building, which was the sixth (and still current) state capitol building. In 1869, he designed the Iowa State Capitol building in Des Moines. Other commissions included the Governor’s Mansion in Jefferson City, Missouri, and some courthouses, commercial blocks, churches, and mansions in the Midwest (Young 1997:20-26).

Piquenard was commissioned to execute the design for the Winterset Courthouse when it was rebuilt following the 1875 fire. The building was designed to look nearly identical to the burned building and was also built of local stone. Piquenard died on November 19, 1876, in Springfield, Illinois at the age of fifty-one (Young 1997:20). It is not known if the Madison County Courthouse commission was actually Piquenard’s last.

Frank E. Wetherell

Frank Eli Wetherell “founded a major Des Moines architectural firm that is still practicing [in 1999], his grandson a partner” (Shank 1999:175). Wetherell began his career after taking courses in civil engineering at the State University of Iowa from 1889-93 but became an architect in practice. “He designed some schools in Des Moines and a storage building in a delightfully free style showing the same influence which had affected Purcel and Elmslie. He was moderately successful and spent his last years semi-retired” (ibid.). His father, Henry Wetherell, had been a contractor and builder in Ohio and later in Oskaloosa, Iowa, where Frank E. Wetherell would begin his architectural career in

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1894. In 1905, Wetherell moved to Des Moines and entered into the partnership of Smith (Oliver O.) & Wetherell. A subsequent partner was Alvah J. Gage. This partnership became the architects for the Des Moines school system and designed the Hubbell and Brooks schools. The partnership continued until circa 1916 when Wetherell had a solo practice. Wetherell became very active in library building and was appointed by the Mayor of Des Moines in 1911 as a member of the city’s Boulevard Commission. In 1925, he formed the firm of Wetherell & Harrison (Roland G.), with his son Edwin G. Wetherell subsequently joining the firm. “The present successor firm is Wetherell-Ericsson-Architects” (ibid.:176). Frank Wetherell retired from active practice in 1931. He died in Des Moines in 1961 at the age of 92.

Among his many building designs in Iowa were public libraries in Alden, Bedford, Creston, Eldon, and Oskaloosa as well as Masonic and Scottish Rite temples, the Des Moines Municipal Building, the Keokuk County Courthouse, apartment buildings, houses, churches, the Oskaloosa City Bandstand, and the Wakonda Clubhouse in Des Moines (Shank 1999:176). In Winterset, Frank E. Wetherell designed the Carnegie Public Library at 124 Court Avenue West in 1905 and, as part of the partnership of Wetherell & Gage, designed the second-story addition and new façade for the Masonic Lodge/Bevington Building at 109-111 First Street North.

Louis A. Simon

Simon was the Supervising Architect for the Winterset Post Office construction in 1934-35. He was the Supervising Architect for a number of the post office buildings built in Iowa during the Great Depression and was employed by the federal government. He would likely have used one of the standard designs for post office buildings in the design of the Winterset Post Office building. George O. Van Nerta was listed on the cornerstone of the building as the Supervising Engineer, and he too would have been employed for that purpose by the federal government. However, the *Madisonian* reported on September 27, 1934, that the actual work of construction was in “the hands of Earnest Rokahr & Sons Construction company of Lincoln, Nebraska” and that “W.T. Purcell of Independence” [Iowa] was the “engineer in charge.”

Builders/Contractors

The important local and regional builders and contractors responsible for many of the buildings in the courthouse square commercial district in Winterset include the following:

Builders/Contractors	Associated Buildings
T.F. Mardis	116 First Avenue N along with M.D. Clark built 1882; 124 First Avenue N built 1875; 102 First Avenue N built 1882; 56 Court Avenue E built 1880; 54 Court Avenue E built 1880 and enlarged 1895; rear addition to 52 Court Avenue E built 1884, partially collapsed in 1885; 70-74 Court Avenue E built 1872-73, also later damaged during Mardis’ renovation work on 68 Court Avenue E, also built rear addition to building; 123 Court Avenue W built 1883; 59-63 Jefferson Street E built 1875; 68 Court Avenue E built 1896; later renovation by Mardis nearly destroyed the building and adjacent buildings; 117 First Street N built 1889; 119 First Street N built 1883; 107 First Street S built 1877; and 220 First Avenue N (Madison County Jail) built 1901-03.

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E.W. Evans	102 Court Avenue W built c.1861; listed in the NRHP
Clark Brothers	114 Court Avenue E built 1897; Bevington Block 102-104 First Avenue N (stone work)
Roth and Warren (brickwork)	60 Court Avenue East built 1873
Eli Cox	114 1st Avenue North built 1872 and 59-63 Jefferson Street East built 1875, City Hall Block section
Smith & Boyes (stonework)	59-63 Jefferson Street East built 1875, City Hall Block section
Henry Smith & Son (stonework)	102 Court Avenue East built 1880
Ives G. Boyington, Red Oak	68 Court Avenue East, contractor for the 1930 J.C. Penney Store remodel
Lewis & Kale	Winterset Carnegie Public Library built 1904
CWA/FERA	Workers employed by these federal make-work programs helped construct the stone addition to the County Jail in 1934. Ross Rogers was the supervising mason; J.K. McClinton was the FERA engineer in charge of the project.
Bedford & Longshore	carpenters/contractors who worked on buildings in commercial district

As can be seen by this table, T.F. Mardis was very influential in the built environment of the historic commercial district in Winterset. While Mardis was obviously a prolific builder, often praised in the local newspapers for his work (including the speed thereof), not all of his buildings were well built. Some collapsed during or after construction; one collapse was inflicted by Mardis, who in excavating a basement under one building made the stone foundation unstable resulting in the partial collapse of that building and the adjacent buildings (Figure 7). Remarkably, Mardis was hired to repair the damaged buildings and continued to be hired to build new buildings around the square. Perhaps his speed in construction was more valued over structural integrity. It can be said that the buildings noted above are all still standing into the present day; therefore, he had some ability to build sound buildings but perhaps took a few shortcuts along the way that resulted in occasional disaster.



Figure 7. 1896 photograph of the collapsed walls of 68 Court Avenue E and those adjoining caused when the excavation for a basement destabilized the building's stone foundation under T.F. Mardis' supervision, one of several building collapses that occurred under his supervision. Courtesy Allen Family Private Photograph Collection.

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ACKNOWLEDGMENTS

This nomination was undertaken with a grant from the Historic Resources Development Program (HRDP) as administered by the State Historical Society of Iowa. The project was managed by the Madison County Historic Preservation Commission under the direction of Brenda Hollingsworth. The nomination would not have been completed without the support of the Madison County Historic Preservation Commission members and local volunteers, including: Brenda Hollingsworth, Roslea Johnson, Linda Griffith Smith, Jean Fifo, Molly Clause, Ron Howell, Sally Oldham, Jared McDonald, JoAnne Walker, Beth Gray, Dave Braga, Carol Liechty, and Gary Allen, who devoted countless hours to research this nomination; the Madison County Historical Society, whose photograph and other research collections were opened to project volunteers and who provided meeting space throughout the project; the property owners, many of whom have been very supportive of this nomination and provided access to their properties and research materials; and other local residents who have attended meetings and provided photographs and oral history towards the completion of this nomination. Many of the property owners in the district also gave of their time and knowledge concerning their buildings and allowed interior inspections to aid in the nomination.

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Section 9 Page 171 Property name Winterset Courthouse Square Commercial Historic District
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10. Geographical Data

UTM References (continued)

	Zone	Longitude	Latitude
#5	15	94.01217W	41.33439N
#6	15	94.01253W	41.33396N
#7	15	94.01457W	41.33375N
#8	15	94.01496W	41.33375N
#9	15	94.01576W	41.33397N
#10	15	94.01616W	41.33498N
#11	15	94.01615W	41.33541N
#12	15	94.01574W	41.33592N

Verbal Boundary Description

The boundary of the Winterset Courthouse Square Commercial Historic District is shown as the solid black line on the accompanying map entitled "Topographic Map Showing Boundary of Winterset Courthouse Square Commercial Historic District and Latitude/Longitude Reference Points (#1-#12) using NAD83" (see also Figure 2, Section 7, Page 4).

Boundary Justification

The boundary encompasses that portion of the historic commercial area of the City of Winterset representing the peak of historic commercial development surrounding the Madison County Courthouse square during the period of significance.

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Additional

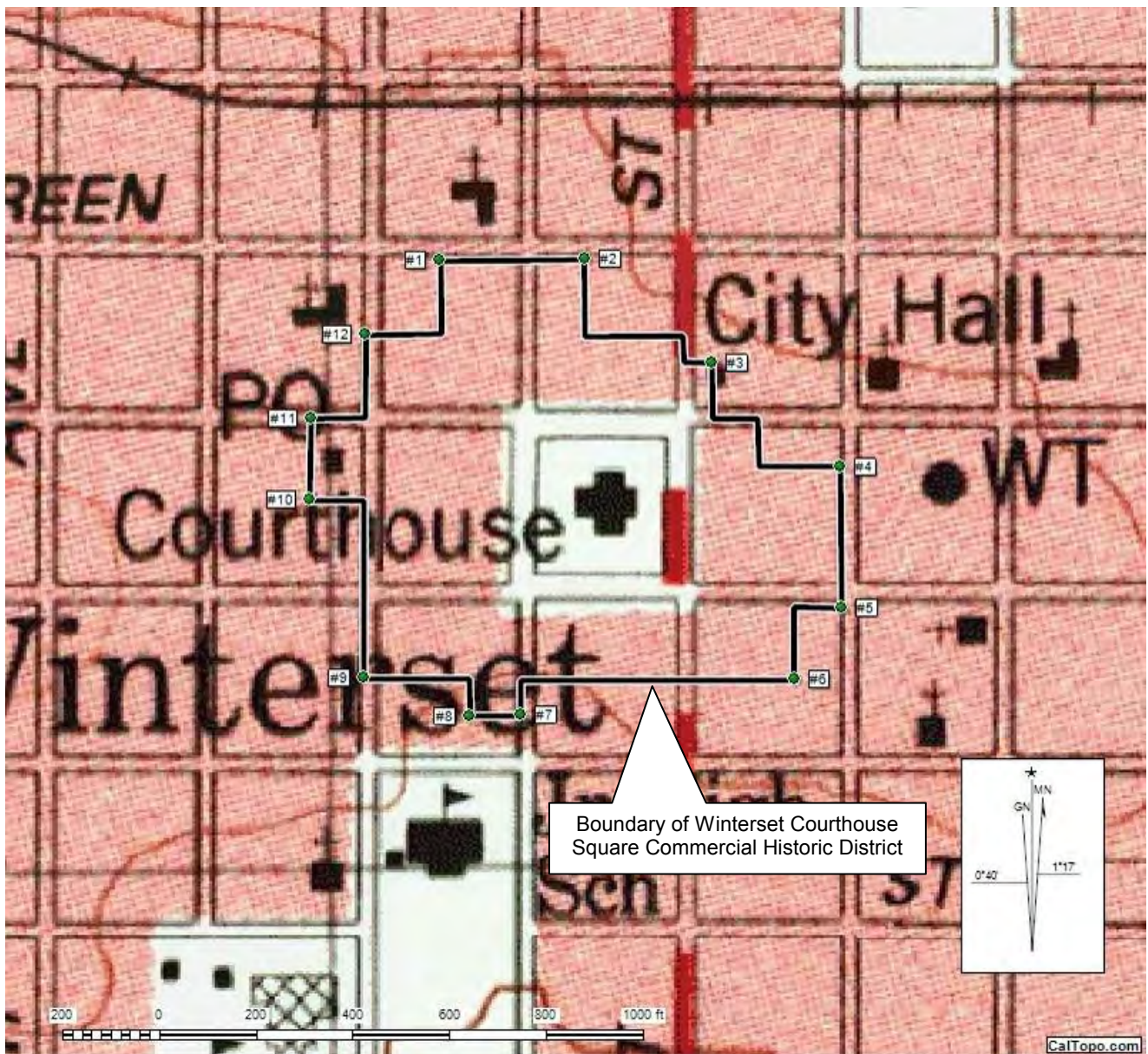
Section Documentation Page 175 Property name Winterset Courthouse Square Commercial Historic District

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Additional Documentation

Topographic Map Showing Boundary of Winterset Courthouse Square Commercial Historic District and
Latitude/Longitude Reference Points (#1-#12) using NAD83.

USGS Winterset Quad, 1983, obtained from ExpertGPS mapping software, 2014.



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ADDITIONAL HISTORIC PHOTOGRAPHS

1899 Panorama Photographs of the Winterset Courthouse Square. Source: *Winterset Review*, 12/27/1899.



North side of Square



West Side of Square



South side of Square



Court Avenue West



Court Avenue East - South Side



- North side



East side of Square

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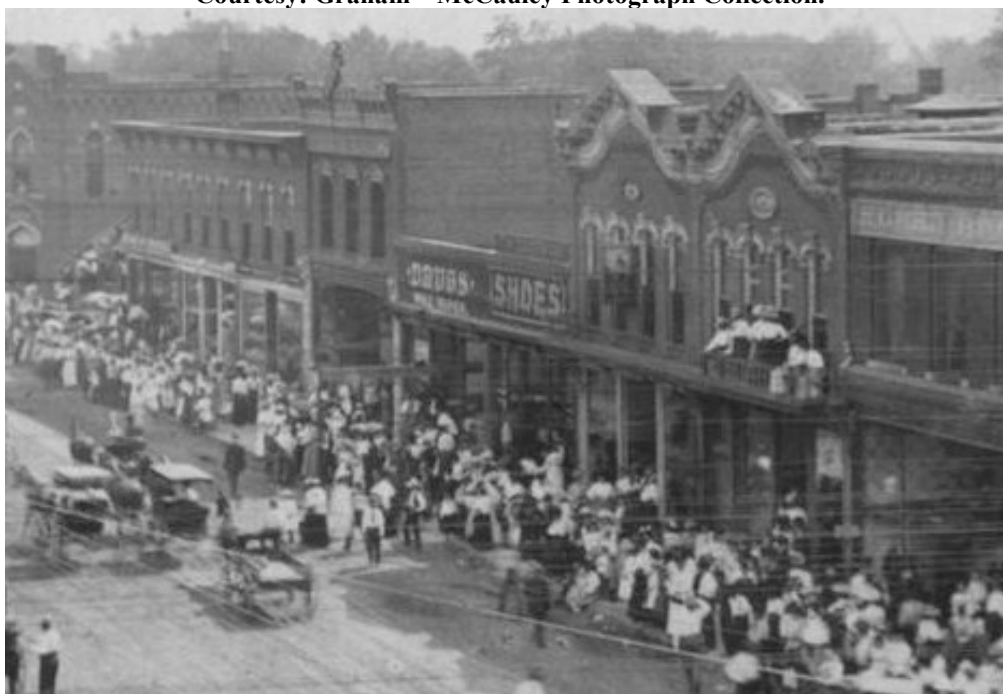
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**circa 1897 Photo of South side of Square looking ESE.
Courtesy: Graham – McCauley Photograph Collection.**



**circa 1907 Photograph of SE corner of Square looking SE from the Courthouse tower.
Courtesy: Allen Family Private Photograph Collection.**



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circa 1907 Photograph of South side of Court Avenue E looking SE.
Courtesy: Allen Family Private Photograph Collection.



1907 Photograph of the West side of First Avenue North looking NW.
Courtesy: Madison County Historical Society, Photograph Collection, Winterset, IA



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circa 1907 Photograph of the North side of the Square looking WNW.
Courtesy: Madison County Historical Society, Photograph Collection, Winterset, IA



circa 1907 Photograph of the East side of the Square looking SE.
Courtesy: Madison County Historical Society, Photograph Collection, Winterset, IA.



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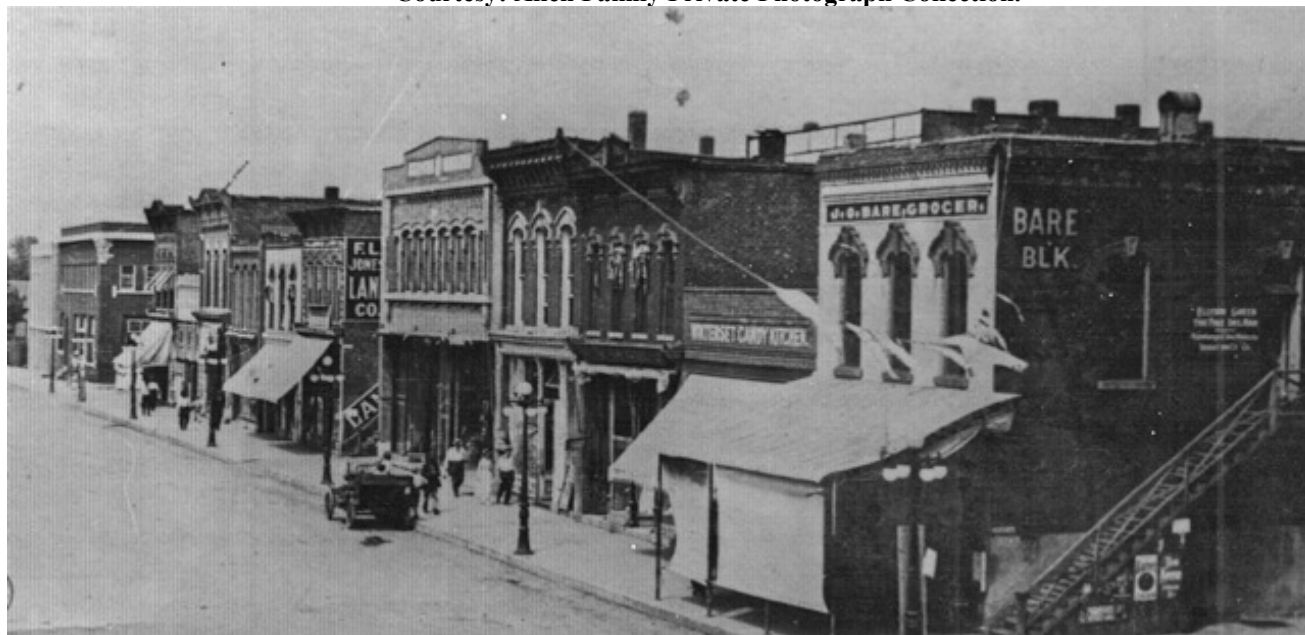
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circa 1914 Photograph of the East side of the Square looking NE.
Courtesy: Allen Family Private Photograph Collection.



circa 1919 Photograph of North side of Jefferson Avenue West looking NW.
Courtesy: Madison County Historical Society, Photograph Collection, Winterset, IA.



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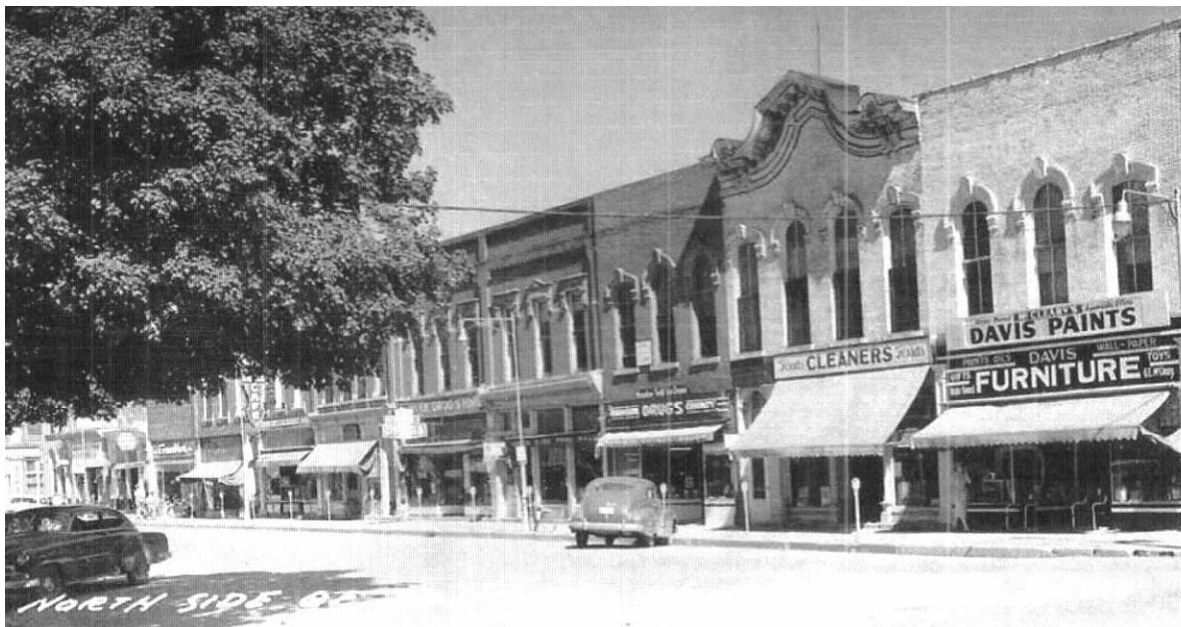
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circa 1948 Photographs of West side of Square looking SW (top) and North side of Square looking NW (bottom).
Courtesy: Seidler Family and Allen Family Photograph Collections.



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circa 1940s Photographs of North side of Square looking NE (top) and East side of First Avenue N looking SE (bottom).
Courtesy: Allen Family Private Photograph Collection.



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circa 1950s Photograph of North side of Court Avenue West looking ENE.
Courtesy: Allen Family Private Photograph Collection.



circa 1969 Photograph of East side of the Square looking NE. Courtesy: Allen Family Private Photograph Collection.



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Additional

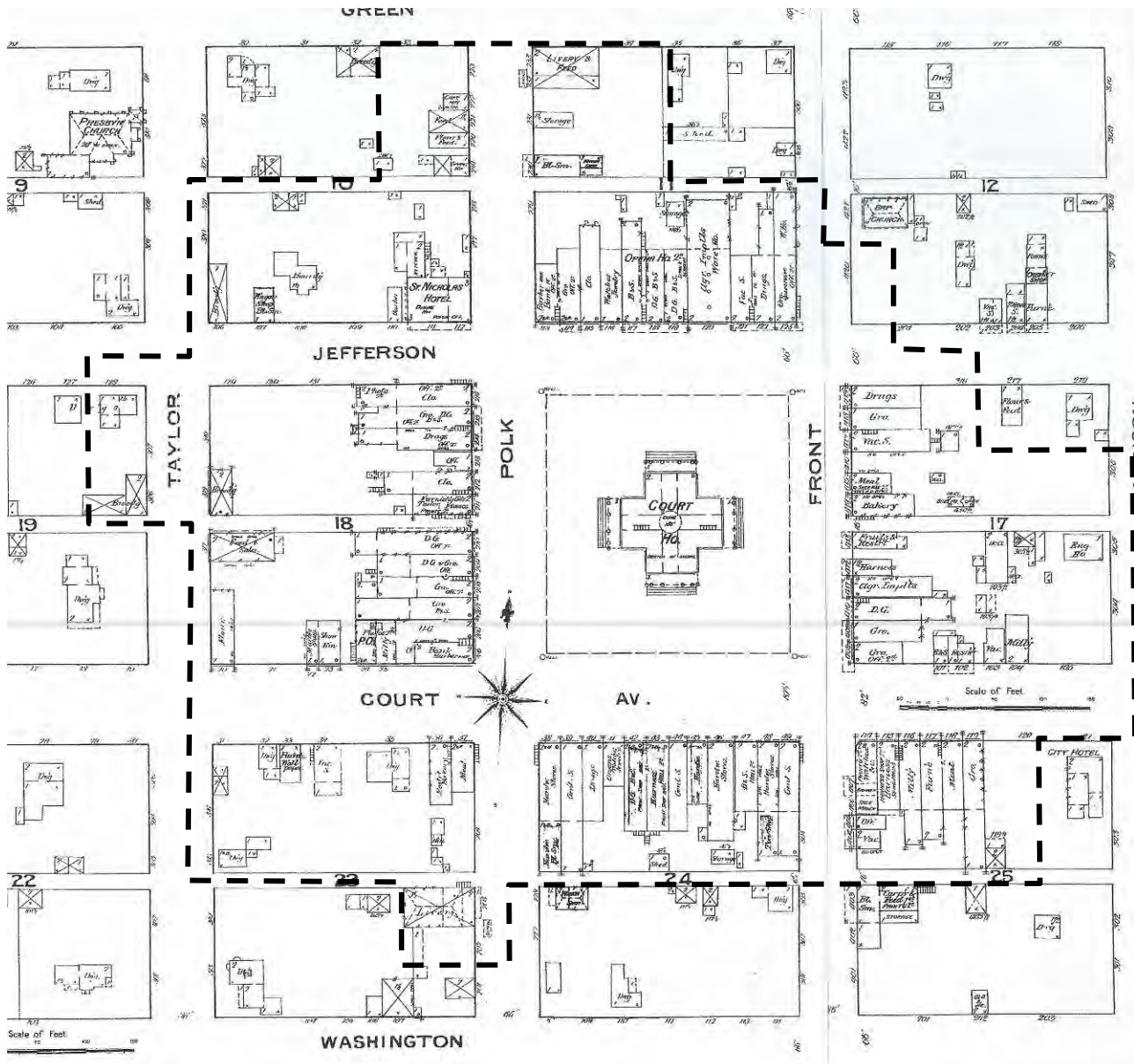
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SANBORN FIRE INSURANCE MAPS OF THE WINTERSSET COURTHOUSE SQUARE
COMMERCIAL HISTORIC DISTRICT

Source: Sanborn 1886-1935

1886 Fire Insurance Map (below) showing District boundary as dashed line.



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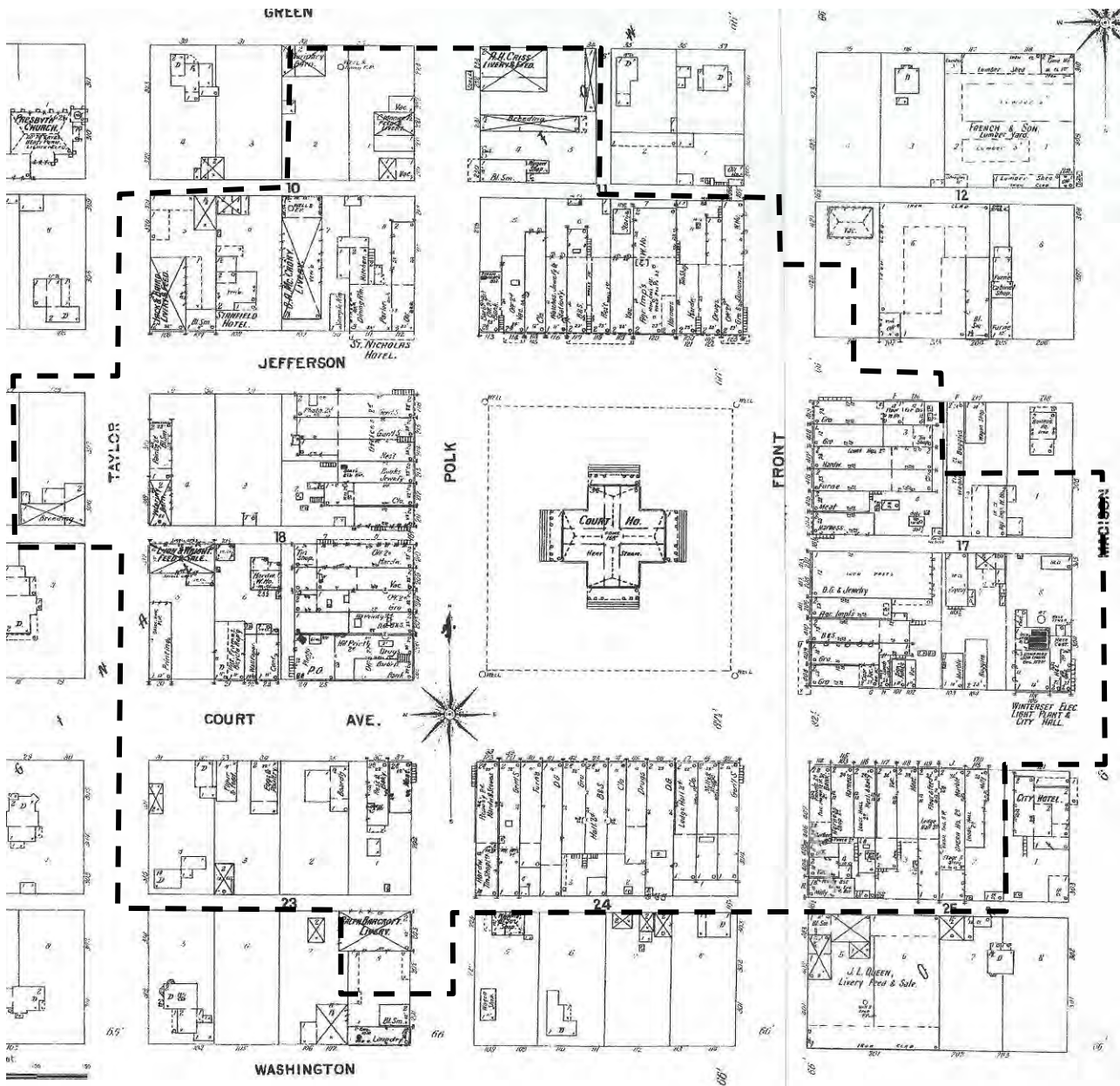
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1899 Fire Insurance Map (below) showing District boundary as dashed line.



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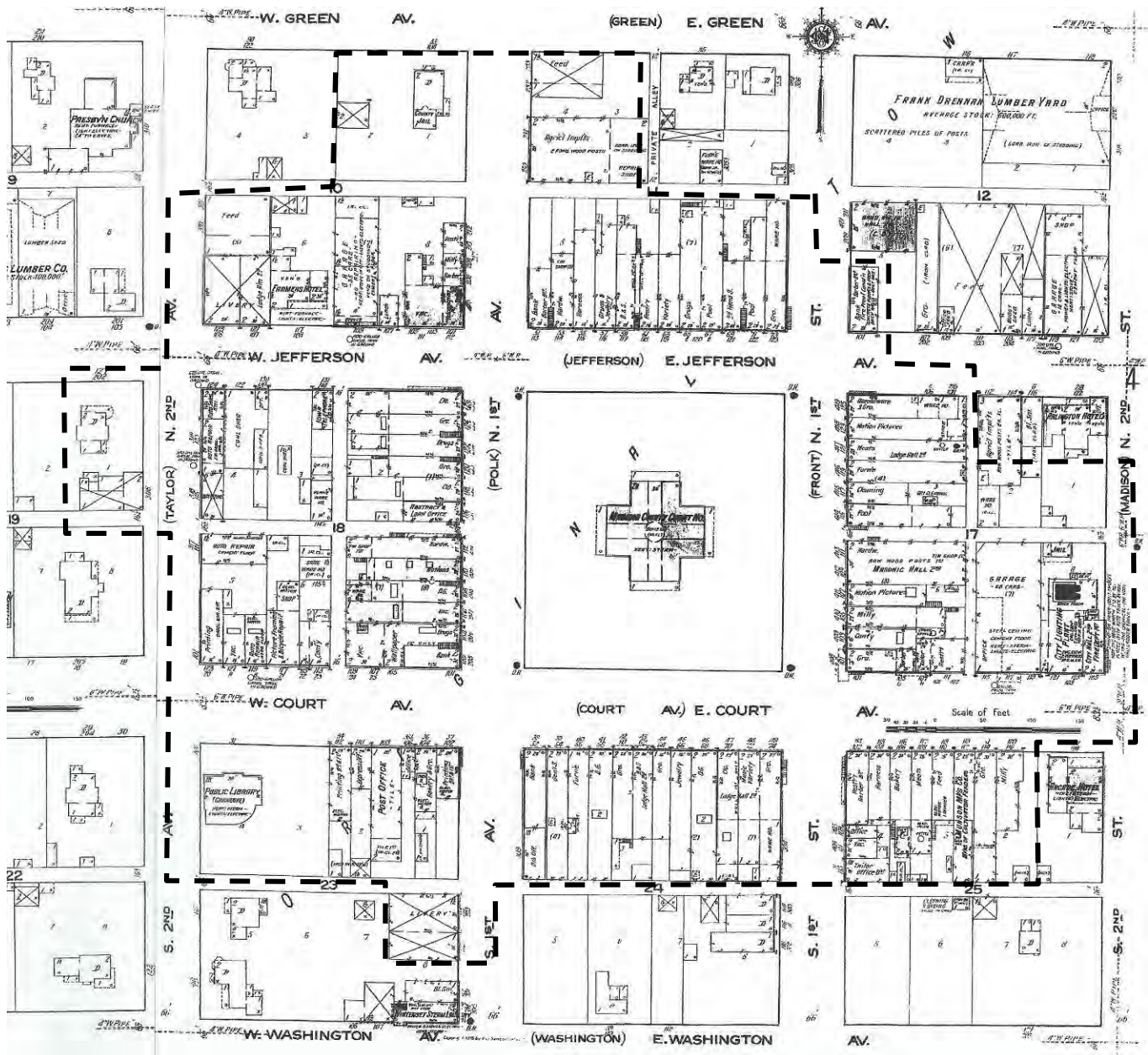
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1916 Fire Insurance Map (below) showing District boundary as dashed line.



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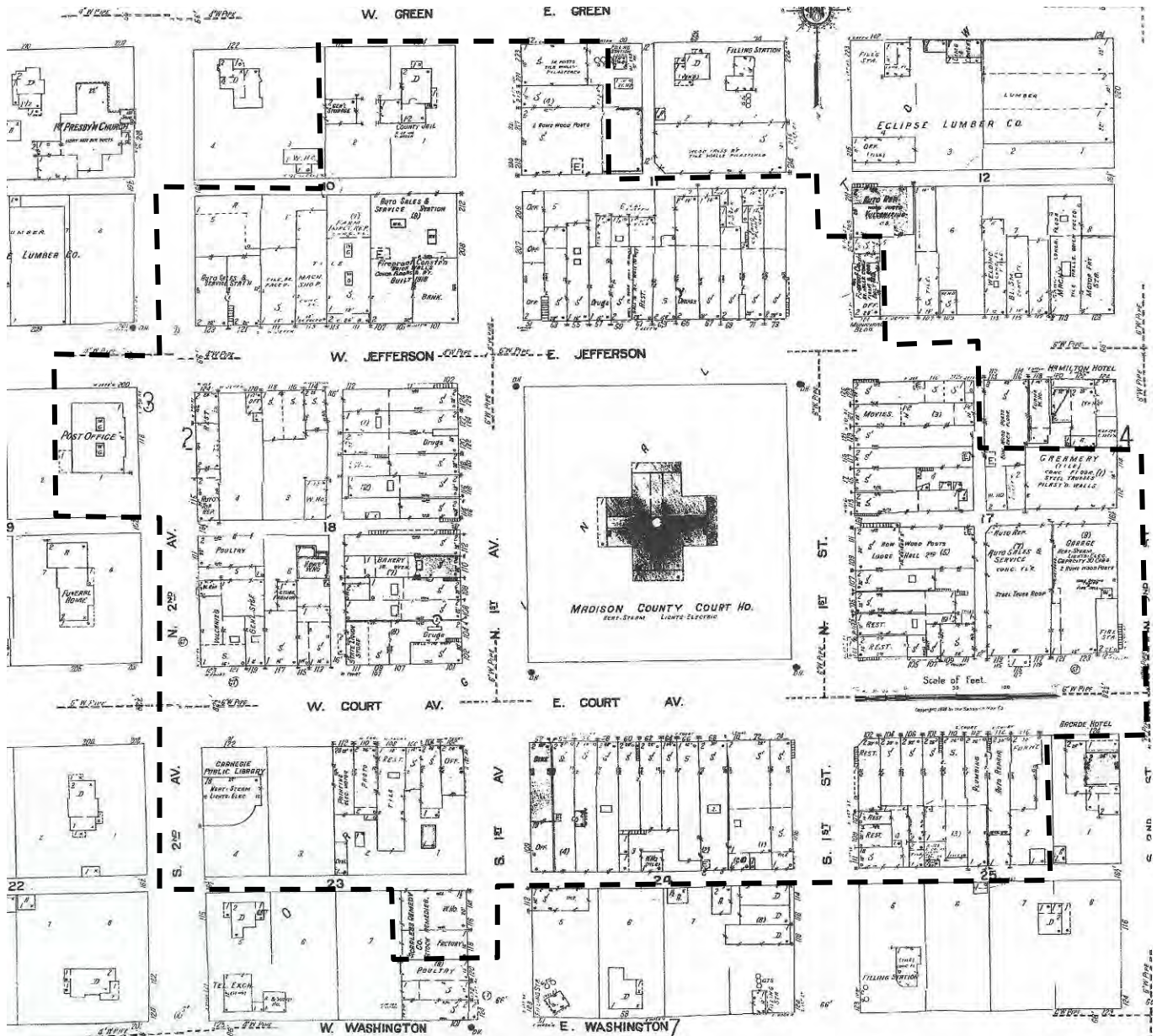
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1926 updated to 1948 Fire Insurance Map (below) showing District boundary as dashed line.



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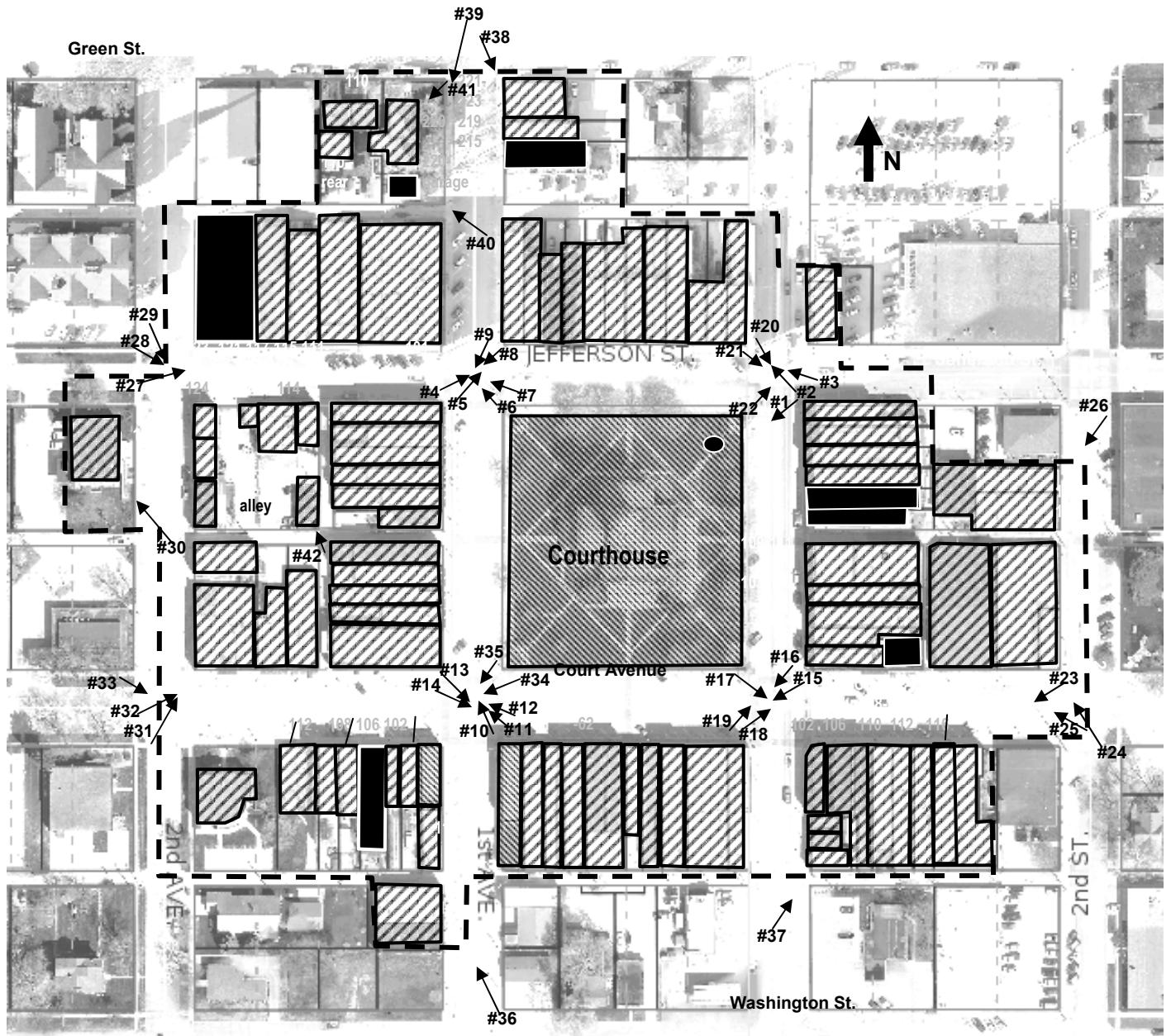
Additional

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MAP SHOWING PHOTOGRAPH VIEWS

Aerial map provided by the Madison County Historic Preservation Commission, Winterset, 2013.



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LIST OF PHOTOGRAPHS

Photographer: Leah D. Rogers, Tallgrass Historians L.C.

Date of Photographs: December 7, 2014 (#2-34, 36-40, and 42) and March 15, 2015 (#1, 35, and 41)

Location of Original Photographs: 2460 S. Riverside Drive, Iowa City, IA 52246

Description of Photographs:

- #1 Madison County Courthouse and bell monument looking to the SW
- #2 69-73 Jefferson Street E looking to the NW from the intersection with John Wayne Drive N
- #3 North side of Courthouse Square looking to the WNW at 51-73 Jefferson Street E
- #4 North side of Courthouse Square looking to the ENE at 51-73 Jefferson Street E
- #5 51-53 Jefferson Street E looking to the NE from the intersection with First Avenue N
- #6 101 Jefferson Street W looking to the NW from the intersection with First Avenue N
- #7 North side of Jefferson Street W looking to the WNW at 101-123 Jefferson Street W
- #8 124 First Avenue N looking to the SW from the intersection with Court Avenue E
- #9 West side of Courthouse Square looking to the SSW at 102-124 First Avenue N
- #10 West side of Courthouse Square looking to the NNW at 102-124 First Avenue N
- #11 102-106 First Avenue N looking to the NW from the intersection with Court Avenue E
- #12 North side of Court Avenue W looking to the WNW at 102 First Avenue North and 115-123 Court Avenue W
- #13 52-58 Court Avenue E looking to the SW from the intersection with First Avenue N
- #14 South side of Courthouse Square looking to the ESE at 52-72 Court Avenue E
- #15 South side of Courthouse Square looking to the WSW at 52-72 Court Avenue E
- #16 68-72 Court Avenue E looking to the SW from the intersection with John Wayne Drive N
- #17 South side of Court Avenue E looking to the ESE at 102-116 Court Avenue E
- #18 North side of Court Avenue E looking to the ENE at 101 John Wayne Drive N and 113-123 Court Avenue E
- #19 East side of Courthouse Square looking to the NE at 101-123 John Wayne Drive N
- #20 East side of Courthouse Square looking to the SE at 101-123 John Wayne Drive N
- #21 119-123 John Wayne Drive N looking to the ESE from the intersection with Jefferson Street E
- #22 101 Jefferson Street E looking to the NE from the intersection with John Wayne Drive N
- #23 South side of Court Avenue E looking to the WSW at 102-116 Court Avenue E
- #24 121-123 Court Avenue E looking to the NNW from the intersection with Second Street N
- #25 North side of Court Avenue E looking to the WNW at 113 Court Avenue E and 101 John Wayne Drive N
- #26 West side of Second Street N looking to the SW at 112-114 Second Street N
- #27 North side of Jefferson Street W looking to the NE at 101-123 Jefferson Street W
- #28 South side of Jefferson Street W looking to the ESE at 114-124 Jefferson Street W
- #29 East side of Second Avenue N looking to the SSE at 124 Jefferson Street W and 111-117 Second Avenue N
- #30 120 Second Avenue N (Winterset U.S. Post Office) looking to the NW
- #31 119-123 Court Avenue W looking to the NNE from the intersection with Second Avenue N
- #32 North side of Court Avenue W looking to the ENE at 115-123 Court Avenue W
- #33 South side of Court Avenue W looking to the ESE at 102-124 Court Avenue W
- #34 South side of Court Avenue W looking to the SW at 102-114 Court Avenue W

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- #35 West side of First Avenue S looking to the SSW at 102 Court Avenue W and 110-118 First Avenue S
- #36 West side of First Avenue S looking to the NW at 110-118 First Avenue S
- #37 East side of John Wayne Drive S looking to the NNE at 107-111 John Wayne Drive S
- #38 East side of First Avenue N looking to the SE at 215-223 First Avenue N
- #39 West side of First Avenue N looking to the SW at 101 Jefferson Street W and 220 First Avenue N
- #40 220 First Avenue N looking to the NW at garage, former jail/residence, stone addition and carriage house
- #41 South side of Green Street looking to WSW at 220 First Avenue N, 110 Green Street, and carriage house behind 110 Green Street
- #42 Warehouse in-between First and Second Avenues N and Jefferson Street W and Court Avenue W looking NNW

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LIST OF PROPERTY OWNERS

Building Address	Owner	Owner Address	City, State	Zip Code
112 John Wayne Dr.	Madison County Board of Supervisors	112 N. John Wayne Dr.	Winterset, IA	50273
73 E. Jefferson St.	Madison County Chamber	73 E. Jefferson St.	Winterset, IA	50273
71 E. Jefferson St.	Winnie Casper	900 Monte Nerone	Henderson, NV	89012
69 E. Jefferson St.	Hoover Law Firm, PLLC	69 Jefferson St.	Winterset, IA	50273
67 E. Jefferson St.	Roger L. Johnson	419 W. Filmore St.	Winterset, IA	50273
65 E. Jefferson St.	Corkrean Buildings, LLC	65 E. Jefferson St.	Winterset, IA	50273
63 E. Jefferson St.	Walter & Michele Jahnke	1835 195th Lane	Winterset, IA	50273
61 E. Jefferson St.	Walter & Michele Jahnke	1835 195th Lane	Winterset, IA	50273
59 E. Jefferson St.	Kay Billeter	1623 Roseman Bridge Rd.	Winterset, IA	50273
57 E. Jefferson St.	Karen Holder, LLC	57 E. Jefferson St.	Winterset, IA	50273
55 E. Jefferson St.	Leon R Hendricks	1500 Crown Colony Ct, #510	Des Moines, IA	50315
53 E. Jefferson St.	Gordon K. Darling, Jr.	53 Jefferson St.	Winterset, IA	50273
51 E. Jefferson St.	Judith C. Reel	3306 John Lynde Rd.	Des Moines, IA	50312
101 W. Jefferson St.	Farmers & Merchants State Bank	P.O. Box 29	Winterset, IA	50273
124 N. 1st Ave.	Clayton D. Lowe	924 Husky Dr.	Winterset, IA	50273
122 N. 1st Ave.	Montross Pharmacy, Inc.	120 N. 1st Ave.	Winterset, IA	50273
120 N. 1st Ave.	Montross Properties, LLC	602 W. Court Ave.	Winterset, IA	50273
118 N. 1st Ave.	Montross Properties, LLC	602 W. Court Ave.	Winterset, IA	50273
116 N. 1st Ave.	Greg Hilsabeck, Hilsabeck Investments	25896 Riverview Ridge Rd.	Adel, IA	50003
114 N. 1st Ave.	Next Door Construction, LLC	305 S. 16th St.	Winterset, IA	50273
112 N. 1st Ave.	Jerry Parkin	1477 Juniper Trail	Earlham, IA	50072
110 N. 1st Ave.	William H. Moody	2529 Cumming Rd.	Winterset, IA	50273
108 N. 1st Ave.	Boyd Dugan	222 N. 3rd St.	Winterset, IA	50273
106 N. 1st Ave.	Shindog Enterprises, LLC	1450 Army Post Road	West Des Moines, IA	50265
104 N. 1st Ave.	Madison County Development Group	1217 N. 6th Ave.	Winterset, IA	50273
102 N. 1st Ave	Robert Duff	922 N. 3rd Ave.	Winterset, IA	50273

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102 W. Court Ave.	Jennifer O'Brien	102 W. Court Ave.	Winterset, IA	50273
52 E. Court Ave.	Greg Shahan	3216 N. John Wayne Dr.	Winterset, IA	50273
52 E. Court Ave.	Elliott & Bonnie Bade	336833 E. 1000 Rd.	Meeker, OK	74855
54 E. Court Ave.	Kristi Loeffelholz	54 E. Court Ave.	Winterset, IA	50273
56 E. Court Ave.	David F. LaGrange	608 E. Court Ave.	Winterset, IA	50273
58 E. Court Ave.	Shirley A. Roach	503 E. Jefferson	Winterset, IA	50273
60 E. Court Ave.	Kevin & Raenelle deRegnier	2287 Carver Rd.	Winterset, IA	50273
62 E. Court Ave.	Kevin & Raenelle deRegnier	2287 Carver Rd.	Winterset, IA	50273
64 E. Court Ave.	Timber Creek Development	2287 Carver Rd.	Winterset, IA	50273
66 E. Court Ave.	Terry & Teri Kuhns	1923 Patricia Acres Court	Winterset, IA	50273
68 E. Court Ave.	Nordstrom Holdings, LLC	622 N. John Wayne Dr.	Winterset, IA	50273
70 E. Court Ave.	David E. Trask	515 W. Benton	Winterset, IA	50273
72 E. Court Ave.	David E. Trask	515 W. Benton	Winterset, IA	50273
74 E. Court Ave.	David E. Trask	515 W. Benton	Winterset, IA	50273
103 S. John Wayne Dr.	Alan D. Havel	416 N. 1st St.	Winterset, IA	50273
101 N. John Wayne Dr.	George Montross Trust	PO Box 31	Winterset, IA	50273
103 N. John Wayne Dr.	Union State Bank	201 W. Court Ave.	Winterset, IA	50273
105 N. John Wayne Dr.	Union State Bank	201 W. Court Ave.	Winterset, IA	50273
107 N. John Wayne Dr.	Kurt & Sandra Pearson	1970 S. 40th Circle	West Des Moines, IA	50265
109 N. John Wayne Dr.	Evening Star Lodge #43	1681 State Hwy 92	Winterset, IA	50273
111 N. John Wayne Dr.	Evening Star Lodge #43	1681 State Hwy 92	Winterset, IA	50273
113 N. John Wayne Dr.	Zane Blessum	2501 Westtown Parkway, Suite 1202	West Des Moines, IA	50266
115 N. John Wayne Dr.	First Baptist Church	115 N. John Wayne Dr.	Winterset, IA	50273
117 N. John Wayne Dr.	Madison Co Agriculture Extension District	117 N. John Wayne Dr.	Winterset, IA	50273
119 N. John Wayne Dr.	James & Marcia Sparks	518 W. South St.	Winterset, IA	50273
121 N. John Wayne Dr.	Danny & Yvonne Garner	51 Maple Way	Selah, WA	98942
106 E. Jefferson St.	James & Linda Smith	106 E. Jefferson St.	Winterset, IA	50273
101 E. Jefferson St.	Shahan Enterprises, LLC	101 E. Jefferson St.	Winterset, IA	50273
104 E. Court Ave.	Alan D. Havel	416 N. 1st St.	Winterset, IA	50273
106 E. Court Ave.	Alan D. Havel	416 N. 1st St.	Winterset, IA	50273

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional

Section Documentation Page 193 Property name Winterset Courthouse Square Commercial Historic DistrictCounty and State Madison County, IA

108 E. Court Ave.	Janssering Ptr/Winnies LTD	621 W. Benton	Winterset, IA	50273
110 E. Court Ave.	Janssering Ptr	621 W. Benton	Winterset, IA	50273
112 E. Court Ave.	Diane Schoenauer	3187 Skyridge Dr.	Waukee, IA	50263
114 E. Court Ave.	Diane Schoenauer	3187 Skyridge Dr.	Waukee, IA	50263
116 E. Court Ave.	Diane Schoenauer	3187 Skyridge Dr.	Waukee, IA	50263
118 E. Court Ave.	City of Winterset	124 W. Court Ave.	Winterset, IA	50273
121-123 E. Court Ave.	Madison County Tire	121 E. Court Ave.	Winterset, IA	50273
113 E. Court Ave.	Ed Snyder	507 N. 8th Ave.	Winterset, IA	50273
no address-false front building	Montross Properties, LLC	602 W. Court Ave.	Winterset, IA	50273
113 W. Jefferson St.	GripTite Mfg. Company	115 W. Jefferson St.	Winterset, IA	50273
115 W. Jefferson St.	Michael K. Johnson	223 S. 6th Ave.	Winterset, IA	50273
117 W. Jefferson St.	Michael K. Johnson	223 S. 6th Ave.	Winterset, IA	50273
121 W. Jefferson St.	Michael K. Johnson	PO Box 111	Winterset, IA	50273
123 W. Jefferson St.	Michael K. Johnson	PO Box 111	Winterset, IA	50273
118 W. Jefferson St.	Montross Properties, LLC	602 W. Court Ave.	Winterset, IA	50273
no address-warehouse	Montross Pharmacy, Inc.	120 N. 1st Ave.	Winterset, IA	50273
120 2nd Ave.	U. S. Post Office	120 2nd Ave.	Winterset, IA	50273
124 W. Court Ave.	Winterset City Hall, Mayor Olson	124 W. Court Ave.	Winterset, IA	50273
121 W. Court Ave.	Montross Properties, LLC	602 W. Court Ave.	Winterset, IA	50273
117 W. Court Ave.	Montross Properties, LLC	602 W. Court Ave.	Winterset, IA	50273
115 W. Court Ave.	Madison County Farm Bureau	115 W. Court Ave., Box 32	Winterset, IA	50273
114 W. Court Ave.	Helen Sellers	116 W. Court Ave.	Winterset, IA	50273
112 W. Court Ave.	John Gaps, III	112 W. Court Ave.	Winterset, IA	50273
110 W. Court Ave.	Home Living, LLC c/o Victoria Meade	3821 71st St.	Urbandale, IA	50322
108 W. Court Ave.	Theodore & Carol Ward	605 W. Court Ave.	Winterset, IA	50273
106 W. Court Ave.	Michael Dickerson	402 W. Benton	Winterset, IA	50273
104 W. Court Ave.	Donald & Kimberly Hixon	104 W. Court Ave.	Winterset, IA	50273
102 W. Court Ave.	Jennifer O'Brien	102 W. Court Ave.	Winterset, IA	50273
110 S. 1st Ave.	Jerry & Vicki Mease	914 S. 8th Ave.	Winterset, IA	50273
114 - 118 S. 1st Ave.	Justin Tindle	512 W. Jefferson	Winterset, IA	50273
113 S. 1st Ave.	Susan R. Smith	811 N. 8th Ave.	Winterset, IA	50273

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional

Section Documentation **Page** 194 **Property name** Winterset Courthouse Square Commercial Historic District

County and State Madison County, IA

123 S. 1st Ave.	Teresa Hoffelmeyer	2060 Hogback Rd.	Winterset, IA	50273
111 S. John Wayne Dr.	Mark Ellwanger	616 S. 2nd Ave.	Winterset, IA	50273
109 S. John Wayne Dr.	Mark Ellwanger	616 S. 2nd Ave.	Winterset, IA	50273
107 S. John Wayne Dr.	Mark Ellwanger	616 S. 2nd Ave.	Winterset, IA	50273
114 N. 2nd St.	Montross Properties, LLC	602 W. Court Ave.	Winterset, IA	50273
116 N. 2nd St.	Hilsabeck Investments, LLC	25896 Riverview Ridge Rd.	Adel, IA	50003
220 N. 1st Ave.	Gerald & Susan Hurst	220 N. 1st Ave.	Winterset, IA	50273
221 N. 1st Ave.	American Legion, Green Rogers Post #184	P.O. Box 84	Winterset, IA	50271
219 N. 1st Ave.	Dale & Nancy Tuttle	P.O Box 489	Winterset, IA	50273
215 N. 1st Ave.	Shopper/Madisonian	215 N. 1st Ave.	Winterset, IA	50273
215 N. 1st Ave.	Dave Braga	511 E. North St.	Winterset, IA	50273
110 W. Green St.	James Hochstetler	912 W. Filmore	Winterset, IA	50273
313 N. John Wayne Dr.	Mark Brittain	2123 N. 1st St.	Winterset, IA	50273





JOHN WAYNE DR



CHINA CAFE

MADISON COUNTY
CHAMBER OF COMMERCE

CHINESE
RESTAURANT
Chao Bao Curry Chai
515-462-2888

Visitor Center





JOHN WAYNE DR

CHINA CAFE

MADISON COUNTY
CHAMBER OF COMMERCE

Madison
COUNTY
SOUTHERN
SOURCE

Affinity
00000
Hometown
First State

CHINESE
RESTAURANT
Open All Day
513-823-2882

Visitor Center
MADISON COUNTY
SOUTHERN SOURCE







FARMERS & MERCHANTS STATE BANK FARMERS & MERCHANTS STATE BANK



FARMERS & MERCHANTS STATE BANK & FARMERS & MERCHANTS





Partial view of a sign on the left side of the storefront.

Small sign in the window of the storefront, possibly advertising a business or service.

Red and white sign on a street lamp post.

Red and white sign on a street lamp post.

Red and white sign on a street lamp post.



REXALL
PHARMACY

MONTROSS

PHARMACY



FAMILY
EYECARE
of WINTERSSET, MO

FAMILY
EYECARE
of WINTERSSET, MO

WORLD BRIDGE
BEAUTY

Ramen

DODGE



FAMILY
EYECARE
OF WINTERSSET, NC

FAMILY
EYECARE
OF WINTERSSET, NC

W. BIRD BIRDING
BEAUTY

Amey's
Bakery

Franklin
Street

20



FAMILY
EYECARE
OF WINTERSSET, INC.

FAMILY
EYECARE
OF WINTERSSET, INC.

Amy's
Buds

A. S. S. S.

1000



Anything Sweet & More Cafe

Fons & Porter's Quilting

Mercantile

Bridges Financial Associates, Inc.



Anything Sweet & Dore Cafe

Fons & Porter's Quilting

Bridges Financial Associates, Inc.

Wilson Co. Mercantile

The Village Store

Kwiklin



Ben Franklin

Valley Books

JOHN WAYNE DR





COURT AVE

Ben Franklin



Handicap Accessible



JOHN WAYNE DR





COURT AVE

JOHN WAYNE

ANTIQUES

BUY AND SELL
SILVER COINS
255-201-1111
101 John Wayne

FIRST NATIONAL
COMMERCIAL
SERVICE
1-408

WATERS



COURT AVE

RESERVE TEMPLE

Shane's Vintage

Overland Flat Co.

Mi Pueblito
Lobos, Bees, Antiques

ANTIQUE

BUY AND SELL
SILVER COINS
95% SILENT COINS
10% JOHN WATSON

WAYNE DR

JEFFERSON S



IOWA

SAT DEC 13
TRAIN YOUR DRAGON 2
DOLPHIN TALE 2

McGOWEN, HURST, CLARK & SMITH, P.C.
Certified Public Accountants - Since 1918

CALL OF
DUTY
WARZONE

Red sign for a business, possibly a restaurant or cafe.

Blue sign for a business, possibly a store or pharmacy.





WINTerset

JOHN WAYNE DR

IOWA

SAT DEC 13
2- TRAIN YOUR DRAGON 2
DOLPHIN TALE 2

McGOWEN, HURST, CLARK & SMITH, P.C.
Certified Public Accountants - Since 1908

CALL &
BOOK A
SHOW



JEFFERSON ST

Shahan Walsh

Shahan Walsh

Kum & Go

SALES SERVICE



CARVER PARK

AMU's
SOLO & DUET

WINTerset
MEDICAL
CLINIC

Handicap parking sign



SPENCER



FIREMENS HALL

WILSON CO. TIRES

GOODYEAR

GOODYEAR TIRES

GOODYEAR TIRES

GOODYEAR

123



WELCOME TO
WINTERSET
PUBLIC LIBRARY

GOODFISH

D/M ANTIQUES







RAY FOWLER BUILDING

Recording Studio

in Progress

in Progress



Red banner on a street lamp.

BUILDING

STOP

Handwritten sign on a stop sign.

Green and yellow hanging sign.

Wooden hanging sign.

Small white sign.



UNITED STATES
POST OFFICE



HOMETOWN
Hometown Insurance
• Nationwide Allied
• Auto Dealers
• Travelers
• Golds Choice
Inc. --- representing
• Safeco
• Blue Cross Blue Shield
• Pylon
• Gravel Mutual

SUNSHINE



Hometown Insurance
• Nationwide
• Allied
• Auto Quoters
• Travelers
• Guide One

Inc. --- represents
• Salesco
• Blue Cross Blue Shield
• Fidelity
• Grinnell Mutual

State Farm



Madisonian
P.O. 1854

TOWN HALL



Mason County Asthma Co.

JACKSON INSURANCE



MADISON COUNTY ABSTRACT CO.

DICKERSON
INSURANCE



ANTIQUES



ANTIQUES

NO PARKING

ANYTIME

NO PARKING

ANYTIME



PULLMAN
Wagon Wheel





AMERICAN LEGION
GREEN ROGERS
POST #184

GREEN ROGERS
POST
LEGION

Red sign with white text, partially obscured.

Red sign with white text, partially obscured.

Red sign with white text, partially obscured.







FOR SALE
HomeFront Real Estate
313-488-0488

N
W



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Winterset Courthouse Square Commercial Historic District

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Madison

DATE RECEIVED: 11/06/15
DATE OF 16TH DAY: 12/15/15
DATE OF WEEKLY LIST:

DATE OF PENDING LIST: 11/30/15
DATE OF 45TH DAY: 12/22/15

REFERENCE NUMBER: 15000915

Appeal: N Data Problem: N Landscape: N Less than 50 Years: N
Other: N PDIL: N Period: N Program Unapproved: N
Request: Y Sample: N SLR Draft: N National: N

Comment Waiver:

ACCEPT RETURN REJECT 12/22/15 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept

REVIEWER Patricia Andrus Discipline Historian

DATE 12/22/2015

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

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

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

RECEIVED 2280

NOV 06 2015

Nat. Register of Historic Places
National Park Service

October 30, 2015

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

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

- Winterset Courthouse Square Commercial Historic District, Winterset, Madison County, Iowa

Thank you for your consideration.

Sincerely,

Elizabeth Foster Hill

Elizabeth Foster Hill
National Register



Andrus, Patrick <patrick_andrus@nps.gov>

Winterset Historic District

3 messages

Andrus, Patrick <patrick_andrus@nps.gov>
To: Elizabeth Foster Hill <beth.foster@iowa.gov>

Tue, Dec 22, 2015 at 8:13 AM

Hi Beth: The nomination for the Winterset Courthouse Square Commercial Historic District in Madison County includes a Federal building (I assume its the Post Office at 124 First Avenue N., but there is no copy of the notification letter sent to the Federal Preservation Officer. Could you please check your file and verify that the FPO was sent notice of the nomination and send my a copy of the letter by email?

Our review period is ending for this nomination, so I would need you to verify the notice as soon as you can.

Thanks,

Patrick

—
Patrick Andrus, Historian
National Register of Historic Places
National Park Service
(202) 354-2218
patrick_andrus@nps.gov

Foster, Beth [DCA] <Beth.Foster@iowa.gov>
To: "Andrus, Patrick" <patrick_andrus@nps.gov>

Tue, Dec 22, 2015 at 10:30 AM

Hi Patrick,

The federal post office was not included in the owner notification list from the consultant, so no they didn't get notified. Winterset is planning a celebration in January for the listing, would it be possible to request a waiver of their 30-day notification?

Thank you,

Beth

Elizabeth Foster

National Register Coordinator, State Historic Preservation Office

Beth.Foster@iowa.gov | 515.281.4137 | www.iowahistory.org/historic-preservation

Iowa Arts Council | Produce Iowa | State Historical Society of Iowa

Iowa Department of Cultural Affairs

Share your stories using #iowahistory

From: Andrus, Patrick [mailto:patrick_andrus@nps.gov]
Sent: Tuesday, December 22, 2015 7:14 AM
To: Foster, Beth [DCA]
Subject: Winterset Historic District

[Quoted text hidden]

Andrus, Patrick <patrick_andrus@nps.gov>
Draft To: "Foster, Beth [DCA]" <Beth.Foster@iowa.gov>

Tue, Dec 22, 2015 at 11:28 AM

Hi Beth: This nomination has to be treated as a return for procedural defect. If you can get a waiver letter from the Federal Preservation Officer quickly, we will physically hold the nomination here and treat it as a resubmission when you send us the letter. We could then list the district as soon as we get the letter.

Please let me know how you want to proceed.

Patrick

[Quoted text hidden]



Andrus, Patrick <patrick_andrus@nps.gov>

FW: Winterset, Iowa - Post Office 120 2nd Ave. North

1 message

Mohr, Paula [DCA] <Paula.Mohr@iowa.gov>
To: Patrick Andrus <patrick_andrus@nps.gov>
Cc: "Foster, Beth [DCA]" <Beth.Foster@iowa.gov>

Wed, Dec 23, 2015 at 2:15 PM

Patrick,

As you know, Beth has been in communication with Daniel Delahaye, the federal preservation officer at the US Post Office. Daniel had an issue with the one sentence that described the interior vestibule of the Winterset Post Office. We have asked the consultant to remove this sentence. I provided this revised page to Dan and he followed up with the 30-day waiver below.

Please replace this revised page in your copy of the nomination.

Please let me or Beth know if there is anything else you need in order to list the district.

Thank you and have a great holiday!

Best wishes,

Paula

Paula Mohr, Ph.D.
Architectural Historian
Certified Local Government Coordinator
State Historic Preservation Office
Paula.mohr@iowa.gov | 515.281-6826 | iowahistory.org

Iowa Arts Council | Produce Iowa | State Historical Society of Iowa
Iowa Department of Cultural Affairs

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—Original Message—

From: Delahaye, Daniel B - Washington, DC [mailto:Daniel.B.Delahaye@usps.gov]
Sent: Wednesday, December 23, 2015 12:57 PM
To: Foster, Beth [DCA]
Cc: Mohr, Paula [DCA]
Subject: Re: Winterset, Iowa - Post Office 120 2nd Ave. North

I, Daniel B. Delahaye, USPS Federal Preservation Officer, with this communication waive the 30-day NRHP nomination owner notification period for the Post Office Building located at 120 Second Avenue North, Winterset, Madison County, Iowa.

DBD

— Forwarded message —

From: "Mohr, Paula [DCA]" <Paula.Mohr@iowa.gov>
To: "Delahaye, Daniel B - Washington, DC" <Daniel.B.Delahaye@usps.gov>

Cc: "Foster, Beth [DCA]" <Beth.Foster@iowa.gov>
Date: Wed, 23 Dec 2015 12:40:14 -0600
Subject: RE: Winterset, Iowa - Post Office 120 2nd Ave. North
Dan,

Good talking with you and thank you for attending to this matter while on vacation.

The consultant has removed the description of the interior. Here is the revised page that will be forwarded to the NPS along with your concurrence.

Thanks again.

Best wishes,

Paula Mohr

Paula Mohr, Ph.D.
Architectural Historian
Certified Local Government Coordinator
State Historic Preservation Office
Paula.mohr@iowa.gov | 515.281-6826 | iowahistory.org

Iowa Arts Council | Produce Iowa | State Historical Society of Iowa
Iowa Department of Cultural Affairs

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—Original Message—

From: Delahaye, Daniel B - Washington, DC [mailto:Daniel.B.Delahaye@usps.gov]
Sent: Wednesday, December 23, 2015 12:20 PM
To: Mohr, Paula [DCA]
Subject: Re: Winterset, Iowa - Post Office 120 2nd Ave. North

Good afternoon Paula.

Sorry I missed you. Per my voicemail I'm reachable for most of the afternoon. Please call me at 202-607-8021.

V/r,
Daniel

Sent from my iPhone

On Dec 23, 2015, at 12:41 PM, Mohr, Paula [DCA] <Paula.Mohr@iowa.gov<mailto:Paula.Mohr@iowa.gov>> wrote:

Hello, Dan,

I called but the voice mail message system seemed funny. I called back and hopefully left a message successfully. My number is (515) 281-6826.

Thanks.

Paula

Paula Mohr, Ph.D.
Architectural Historian
Certified Local Government Coordinator
State Historic Preservation Office
Paula.mohr@iowa.gov<mailto:Paula.mohr@iowa.gov> | 515.281-6826 | iowahistory.org<http://iowahistory.org>

Iowa Arts Council | Produce Iowa | State Historical Society of Iowa Iowa Department of Cultural Affairs

Share your stories using #iowahistory

From: Foster, Beth [DCA]
Sent: Tuesday, December 22, 2015 1:57 PM
To: Mohr, Paula [DCA]
Subject: FW: Winterset, Iowa - Post Office 120 2nd Ave. North

From: Delahaye, Daniel B - Washington, DC [mailto:Daniel.B.Delahaye@usps.gov]
Sent: Tuesday, December 22, 2015 1:44 PM
To: Foster, Beth [DCA]
Subject: RE: Winterset, Iowa - Post Office 120 2nd Ave. North

Beth,

Per my voicemail and our conversation, I'm concerned with the interior reference (highlighted below).

Let's talk. 202-607-8021

V/r,

Daniel Delahaye
Federal Preservation Officer

USPS Facilities HQ
475 L'Enfant Plaza SW, Rm. 6670
Washington DC 20260-1862
(202) 268-2782
daniel.b.delahaye@usps.gov<mailto:daniel.b.delahaye@usps.gov>

From: Foster, Beth [DCA] [mailto:Beth.Foster@iowa.gov]
Sent: Tuesday, December 22, 2015 1:49 PM
To: Delahaye, Daniel B - Washington, DC
Cc: Mohr, Paula [DCA]
Subject: Winterset, Iowa - Post Office 120 2nd Ave. North

Hi Daniel,

Thank you so much for your kindness and patience with explaining how the details work. Below is the information copied and pasted from the nomination. I will send you the entire nomination later. I will be sending another email with the 30-day wording for you.

[cid:image001.png@01D13D76.BCBB6CD0]Iowa Site Inventory No.: 61-02419 Historic Name: Winterset Post Office Historic & Current Address: 120 Second Avenue North Date of Construction: 1934-35 Architect/Builder: Louis A. Simon, Supervising Architect; Ernest Rokahr & Sons Construction NRHP Status: Contributing building

Current view.

NPS Form 10-900-a

OMB No. 1024-0018

(8-86)

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 120 Property name WintersetCourthouseSquareCommercialHistoric District

County and State MadisonCounty,IA

Building Description: This Classical Revival/Moderne-style building is located on the west side of Second Avenue North in the block between Court Avenue West and Jefferson Street West. It is due west of the Courthouse square. The brick-veneered building has a poured concrete foundation. The windows have stone lintels, with a stone cornice wrapping around the building below the flat parapet. There is stone coping on the parapet as well. The main entry is a raised monumental entrance that projects out from the façade. Brick pilasters capped with stone accents imparting a columned effect to the façade and wrap around the sides of the building. The pilasters also frame the windows and main entry door.

Post 1935 photograph of the U.S. Post Office in Winterset.

Courtesy: Allen Family Private Collection, Winterset.

The interior has an enclosed vestibule that opens into the lobby, which has a terra-cotta tile floor and wainscot trim. Modifications have included replacement of all of the windows and the front doors and the addition of a handicapped- accessible ramp to the front entrance. The frontage of the lot has also been reduced with the addition of angled parking along the street side of the sidewalk. A large tree was once in this area and was either already gone or was removed for the new parking construction.

Building History: This building was constructed as part of a Great Depression-era, federal work-relief program in 1934-35, probably the Works Progress Administration (WPA). The lot for the new post office in Winterset was being cleared and the foundation was being laid in 1934, with the building completed in 1935. The Madisonian published the following items about its construction:

Actual construction on Winterset's new \$38,000 post office began last Thursday when men and teams set to work excavating for the basement of the structure. The work is being rushed, so as to have it as far along as possible when cold weather sets in. The project is in the hands of the Ernest Rokahr & Sons Construction company of Lincoln, Nebraska. W.T. Purcell of Independence, engineer in charge, came to Winterset Tuesday (09/27/1934).

Excavations for the basement of Winterset's new post office have been completed and work on the foundations is now underway (10/25/1934).

SIMPLICITY MARKS CORNER STONE LAYING. Simplicity was the rule at the laying of the cornerstone Monday in Winterset's new post office. No notables attended the ceremony, in fact there just wasn't any ceremony. There wasn't even anything sealed in the stone. The masons merely put it in place without benefit of a brass band and the work went on....The following inscription is on the stone: Henry Morgenthau, Jr. Secretary of the Treasury-James A. Farley, Postmaster General-Louis A. Simon, Supervising Architect-George O. Van Nerta, Supervising Engineer-1934 (02/07/1935).

POST OFFICE TO OCCUPY NEW BUILDING MONDAY. The Winterset post office will be moved into the new federal building next Monday if plans of Mrs. Mary E. Ilgenfritz, postmistress, are followed (06/27/1935). This building still functions as the U.S. Post Office in Winterset.

<image006.png>

Kind regards,
Beth

Elizabeth Foster

National Register Coordinator, State Historic Preservation Office Beth.Foster@iowa.gov<mailto:Beth.Foster@iowa.gov> |515.281.4137|www.iowahistory.org/historic-preservation<http://www.iowahistory.org/historic-preservation>

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2 attachments



Revised Section 7 page 120.pdf
290K



Revised Section 7 page 120.pdf
290K