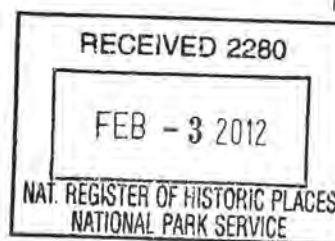


DEC 23 2011

(Expires 5/31/2012)

United States Department of the Interior
National Park Service



131

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Montezuma Downtown Historic District

other names/site number _____

2. Location

street & number properties along 3rd, 4th, Main, and Liberty streets around courthouse square N/A not for publication

city or town Montezuma N/A vicinity

state Iowa code IA county Poweshiek code 157 zip code 50171

3. State/Federal Agency Certification

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

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

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

national statewide x local

Signature of certifying official

Title

Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

Patricia Andrews

Signature of the Keeper

5/30/2012

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input checked="" type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
39	8	buildings
		districts
1		sites
		structures
2	2	objects
42	10	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

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

GOVERNMENT / courthouse

COMMERCE/TRADE / business

COMMERCE/TRADE / professional

COMMERCE/TRADE / financial institution

COMMERCE/TRADE / specialty store

DOMESTIC / hotel

SOCIAL / meeting hall

GOVERNMENT / city hall

GOVERNMENT / post office

EDUCATION / library

Current Functions

(Enter categories from instructions)

GOVERNMENT / courthouse

COMMERCE/TRADE / business

COMMERCE/TRADE / professional

COMMERCE/TRADE / financial institution

COMMERCE/TRADE / specialty store

SOCIAL / meeting hall

GOVERNMENT / post office

RECREATION AND CULTURE / museum

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19th CENTURY / Greek Revival

LATE VICTORIAN / Italianate

LATE VICTORIAN / Romanesque

LATE 19th & 20th CENTURY REVIVALS / Classical Revival

LATE 19th & 20th CENTURY REVIVALS / Tudor Revival

Materials

(Enter categories from instructions)

foundation: Stone

walls: Brick

Concrete

roof: Asphalt

other: Metal

Architectural Classification (continued)

LATE 19th AND EARLY 20th AMERICAN MOVEMENTS / Craftsman

LATE 19th AND EARLY 20th AMERICAN MOVEMENTS / Commercial Style

OTHER

MIXED

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Montezuma Downtown Historic District is centered on the courthouse square within the Original Town plat (Figure 3, page 66). The town was named and platted as the county seat in 1848 for Poweshiek County in south-central Iowa. The town site is generally flat, amid the rolling hills of the Poweshiek County. The commercial buildings of Montezuma were historically constructed around the courthouse square, which provides the anchor of the district. The original courthouse was replaced by a larger brick building in 1857-58, which continues to be used as the county courthouse in 2011. The Montezuma Downtown Historic District has historically and currently served as the central business district for Montezuma, as well as the center of governmental activities. The district is bordered by residential buildings to the north, east, south, and west, distinguishing it from the adjacent area. The Montezuma Downtown Historic District has a total of 49 buildings, consisting of 41 contributing buildings (including two previously listed on the National Register of Historic Places) and 8 non-contributing buildings (primarily historic buildings clad in non-historic facades). Additionally, two objects (Civil War monument, Victory Bell monument) are tabulated as contributing within the district boundary, and two objects (recent monuments on the courthouse square) are tabulated as non-contributing. Finally, the courthouse square itself is tabulated as one contributing site. Thus, there are 44 contributing and 10 non-contributing resources among the 54 resources in the historic district. The period of significance extends from 1848 to 1966 for the Montezuma Downtown Historic District. The courthouse square (1848) and courthouse (1858) are the earliest extant resources. Ten buildings date to construction from after the arrival of the railroad in 1875 through the 1880s. These buildings are typically brick Italianate structures. Growth in downtown Montezuma was steady from the 1890s through the 1920s with a number of commercial, fraternal, and governmental projects. Styles progressed from late Italianate and Romanesque into Classical Revival and basic brick commercial designs. Construction slowed through the 1930s and early 1940s, but business rebounded quickly in the late 1940s following the end of World War II. Business was strong in Montezuma through the 1950s and into the 1960s, resulting in significant remodeling and some new construction as Montezuma positioned itself as a small yet strong town for the second half of the 20th century. No buildings have been constructed after the period of significance in downtown Montezuma, though construction of a few additions and façade cladding on several buildings has occurred. Likewise, the only vacant/parking lot parcel in the district dates to demolition of a moved building in the 1970s.

Narrative Description

The Montezuma Downtown Historic District is roughly centered within the Original Town plat of Montezuma, which was laid out in 1848 as a grid of 25 blocks. The center block was reserved for the public square, and the current Poweshiek County Courthouse was constructed on the square in 1857-58. Alleys divide each block into half, crossing east-west in the center of the block. This pattern of alleys continues to be found on all blocks within the Montezuma Downtown Historic District. Named streets were laid out for east-west roads while

numbered streets were used for north-south roads. Front Street, in place of First Street, is located along the section line, with streets then numbered to the east. Commercial buildings face the square, with only the courthouse and civic objects placed on the square itself. The square has sidewalks and later landscaping features. The commercial buildings around the north, west, and east sides of the public square and east on Main Street are built near the front lot line. These blocks were historically developed first, with second generation buildings replacing the early construction. One-story 20th century commercial buildings are concentrated on the south half of the east side, with other scattered buildings to the northeast and on the west side. Buildings dating to the middle of the 20th century are concentrated in the northeast and southwest portions of the district. These buildings off the square are generally set back from the lot lines, creating room for landscaping or vehicular traffic in front of the building. This character is also found along the south side of the square, which has non-commercial functions. No empty lots due to demolition after the period of significance are found around the square at this time. No archeological sites have been identified or evaluated to date as part of this nomination project, though the potential may exist on some of these lots, particularly the undisturbed and undeveloped areas around the courthouse and south side of the square. Churches historically developed near the center of town and the public square, and the Methodist Episcopal Church continues to anchor the southeast corner of the district.

The majority of the buildings within the Montezuma Downtown Historic District are commercial buildings. Historic commercial buildings account for 38 of the 49 buildings within the district, and three frame houses were converted to commercial use in the 1890s or early 1900s (hotel, rooming house, doctor office). Three of these buildings were built by fraternal organizations with halls on the second story and commercial space on the first story, and three were used as a post office for a period of time. Two commercial buildings dating to the late 1850s are frame structures clad in vinyl siding. The 26 commercial buildings dating to the last quarter of the 19th century and first third of the 20th century are all brick, including 18 that are two stories in height and seven that are one story in height. The 1892 New Carroll House hotel building on the block east on Main Street stands out as the tallest building in the Montezuma Downtown Historic District at a height of three stories (414 E. Main, Map #22, State Site #79-00079, listed individually on the NRHP). Storefronts exhibit a variety of materials, including glass, wood, cast iron columns, aluminum, brick, and vinyl. The remaining 10 commercial buildings constructed from the 1930s to 1964 are generally constructed with hollow tile blocks or concrete blocks, with the primary ones on the square having brick façades. One building is a Quonset hut constructed for the Montezuma Mutual Telephone Company at the rear of their lot. Nine of the buildings are one story in height, and the Monte Theater building has a two story front portion only. The proportion and scale of the buildings throughout the district are similar, with buildings composed of a storefront on the first story and upper story or just a storefront with a parapet. The buildings generally are built to the sidewalk line, creating a unified façade line. The non-contributing buildings match the contributing buildings in terms of scale and proportion, though their cladding is non-historic. The majority of the buildings are in good or excellent condition. The eight non-commercial buildings include the Poweshiek County Courthouse, Poweshiek County jail and sheriff's residence, City Hall, Montezuma Public Library, Montezuma Municipal Light & Power Company, Montezuma Post Office #4, Methodist Episcopal Church, and one residence built at the rear of a lot for the business owner. The six governmental buildings and the church have brick construction. The residence is frame construction. These buildings are also in good or excellent condition.

Architectural styles and types within the Montezuma Downtown Historic District vary from designed buildings to vernacular structures. The extant buildings constructed in the late 19th century exhibit the strongest architectural styles, including Italianate (11 buildings) and Romanesque Revival (one building). These buildings tend to have decorative window treatments and metal cornices or cornice details in brickwork. Original windows on nearly all of these buildings were two-over-two-light double-hung wood windows, though many have been replaced. The Classical Revival style was popular in the first two decades of the 20th century (six buildings). Classical details are featured in window treatments, stone accents, and cornice lines across the parapet walls. Most of these buildings are not formal designs of this style but borrow elements and composition that reflect the influence. Likewise, two buildings have influences of the Craftsman style without a strong overall design. Non-commercial buildings with definitive stylistic treatments include the Poweshiek County Courthouse and the Methodist Episcopal Church. The courthouse, built in 1857-58 with three later additions (south,

basement, south), reflects the Greek Revival style, with symmetrical form and composition, triglyphs along the wide frieze, and closed gable ends. The church, built in 1939, reflects a modern interpretation of the Tudor Revival style, with low side walls of multi-color brick, steep red tile roof, half-timbering on the gables, and pointed arch windows. From 1910 to 1930, brick commercial buildings were constructed with simple details, often only accented by brick patterns within the wall surfaces (9 buildings). The vernacular style was even more simplified on other brick buildings from the 1940s to 1960s, without any notable design details (five buildings). Hollow tile or concrete block buildings dating to this period have few architectural details as well (three buildings). The exception in this period would be the modern architecture of the 1962 post office, with the use of brick walls, glass and aluminum panels, and flat roof line characteristic of designs in this period. The architectural style of other buildings has been obscured by later modifications and façade cladding.

The period of significance extends from 1848 to 1966 for the Montezuma Downtown Historic District. The appearance of the district changed through these decades, as initial 19th century buildings were replaced with second generation 19th or 20th century buildings. A number of these buildings were then also remodeled historically, as part of the "remodeling Main Street" ethic. However, uses throughout the district remain similar throughout the entire period. From the original plat in 1848, the public square was designated as the center of the community. The original courthouse at the corner was replaced by the current brick courthouse in the center of the square in 1857-58. Early commercial buildings were constructed facing this square, beginning to be replaced by the 1870s and 1880s by more substantial brick buildings. Two gable-front first generation buildings remain on the 400 block to the east on Main Street, though details on both have been partially obscured by vinyl siding and window replacements. The lots along the north side of the square were filled prior to the other sides of the square, with development on the east and west sides extending into the 1910s before reaching the density of the north side. Few buildings have historically been located on the south side, with the block divided into two by the county jail and sheriff's residence (1914-15) and the Methodist Episcopal Church (original in 1905, fire, rebuilt in 1939) for roughly 100 years. With the railroad running north-south through town one block to the east, the lots to the northeast of the downtown proper developed with more service and industrial uses, such as liverys, lumberyards, and manufacturing. Throughout the early, middle, and late 20th century, the uses throughout the Montezuma Downtown Historic District have remained generally the same. Retail commercial buildings faced the square and extended east on Main Street. Governmental buildings were found on the south side and slightly off the square to the northwest and northeast. The automotive service buildings in the northeast portion and southeast corner were replaced with new service stations or additions in the middle of the 20th century, continuing this use pattern. Further information on the historic appearance and development of the Montezuma Downtown Historic District can be found in Section 8: Narrative Statement of Significance.

The Montezuma Downtown Historic District has had few alterations overall as a district since the end of the period of significance in 1966, and it retains good integrity as a district. It maintains its figurative and actual location in the center of Montezuma, and the setting continues to be a downtown commercial and governmental area surrounded by primarily residential neighborhoods. Only one demolition (in the 1970s) has occurred since the end of the period of significance, maintaining the overall density and design of the downtown. No buildings constructed after the period of significance fall within the district boundary. Modifications have been made to some buildings since this period, focused on façade cladding, window replacement, and storefront changes. However, the sense of scale, design, and materials remains strong throughout the district, and nearly 80% of the buildings are contributing to the district. The historic workmanship, as well as building construction, remains intact. The condition of the buildings in the Montezuma Downtown Historic District is good. Generally, the buildings are well maintained. Many retain integrity of design and elements dating to their construction. Others have modifications to the building that are within the period of significance, such as façade and storefront remodeling. Some buildings retain their historic appearance on the upper stories, while the storefront modifications are non-historic. These buildings are considered contributing within the district, unless the later modifications have significantly altered the overall appearance of the building. Eleven buildings have later significant changes that have negatively impacted their overall integrity, and these buildings are classified as non-contributing. The overall feeling of the area is that of a historic small town commercial center focused on a courthouse square, and the district retains strong association to the commercial history of Montezuma.

Block by block description and development

The following narrative descriptions are organized in order by map number on the district map on page 66, and buildings are referenced to this map and to the table following this section. The Montezuma Downtown Historic District has 44 contributing and 10 non-contributing resources among the 54 resources in the historic district. These resources include 49 buildings, including 41 contributing buildings (including two previously listed on the National Register of Historic Places) and 8 non-contributing buildings (primarily historic buildings clad in non-historic facades). Additionally, two objects (Civil War monument, Victory Bell monument) are tabulated as contributing within the district boundary, and two objects (recent monuments on the courthouse square) are tabulated as non-contributing. Finally, the courthouse square itself is tabulated as one contributing site. Historic images and maps are included at the end of the nomination.

Courthouse square, Map #1-3

The courthouse square includes one contributing site, one contributing building, one contributing object, and two non-contributing objects. The central square was designated at the time of the original town plat in 1848, and it is counted as a contributing site. The brick Greek Revival courthouse was constructed on the square in 1857-58, replacing the original building. Sympathetic brick additions were constructed on the south end in the late 1890s and in 1982-1983, and the courthouse was raised five feet for a basement addition and new foundation in 1933-34. In 1921, the American Legion built the Victory Bell monument to the northeast of the courthouse, utilizing the bell removed from the courthouse after it cracked in the victory celebration in 1918. A small stone birdbath to the southeast of the monument appears to date to this period, and it was not individually tabulated. Recently, two other monuments have been built on the square. A veterans' monument was built in 2007 at the northwest corner, and a Bill of Rights monument was built in 2008 to the north of the courthouse. The original frame courthouse was built at the northeast corner of the square, and archaeological work has not been completed to date to determine the exact location or its particular status within the district.

200 block of Main Street, northwest of square, Map #4-6

Three buildings are located on the north side of the 200 block of Main Street, diagonally to the northwest from the courthouse square. All three buildings are contributing. The building on the corner is the 1891 two-story Italianate brick Knights of Pythias Lodge (Map #3). The next building to the west is a frame house remodeled and enlarged with a Queen Anne addition by Dr. E.B. Williams around 1904 for his office and residence. Finally, a portion of the west building was originally constructed as a one-story opera house in 1883, with the front two-story Classical Revival brick section dating to the acquisition of the building by the city and remodeling for use as a city hall, fire department, and community hall in 1905. The rusticated concrete block side walls also appear to date this period or to the remodeling in 1927.

300 block of Main Street, north side of square, Map #8-15

The north side of the square consists of eight buildings in the 300 block of Main Street that face the courthouse. Seven of the buildings are contributing, and the eighth building is a historic building with a non-historic façade (Map #9). Four buildings are brick Italianate structures built in five years from 1879 to 1883 following the arrival of the railroads (Map #11, 12, 14, 15). The Classical Revival brick I.O.O.F. Lodge (Map #8) at the west corner was built in 1902, the last of the three lodges constructed at this intersection. The remaining three two-story brick commercial buildings were constructed in 1905, c.1928, and 1936, replacing earlier one-story frame buildings demolished or destroyed by fire. Overall, this block has perhaps the highest number of stylistic buildings in the Montezuma Downtown Historic District.

400 block of Main Street, northeast of square, Map #16-24

Eight buildings are located along the block to the northeast of the square along the 400 block of Main Street, with a ninth building at the rear of a lot. This block contains the two earliest gable-front, commercial buildings, albeit both clad to varying degrees in vinyl siding. One retains its window openings and is tabulated as contributing (Map #18), while the other has its second story window openings obscured by the vinyl siding and is tabulated as non-contributing (Map #19). The remaining seven buildings are contributing. The block was initially developed with a combination of commercial and residential uses, with some development connected

to the location of the railroad depot across the street at the northeast corner of Main and 5th streets. The two-story Italianate brick Centennial Block was built in 1876 immediately following the arrival of the railroad (Map #17). The west third was rebuilt in a Classical Revival form for First National Bank in 1903. The small two-story Italianate brick building on the south side was built around 1882, with primary use as a combination law office and residence (Map #23). The construction of the side addition and use as a beauty parlor then spurred the construction of the small frame residence at the rear of the lot around 1939 (Map #24). The New Carroll House replaced the original Stanley House in 1892 at the east end of the block after its destruction by fire (Map #22). The house of William and Mary Emslie across the street to the north was protected from the fire in 1891, and a portion appears to date to construction in the 1870s when they were proprietors of the Stanley House (Map #21). The building was enlarged for uses as a hotel and rooming house in the early 20th century. The latest major construction on this block is the one-story brick building built for the Hess Motor Company in 1923 (Map #20). The barrel roof form of this building is also unique within the Montezuma Downtown Historic District, created with the use of roof trusses to avoid interior columns.

North and northeast of the square, 3rd, 4th and Washington streets, Map #7, 25-29

Six contributing buildings are located within the historic district boundary on the half blocks to the north and northeast of the main buildings on the square along Main Street. The earliest building in this section is a c.1890 small Second Empire frame house converted in 1899 with a large two-story south addition for use as Hotel Holloway at 105 N. 3rd Street (Map #7). The only parking/vacant lot parcel in the district is immediately south of this building, the site of a demolished one-story building moved here for the construction of the I.O.O.F. Lodge at the corner to the south (Map #8). The 100 block of N. 4th Street developed for new services in the 1910s, with the construction of the one-story brick Montezuma Mutual Telephone Company building (Map #28) and two gas/service stations. These gas/service stations were replaced by newer one-story service stations around 1950 (Map #27). The organization of a light and power company by the city led to the construction of the Montezuma Municipal Light & Power Company building in 1939-1940 at 408 E. Washington (Map #25), which has been enlarged three times with additions. The one story brick McNeil Building replaced an earlier building on the lot behind the bank in 1945 (Map #29), and the one-story tile block James Produce building replaced two earlier buildings destroyed by fire in 1952 (Map #27).

100 block S. 4th Street, east side of square, Map #30-39

The east side of the square consists of five contributing buildings and three buildings classified as non-contributing due to facades covered by metal cladding. A warehouse building counted as contributing (Map #39) sits behind these buildings, facing 5th Street. The north half of the east side of the square developed in the last quarter of the 19th century while the south half dates to later development in the early 20th century. However, with later remodeling, only the post office building retains its 19th century appearance. The one-story brick Montezuma Post Office #2 was built in the Romanesque Revival style in 1892 (Map #32), a similar design of the original two-story brick Montezuma Savings Bank to the north. The bank was rebuilt with a Classical Revival façade in 1921 (Map #31). The two-story brick Jackson Building built in 1910 after a fire destroyed the earlier building at the corner reflected a simplified brick commercial style with brick detailing on the facade (Map #30). The expansion of the Montezuma State Bank in 1966 resulted in the last significant downtown building remodel in the period of significance for the historic district as a new Roman brick façade was installed on the first story of this building and the Jackson Building at the corner to unify the two buildings. The new first story cladding wraps around the corner and extends along the north side of the Jackson Building as well. The two-story brick Merchants Block, built around 1875, was also updated with a new storefront and second story brick façade as the *Montezuma Republican* moved here in 1946 (Map #34). The two-story Italianate building to the north was demolished in 1964 for the new one-story brick law office (Map #33). The four one-story brick buildings on the south half of the block date to construction in the first half of the 20th century. The two north buildings were constructed around 1910 for stores (Map # 35, 36), with the second clad in a façade obscuring all historic details. The south building was built for Jackson Auto Company in 1915 (Map #38), and immediately to the north the Montezuma Post Office #3 was built around 1940, leased by the post office from 1942-62 (Map #37). Around 1967, it became part of the auto company to the south, now Vannoy Chevrolet, and the two facades were covered by a unified metal façade around 1976, which also included an addition to the south.

Liberty Street, south side of square, Map #40-44

The five contributing buildings along Liberty Street on the south side of the square and in the block to the west are an eclectic group of buildings serving commercial, religious, and governmental functions. The south side of the square consists of two large properties – the Tudor Revival brick Methodist Episcopal Church built in 1939-1940 after fire destroyed their earlier 1905 building (Map #40) and the brick Poweshiek County jail and sheriff's residence with Craftsman details built in 1914-15 (Map #41). The one-story Classical Revival brick Montezuma Public Library was built in 1918 at the southwest corner of Liberty and 3rd streets with one of the last donations from the Carnegie foundation (Map #42). The Poweshiek County Historical and Genealogical Society now uses both the old jail and library for their library, archives, and museum. Two of the last buildings constructed in the Montezuma Downtown Historic District are then found in the 200 block of Liberty. The one-story brick Montezuma Medical Building was built in 1961 to attract a physician to town by providing modern facilities (Map #43). The modern brick Montezuma Post Office #4 was then built in 1962 at the end of the block on the north side (Map #44), and it continues to serve as the post office for Montezuma.

3rd Street, west side of square, Map #45-51

The west side of the square consists of three contributing buildings, one contributing object, and three non-contributing buildings. The earliest construction is located on either end of the block, with the c.1882 two story Italianate brick building constructed for John Mullikin's harness and saddle shop on the south end (Map #45, brick clad in vinyl siding so classified as non-contributing) and the 1886 two-story Italianate brick building constructed for the Masonic and Grand Army of the Republic (G.A.R.) lodges and two stores at the north end (Map #51). Few buildings in Iowa built specially for the G.A.R. are extant, making this a rare resource. The Civil War Monument erected by the G.A.R. in 1927 stands immediately south of the building and is counted as a contributing object (Map #50). Two large double-storefront Italianate brick buildings were built on the south half of the block in 1899, with the southern one extant (Map #46). The second was destroyed by fire in 1921 and rebuilt again as a two-story, two-storefront brick commercial building (Map #47). Its façade is covered by metal cladding obscuring all detail except for some glazed brick on the storefront, so it is classified as non-contributing. It appears that the entire façade is glazed enamel brick, similar to the enamel brick façade under the similar aluminum cladding of the one-story brick Shearer Auto Company building across the alley to the north built in 1917, also classified as non-contributing (Map #49). Removal of the cladding on these two buildings would likely result in reclassification to contributing, as well as exposing a significant and unique material not found on other buildings in the district. Fire again struck the block in 1950, destroying the Shearer Jewelry building immediately south of the alley though leaving the 1934 one-story tile block rear addition standing. The resulting lot and small building were then utilized for Pitka's Used Cars (Map #48), associated with the Pitka Motor Company in the former Shearer Auto Company building (Map #49).

List of buildings in the district

The Montezuma Downtown Historic District is composed of 54 resources, including 41 contributing buildings (including two previously listed), two contributing objects, one contributing site, eight non-contributing buildings, and two non-contributing objects. None of the non-contributing buildings date to construction after the period of significance, but they are historic buildings that do not retain integrity to convey their significance. The Poweshiek County Courthouse and New Carroll House (hotel) were previously listed on the National Register of Historic Places, and they contribute to the district. No additional buildings, structures, or objects warrant individual tabulation within the district. There are 19 key or exceptional buildings that have been identified in the Montezuma Downtown Historic District, which are noted below with an asterisk (*). These buildings provide a key element to the historic district and have strong significance, either historically or architecturally. These buildings generally have a high degree of integrity that reflects the historic nature of this district. They also reflect certain trends in the history of the district. All buildings noted as contributing are significant historically (as noted with Criterion A) and/or architecturally (as noted with Criterion C) in relation to the Montezuma Downtown Historic District. Building history and information was collected in 2010-11 during the development of this nomination by Rebecca Lawin McCarley (SPARK Consulting), the Montezuma Historic Preservation Commission (Marcia Christensen, Susan Hutchinson, Janet McKee, Becky Sinkler), and volunteers associated with the Poweshiek County Historical and Genealogical Society (Derek Bates, Linda Ely, Pat Rowell, Cathe Wilson). Newspaper research by Pat Rowell significantly contributed to the historic information compiled on each building as noted below.

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
300 E.Main State #79-00078 (listed) Map #1 ~ Contributing building* (A, C) - individually listed on NRHP	Poweshiek County Courthouse	1857-58, c.1895, 1982-83 Greek Revival	Height: 2 story Walls: Brick
	1857-58 - courthouse built to replace earlier frame building; 1858-1876 - services for Presbyterian Church held here; 1865-1877 - services for Christian Church held here 1870s-80s - office of D.A. Jackson in courthouse - abstracts; 1890s - side gable brick addition built on south of courthouse - create cross gable appearance 1933-34 - WPA project to raise courthouse five feet and excavate/build basement 1970s - reconstruct belfry; 1979 - remove paint from brick, seal, repoint, and paint trim 1982-83 - construction of new (second) gable front south addition for elevator, restrooms, and offices 2011 - continues to be used as courthouse		Windows: replacement windows Architectural details: north square bell tower with brick details, brick pilasters with stone capitals, stone window sills and lintels, triglyph detail on frieze, raised foundation Architect/Builder: - Modifications: Historic: 1890s - cross gable south addition; Non-Historic: 1982-83 - second south addition
300 E.Main State #79-00613 Map #2 ~ Contributing site (A), 2 non-contributing objects	Courthouse square	1848, 2007, 2008 site	
	1850 - first courthouse built on northeast corner of square 1921 - Victory Bell Monument erected (see below), stone bird bath to southeast of monument appears to date to same period (contributing, not tabulated separately) 2007 - veterans monument built at northwest corner, 2008 - Bill of Rights Monument built on north side		Architectural details: tapered monument built by American Legion of local boulders on concrete base - brick (red/white) top for base to mount cracked 1857 courthouse bell Architect/Builder: - Modifications: Historic: 1948 - bronze plaque for WWI and WWII veterans added by American Legion; Non-Historic: -
320 E.Main State #79-00613 Map #3 ~ Contributing object (A)	Victory Bell Monument	1921, 1948 monument	
	10-20-1921 - Victory Bell Monument dedicated - 1857 courthouse bell cracked in 11-11-1918 celebration - moved here and mounted on stone boulder monument - preserve bell that rang for victories in three wars 8-14-1948 - bronze plaque with WWI and WWII veterans added to north side of monument		Architectural details: battered stone base with brick cube as base of bell on top Architect/Builder: - Modifications: -

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
205 E.Main State #79-00569 Map #4 ~ Contributing building* (A)	City Hall	1905, 1927 Classical Revival	Height: 2 story Walls: Brick, rusticated concrete block
	1883 - one story opera house built here 1905 - building enlarged and remodeled for City Hall and fire department also - two story south portion on 1907 Sanborn; 1924 - Princess Theater in part (1917-c.1938?) 1927 - building remodeled - city hall, gymnasium, auditorium; movie theater from 1920s-30s operate here also (Princess Theater?) 1930s-50s - city hall, fire station, community hall 1954 - remodel to Memorial Hall - community hall 1963 - fire station moved 2010 - Memorial Hall (community space)		Windows: covered 1/1 Architectural details: decorative brick work and banding, stepped parapet Architect/Builder: Walter Bowers (contractor, 1905 work) Modifications: Historic: 1954 - remodel to Memorial Hall - open assembly space - no stage - south entry; 1965 - fire station doors removed and door/window installed and 1/1 second story windows covered; Non-Historic: -
209 E.Main State #79-00570 Map #5 ~ Contributing building (A)	Dr. E.B. Williams Residence and Office	c.1904 Queen Anne	Height: 1 1/2 story Walls: Frame - vinyl siding
	1886 Sanborn map shows small T-plan dwelling - same through 1902 1901 - Dr. E.B. and Alice Williams bought property - c.1904 - enlarged and remodeled house - south addition and front porch - used as house and doctor office - office moved here in June 1904; 1907 Sanborn maps shows enlarged dwelling c.1905-c.1952 - office of Dr. E.B. Williams - also residence c.1954 - Dr. E.B. Williams died - property willed to Louise Porter Allely ("daughter") - sold to Evelyn Chamness in 1957 - owned until 1973 2010 - antique store (Fussy Females)		Windows: 1/1 vinyl windows Architectural details: two story bay window, full front porch Architect/Builder: - Modifications: Non-Historic: vinyl siding, vinyl windows, decorative gable trim removed/covered, rear addition
211 E.Main State #79-00571 Map #6 ~ Contributing building* (A, C)	Knights of Pythias Lodge	1891 Italianate	Height: 2 story Walls: Brick
	12-1890 - lot bought by Knights of Pythias, 10-20-1891 - building/hall dedicated, J.H. Platt operated drug store on first story (also jewelry/general store items) 1900s-1910s - continued K of P hall on second story, Platt Drug Store on first story 1920 - Spelman's Drug, K of P Hall; c.1922-1949 - Montezuma Drugs on first story (Fletcher; Handschin buys business in 1934); K of P hall on second story early 1950s - became Handschin Drugs or Monte Drugs 1958 - late 1980s - Baustians Drugs 2010 - Mexican restaurant (Casa Margaritas)		Storefront: 1967 remodel - aluminum windows Windows: 1/1 windows (originally 2/2) Architectural details: segmental arch windows, chamfered corner, brick corbel brackets along parapet, brick pilasters, stone sill band, corner entry (later doors/window) Architect/Builder: J.M. Kirk (architect (carpenter)), J.B. Forcum (contractor/carpenter), R.G. Coutts (mason, Grinnell) Modifications: Non-Historic: 1967 - storefront remodel
105 N.3rd State #79-00615 Map #7 ~ Contributing building (A)	Hotel Holloway	c.1890, 1899 Second Empire, Hotel	Height: 2 story Walls: Frame - asbestos shingle siding
	c.1890 - William E. Shipley built the small house at the corner (on 1893 map) - livery business to rear at 4th and Washington; 8-1899 - sold to John T. Holloway - immediately built hotel addition to south - ad in 12-1899 that everything new 1900 census - J.T. - hotel landlord, wife Rachel - hotel cook; 8-1901 - sold to Martha (Catherine) McIntire (widow, owned several properties); 1902 - Palace Hotel; then sold to T.C. McIntire in 1907, 1910-1925 - series of owners - Gwinn, Wright, Blaine, Williams, Tucker, McIlrath, Darland; 10-1925 - bought by L.H. Crawford - opened Hotel Crawford 1930s - Hotel Crawford; 1940s-50s - Crawford Hotel 1960s - Party House - restaurant/bar 2010 - apartments		Windows: 1/1 wood windows, some replaced Architectural details: mansard roof on corner portion, hip roof c.1900 hotel addition, stone foundation Architect/Builder: - Modifications: Historic: likely late 1920s - asbestos siding on entire building; Non-Historic: 1960s - new porch

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
301 E.Main State #79-00572 Map #8 ~ Contributing building* (A, C)	I.O.O.F. Lodge	1902-03 Classical Revival	Height: 2 story Walls: Brick
	4-1902 - lot bought by I.O.O.F. Lodge - building constructed, 7-1902 - bids for work, dedicated on May 1, 1903 - buff French brick - noted in 1911 history as "handsomest building in the city" (Parker 1911, Vol. 1: 235) 1905 - Moore & Bryan; 1906-c.1912 - H. G. Moore & Co. - general store (location of earlier Moore & Bryan unknown), 1905-1910s - rear - Mutual Telephone Company, c.1912-c.1919 - Moore & Roberts - general store 1920 - Moore, Iberg, & Jungck - clothing/dry goods, c.1922-early 1940s - W. F. Jungck Co. - clothing/general store; I.O.O.F. Lodge on second story c.1945-1956 - Wimmer's Department Store; 1955 - also Brownell Industries, 1956-? - Rabenolds Department Store 2010 - Ellis Home Interiors		Storefront: large windows, wood base, columns Windows: smaller windows inserted Architectural details: second story pilasters, IOOF name plate, building and storefront cornices, storefront with large windows and recessed entry Architect/Builder: - Modifications: Historic: storefront remodel; Non-Historic: upper story windows
305 E.Main State #79-00573 Map #9 ~ Non-Contributing building (stucco clad)	Monte Theatre	1936, 1961, 1976 Commercial - mid 20th century	Height: 2 story Walls: Brick - stucco clad
	(early 1900s - previous small grocery building burned - empty lot from 1910s-early 1930s) 1936 - John and Katherine Davis built Monte Theatre - Katherine also had chiropractor office in building; Ritter-Maytag Co in store room - move out and Delmar James move in jewelry store in 1942 1940s-50s - Monte Theatre - remodel façade in 1951 - remodel interior after 1953 fire; office of Dr. Kathryn M. Davis - chiropractor 1961-76 - Brownell's Incorporated owned building - remodeled - supply gunsmith tools and parts; 1976-1987 - Rabenold Inc. owned building - remodel façade and storefront 2010 - 3 Sisters Fabrics		Storefront: 1976 remodel - large center windows Windows: covered/clad Architectural details: - Architect/Builder: Bowers & Son (contractor) Modifications: Historic: 1951 - first story remodel for theater - remove recessed area; 1961 - remodel for Brownells - glass block into center three bays on first story; Non-Historic: 1976 - remodel for Rabenold - large storefront windows and clad second story
307-309 E.Main State #79-00574 Map #10 ~ Contributing building (A)	Commercial building	1905 Commercial - early 20th century	Height: 2 story Walls: Brick
	1904/05 sales - 307 to John Wooster - baker (restaurant on 1907 map) - constructed brick building in 1905 and moved here 309 to A.B. Siverling - furniture dealer and undertaker (furniture on 1907 map) - here until death in 1924 - wife Susie until 1929; 1908-1920 - 307 owned by W.N. Stone - clothing store 1920-1930s - 307 owned by Dr. Guy Trimble - practiced on 2nd story - son Dr. Roy G. Trimble joined practice in 1930s above 309; 307 storefront - Palace Café (early 1920s) - George Trimble, Brownlee Store (late 1920s), Benteco Food Store (1930s) 1929 - Siverling sold business to S.F. and Florence Steffy - furniture store at 309 from 1930s-1953 - funeral home opened at separate location; 1954-1960s - Fulton Furniture in 309 - Steffy sold Bob Fulton in late 1953 1940s - 307 - Diamond Brothers (grocery) 1951-1960s+ - 307 - Western Auto Associate Store (H.E. Rabenold & Sons) 2010 - 307 - Main Street Hardware, 309 - Maus Furniture		Storefront: 1970s - large aluminum windows, clad in metal siding, column with tile Windows: smaller 1/1 windows Architectural details: brick corbel brackets along parapet, stone lintels and continuous sill Architect/Builder: - Modifications: Historic: 1913 - rear addition and storefront remodel for Stone (307); Non-Historic: 1960s-70s - storefront clad and remodeled

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
311 E.Main State #79-00575 Map #11 ~ Contributing building* (A, C)	Powell Grocery	c.1877 Italianate	Height: 2 story Walls: Brick
	1881 - W.L. Powell opened grocery store on west side - moved here after fire in 1882 - bought this building in 1890 property bought by James Holt (merchant) in 9-1877, sold to F.B. Northup in 5-1883, then sold to Rhoda Rohr in 10-1889 - sold to Powell in 10-1890 1890s-1900s - W.L. Powell Grocery - joined by son Ben L. Powell; large rear addition built; tailor on 2nd story noted on 1902 and 1907 maps 1910-1920s - Powell Grocery continued by Ben Powell - Austin Sharer join team in 1916 and became partner in 1924 1944 - Ben Powell died - business continued as Powell's Grocery by Austin Sharer until 1952 - then sold business to E.F. Henrion - remodeling in 1950s - Sharer sold him building also in 1960 1958-65 - business became Ellis Superette after sold to Peter & Mildred Ellis; late 1960s - became part of adjacent Fulton Furniture 2010 - Maus Furniture (with 309)		Storefront: 1970s - large aluminum windows, clad in metal Windows: 2/2 wood windows with brick hoods with shoulders Architectural details: cornice with brackets and panels Architect/Builder: - Modifications: Historic: early 1900s - rear addition; Non-Historic: 1960s-70s - storefront clad and remodel
313-315 E.Main State #79-00576 Map #12 ~ Contributing building (A, C)	B.B. Griffith Building	1879 Italianate	Height: 2 story Walls: Brick (veneer)
	1867 - lot bought by Benjamin Griffith - barber with \$1000 in real estate in 1870 - 1875 ads for B.B. Griffith for barber, groceries, tobacco on north side; attorney W. H. Redman over Griffith & Rodgers, 1880 - Dalby & Griffith - noted in new bldg on north 1879 - George Wykel bought east half from Griffith - finish interior - move furniture/undertaker business from west side; 1893 map shows restaurant/barber in west, furniture in east; Griffith Restaurant in 1890s ads - lawyer S. R. Clute on 2nd story 1902 map shows drug store in west half, furniture in east half; 1907 map shows meat/etc in west and restaurant in east - bought by E.K. Rodgers in 10-1907 - groceries, restaurant, bake shop - 1913 ad for Rodgers Restaurant; Dr. J.H. Philips on 2nd in 1917 1920-26 - Fett's Meat Market (west), 1920 - Roger's Café (east); 1922 - Harry W. Decatur bought east half - open Montezuma Bakery here; c.1932 - became Beam's Bakery, west half was Thomas C. Ross (undertaker) by 1938 by 1946 - west half - Ross 5¢ to \$1.00 Store - east half bought by Cecil Flack in 1946 - Flack's Goodyear here in late 1940s; Van Gorp & Hunter Goodyear - sold to Ross in 1958; 1950s - both halves used by Ross 5¢ to \$1.00 Store by 1960 - became Ross Ben Franklin 2010 - Blooming Endeavors		Storefront: 1970s - large aluminum windows, wood paneling Windows: 1/1 windows replaced original 2/2 Architectural details: decorative cornice with brackets, window hoods Architect/Builder: - Modifications: Historic: 1910s? - remodel to center entry storefront; Non-Historic: 1960s - storefront remodel
317-319 E.Main State #79-00577 Map #13 ~ Contributing building (A)	Smith Café	c.1928 Commercial - early 20th century	Height: 2 story Walls: Brick (tile block)
	(1926 maps shows two earlier one story buildings - this one here by 1936) c.1928 - built/bought by Benjamin Sharer (1930 - shoe store, wife Vida - waitress) and Tobias W. Smith (1930 - café manager, wife Electa - cook) - no ads identified (1932 - Sharer's Shoes - east side - going out of business) 1930s photo shows café in west half (317); 1932 - Smith Café under B.F. Sharer - storefront remodel; 1935 - B.F. Sharer remodel for ladies clothing and shoe store; 1955 - Cook Café (317) Bryan's Electric Shop? 1960 - Glenn L. Eichhorn and Doonan Agency moved into 319 in Frank Bryan building 2010 - Tompkins Realty, Donald Roller - chiropractor		Storefront: 1970s - transoms clad in wood panelling Windows: 1/1 windows Architectural details: simple brick soldier course above windows, brick rectangle detail on parapet Architect/Builder: - Modifications: Historic: 1960 - storefront/interior remodel; Non-Historic: -

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
321 E.Main State #79-00578 Map #14 ~ Contributing building (A, C)	Commercial building	c.1881 Italianate	Height: 2 story Walls: Brick
	11-1880 – 321-325 Main bought by William Emslie 8-1881 – Emslie sold W 1/3 to A.C. Gill - E.C. Lee in general store business in Montezuma since 1880 – start with McGill - on own by 1885, 1886 and 1893 maps - general store, office on 2nd – A.C. McGill - with McCandless-McGill (real estate, abstracts) ads from c.1884-1890 1902 and 1907 maps continue to show general or dry goods store - C.W Taylor (moved to corner) - no office noted on 2nd story - owned by Gordon Alexander from 1906-11 - A.W. Gordon had hardware store - then store rented out by Rayburn, McCormick, Andrews 1911-1929 - A.C. King Hardware - bought stock of A.W. Gordon in 1911 5/1930-c.1935 - Bernard & Griffin Hardware, c.1935-1960s+ - Bernard Hardware 2010 - Keith Brake Insurance		Storefront: 1970s - small windows, wood siding Windows: fixed windows replaces original 2/2 Architectural details: decorative cornice with brackets, window hoods Architect/Builder: - Modifications: Non-Historic: 1970s - storefront remodel, window replacement
323-325 E.Main (also 106 N. 4th) State #79-00579 Map #15 ~ Contributing building* (A, C)	Emslie Block	1883 Italianate	Height: 2 story Walls: Brick
	11-1880 – 321-325 Main bought by William Emslie 1883 - construction date on building - William and Mary Emslie 1883-c.1919 - Palace Drug Store (west), 1886 map - drug store and grocery - 325: Weir & Parks in 1884, W.E. Weir & Co in 1890, general store by 1893 map - Weir & Taylor in 1899, offices on 2nd story - Dr. J.W.H. Vest & Sons, physicians - 1883-c.1905 2nd - c.1890-c.1910 - attorney J.W. Carr, 1890s - dentist T. B. Keene, 1910s - Dr. J. R. Kloos, veterinarian E. Farr; 325 - corner: 1906-1914 - C.H. Taylor, grocery; 1914-1915 - Rivers Store (grocery), A.W. Gordon, 1919 - Klindt Bros west - c.1919-c.1940 - Alexander Palace Drug, c.1940-50 - Alexander's, c.1950-2008 - Alexander Drug Company (Rexall); east - 1924 - Monte Café - Don Crisman bought in 1928 - Monte Café in 1930s - add Monte Tap at rear in 1953 - owned east half until 1967 2nd - east - c.1920-c.1936 - Dr. J.L. Ravitts - physician, c.1948-c.1958 - Dr. W.M. Page; 2nd - west - c.1915-c.1927 - Dr. E. Barg - physician, succeeded by Dr. J.L. Taylor - c.1928-c.1930 2010 - Remedy Drug (west), Monte Tap (east)		Storefront: 1948 - east - remodel with brick and smaller windows, 1980 - west - remodel back to wood with large windows Windows: 2/2 windows - west - covered on east side Architectural details: chamfered corner, decorative cornice with brackets, window hoods Architect/Builder: - Modifications: Historic: 1919 - west storefront remodel by Alexander - white enamel brick, 1948 - east storefront remodel - Monte Café - brick; Non-Historic: 1980 - enamel brick storefront in west half removed - return to wood design with handicap entry
401 E.Main State #79-00585 Map #16 ~ Contributing building* (A)	First National Bank	1903, 1945, 1959 Classical Revival	Height: 2 story Walls: Brick / Stone
	1903 - First National Bank built and occupied new quarters - here until bank closed in 1935 - older brick front of west third of Centennial Block removed, new windows on west, new interior layout 1903-c.1922 - attorneys Clark & Clark - 2nd story - office extend above 403 also, c.1920-c.1946 - dentist D.B. High - north end; c.1925-c.1936 - attorney Harold E. Bryan - north end c.1920-60 - Clyde McFarlin - attorney - north end then 2nd story - bought building from bank in 1935 - remodel for Peoples Savings Bank - open here in 1946 - McFarlin sold them building 1948; late 1940s - dentist H.F. Patterson; 1950s - dentist E.F. Skare 1946-1970s - Peoples Savings Bank 2010 - Mane Street Hair Designs		Storefront: 1959 remodel - large aluminum windows, corner column with setback entry Windows: replacement windows Architectural details: stone clad façade, brick side walls, window lintels Architect/Builder: Bowers & Son (1959 remodel) Modifications: Historic: 1945 - remodel for new bank; 1954 - remodel parapet/cornice; 1959 - first story remodel - removal of entry/stone - new setback storefront for bank with large windows - cladding of first story of west with perma stone, interior remodel; Non-Historic: 1970s - second story façade openings partly filled with brick for smaller windows

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
403-405 E.Main State #79-00587 Map #17 ~ Contributing building* (A, C)	Centennial Block	1876 Italianate	Height: 2 story Walls: Brick
	1876 - built as Centennial Block - Thomas M. Adams (farmer, Justice of Peace) owned majority - middle also by George Clute and W.R. Lewis (lawyer) - John W. Carr also interest in east third - 3 storefronts - I.O.O.F. Lodge at corner with Jordan & Stone on first story (section later replaced by bank); 1877 ads for attorneys Redman & Carr, Dr. E.H. Sheaffer, 1877-80+ - James Roberts drug store in middle (403); 1876 - Bank of Montezuma operated by John Hall and G.W. Kierulff in Centennial Block; c.1883-1902 - First National Bank (east - 405 - on 1886 map) 1890s - H. F. Morton - 2nd story (lawyer, Justice of Peace, part owner of bldg); west (403): 1884 - Seaman & Potter Hardware, then Seaman & Anderson Hardware c.1895-1900s - Hutchinson & Hicks Hardware (403), 1904 - Dr. Bond (405 - 1st), c.1908-c.1911 - Dr. Guy C. Trimble (405, 1st), 1915-1924 - Monte Café (403) 1931 - R.J. Smith bought 405 (east) and part of 403 (west) - lawyer - office shown on 1936 map on 1st of 405 - owned into 1950s 1940s-50s - Kline Jewelry Store (403), Earl Brown dry cleaning in rear; c.1948-50 - Smith & Swink, attorneys, c.1951-c.1958 - Smith & Bryan, attorneys (Harold E. Bryan - 405 - 1955) Dewey Dry Cleaners? 2010 - Just 4 U (gifts), One Stop Insurance Agency		Storefront: west - 1940s glazed brick/tile, 1970s wood paneling on transoms; east - original brick storefront with decorative transoms (bank) Windows: 1/1 windows Architectural details: cornice with brackets and details, window hoods, original bank storefront with stained glass transom windows (405), 1940s storefront update (403) Architect/Builder: - Modifications: Historic: 1940s - 403 (west) storefront remodel; Non-Historic: -
407 E.Main State #79-00588 Map #18 ~ Contributing building (A)	Mrs. C.A. Norris Millinery and Residence	c.1859, 1980s Gable front	Height: 2 story Walls: Frame - vinyl siding
	1854 - lot bought by Davis Woodard - carpenter - building likely constructed prior to 1859 when sold to M.E. Lyons - barber - sold in 1864 - Ben Griffith - barber, 1867 - to Charles Phillippi, 1869 to Cornelia Norris 1869-1891 - Mrs. Cornelia A. Norris - millinery in west half / storefront, residence in east half - remodeling completed 1891-1920s - Light & Hutchinson - millinery - Sarah D. Hutchinson owned building from 1891-1929 1929-1945 - owned by Hutchinson family 1944-47 - Bryan's Electric Shop - owned by Frank and Lorna Bryan (photo in 4-1945), 1947-50s - office of Dr. Guy C. Trimble (owned 1947-61) - Trimble & Trimble, by 1956 - office of attorney Harold E. Bryan 1967-1980s - owned by Trimble family 2010 - residence		Storefront: clad with vinyl siding - smaller window on west half Windows: 1/1 replacement windows Architectural details: historic photos show storefront on west half of first story and two double-hung windows on east half Architect/Builder: Davis Woodard (carpenter/builder) Modifications: Non-Historic: 1980s? - replacement windows, storefront half covered/remodeled, clad in vinyl siding
409 E.Main State #79-00589 Map #19 ~ Non-Contributing building (vinyl clad)	Montezuma Post Office #1	c.1859, 1980s Gable front	Height: 2 story Walls: Frame - vinyl siding
	1854 - lot bought by Davis Woodard - carpenter - building likely constructed prior to 1859 when sold to M.E. Lyons; owned with building to west - Norris sold east 22' to John W. Cheshire in 1875 - Republican published here 1860s-1892 - post office, 1880s-c.1902 - printing in rear with office on 2nd story - Republican; 1890s - store on 1st, newspaper on 2nd, owned by J.W. Cheshire (lawyer) 1898-1912 - harness shop of C.C. Garrett (owned 14 yrs when sold in 1912, bought bldg in 1903), by 1907 Republican moved to old Jackson Block - fire in 1910, 1912-18 - harness shop of Charles F. Wright with Amy Pollard 1918-1930 - John Davis - harness shop c.1931-1940s - Ben Braafhart - harness shop and shoes early 1950s - O.K. Darland Shoe & Leather Repair (ad in 1952) c.1954-1962 - Van Gorp Plumbing & Heating? (at 411 when moved in 1962 - newspaper ads from 1954 to 1962) 2010 -		Storefront: clad with vinyl siding - smaller windows Windows: covered - one small Architectural details: originally three 2/2 windows on second story, d/w/d/w on first story Architect/Builder: Davis Woodard (carpenter/builder) Modifications: Non-Historic: 1980s? - entire façade clad in vinyl siding - smaller windows installed in two first story and center second story windows, new doors

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
413 E.Main State #79-00590 Map #20 ~ Contributing building (A, C)	Hess Motor Company	1923, c.1930 rear addition Commercial - early 20th century - barrel roof	Height: 1 story Walls: Brick (tile block)
	vacant lot into 1910s - with property to east 7-1923 - bought by Floyd Hess, built for Hess Motor Company (Chevys), 1926 map shows garage with 31 car capacity - auto parts in separate building at rear of lot - 1936 map shows addition to main building to full depth of lot - now capacity of 50 cars 1933-37 - Montezuma Implement Co (V.L. Lundeen); late 1930s - Pitka Motor Company?; early 1940s - Haworth Motor and Implement Co 1945 - Hess sold building to Perry Pribble - 1945-early 1950s - Montezuma Implement Company (Perry Pribble - International Harvester dealer at death in 1953 - bldg transfer to wife Alice) c.1956-c.1959 - McCormick Farm Equipment - International Harvester 1960-2011+ - Star Lanes - bowling 2010 - Star Lanes		Storefront: 1970s - bays clad in vertical wood paneling, center aluminum doors Architectural details: arch parapet, brick details with square stone corners Architect/Builder: - Modifications: Non-Historic: 1970s - storefront clad in wood paneling - awning added
415 E.Main State #79-00591 Map #21 ~ Contributing building (A)	Emslie House	c.1875, 1910s addition for rooming house - L-plan with rear addition	Height: 2 story Walls: Frame - vinyl siding
	building noted as residence on maps from 1886 to 1902; 1891 - home of William and Mary Emslie at time of hotel fire - William Emslie bought lot from Angus McDonald in 1875 - likely built house - ran Stanley House (hotel) across street at time 1905 - sold to S.E. Albin - then in 1907 to James C. Webber 1907 map - Hotel Webber - James Webber owned until 1918 - then wife Flora Webber - owned until sheriff sale in 1946 1926 and 1936 maps show as a rooming house - Hotel Webber moved across street on 1926 map; 1946 - sheriff to Homeowners Loan Corp, 1950 - Perry Pribble bought 1959 - Wayne T. Hobbs bought - Dr. Howard Hobbs move to new location here in 12-1959 - office in front on west end 2010 - residence		Windows: 1/1 replacement windows Architectural details: L-plan form, stone foundation Architect/Builder: - Modifications: Historic: 1910s/20s - rear addition; Non-Historic: 1980s? - vinyl siding and replacement windows
414 E.Main State #79-00079 (listed) Map #22 ~ Contributing building* (A, C) - individually listed on NRHP	New Carroll House (hotel)	1892 Italianate	Height: 3 story Walls: Brick
	1892 - new Carroll House built after fire - brick from B.J. Broadston Brick & Tile Factory - dedicated on 1-11-1893 - only Carroll House briefly 1902-1911 - Pennsylvania House, 1907-11 - run by Hauser 1911-1920s - Hotel Webber, late 1920s - Stake Hotel, 1930s-40s - Allison Hotel 1947-1960 - Hotel Paul run by Fred and Alma Paul 1960-1975 - Carter Hotel run by Albert and Vera Carter 2010 - vacant		Windows: 1/1 windows Architectural details: brick pilasters, brick detailing/corbels along parapet, arch window hoods Architect/Builder: J.B. Forcum (contractor) Modifications: Non-Historic: 1980s? - porch removed
410-12 E.Main State #79-00592 Map #23 ~ Contributing building (A, C)	Commercial building	c.1882 Italianate	Height: 2 story Walls: Brick
	1880-1884 - merchant James H. Tilton owned - loan in 1882 from Clark? - 1884 by receiver to Samuel Cooper (US counsel) - building on 1886 map as dwelling - 1889 - sold to McCandless & McGill - real estate - owned 1889-1892; 1891 - home of W.R. Judge Lewis 1892-1916 - owned and used by Judge W.R. Lewis (attorney), 1916-27 - Lewis (Judge) & Dickson (C.F.), attorneys 1930 - Sandwich Shop adjoins hotel to west, 1928-c.1950 - C. F. Dickson, attorney 1930s-50s - Iva's Beauty Shop in side part (410) - Iva Estes (Hammer) owned from 1939-1977; main storefront - 1950s-60s? - Monte Cleaners; c.1955-c.1959 - Dr. Howard Hobbs (412) 1970 - main building remodeled for apartments 2010 - A Cut Above, apartments		Storefront: brick columns - smaller windows with wood paneling Windows: wood paneling with small windows Architectural details: decorative cornice with brackets, window hoods, brick columns in storefront reflect use as office from 1890s-1950s Architect/Builder: - Modifications: Historic: c.1920 - earlier garage attached on west replaced by concrete block garage - set back slightly, 1930s/40s - addition on front of attached garage for beauty shop; Non-Historic: 1970 - main building converted into apartments, windows reduced in size

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
410B E.Main State #79-00593 Map #24 ~ Contributing building (A)	Iva Estes House	c.1939 Residential - side gable house	Height: 1 story Walls: Frame - wood siding
	1939 - house built for Iva Estes (Hammer) (bought 9-1939 - owned until 1977) - ran beauty shop in building to front (per Dick Bowers) 2010 - residence		Windows: 1/1 wood windows Architectural details: simple side-gable house Architect/Builder: - Modifications: -
408 E.Washington State #79-00584 Map #25 ~ Contributing building (A)	Montezuma Municipal Light & Power Company	1939-40, 1947, 1967, 1970s Commercial	Height: 1 story Walls: Brick
	1939-40 - construction of Montezuma Municipal Light and Power building 1940s-2010s - Montezuma Municipal Light and Power continues to operate here 2010 - Montezuma Municipal Light and Power		Windows: multi-light windows Architectural details: multi-color brick, large multi-light windows, c.1967 entry vestibule with flat roof Architect/Builder: - Modifications: Historic: 1947 - addition to plant (26x46), 1967 - west addition to plant (26 by 45); Non-Historic: 1970s - east addition to plant (28 by 68)
113 N.4th State #79-00583 Map #26 ~ Contributing building (A)	Phillips 66 Station	c.1950 Commercial - block	Height: 1 story Walls: Concrete block
	earlier gas station (c.1911) on site 9-1930 - Phillips Petroleum Company bought property c.1950 - new Phillips 66 Station built; 1957 - became Jordan's 66 Service 2010 - storage		Windows: small single light windows Architectural details: chamfered corner, block construction with simple openings Architect/Builder: - Modifications: Non-Historic: 1980s - corner display windows filled with block - small window and new door, addition to east for car wash
111 N.4th State #79-00582 Map #27 ~ Contributing building (A)	James Produce	1952 Commercial - block	Height: 1 story Walls: Tile block
	May 1952 fire - burned two buildings - new building on both lots by James Produce - opened in November - modern cream station - 1952-1979 - James Produce 2010 - Farm Bureau office		Windows: multi-light metal casement windows Architectural details: angled buttresses on façade for small canopy Architect/Builder: Bowers & Son (contractor) Modifications: Non-Historic: 1990s? - addition of gable roof to flat roof building
107 N.4th State #79-00581 Map #28 ~ 2 Contributing buildings (A)	Montezuma Mutual Telephone Company	1911 - Craftsman (painted), 1950 - Quonset hut at rear	Height: 1 story with raised basement Walls: Brick
	1911 - Interior Telephone Company in new building on N. 4th St 1919 - company/building sold to Montezuma Mutual Telephone Company 1920s-1970s - Montezuma Mutual Telephone Company; 8-1950 - completion of new storage/garage building at rear - Quonset hut - 24 by 36 2010 - storage		Architectural details: - Architect/Builder: - Modifications: Historic: 1950s - rear addition, Quonset building for garage built; Non-Historic: 1990s - remodel - windows/entry replaced, brick painted
105 N.4th Street State #79-00586 Map #29 ~ Contributing building (A)	McNeil Building	1945 Commercial - mid 20th century	Height: 1 story Walls: Brick
	earlier building to rear of bank building 1945 - north 32' of lot sold separately to E.W. McNeil - office constructed; 1946-1958 - McNeil & Bonham, attorneys, in McNeil Building 2010 - Coleman Insurance		Windows: small 1/1 windows Architectural details: small windows in simple openings, glass block on north Architect/Builder: - Modifications: -

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
101 S.4th State #79-00595 Map #30 ~ Contributing building* (A, C)	Jackson Block	1910, 1966 Commercial - early 20th century	Height: 2 story Walls: Brick
	(1910 fire - destroy frame building - Republican and photographer Kelly here at time) 1910 - new Jackson Block, 1st story - clothing store of Moler & Russell, Griffith's Barber Shop, Montezuma Republican in rear section; 2nd story - photographer J.H. Kelly, dentist Dr. A.B. Trimble, physician Dr. Trimble (1910s) c.1915-1930 - Cummings & Pollard (clothing), 1915-17 - Z. Swearingen Studio, 1917-c.1920 - Ruth Rust - photographer, c.1920-c.1930 - physician Dr. J.H. Phillips, 1926 and 1936 maps - photographer on 2nd - Ralph W. Derrick?; 1938 - H.E. Bryan - insurance 1930s-1966 - Fullmer's Store (groceries), barber shop on east side - L.E. Stanford - 1955 - Stanford & Wells (404), 1940s-50s - 2nd - Dr. C.A. Burkhardt - dentist; 1945 - C.G. Cummings bought building from G.T. Jackson - became known as Cummings Building 1946-1960 - rear (406 E. Main) - attorney Glenn L. Eichhorn 1966 - building bought by Montezuma State Bank (expand from adjacent building) - unified remodel of storefronts 2010 - Montezuma State Bank		Storefront: 1966 remodel - Roman brick with aluminum band Windows: 1/1 windows Architectural details: simple brick detailing - corbel brackets Architect/Builder: R.G. Coutts (contractor, mason, Grinell) Modifications: Historic: 1955 - storefront remodel for Fuller's - removed recessed corner entry - construct corner; 1966 - storefront remodeled with 103 for Montezuma State Bank - 12 foot Roman brick facing with aluminum top; Non-Historic: -
103 S.4th State #79-00596 Map #31 ~ Contributing building* (A, C)	Montezuma Savings Bank	1921, 1966 Classical Revival	Height: 2 story Walls: Brick
	1892 - new Romanesque Revival building completed for Montezuma Savings Bank (similar to post office to south) 1890s-1920s - Montezuma Savings Bank - rebuilt in 1921; 1910s-1920s - 2nd - attorney J.W. Carr; 1930s - 2nd - attorney R.W. Boyd 1931 - reorganized as Montezuma State Bank; late 1940s-1950s - 2nd - attorney Vincent Johnson; 1950s - also attorney C.F. Dickson 1966 - acquired building to north to expand (101) - Montezuma State Bank continued into 2010s 2010 - Montezuma State Bank		Storefront: 1966 remodel - Roman brick with aluminum band Windows: multi-light wood windows, 1/1 windows Architectural details: multi-light high first story windows, small double-hung second story windows, pilasters, stone building cornice with brackets, parapet Architect/Builder: - Modifications: Historic: 1921 - banks from 1892 rebuilt - had arches and raised entry - new Classical Revival facade with center entry with pediment, small light windows, pilasters, stone cornice with brackets; 1966 - storefront remodeled with 101 for Montezuma State Bank - 12 foot Roman brick facing with aluminum top; Non-Historic: -
105 S.4th State #79-00597 Map #32 ~ Contributing building* (A, C)	Montezuma Post Office #2	1892 Romanesque Revival	Height: 1 story Walls: Brick
	1892 - new building for Montezuma Post Office - built by persons involved with Montezuma Savings Bank - W.E. Vest et al - sold to A.C. McGill (cashier) in 1901 1892-1942 - post office, c.1899-c.1907 - W.H. Thompson in lobby - watch repair; 1920s-30s - Brown's barber shop 1942 - post office moved out, county attorney Glenn L. Eichhorn move here, T.C. Brown - Brown Barber Shop in basement continues (owns building), Selective Service office in west half of first story by 1945 - fire in east in 1945; 1948-52 - Coffey Electric 1950s - Brown Barber Shop (basement), various stores on first story - 1952-56 - Vickroy Jewelry; laundry, electrical shop, etc.; c.1965 - rear addition; 1970s - Sutherland Printing 2010 - Apple Basket		Storefront: wood windows with multi-light arch transom Architectural details: two large brick arches (originally reflected 1892 bank to north), brick details on arches and parapet, wood storefront windows - large display with small light transoms Architect/Builder: - Modifications: Historic: 1945 - fire in east half of building - damage to front windows and door - rebuilt with wood windows; Non-Historic: -
107 S.4th State #79-00598 Map #33 ~ Contributing building (A, C)	Vincent Johnson Law Office	1964 Commercial - mid-20th century	Height: 1 story Walls: Brick
	earlier 2 story building sat on this property (1946 - Western Auto Associates Store) 3-1964 - bought by Vincent Johnson - old demolished - new building for law office 2010 - Michael Mahaffey law office		Windows: single light arch window Architectural details: arch entry and arch window with concrete accents, brick façade with concrete parapet well Architect/Builder: - Modifications: -

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
109-111 S.4th State #79-00599 Map #34 ~ Contributing building* (A)	Merchants Block	c.1875, 1946, 1965 Commercial - mid-20th century	Height: 2 story Walls: Brick
	appears built by farmer W.M. Taylor prior to 3-1876 sale to store owners; 1875 ads - Rodgers Brothers (grocery, Joseph, James) (109), Rayburn & Porter Hardware (111) - here into 1890s 1880s - dentist T.B. Keene (over 109), attorney W.W. McCready (over 111), attorney H.F. Morton (over 111); 1899 - attorney Frank Bechly (over 111) 1900s - Rayburn & Porter expanded into both storefront - 1902 map shows iron columns on center of 1st between sides; 1910s - Mentzer Hardware, then Rivers Brothers, then Charles Cummings, then B.J. Broadston & Sons bought stock in 1917 1917-c.1925 - B. J. Broadston & Sons - both storefronts; 1926 - Broadstone & Swink, 1928 - son Chris Broadstone - name change to Reliable Plumbing & Heating - and moved; 1928 - Shipley's here? (general store) c.1931-1945 - Kingery Department Store (109-111); 1945 - Kingery move to only 109 - Western Auto Associates expand here from 107, run by Harry Rabenold), Montezuma Republican in 111; c.1948- c.1957 - 109 - Rabenold's Department Store 2010 - Apple Basket		Storefront: south - 1946 remodel - glass block; both - 1970s - wood paneling; north - smaller windows Windows: some 2/2 and 1/1 wood windows Architectural details: simple brick detailing on façade, glass block in storefront Architect/Builder: Bowers & Son (1946 new front, storefront) Modifications: Historic: 1946 - new front for building - storefront on new Republican office (111) - glass block; Non-Historic: c.1965 rear addition extends behind 2 bldgs to north also, 111 storefront remodeled - aluminum windows with siding above; 1990s - 109 storefront remodel
113 S.4th State #79-00600 Map #35 ~ Contributing building (A, C)	George F. Johnston Store (groceries)	c.1910 Commercial - early 20th century	Height: 1 story Walls: Brick, rusticated concrete block
	not on 1907 map - in 1912 photo - A.C. McGill owned since 1899 - built with 115 in 1910? - McGill family owned until 1941 when sold to George F. Johnston c.1910-1944 - George F. Johnston Store (groceries); sold to George G. Johnson in 1944 1944-1960 - Johnson Store - then also Johnson Tavern - new storefront in 1955 1960 - Bud's Grocery and Tavern opens here 1971-76 - Taylor Tavern, 1976-? - Hubby's Tavern 2010 - County Seat		Storefront: 1955 remodel - brick - smaller windows Architectural details: simple brick detailing on parapet, side rusticated concrete block wall Architect/Builder: Bowers & Son (1955 storefront) Modifications: Historic: 1955 - new storefront windows and brick; Non-Historic: -
115 S.4th State #79-00601 Map #36 ~ Non-Contributing building (metal clad)	Reliable Plumbing & Heating	c.1910, 1976 Commercial - early 20th century	Height: 1 story Walls: Rusticated concrete block (metal clad brick front)
	not on 1907 map - in 1912 photo - A.C. McGill bought in 10-1909 - built with 113 in 1910? - McGill family owned until 1956 c.1912-1919 - Alexander Drug Store (per Gordon Alexander); 1920s - Iowa Power & Light Co; c.1928-1940s - Reliable Plumbing & Heating (Chris Broadston) 1950s - Broadston Plumbing, Heating & Hardware (Cliff Broadton bought bldg in 1956) 1968-71 - Gamble's 2010 - Guys & Dolls Hair Salon		Storefront: clad in metal with smaller windows Architectural details: covered brick detailing on parapet Architect/Builder: - Modifications: Non-Historic: c.1976 - brick façade clad - storefront remodel
117 S.4th State #79-00602 Map #37 ~ Non-Contributing building (metal clad)	Montezuma Post Office #3	1941, c.1976 Commercial - early 20th century	Height: 1 story Walls: Brick (metal clad)
	1938 - bought by D.C. Griffith - earlier two story building demolished - current building constructed in 1941 5-1942 - lease to post office - recently constructed by Dick C. Griffith - Recreation Parlor at time 1942-1962 - post office 1962-67 - Van Gorp Plumbing & Heating; 1967 - became part of Vannoy Chevrolet (119) 2010 - Vannoy Chevrolet		Storefront: large modern display window Architectural details: covered simple brick detailing Architect/Builder: - Modifications: Non-Historic: c.1976 - façade clad with building to south

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
119 S.4th State #79-00603 Map #38 ~ Non-Contributing building (metal clad)	Jackson Auto Company	1915, 1967, 1976 Commercial - early 20th century	Height: 1 story Walls: Brick (metal clad)
	1915 - new building completed for George T. Jackson - Jackson Auto Co - in auto business for several years - move to old McIntire bldg here in 1913; 1916 - sold to W.J. Moore - selling Studebakers for two years 1920s - Moore Motor Company 1931 - Ben's Tire Shop leased Moore garage late 1930s - Pitka Motor Company 1940s - Shearer Auto Co; 1950 - sold to Tom Scott; 1955 - dealership to Harold Hill 1956-2010+ - Vannoy Chevrolet 2010 - Vannoy Chevrolet		Storefront: large modern display windows Architectural details: covered simple brick detailing Architect/Builder: A. McCutcheon (brick, New Sharon) Modifications: Non-Historic: c.1976 - façade clad with new addition to south
104 S.5th State #79-00594 Map #39 ~ Contributing building (A)	Warehouse	c.1960 Commercial - block	Height: 1 story Walls: Concrete block
	1962-1973 - Sig Manufacturing used for balsa wood storage - bought building (built prior) 2010 - storage for Vannoy Chevrolet		Architectural details: - Architect/Builder: - Modifications: Non-Historic: 1980s - new overhead garage doors
200 S.4th State #79-00072 Map #40 ~ Contributing building* (A, C)	Methodist Episcopal Church	1939-40 Church - Tudor Revival	Height: 1 story (church) Walls: Brick
	4-30-1939 - fire in church built in 1905 1939-40 - construction of new Methodist Episcopal Church, dedicated on 12-8-1940 2010 - United Methodist Church		Windows: pointed arch stained glass windows Architectural details: multi-color buff brick, exposed timbers, buttresses, corner tower, clay tile roof, gable form, arch openings Architect/Builder: Hugo C. Haeuser (architect, Milwaukee), E.M. Johnson and Son (Chariton, contractor) Modifications: Non-Historic: 1982 - kitchen remodel, 1988 - installation of a/c, 1989 - elevator and handicap restrooms added at south end (rear)
201 S.3rd State #79-00605 Map #41 ~ Contributing building* (A, C)	Poweshiek County jail and sheriff's residence	1914-15 Craftsman	Height: 2 story Walls: Brick / tile
	1914-15 - construction of new jail and sheriff's residence - jail built first in 1914 and interior completed in 1915 - residence built in 1915 1915-2000s - county jail and sheriff's residence 2010 - sold to Poweshiek Co Historical Society		Windows: 1/1 windows Architectural details: wide eaves and frieze with paneling and brackets, wide clipped gable roof, windows with soldier brick lintels, fireproof construction - brick/tile walls - concrete floor/roof Architect/Builder: Pauly Jail Building Company (St. Louis - architect and contractor for interior - J.J. Lang, architect), Wickham & Vore (Iowa City - contractor) Modifications: Historic: 1955 - repair footings and resulting settling cracks, 1957 - remove south porch and replace with concrete steps, update electrical; Non-Historic: 1971 - renovation of jail - 2/2 windows with iron bars replaced by glass block with louvers, new brick facing on rear section, remodel entry porches, install bathrooms in cells, fixed cell doors, roof

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
200 S.3rd State #79-00077 Map #42 ~ Contributing building* (A, C)	Montezuma Public Library	1918 Classical Revival	Height: 1 story with raised basement Walls: Brick
	1918 - construction of new library - Carnegie funds 1918-2006 - Montezuma Public Library 4-2007 - sold to Poweshiek Co Historical Society 2010 - Poweshiek Co Historical and Genealogical Society		Windows: 3/2 wood windows, 3/3 wood windows Architectural details: brick entry vestibule, arch entry, soldier brick bands, segmental arch lintels, frieze with diamonds and brackets, cornice, parapet wall Architect/Builder: Frank E. Wetherell (architect, Des Moines), Walter Bowers (contractor), R.G. Coutts (brick work, Grinnell) Modifications: -
204 E.Liberty State #79-00606 Map #43 ~ Contributing building (A)	Montezuma Medical Building	1961 Commercial - mid-20th century	Height: 1 story Walls: Brick
	4-1961 - Montezuma Medical Building Corporation lease land - built building - bought property from Town of Montezuma in 9-1962 - sold to Dr. Kenneth Caldwell 1962-1978 - Dr. Kenneth W. Caldwell; 1978-1990 - Dr. B.G. Wiltfang 2010 - Johnson Law Office		Windows: small windows Architectural details: corner entry, brick construction with block accents Architect/Builder: - Modifications: Non-Historic: 2001 - rear addition
201 E.Liberty State #79-00071 Map #44 ~ Contributing building* (A, C)	Montezuma Post Office #4	1962 Modern	Height: 1 story Walls: Brick
	5-1962 - Postal Leasing Corp bought Lot 5 & 6 - built new post office - dedicated on 10-20-1962 2010 - Montezuma Post Office		Storefront: large windows set in panels Architectural details: recessed covered walk to front entry, large windows with panel, simple brick walls, low/flat roof form Architect/Builder: - Modifications: -
116 S.3rd State #79-00607 Map #45 ~ Non-Contributing building (vinyl clad)	John Mullikin Harness Shop	c.1882, 1990s Italianate (clad)	Height: 2 story Walls: Brick
	1858 - John Mullikin to Iowa - manufacture and sell saddles and harnesses; 1860s-90s - John Mullikin - harness, saddles, bridles, trimmings; c.1882 fire on west side - rebuilt?; 2nd - 1875-77 - dentist W.P. Channell; 1875-84(-99?) - physician J.C. Tribbet 1897-1910 - owned by Muscatine attorney Jerome (& Marilla) Carskaddan pool hall on 1907 map; 1911-18 - owned by P.T. & Eleanor Westphal (retired); c.1912 - Mission Café (Glen Babbitt) - next to garage on west side 1919-1928 - owned by W.B. Aurand - Aurands Service Station in 1922, 1924-28 ads for Saunders Service Station (tires); 1928 - sold to Melvin L. Saunders - tires and batteries; not expand in 1930 per plans; 1931 - Farmers Union opened here; 1932 - building defaulted back to Aurand - owned until 1954 by 1940-1960s - Montezuma Locker Plant 2010 - Earley Law Office		Storefront: 1990s - clad in vinyl siding with bay window Windows: 1/1 windows Architectural details: brick façade details covered by vinyl siding; side windows with segmental arch lintels - some 2/2 sashes Architect/Builder: - Modifications: Historic: by 1956 - storefront remodel - entry on north end; Non-Historic: 1960s - rear concrete block addition for meat locker
114 S.3rd State #79-00608 Map #46 ~ Contributing building* (A, C)	Valentine Building	1899 Italianate	Height: 2 story Walls: Brick
	7-1899 - lot bought by N.M. and Mary Valentine; 1899 - office of dentist C.H. Downing over Valentine's store at southwest corner - 1900 census - Nathan Valentine - dry goods, groceries - age 49 1904 - Fuller & Sears Implements opened branch in old Valentine building on west side (photo - McCormick sign); 1910-13 - G.E. Binegar Auto Co - add skating rink on 2nd story in 1912; 1913-15 - A.W. Gordan Auto Co; 1915 - Garing & Son, 1917 -W.I. Ferguson 1916-47 - owned by Clara and Lydia Reece; 1920s - Ira Groenenboom - jewelry store and watch repair, Shearer Auto used former garage for car storage 1948-50 - Montezuma Feed Co; 1951-1962 - United Food Store 2010 - Ron's Barber Shop, Iowa State Extension office		Storefront: 1950s/60s - remodel with brick and smaller windows Windows: 2/2 windows Architectural details: metal cornice with brackets and details - 1899 plate, 2/2 wood windows with brick hoods Architect/Builder: - Modifications: Historic: 1950s-60s - storefront remodel; Non-Historic: -

Address State Site Inventory # Map # ~ Status in district	Name	Significant date Architectural style/type	Height Walls
	Historic Information		Architectural details and modifications
110-112 S.3rd State #79-00609 Map #47 ~ Non-Contributing building (metal clad)	Johnson Building	1921, 1976 Commercial - early 20th century (clad)	Height: 2 story Walls: Brick (metal clad)
	(1899 - original building built for dry goods / clothing store - by Louis Urdangen and Edward Greenburg - The Fair Store) fire in 12-1920 - rebuilt in 1921 by Martha Johnson; 1923 - George Iberg - shoe store; 1926 map - two stores with hall on 2nd story - steel truss roof 1940-1951 - United Food Mart (112), Iowa Liquor store (110) 1953-1960s - Coast to Coast (112) - also 110? 2010 - Rainbow Shack		Storefront: glazed brick - some metal cladding - large windows Windows: covered Architectural details: glazed white/black bricks on storefront; second story clad - also appears to have enamel bricks Architect/Builder: - Modifications: Non-Historic: 1976 - façade clad in metal facing (Lamperts of MN)
108 S.3rd State #79-00610 Map #48 ~ Contributing building (A)	Pitka's Used Cars	1934, 1950 none - lot	Height: 1 story Walls: Tile block (rear addition originally)
	(1892-1917 - Shearer Jewelry Store - original building built by Shearer in 1892) (1917-c.1944 - Smith Grocery - moved here for new Shearer Auto Co; c.1945-49 - Fisher Food Store, 1950 - Cram's Grocery Store - then fire destroyed building); 5-1934 - new tile block rear addition built (extant portion) - for butchering and storage 1950 fire - destroyed original building - 1934 rear tile block addition left standing - front lot used for Pitka's Used Cars 2010 - storage		Architectural details: - Architect/Builder: - Modifications: Historic: 1950 fire - front part of bldg demolished for Pitka's Used Cars; 1934 tile block rear addition remained standing; Non-Historic: -
104-106 S.3rd State #79-00611 Map #49 ~ Non-Contributing building (metal clad)	Shearer Auto Company	1917, 1976 Commercial - early 20th century (clad)	Height: 1 story Walls: Brick (metal clad)
	1917 - built by L.A. Shearer for auto sales and services - dedicated on 12-2-1917 1917-1930s - Shearer Auto Company - auto dealer since 1910 - focus on Fords in 1917 1939 - Iowa Power & Light Company 1941-1970s - Pitka Motor Company - Ford sales and service; 1942 - Ritter-Maytag Co move into part of building; 1950 - used cars on lot to south of alley c.1966 - Anderson Clothing moved here - operate through 1970s 2010 - vacant		Storefront: 1976 - clad with vertical wood paneling Architectural details: metal cladding covers original red and white glazed brickwork Architect/Builder: - Modifications: Historic: c.1941 - parapet remodeled to removed center triangular portion - other brick details retained and name plate moved; Non-Historic: 1976 - façade clad (Lamperts of MN) and storefront clad/remodeled
102 S.3rd State #79-00612 Map #50 ~ Contributing object (A)	Civil War Monument	1927 monument	
	1927 - Civil War (G.A.R.) Monument built immediately south of G.A.R. Hall - marble marker with cannon		Architectural details: 6'6" granite marker flanked by Civil War cannons on concrete bases Architect/Builder: - Modifications: -
100-102 S.3rd State #79-00073 Map #51 ~ Contributing building* (A, C)	G.A.R. and Masonic Hall	1886 Italianate	Height: 2 story Walls: Brick
	1886 - property bought by Masons - built G.A.R. Hall (south) and Masonic Hall (north) - two stores on first story - Samuel Graham - dry goods in north - by 1890 - south - P.H. Finnigan - clothes (James Anderson - salesman) - by 1895 - Anderson & Bradley's - south storefront - became Anderson Clothing Company by 1907; Graham continue in north; 1910s-20s - G.A.R. and Masonic halls on second story, Anderson Clothing Company in south (closed in 1930), White Front Grocery (J.H. Winget) in north 1910s - businesses under Anderson - H.R. Crissinger - shoe repair (1915), then Bush Griffith barber shop (1914-32) 1931 - Duncan open clothing store in vacant Anderson Clothing Co 1930s-40s - Winget's Café in north (100) 1940s-50s - G.A.R. and Masonic halls continue on second story, V.F.W. also here c.1946-1957 - Hill's Toggery (102 - also 100?) 1957-c.1966 - Anderson Clothing Company (took over Hill's location) by 1972 - Gamble's, ASCS office 2010 - additional space for Poweshiek County offices		Storefront: south - large windows, bulkhead clad in brick in 2011; north - 1950s remodel - brick with smaller windows Windows: 1/1 wood windows with hoods Architectural details: Original south storefront (102) - wood columns and large windows, decorative metal building and storefront cornices Architect/Builder: - Modifications: Historic: North storefront remodeled around 1950 - brick; Non-Historic: 2011 - south storefront bulkhead clad in brick, interior remodel

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.

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Period of Significance

1848-1966

Significant Dates

n/a

Significant Person

(Complete only if Criterion B is marked above)

Criteria Considerations

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

Property is:

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

Cultural Affiliation

n/a

Architect/Builder

Wetherell, Frank E.

Haeuser, Hugo C.

Forcum, J.B.

Coutts, Robert G.

Pauly Jail Building Company

Bowers, Walter

Bowers & Son

Period of Significance (justification)

The period of significance for the Montezuma Downtown Historic District spans from 1848 to 1966. The period of significance starts in 1848 with the platting of Montezuma, including the courthouse square that anchors the historic district. It extends through the late 19th century and early 20th century periods of development. It continues through the prosperity of the 1950s and into the 1960s. The latest buildings in the historic district were built in 1961, 1962, and 1964. Significant storefront and façade remodeling of buildings continued through this period, particularly with the two banks updating their buildings in the late 1950s and into the 1960s. The period of significance ends with the major storefront remodel of two buildings for the expanded

Montezuma State Bank in 1966. Limited additional remodel work occurred in the downtown over the next decade, and no buildings have been constructed since 1966 within the district.

Criteria Considerations (explanation, if necessary)

n/a

Statement of Significance

Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Montezuma Downtown Historic District is locally significant under Criterion A for its key role in the commercial history and development of Montezuma, Iowa, and locally significant under Criterion C for its excellent collection of local commercial architecture. The Montezuma Downtown Historic District meets the registration requirements of the "Iowa's Main Street Commercial Architecture" National Register of Historic Places Multiple Property Document, completed in July 2002. The district is significant under Criterion A as defined for Property Type I (commercial districts). This district encompasses the historic, as well as current, commercial core of the community, centered on the public square. Commercial development and significance spans from the growth of Montezuma as the county seat, through second generation development with two-story brick commercial buildings in the late 19th and early 20th century, and through remodeling efforts to modernize the downtown after World War II. In addition to the courthouse, other community buildings were constructed within one block of the square, including the post office, city hall, county jail, and library. The Montezuma Downtown Historic District continues to serve as the center of commercial, public, and governmental activities in Montezuma today. The district has 44 contributing (81%) and 10 non-contributing resources (19%). Additionally, the district is significant under Criteria A and C as a collection of historic commercial buildings with 38 properties meeting the registration requirements for contributing buildings under Property Type III (second generation properties and reconstructing Main Street), Property Type IV (specialized buildings, structures, and objects), and Property Type V (remodeling Main Street). The district as a whole includes architectural examples within each of these property types. Most of the buildings represent second generation buildings, locally characterized by a two-story brick form. A number of buildings reflect remodeling efforts in the 1920s and then in the post-World War II period from 1945 to 1966, including modernized storefronts as well as façades. Finally, specialized buildings found in the district include the courthouse, library, fraternal/social halls, post offices, and a church. Collectively, the buildings represent historic commercial architecture combined with upper level offices or residences, updated with changing trends in the 20th century. The buildings in the Montezuma Downtown Historic District represent the largest and most significant collection of commercial buildings in Montezuma. Few historic commercial buildings in Montezuma are found outside of this district. The period of significance for the Montezuma Downtown Historic District spans from 1848 to 1966, from the significant platting of the community around the public square and construction of the earliest extant buildings in the 1850s to the conclusion of building activities and remodeling efforts that continued from the 1950s into the 1960s.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)

The Montezuma Downtown Historic District is locally significant within the commercial history of Montezuma under Criterion A as it encompasses the historic, as well as current, commercial core of the community, centered on the public square. This area initially developed around the public square in the 1850s and 1860s. More substantial construction began in the late 1870s and 1880s after the arrival of the railroad. These early buildings provided space for a wide variety of commercial enterprises that supported the town of Montezuma as well as the traffic generated as the location of the county seat of Poweshiek County. The designation as the county seat led to an increase in some professions in town, perhaps most notably attorneys. The late 1880s

launched a period of community development that continued into the 1920s. The numerous second generation two-story brick buildings constructed through this period reflected the strength of the businesses and organizations in town. It was noted through these decades that any typical business desired could be found in Montezuma, and these businesses were nearly completely located within the Montezuma Downtown Historic District. Retail businesses were found on the first story of buildings with professional offices located on the second stories of several buildings. Strong local fraternal organizations also left their mark on the downtown with the construction of three lodge buildings and two monuments. The Montezuma Downtown Historic District was at the center of other community improvement projects in the early 20th century, such as paving of streets and sidewalks. In addition to the courthouse, other community buildings were constructed within one block of the square from the 1890s to 1910s, including a post office, city hall, county jail, and library. Thus, the downtown district was not only the center of commercial activity for Montezuma, but it was also the center of fraternal, public, and social activities. This role within Montezuma continued from the 1930s to 1960s. While rerouting of U.S. Highway 63 a few blocks west of the square drew some new business development along this corridor, the majority of the standard businesses remained in the older buildings around the square. Fires and a handful of demolitions led to new buildings for some businesses downtown, though most businesses remained in historic locations through this period. Business uses of some buildings were unchanged from the late 19th century through the middle of the 20th century, though business owners and names may have evolved. The Montezuma Downtown Historic District continues to function as the center of commercial and public activities in Montezuma today.

The Montezuma Downtown Historic District is locally significant under Criterion C for its collection of commercial architecture as well as specialized buildings. First generation frame commercial buildings were found on each side of the square as well as in the block to the east along Main Street at one time. Only two of these buildings remain, both clad in vinyl siding. Second generation buildings were constructed on several properties within the Montezuma Downtown Historic District, replacing first generation gable-roof frame buildings with two-story brick commercial buildings. Other two-story brick buildings constructed during this period from the 1880s to 1900s were built on vacant lots, filling in the density of the district. The 19th century buildings nearly all reflected the Italianate style, with the Classical Revival style appearing in the early 20th century in simplified forms. Second generation buildings from the 1910s to 1920s included more one story brick buildings, in addition to some two story structures. Buildings from this period typically had more simple brick facades with some brick detailing along the frieze and parapet through placement of bricks or contrasting materials. While limited new construction occurred from the 1930s to the 1960s in comparison, remodeling efforts of businesses seeking to portray a modern appearance defined the physical evolution of the Montezuma Downtown Historic District in this period. New facades, storefronts, and a handful of new buildings brought simple modern lines to the downtown buildings. The Greek Revival courthouse completed in 1858 is the earliest specialized building, with the majority dating to the early 20th century. City hall, the county jail and sheriff's residence, and the Montezuma Public Library were all built from 1905 to 1918. The Methodist Episcopal Church built on the south side in 1905 was destroyed by fire in 1939 and replaced by the current Tudor Revival church. Other specialized buildings in the district include four buildings associated with various periods of post office operations (1850-1892, 1892-1942, 1942-1962, 1962-2011).

Developmental history/additional historic context information

The significant history and development of downtown Montezuma is divided into four chronological periods: Early Growth and Development (1848-1885); Commercial Growth and Civic Development (1886-1928); Economic Struggles and Successes (1929-1944); and Commercial Development in the middle of the 20th Century (1945-1966). Only three extant buildings date to construction in the 1850s, with a number of additional first generation buildings replaced by brick buildings in the last quarter of the 19th century. Nine extant buildings were constructed in the decade following the arrival of the railroad in 1875. Construction was steady from the late 1880s through 1920s with 25 extant resources, including a number of fraternal, governmental, and civic projects in addition to significant commercial construction. Growth slowed in the early 1930s but began to pick up by the late 1930s, with four noteworthy buildings in this period. Construction of the four buildings from 1945 through the 1950s replaced earlier outdated buildings, and a number of remodeling projects updated existing commercial buildings with new storefronts and façades. Construction of the last three buildings in the early 1960s and last significant remodel in 1966 marked the end of this period of development for the downtown. The period of significance ends at 1966, the end of this development of the district falling near the 50-year cutoff for historic significance per National Register of Historic Places standards.

Early Growth and Development, 1848-1885

The settlement period in Montezuma extends from 1848 to 1875, followed by early development after the arrival of the railroad from 1875 to 1885. These buildings represent the initial building construction to define the role and place of Montezuma in Poweshiek County. With the selection of a site for the county seat, Montezuma was platted in 1848 to include a central square for the courthouse. The current brick Greek Revival courthouse was constructed in 1857-58, with two later additions on the south. Two other extant gable-front frame commercial buildings were constructed around this same time. The population of Montezuma grew to 564 in 1860. Construction and growth slowed with the onset of the Civil War and bypass of Montezuma by the railroad to the north through Malcom and Grinnell. While other towns grew, the population of Montezuma fell to 555 in 1870 and to an estimated 460 in 1875. Montezuma faced challenges for the county seat from the larger town of Grinnell and more central town of Malcom. The leading citizens of Montezuma strove to bring the railroad to Montezuma to sustain their community, succeeding with the construction of the Grinnell & Montezuma Railroad in 1875. Population growth responded to the railroad and retention of the county seat, growing to 921 in 1880 and 1,062 in 1890. Residents pledged their support for the growth of Montezuma with the construction of larger brick buildings and blocks, with two extant brick blocks located to the east of the square towards the depot built one block to the east. These initial large brick blocks were followed by six extant brick commercial buildings over the next decade by 1885. These buildings reflect the early growth and development of Montezuma.

The overall street layout of the Montezuma Downtown Historic District and central courthouse square (Map #2, State Site #613) date to the efforts of the earliest residents at town planning. Poweshiek County was organized on January 23, 1848, and work on selecting a site for the county seat was started in February by the county commissioners. By July, the town site was chosen, purchased, and platted. The sale of lots brought money into the county fund, which covered operating expenses and started accumulating for a county courthouse. Montezuma was platted in the southwest quarter of section 6 in Jackson Township, with the west boundary on the township line. Thus, future growth to the west would extend into Union Township, which would be adjusted to incorporate the east two sections into Jackson Township. The town plat set up blocks around the courthouse square, with most lots facing the east-west streets with the exception of the lots on the east and west sides of the square (Figure 4). Alleys bisected the middle of the blocks east to west. Gideon and Isaac Wilson built the first log buildings in the winter of 1848-49, respectively on the northwest corner (lot 8 in block 7) and on the southeast corner (lot 5 in block 12). The first would become utilized also as the first store in Poweshiek County in June 1850. Work started in 1849 on a two-story frame building on the northeast

corner of the square that would serve as the courthouse, as well as school, public meeting hall, and space for religious services. It would be utilized for these purposes from 1850 to 1859 (*Poweshiek County* 1865: 20; *History of Poweshiek County* 1880: 508; Parker 1911, Vol. 1: 85, 117, 228-230).

The 1850s were a prosperous and busy decade in Montezuma, with the population growing to 564 by 1860 – the largest town in the county and among the top 40 in size in the state of Iowa. Persons who would become prominent and long-time residents arrived in this period, including F.A. Kilburn (merchant), John McIntire (hotel, grist mill), Dr. J.W.H. Vest (physician), William Emslie (farmer, hotel, businessman), and John Mullikin (harness and saddles). With visitors to Montezuma to conduct business at the courthouse, early hotels provided lodging, such as the Montezuma House built in 1854 and the Stanley House built in 1856. Gideon Wilson donated land on the west side of town for a cemetery in 1852, and his store would sustain the first fire in town in 1854. The first newspaper in the county, the *Montezuma Republican*, was first printed by John Cassidy in spring of 1856. The first bank opened in 1857 by Reuben Mickel on the south end of the west side of the square, and it would operate until 1867 (Parker 1911, Vol. 1: 149, 231-232, 239; "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948; "A Popular Hotel of Years Ago," Historical Edition, *Montezuma Republican*, August 6, 1936, 8).

Early buildings were one or two story log or frame buildings with a gable roof. These first generation buildings serving a commercial purpose typically had a gable front orientation, as seen in the two remaining buildings constructed in this period in Montezuma (Figure 5, 407 E. Main Street, Map #18, State Site #79-00588; and Figure 6, 409 E. Main Street, Map #19, State Site #79-00589). Carpenter Davis Woodward bought Lot 6 in Block 9 slightly off the square to the east on Main Street from Gideon Wilson and John McIntire in 1854. He constructed the west gable-front frame building on this lot over the next few years prior to the sale of the joint lot in 1859 per local history, and he likely also built the east building in this period. A barber, M.E. Lyons, initially used the west building (407 E. Main) as his shop and residence for about five years before it passed through three owners prior to the sale to Mrs. Cornelia Norris in March 1869. She completed some remodeling on the west building for her millinery store and residence, operating the store here until 1891. She sold the east building in 1875 to John W. Cheshire, then editor of the *Montezuma Republican*, finally splitting the lot and buildings. The east building (409 E. Main) then became the site of the newspaper printing office and post office through the 1880s. Later history notes that the postmaster position was often a side job for the newspaper editor ("Frank Bryan Purchased Sarah Hutchinson Building," *Montezuma Republican*, April 12, 1945; "Post Office not to be Moved," *Montezuma Republican*, July 8, 1937 "New Post Office Building is Proving Very Popular," *Montezuma Republican*, June 11, 1942; Montezuma transfer books).

Organizations also formed in the 1850s that would introduce substantial construction efforts in the Montezuma Downtown Historic District over the next decades. The local Masonic Lodge, Lafayette Lodge, No. 25, organized in January 1855, and they soon leased the second story of the Cassidy Building on the west side of the square. In May 1855, the local International Order of Odd Fellows (I.O.O.F.) lodge, Montezuma Lodge, No. 74, organized as well. They sublet space from the Masons in the Cassidy Building on the west side of the square – which appears to have been a large two-and-one-half-story, side-gable, frame building that burned around 1882 along with most of this side of the square (on site of Map #46 or 47) ("Powell's First Store in Monte," Historical Edition, *Montezuma Republican*, August 6, 1936, 2). Churches also organized in this period, initially holding services in the courthouse and then constructing their own buildings. The Methodist Episcopal Church was organized by the earliest settlers in Montezuma in February 1848, building a frame church in 1856 southeast of the square in block 20 at 5th and Dallas streets. In November 1849, the Methodist Protestant Church was then organized, building the first church in the county in 1855. It was a brick building located four blocks south of the courthouse on 3rd Street. With two churches built, the Presbyterian Church was then organized in May 1856, later building a frame church one block north of the square in 1876 (*History of Poweshiek County* 1880: 511-513; Parker 1911, Vol. 1: 230, 235-236, 238-239; "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948).

A growing county seat required a courthouse that reflected the strength of the community, and the residents of Montezuma strove to achieve that goal. A county bond issue passed in 1856 by a margin of 340 to 331, and

work on a new brick courthouse in the center of the square in Montezuma began. Construction spanned from fall of 1856 to spring of 1858. The brick was fired at nearby brickyards while the lumber was milled at the Harris saw mill at Deep River. Final cost of the two-story, Greek Revival, brick courthouse was around \$25,000 (Map #1, State Site #79-00078). The courthouse originally had five offices on the first story for the sheriff, treasurer, recorder, auditor, and clerk, and the second story consisted of a court room and two jury rooms. In 1859, bids were taken for the old courthouse, which was disassembled and its material used in a dwelling on the north side of town (*History of Poweshiek County* 1880: 510; Parker 1911, Vol. 1: 85-86; "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948; "The Courthouse," *Montezuma Republican*, May 14, 1959).

Two accounts in 1859 described the character of Montezuma and growth of the town in its first decade. A traveler who arrived in January 1859 noted that "frame houses appear to be the kind mostly erected in this place. With the exception of the court house and one church, there are but three brick buildings in town. I noticed many saw mills" ("Montezuma," Historical Edition, *Montezuma Republican*, August 6, 1936, 5). The courthouse was described as a credit to the county, equal in appearance and interior arrangement to any in the west (Map #1, State Site #79-00078). The account published in October 1859 agreed that the brick courthouse was equal or superior to any built in any other county seat in Iowa, even among the larger towns and buildings. Montezuma included six general stores, one grocery store, one drug store, one hardware store, three shoe shops, three blacksmith shops, two harness shops, two cabinet shops, one tailor, one jeweler, one tinner, one wagon shop, three hotels, one steam flouring mill, and one printing office (the *Montezuma Republican*). The four physicians and eight lawyers also found in town likely reflected the role of Montezuma as the county seat, transacting a different type of business than a typical town. A frame school was under construction, and both the Methodist Episcopal and Methodist Protestant churches had their own buildings. The residents were working on planting locust, cottonwood, and other kinds of shade trees to beautify the community ("Montezuma," Historical Edition, *Montezuma Republican*, August 6, 1936, 8).

Though the promise of growth as the county seat appeared strong in Montezuma through the 1850s, the period from 1860 to 1875 brought challenges that threatened the sustainability of the community. While the population reached 564 by 1860, it actually fell to 555 by 1870 in a period in which many communities in this area saw their population more than double. Within the county, the population of Grinnell grew from 392 in 1860 to 1,482 in 1870. To help bolster the county and Montezuma, W.C. Condit, editor of the *Montezuma Republican*, published a descriptive booklet in 1865. He noted that Montezuma maintained five dry goods stores, six groceries, two drug stores, three blacksmith shops, a wagon shop, two cabinet shops, one harness and saddle shop, one bank, one large brick steam flour mill, one printing office, two churches, one hotel, one school, and a "substantial and elegant Court House" that was a magnificent brick structure in the Doric style of architecture. According to Condit, "no adjoining county has as good a court house as this, and better ones are rarely seen, even in the older States" (*Poweshiek County* 1865: 21). Montezuma also took steps to solidify the status of their community and strength of their organizations. In 1868, the town of Montezuma was incorporated with A.W. Ballard as mayor. Ward & Stone formed a new bank on the north side to replace Mickel's bank in 1868. In 1864, the I.O.O.F. and Masons collaborated on the purchase of cemetery land adjacent to the original cemetery. A few years later, the I.O.O.F. bought the building diagonally across from the northeast corner of the square for their lodge, and the Masons bought the old Tilton building across the street to the south (*History of Poweshiek County* 1880: 509, 514-515; Parker 1911, Vol. 1: 232-33; "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948).

Railroads often spelled life or death for communities at this stage of their development. The potentially fatal blow to Montezuma was dealt as the main line of the Iowa Central passed further west through Grinnell in the late 1860s and then the main line of the Chicago, Rock Island, & Pacific Railroad passed north of Montezuma across the central portion of the county in 1870 through Brooklyn, Malcom, and Grinnell. The 1875 map of Poweshiek County clearly shows Montezuma significantly removed from the railroad connections (Figure 7), while the map of Montezuma shows the promise of the early growth reflect in several additions around the original town plat (Figure 8). In response, the population of Montezuma dropped from 555 in 1870 to an estimated 460 in 1875. Challenges for the county seat arose from the much larger community of Grinnell and

more centrally located town of Malcom. Prominent local residents worked vigorously to bring a railroad connection to Montezuma, focusing on a connection via a narrow gauge line to both railroads at Grinnell. Subscriptions of \$55,000 were raised by residents of Montezuma and some in Grinnell in 1875, and work began on the 18 mile Grinnell and Montezuma Railroad by fall 1875 and was completed in 1876. Soon after completion, it became incorporated into the Iowa Central system. The 1880 county noted that with the railroad connection, the question of the county seat was likely settled permanently (*History of Poweshiek County 1880*: 510, 515; "Montezuma," *Montezuma Republican*, December 17, 1890, 3; Parker 1911, Vol. 1: 79-80).

Residents in Montezuma responded to the railroad with immediate and enthusiastic building activity. On the east side of the square, the two-story, two-storefront, Italianate, brick Merchants Block was constructed around 1875 with Rodgers Brothers grocery moving into the north half and the hardware store of Rayburn and Porter moving into the south half (109-111 S. 4th Street, Map #34, State Site #79-00599, façade remodel in 1946). At the corner diagonally northeast from the square, the two-story, three-storefront, Italianate, brick Centennial Block was built in 1876 with the joint effort the I.O.O.F. lodge who found new quarters on the second story of the west third (east two-thirds extant at 403-405 E. Main, Map #17, State Site #79-00587). By January 1877, the dry good store of Jordan & Stone moved into the west store (401), while the drug store of James Roberts & Company moved into the middle store (403). The final work on the I.O.O.F. hall was then complete by its dedication on April 26, 1877. John Hall and G.W. Kierulff bought the Ward & Stone bank on north side in 1876 and opened the Bank of Montezuma, which was then moved to Centennial Block by 1880. This bank would then evolve into the First National Bank in 1883, located in the east storefront (405) (John Hall, Sr., president; Thomas Harris, vice president; T. W. Kierulff, cashier; John Hall, Jr., teller). Several lawyers and doctors located their offices on the second story of the east two-thirds of the building ("Work Nearly Completion on Republican Building," *Montezuma Republican*, May 6, 1946; Parker 1911, Vol. 1: 234-235; "Dedication Day," *Montezuma Republican*, May 6, 1903; *Montezuma Republican*, January 17, 1877; *Montezuma Republican*, February 14, 1877; Tomorrow," *Montezuma Republican*, April 25, 1877; *History of Poweshiek County 1880*: 515; "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948).

Building projects reflecting community growth also followed the arrival of the railroad in Montezuma. County jail inmates had been taken to adjacent counties with jails previously, and Poweshiek County embarked on the construction on their first jail in 1876. The brick structure included a two-story brick residence for the sheriff and one-story brick jail with four cells, located two blocks north of the square. While both Methodist groups met in church buildings from the 1850s, the Presbyterian and Christian churches had continued to meet in the county courthouse. In 1876, the Presbyterians built a frame church one block north of the square, and the Christian church constructed their frame building in 1877. With growth of the town, a second newspaper started in 1877 in Montezuma, the *Poweshiek County Democrat* ("Plans and Specifications for Jail," *Montezuma Republican*, April 19, 1876; *History of Poweshiek County 1880*: 511, 513, 520; Parker 1911, Vol. 1: 86, 239).

The place of Montezuma was further solidified with the arrival of a second railroad in 1880. The Iowa City & Western Railroad was built in fall 1880 over the 16 miles from Thornburg to Montezuma along a high ridge requiring no bridges. This line would become part of the Muscatine branch of the Burlington, Cedar Rapids, and Northern Railroad by 1890 (*History of Poweshiek County 1880*: 515; "Early Days," *Montezuma Republican*, Booster Edition, December 7, 1911, 1; "Montezuma," *Montezuma Republican*, December 17, 1890, 3). The 1880 *History of Poweshiek County* describes the residents of Montezuma as intelligent and industrious. The town had grown steadily over the last few years to now include four churches, two schools, one bank, two hotels, one general store, four groceries, two hardware stores, two drug stores, three dry goods stores, four blacksmiths, three wagon shops, four carpenters, two liverys, one book store, three boot and shoe stores, one harness shop, two cabinet shops, one bakery, one jewelry store, three restaurants, two barbers, two meat markets, five dress making shops, one tailor, one dentist, one photographer, two newspapers, one telegraph office, one depot, one marble works, and two saloons. The hotels consisted of the Stanley House, one block east of the square across from the depot, and the Johnson House, located one-quarter southwest of town along the earlier stage route. The courthouse square was described as large and beautiful, with over 200 soft maple trees planted in 1868 and a picket fence with hitching racks around the perimeter. A mill was

located three blocks northeast of the courthouse, along the railroad tracks (*History of Poweshiek County* 1880: 510, 515).

Several building projects were undertaken around this time, particularly on the north side of the square. These more substantial brick buildings often replaced smaller frame buildings. Near the center of the north side of the square, Benjamin B. Griffith built a two-storefront brick Italianate building by 1879 (313-315 E. Main Street, Map #12, State Site #79-00576). He operated his barber and grocery store in the west half, while selling the east half to George Wykel in 1879, who operated a furniture store and undertaker business here (Griffith ad, *Montezuma Republican*, May 5, 1875; Griffith ad, *Montezuma Republican*, May 5, 1880; "Geo. C. Wykel," *Montezuma Republican*, June 18, 1879; Montezuma transfer books). Two additional single storefront extant buildings were constructed in this immediate area around this time as well. A few doors to the east, the two-story, brick Italianate building at 321 E. Main appears to have been built by A.C. McGill for a general store (c.1881, Map #14, State Site #79-00578). Immediately to the west, the two-story, brick Italianate building at 311 E. Main appears to have been built prior to the removal of the W.L. Powell grocery to this location in 1882 (Map #11, State Site #79-00575). James Holt, a merchant, bought the property in 1877, and this building was likely built around that period. Willard L. Powell moved here from Oskaloosa and opened a grocery initially on the west side in 1881, which soon fell victim to the major fire on this side. He moved to this building in 1882, acquiring the property in 1890. Powell would be the oldest merchant in Montezuma by 1911, and his son Ben would continue the business after his death ("Powell's First Store in Monte," Historical Edition, *Montezuma Republican*, August 6, 1936, 2; Parker 1911, Vol. 2: 318; "Powells Grocery Sold to E.F. Henrion," *Montezuma Republican*, October 30, 1952, 1).

Buildings were also constructed on vacant lots slightly off the immediate square and newly vacant lots on the west side in this period. As noted, a fire swept down the west side of the square around 1882, resulting in the move of W.L. Powell to the north side. The later demolition of a frame building on the west side moved from the north end in 1886 noted that it was the only building left after this fire ("Powell's First Store in Monte," Historical Edition, *Montezuma Republican*, August 6, 1936, 2; *Montezuma Republican*, August 2, 1917). Thus, the harness and saddle shop of John Mullikan at the south end was likely rebuilt after the 1882 fire. The two-story brick Italianate architecture was similar to the buildings on the north side from this period (116 S. 3rd Street, Map #45, State Site #79-00607, clad in vinyl siding). Investments in construction were not always successful, as appears to have been the case with the two-story brick Italianate building also built around this time at 412 E. Main (Map #23, State Site #79-00592). Merchant James H. Tilton likely built this building around 1880, though it fell into creditors' hands and was sold by receiver to Samuel Cooper. It would become the home and office of attorney and Judge W.R. Lewis (Montezuma transfer books, 1886 Sanborn fire insurance map). When William and Mary Emslie retired as the successful proprietors of the Stanley House since the 1860s, they invested in real estate (Parker 1911, Vol. 1: 240; "A Good Man Gone," *Montezuma Republican*, PCHGS obituary binder, no date). In 1883, the two-story, two-storefront, Italianate brick Emslie Block was constructed at the east end of the north side of the square (323-325 E. Main, Map #15, State Site #79-00579). The chamfered southeast corner addressed the intersection of Main and 4th Streets. Palace Drug Store opened in the west half (323), and the general store of W.E. Weir, with various partners, opened in the east half (325). Palace Drug Store would evolve into Alexander Palace Drug in the 1910s and Alexander Drug Company in 1950s, finally closing in 2008. With Remedy Drug Store taking its place, this storefront has been continuously used as a drug store since construction. The second story of the Emslie Block provided prime office space for the next several decades for attorneys, doctors, and dentists (various advertisements in the *Montezuma Republican*).

The 1886 Sanborn map and sketches of these prominent blocks published in the *Montezuma Republican* in 1890 depict the development of Montezuma through this initial period (Figure 9). The courthouse is centered on the square, with a well indicated in each of the corners. The north side of the square is solid with construction, including several substantial brick buildings built in the last decade. This development continues along the north side of the block to the east, towards the railroad depot across 5th Street. The Stanley House is located on the southwest corner of Main and 5th Streets (fire in 1891), with the smaller two-story Italianate building adjacent to it. Roughly two-thirds of the east side of the square is developed, including the c.1875

Merchants Block (Map #34) and the adjacent clothing store (demolished). The store and large two-and-one-half-story side gable hotel of F.A. Kilburn are the primary buildings on the south side of the square (fire around 1894). The west side of the square, cleared a few years earlier by fire, consists of the new brick Italianate harness shop of John Mullikan on the south end (Map #47) and a frame building housing a meat market on the north end, the only building to survive the fire. The opera house, constructed in 1883, is located on the north side of the block to the west of the northwest corner of the square (Map #4, remodeled in 1905 for city hall). Additional development is found along the railroad tracks to the northeast, primarily industrial as well as another hotel, the Montezuma House. The *Montezuma Republican* profiled several businesses in its December 17, 1890 issue, including sketches of the most prominent buildings (Figures 10-12). The substantial two-story Italianate brick architecture of the Centennial Block (1876, Map #17, State Site #79-00587), W.L. Powell grocery (c.1877, Map #11, State Site #79-00575), and Emslie Block (1883, Map #15, State Site #79-00579) was selected for illustration.

Commercial Growth and Civic Development, 1886-1928

With the initial growth and development following the establishment of the county seat and the arrival of the railroads, Montezuma settled into a period of sustained commercial growth and development that focused on community improvements through commercial, fraternal, religious, and governmental construction. The population grew from 1,062 in 1890 to 1,210 in 1900, and then it remained nearly steady through the early 20th century, recorded at 1,257 in 1930. The buildings constructed were carefully planned and well-built through this period. All four fraternal organizations built lodges between 1886 and 1903 in the northwest section of the Montezuma Downtown Historic District. Two banks, a new hotel, and a new post office were constructed in the northeast section. Substantial brick construction began to fill in the devastated west side of the square. The south side was developed with key community features – a church, new jail and sheriff's residence, and library. This construction and the commercial buildings of this period evolved from Italianate styles in the 1880s into Romanesque in the 1890s and into Classical Revival in the 1900s and 1910s. Brick commercial buildings were simplified by the 1910s and 1920s, with facades with simple geometric details. City services were improved with electric lights, water works, street paving, and telephone service. Commemorative efforts also were launched in this period, with construction of monuments in 1922 and 1927. The 23 extant buildings and two monuments in the Montezuma Downtown Historic District from this period reflect the maturation of the community and efforts to create a first class community through commercial, fraternal, and civic development.

This period of development in Montezuma was launched with the construction of the two-story, two-storefront combined G.A.R. and Masonic building in 1886. The Grand Army of the Republic (G.A.R.), Wisner Post, No. 127, organized in Montezuma in February 1883, supplementing the previous Women's Monument Association formed to recognize the local soldiers who fought in the Civil War. They joined efforts with the Masons (Lafayette Lodge) to purchase the property and construct a large building on the north end of the west side of the square (100-102 S. 3rd Street, Map #51, State Site #79-00073). The frame building on this site was moved to the south, clearing the lot for the construction. The two-story, brick Italianate building was constructed at a cost of \$5,000 with two storefronts, one below each of the respective lodges to provide income for the organizations (Figure 13). The Masonic hall was finished first, dedicated on December 27, 1886. The dedication of the G.A.R. hall stretched into 1887, ending up combined with the Fourth of July celebration in Montezuma. Both storefronts were completed in early 1887 and ready for tenants (*Montezuma Republican*, January 19, 1887; "The Glorious Fourth," *Montezuma Republican*, July 6, 1887; Parker 1911, Vol. 1: 235-236; "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948). Samuel Graham opened his dry goods store in the north half (100), followed shortly thereafter by the clothing and tailor business of P.H. Finnigan in the south half (102). His salesman, James Anderson, bought the business in the 1890s, with the name evolving to Anderson & Bradley. The company became the Anderson Clothing Company by 1907, remaining here into the 1920s.

Community leaders in this period worked to provide modern conveniences for local residents, starting with electric lights. W.R. Lewis, prominent citizen, downtown property owner, and attorney and circuit judge, led the

efforts in 1888 to form a local light and power company (office and residence at 412 E. Main, Map #23, State Site #79-00592). As a result, the Montezuma Electric Light and Power Company was formed, with John Hall, president; C.R. Clark, secretary; and A.F. Rayburn, treasurer. With the promise of coal shipments, the railroad donated land for a brick one-story building built in fall 1888, and the first electricity was generated in December for the initial 400 users ("Electric Lights," *Montezuma Republican*, Booster Edition, December 7, 1911, 4; Parker 1911, Vol. 1: 234; "Electric Lights Installed in Montezuma in '88," Historical Edition, *Montezuma Republican*, August 6, 1936, 6). The population of Montezuma rose to 1,062 in 1890, reflecting steady growth since 1880 as noted by the *Montezuma Republican* on December 17, 1890. The issue highlighted the development and prominent businesses and buildings in Montezuma, observing that many creditable brick structures had been erected and many handsome residences built since the arrival of the railroads in 1876 and 1880. Businesses of all kinds could be found in Montezuma, and the streets and businesses were now lit with electric lights. The town was supported by the prosperity of the surrounding agricultural land, acting as a railroad shipping point for county farmers ("Montezuma," *Montezuma Republican*, December 17, 1890, 3).

The fraternal development of Montezuma and the Montezuma Downtown Historic District continued with the organization of the Knights of Pythias in 1889 and construction of their lodge diagonally across from the northwest corner of the square in 1891 (211 E. Main, Map #6, State Site #79-00571). The local Knights of Pythias, Aztec Lodge, No. 238, organized on August 14, 1889 with several prominent men as charter members. In 1890, they bought the property on the northwest corner of Main and 3rd streets, opposite the G.A.R./Masonic building on the southwest corner. They built a two-story Italianate brick building under the same philosophy as well – a second story hall with first story commercial space to financially support the group. Local carpenter J.M. Kirk drew the plans and specifications, with local contractor/carpenter J.B. Forcum receiving the contract for construction and subletting the brick and stone work to R.C. Coutts from Grinnell. The *Montezuma Republican* reported at the time of the October 20, 1891 dedication that "the material used is of the best quality, and there is not a more substantial edifice in the city" ("History of KP Building," *Montezuma Republican*, August 13, 1953, reprint of October 1891 dedication article; Parker 1911, Vol. 1: 235). John Platt, veterinarian and pharmacist, opened a drug store in the first story commercial space. He continued it here into the 1910s, attracting customers from German settlements in the northern part of the county with his fluent use of German ("J.H. Platt Died Last Wednesday at His Home," *Montezuma Republican*, February 28, 1946). It was sold to different owners, becoming Montezuma Drugs from around 1922 to the 1950s. Bautians Drugs then operated here from 1958 to the late 1980s, continuing the strong history of a drug store in the Knights of Pythias building.

While the First National Bank had served Montezuma's needs since 1883 in its current organization, several prominent citizens decided that the community had grown to the point of supporting a second bank. In June 1891, the Montezuma Savings Bank was organized. Final initial officers selected included J.W. Carr, president; W.N. Stone, vice president; and A.C. McGill, cashier, and the remainder of the board included F.E. Vest, William Emslie, C.R. Clark, W.E. Vest, and W.E. Weir. The bank bought a lot on the east side of the square from William Emslie, constructing a two-story Romanesque brick building with prominent arches on the façade (103 S. 4th Street, Map #31, State Site #79-00596, façade remodel in 1921). The interior of the building was finished in early 1892, and the bank opened for business on February 22, 1892 ("Montezuma Bank Takes Shape in 1891 Under Big Maple Tree," Historical Edition, *Montezuma Republican*, August 6, 1936, 8; Parker 1911, Vol. 1: 235; *Montezuma Republican*, February 27, 1892). The building continues to be used by the Montezuma State Bank. A group with several overlapping members then built a one-story Romanesque Revival brick building adjacent to the bank to the south, and the post office moved to this location (405 S. 4th Street, Map #32, State Site #79-00597). Early historic photographs from prior to the bank façade remodel in 1921 show that the first story arches of the bank building were reflected in the façade of the post office building, further suggesting a connection with the design and construction. The post office would operate here for 50 years until 1942. A.C. McGill, bank cashier and part owner of the building since 1902, would become sole owner from 1926 to 1942 ("Post Office not to be Moved," *Montezuma Republican*, July 8, 1937). Other construction around the square at this time included the two-story Italianate brick building built by the Shearer Brothers on the west side for their expanding jewelry store (demolished, site of Map #48) ("Shearer Bros. Long Time in Business," *Montezuma Republican*, February 9, 1950).

The September 1891 fire at the Carroll House (formerly the Stanley House) on E. Main Street had two results for Montezuma. The fire resulted in an emergency message to Grinnell to send a fire truck by special train, as the work continued to prevent the spread to the adjacent buildings. With fires having devastated significant portions of the downtown, fire protection became a key issue. The fire company was organized on March 17, 1892 under the direction of S.A. Hunter, and the town purchased a Howe chemical and water fire engine ("The Carroll House Fire," *Montezuma Republican*, September 99, 1891; "Fire Department is Old Establishment in History of City," Historical Edition, *Montezuma Republican*, August 6, 1936, 1). Thomas Carroll built a new three-story brick hotel on part of the old foundation. The contract was awarded to J.B. Forcum, and the brick came from the local B.J. Broadston Brick and Tile Factory. The New Carroll House opened with a major dedication party that started at the hotel and continued with a dinner and ball at the opera house on January 11, 1893 (414 E. Main Street, Map #22, State Site #79-00079, listed individually on the NRHP). The hotel boasted 50 rooms, including 23 sleeping rooms. The hotel parlor and dining room were particularly notable ("The New Carroll," *Montezuma Republican*, January 18, 1893). At three stories, it was the tallest and largest building in Montezuma at the time, and it continues to be the only three story building in the Montezuma Downtown Historic District.

The 1893 and 1896 maps of Montezuma show the results of the development over this period, as construction slowed in the downtown through this period with national economic issues. The 1893 Sanborn fire insurance map shows every lot developed on the north side of the square, with nearly complete development on the blocks of Main Street to the east and west as well (Figure 14). The New Carroll House anchored the east end of the 400 block to the east, diagonally across from the railroad depot. The opera house, now near the G.A.R./Masonic and Knights of Pythias lodges in the 200 block to the west, was bought by the town in 1893 (Parker 1911, Vol. 1: 233). More substantial two-story brick buildings filled in the east and west sides of the square. The frame buildings on the south side of the square – including the Kilburn store, Pennsylvania House, office of *Montezuma Democrat* newspaper – were destroyed by fire the following year ("The Kilburn Buildings," Historical Edition, *Montezuma Republican*, August 6, 1936, 1). The fire at the *Democrat* and change of ownership resulted in the launch in July 1895 of the *Poweshiek County Palladium*, a Democrat newspaper, by R.L. Mortland, who was later joined by son R.A. Mortland in 1902. The 1896 map of Montezuma shows similar development as the 1893 map, with the south side now completely vacant due to the fire and lack of rebuilding (Figure 15). This map also shows the more industrial development along the railroad tracks along 5th Street, which has been generally demolished or rebuilt. The larger map of Poweshiek County shows that the Iowa Central railroad running from Grinnell southeast to Montezuma, with the Burlington, Cedar Rapids, & Northern railroad running south out of Montezuma (Figure 16).

In addition to the purchase of the opera house, the town of Montezuma also worked on two other projects in this period. The 1896 map shows that the band shell on the east side of the courthouse has been built, which would stand for several decades. In 1896, they built waterworks at a cost of \$19,000 to improve water supply for the community and remove the wells from the courthouse square. Water was pumped from a spring two miles away with several miles of mains installed throughout Montezuma for residents and improved fire protection (Parker 1911, Vol. 1: 233). Poweshiek County also saw the need for additional space in the courthouse (Map #1, State Site #79-00078). In June 1898, the Board of Supervisors came to the consensus to enlarge, apparently rather than rebuild. A cross gable south addition measuring 24 by 60 feet was constructed on the courthouse. The addition had two offices on each story, with the recorder then moved to the old clerk's office and old recorder's office remodeled for a vault. A steam boiler was also installed in the basement of the new addition, improving the heating system for the 40 year old courthouse. The addition was complete by November ("Will Build the Addition," *Montezuma Republican*, June 15, 1898; "Board Proceedings," *Montezuma Democrat*, November 29, 1898).

With the economy improving, construction picked up in the Montezuma Downtown Historic District in 1899. Two large two-story Italianate brick buildings were constructed on the west side of the square in 1899, located between the c.1882 harness shop of John Mullikin on the south end and the 1892 jewelry store of the Shearer Brothers on the alley. Nathan and Mary Valentine assembled a 42 foot wide parcel for the south building at

114 S. 3rd Street in July 1899 (Map #46, State Site #79-00608). The two-story building housed Valentine's dry goods store with an office for dentist C.H. Downing on the second story. The business was not successful, with the store closing and building sold within a few years (*Montezuma Republican* advertisements, Montezuma transfer book records). Louis Urdangen (Urdaugen) and Edward Greenburg jointly proposed the two-story, Italianate brick commercial building on the 45 foot parcel to the north, reaching an agreement with L.A. Shearer to the north on the party wall and stair access. They opened The Fair Store here, also a dry goods and clothing store (fire in 1921, site of Map #47). On the block north of the square, John T. Holloway bought the Second Empire frame house of Ed Shipley, built about ten years previous. He planned and constructed a large two-story south addition and converted the property for use as Hotel Holloway. In December, the *Montezuma Democrat* noted that "Hotel Holloway of this place has already gained a popular and well deserved place in the front of the up-to-date hotels in this part of Iowa" (*Montezuma Democrat*, December 12, 1899; *Montezuma Democrat*, August 29, 1899; "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948).

The population of Montezuma continued to grow through the 1890s, reaching 1,210 by 1900. The 1902 Sanborn map shows the additional construction of the late 1890s, including the courthouse addition (Figure 17). Few other changes are noted on the map as compared to 1893. Businesses around the square continue to reflect a wide variety of types, including dry goods stores, general stores, grocery stores, drug stores, hardware stores, banks, barbers, harness and implement dealers, furniture stores, millineries, clothing stores, and a jewelry store. Many businesses that originally opened in the buildings continued to operate in the same or an evolved form. On the east side, the hardware store of Rayburn & Porter is shown to have expanded into both storefronts of Merchants Block, with the interior center wall removed and replaced with exposed iron columns (109-111 S. 4th Street, Map #34, State Site #79-00599). While office space is not specifically noted, newspaper advertisements of the period reveal a number of lawyers, doctors, and dentists with offices on the second story of several downtown buildings, with locations often cited above the first story business. Some offices were located on the first story in the 400 block of Main Street as well. In the 200 block, Dr. E.B. and Alice Williams bought the small T-plan house next to the Knights of Pythias building in 1901. While the 1902 map continues to show the earlier form, the 1907 map shows the current form of the Queen Anne house, likely built in conjunction with the move of his office to this location in June 1904 per newspaper advertisements (209 E. Main, Map #5, State Site #79-00570). He would continue to live and practice here until a few years before his death in 1954 ("Death Ends Long Career of Beloved Servant of the People," *Montezuma Republican*, August 1954).

Montezuma was profiled in the *Des Moines Daily News* on December 12, 1902 as a "thriving little city." Montezuma was described as "a healthy town, one with good society, well organized social, literary, and musical clubs, and the young people find here every advantage to these lines that can be had in a large city. It is a good town for parents to settle down and raise a family. It is a good trade center and will also become a good manufacturing point." The railroads in 1876 and 1880 had brought renewed life to the original county seat community, resulting in business growth and building construction. The business houses were described as similar to other country towns in the state, with the Mason, I.O.O.F., and Knight of Pythias each having their own lodge buildings. There was an increasing amount of legal business in the city with the courthouse, which then attracted other business as well. The city also boasted a neat opera house, electric light plant, water works, fine public schools, and large church congregations. Street paving was under consideration, with expense of shipping in the materials as the key detriment. Over two dozen local businesses and businessmen were profiled on the page as well, including several located downtown. The two primary industries profiled in town outside of the more commercial downtown were the B.J. Broadston (Brodston) Brick and Tile Factory and Koch Manufacturing Company, a foundry producing several products include a popular pump rod balance and boring machine ("Montezuma is a Thriving Little City," *Des Moines Daily News*, December 12, 1902, 11). Another manufacturing business started in Montezuma in 1903 with the patent of a ratchet jackscrew and the start of production in the light plant during down time. The design utilized gas pipe to create a lighter yet strong device, with the benefits of both a ratchet and jackscrew. A version would be adapted for automobile use and also produced over the next few years ("Montezuma Ratchet Jackscrew Factory," *Montezuma Republican*, Booster Edition, December 7, 1911, 4).

A deal brokered with the I.O.O.F. lodge and First National Bank in 1902 created an impact on four buildings in the Montezuma Downtown Historic District. Their section of Centennial Block (west third) at the northwest corner of the square was sold to the bank for \$4,500 and the property one block to the west at the northwest corner of Main Street and 3rd Street, across from the Knights of Pythias lodge and the G.A.R./Masons lodge in spring 1902. The one-story frame building on the included property was sold to R.L. and R.A. Mortland and was moved to the lot facing 3rd Street to the north (later demolished – parking lot parcel south of Map #7). They would print the *Poweshiek County Palladium* here until 1921 (“Wrights Remodeling Old *Palladium* Building,” *Montezuma Republican*, June 26, 1941). On the cleared lot, the I.O.O.F. (Odd Fellows) then built a two-story Classical Revival building with St. Louis pressed brick at a cost of around \$20,000. Plans were sent out for bid in July 1902, and the new building was dedicated on May 1, 1903 (301 E. Main Street, Map #8, State Site #79-00572). The 33 by 132 foot building was constructed with St. Louis gray pressed brick and white mortar. The second story included the 30 by 65 foot hall, ante rooms, parlor, dining room, and kitchen. The store on the first story had a tile floor entry, plate glass front and side windows, and steel paneled ceiling. The I.O.O.F. had 190 members at the time, with the 110 members of the Poweshiek Encampment No. 15 also meeting here as well as the Daughters of Rebekah, Vashti Lodge, No. 113 (“The Odd Fellows,” *Montezuma Republican*, March 25, 1902; “Dedication Day,” *Montezuma Republican*, May 6, 1903). H. G. Moore opened a dry goods and clothing store on the first story, associated with the business with various partners into the 1920s. In April 1903, the First National Bank then announced their plans for reconstruction of the old lodge building with a Classical Revival stone façade (301 E. Main, Map #8, State Site #79-00572). The first story reflected the bank use with a pedimented entry and small double-hung windows rather than large storefront windows. The adjacent second story law office of Clark & Clark was expanded into the second story of the bank building (“Fine Improvements,” *Montezuma Republican*, April 15, 1903; Parker 1911, Vol. 1: 235). The remaining two-thirds of Centennial Block retained its original Italianate appearance (Map #17, State Site #79-00587).

These significant additions to the Montezuma Downtown Historic District were followed with three other projects in the next few years – one commercial, one governmental, and one religious. Two small frame buildings on the north side of the square were demolished and replaced by a two-story, two storefront brick commercial building in 1905, apparently built through the combined efforts of John Wooster (baker, restaurant at 307) and A.B. Siverling (furniture dealer and undertaker at 309) (307-309 E. Main Street, Map #10, State Site #79-00574). John Wooster was a successful baker, in business in Montezuma for over 20 years. A.B. Siverling would continue this business here until his death in 1924, followed by his wife Susie until 1929. She sold the business and building to S.F. and Florence Steffy, who continued the furniture business at this location while constructing a separate funeral home. It continues to serve as a furniture store in 2011. In 1905, the opera house was significantly remodeled by the city with a new two-story Classical Revival brick front section at a cost of \$8,000 (205 E. Main, Map #4, State Site #79-00569). The buff pressed brick front created a modern and attractive appearance for the building, as well as providing office space for the mayor, council chambers, and space for the fire company (include carts and equipment). The remaining portion of the opera house to the rear had a seating capacity with the balcony of 450 (Parker 1911, Vol. 1: 233; “Memorial Hall History Traced,” *Montezuma Republican*, December 2, 1954). On the south side of the square, the new Methodist Episcopal Church was built in 1905 on land from the estate of F.A. Kliburn, vacant since the 1890s fire (fire in 1939, site of Map #40) (Parker 1911, Vol. 1: 238; 59th Anniversary of *Montezuma United Methodist Church* 1991: 2-3). This construction introduced a religious function into the Montezuma Downtown Historic District proper, previously on the immediate periphery. The Presbyterian Church continued to meet in the block north of the square. The Methodist Protestant Church, who built a new building in 1903 about four blocks south of the courthouse, disbanded around 1910 with a decline in the congregation and the church was moved to a nearby farm (“A Century of Progress in the Town of Montezuma,” *Montezuma Republican*, August 5, 1948).

The 1907 Sanborn fire insurance map shows the physical changes to the Montezuma Downtown Historic District since 1902 (Figure 18). More than half of the buildings depicted on this map are currently extant. The construction noted in 1902-03 with the new I.O.O.F. lodge, new bank, and moved building is visible, as well as

the three buildings constructed in 1905. Additional changes beyond the physical also occurred within the district in this period, as several businesses changed hands or buildings changed uses. For example, George Wykel retired from the furniture and undertaking business around 1905 (315 E. Main, Map #12, State Site #79-00576), perhaps spurring the construction of the business for A.B. Siverling previously noted (309 E. Main Street, Map #10, State Site #79-00574) ("G.C. Wykel Died Last Thursday," *Montezuma Republican*, October 13, 1909). E.K. Rodgers then moved his Metropolitan Restaurant (later Rodgers Restaurant) into this space in June 1905. The interior was remodeled for the lunch room, soda fountain, and confectionary in the front room, an ice cream parlor and private dining room in the second story, and kitchen in the rear room ("E.K. Rodgers," *Montezuma Republican*, PCHGS clipping – no date). The clothing store in the south half of the G.A.R./Masonic building on the west side of the square evolved from Anderson & Bradley's in the 1890s to Anderson Clothing Company by 1907, remaining here under this name through the 1920s. Businesses also were evolving to include some out of town owners. For example, the *Montezuma Republican* was sold to the Charles K. Needham Company in 1909, owners of three other nearby newspapers in Grinnell, Ames, and Sigourney ("The Republican," *Montezuma Republican*, Booster Edition, December 7, 1911, 4).

Montezuma also strove to update their services for residents through this period, resulting in improvements in the Montezuma Downtown Historic District. In 1903, the Interior Telephone Company of Cedar Rapids built the first telephone exchange in Montezuma under local direction of R.A. Hall. Frank Malcom started a competitor, the Mutual Telephone Company, in 1905 with offices at the rear in the I.O.O.F. building ("A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948). In 1911, the Interior Telephone Company advertised their location in their new building on N. 4th Street, where they would operate until being bought out by the Montezuma Mutual Telephone Company in 1919 (107 N. 4th Street, Map #28, State Site #79-00581) ("Poweshiek County on Your Desk," *Montezuma Republican*, December 7, 1911, 13). Judge W.R. Lewis brought the first automobile to Montezuma in 1902, and the subsequent increase in vehicles highlighted the need for street paving. A comprehensive effort to pave streets and install concrete sidewalks extended from 1909 to 1911 in Montezuma. From September 1909 to June 1910, 24 blocks were paved with brick with a concrete base at a cost of \$65,000. By 1911, nearly all the blocks had concrete sidewalks thanks to the efforts of mayor G.W. Hawkins and council members Dr. E.B. Williams, John Moler, Joe Harden, Bedy Bryan, and Frank Birkenmeyer (Parker 1911, Vol. 1: 81, 233; "City Council Has Taken an Active Part in Improvements for Montezuma," *Montezuma Republican*, Booster Edition, December 7, 1911, 2). In 1909, the Montezuma Electric Light and Power Company incorporated as the Montezuma Electric Power and Heating Company with A.F. Rayburn as secretary, treasurer, and manager (Parker 1911, Vol. 1: 234).

Fire again led to rebuilding in the Montezuma Downtown Historic District in 1910. The two-story frame Jackson building on the southeast corner of Main and 4th street, home to the *Montezuma Republican* and photographer John Kelly, was struck by fire on February 28, 1910. George T. Jackson quickly made plans for a new two-story brick building on the site, constructed by Grinnell masonry contractor R.G. Coutts (101 S. 4th Street, Map #30, State Site #79-00595). The building cost around \$10,000 and incorporated space for the two previous tenants who moved back in December. The clothing store of Moler & Russell moved into the main storefront space with a barber shop in the rear portion with a Main Street entry, while a one-story rear section was built for the *Montezuma Republican* office. The photography studio of John H. Kelly moved back into the second story, and the early photographs showing an angled skylight on the north side likely provided him with additional natural light. While he remained here only briefly before selling to G.E. Cook, the space was used by subsequent photographers for several decades. Additional office space on the second story was occupied by dentist Dr. A.B. Graham and osteopathic physician Dr. Trimble ("The New Jackson Building," *Montezuma Republican*, December 8, 1910; "Chas. Cummings Has Purchased Jackson Bldg.," *Montezuma Republican*, February 22, 1945; Parker 1911, Vol. 1: 150). The two remaining empty lots a few properties to the south on the east side of the square were also developed around this period with one-story brick commercial buildings. George F. Johnston operated his grocery store in the north building from around 1910 to 1944, then selling the business to George G. Johnson who continued as Johnson Store until around 1970 (113 S. 4th Street, Map #35, State Site #79-00600). Around 1912, the Alexander Drug Store opened in the south building (115 S. 4th Street, Map #36, State Site #79-00601), moving in 1919 to the north side location of the Palace Drug Store.

Montezuma was profiled and promoted in three publications in 1911 and 1912. The information in the 1911 *History of Poweshiek County* by L.F. Parker overlapped with the Booster Edition of the *Montezuma Republican* on December 7, 1911. The newspaper highlighted the modern conveniences, strong businesses, and place of Montezuma as the county seat of Poweshiek County. The town included an electric light plant; good water works system; more lodges, clubs, and societies than in towns double its size; two telephone systems; a splendid high school; and extension paving. Businesses included five grocery stores, two clothing stores, two dry goods stores, a steam laundry, two lumber yards, two good banks, two hotels, two blacksmiths, an automobile garage, a tile factory, the Jackscrew Manufacturing company, a creamery, two produce firms, two railroad depots serving eight daily trains, two express companies, and many doctors, lawyers, and dentists. They were "mighty few frame buildings left on the square" with most of the downtown consisting of "brick business houses, with great broad cement walks in front." Three strong churches existed in town, with the Methodist Episcopal as the largest followed by the Presbyterian Church and Christian Church. The two-story brick elementary Garfield School was built in 1880, and the large two-story brick high school dated to 1892 with an addition in 1904 ("Montezuma as She is Today," *Montezuma Republican*, Booster Edition, December 7, 1911, 9; Parker 1911, Vol. 1: 238-239; "History of Montezuma Schools," *Montezuma Republican*, Booster Edition, December 7, 1911, 18). All was modern and attractive in Montezuma, with the possible exception of the 1857-58 brick courthouse, which Parker wrote had "probably outlasted its usefulness" and encouraged the county to build one to reflect its prosperous nature (Parker 1911, Vol. 1: 86).

The written publications were then followed with the *Souvenir - Montezuma, Iowa - 1912-13*. This booklet was commissioned in fall 1912 by the drug store Alexander and Company with around 70 photographs by G.E. Cook and printed by C.K. Needham, *Montezuma Republican*, in December 1912. The newspaper then promoted it as an excellent holiday gift with many beautiful views of exterior and interior of businesses and homes ("Souvenir of Our Town," *Montezuma Republican*, December 5, 1912). The photographs included in the booklet provide an excellent glimpse into the appearance of the Montezuma Downtown Historic District in this period. The courthouse sat in the middle of the square with several large trees (Figure 19). The north side of the square was characterized by two-story brick buildings, with a few older one-story buildings (Figures 20-21). The block along Main Street to the east consisted of Centennial Block on the corner with the reconstructed front on the west end for the First National Bank and older two-story gable-front frame commercial buildings further to the east (Figure 22). The Webber Hotel, formerly the New Carroll House, stood at the taller three story height at the east end of the block on the south side (Figure 23). The new two-story Jackson Building stood at the north end of the east side of the square, with the skylight for the photography studio clearly visible (Figure 24). The remainder of the 100 block of S. 4th Street consisted of a mix of two story and one story brick buildings (Figure 25). The west side of the square in the 100 block of S. 3rd Street consisted primarily of large two-story brick buildings (Figure 26).

With the increasing popularity of the automobile, new businesses began in Montezuma to support the automobile as well as travelers. In 1910, Leonard A. Shearer started the first automobile business in Montezuma, selling Fords, Cadillacs, Buicks, and Overlands with his brother Reuben and son Earl. The G.E. Binegar Auto Company opened soon after in the old Valentine Building on the west side of the square (114 S. 3rd Street, Map #46, State Site #79-00608). The Huebinger Company published an *Automobile and Good Road Atlas of Iowa* in 1912 to show the best routes for travelers (Figure 27). Montezuma was located on the Montezuma and Waterloo Road (later U.S. Highway 63) as well as the St. Paul and St. Louis Short Line route. Additionally, Oskaloosa and Montezuma Road led out of town to the southwest. Several local businesses advertised in the atlas. L.A. Shearer & Company advertised Ford Service and fine watch repairing on the west side of the square (site of Map #48). G.E. Binegar Auto Company promoted their thoroughly modern equipped garage on the southwest side, noting that tourists' wants were given particular attention (Map #46). E.R. Stilson, blacksmith, also offered some automobile repair work one block to the north on 4th Street (demolished). Later history notes this automotive repair business was operated by his son Jess, who then sold it to G.E. Binegar in 1912. Lodging could be found at Hotel Webber (Map #22), and food was available at Mission Café run by Glen R. Babbit on the west side next to the garage (site of Map #47). Additionally, the Montezuma Ratchet Jackscrew Company included an advertisement for their all purpose racket jackscrew as well as combination spark plug extensions and primers ("Shearer Bros. Long Time in Business," *Montezuma*

Republican, February 9, 1950; "Down Memory Lane," *Montezuma Republican*, September 1970; "Blacksmith Jess Stilson Retires After 50 Years," *Montezuma Republican*, January 5, 1961; Huebinger 1912: 96-97). Ed Binegar further remodeled his building in November 1912 to modernize the garage on the first story and install a 40 by 80 foot roller skating rink on the second story for use by residents, particularly young people ("Skating Rink and Garage," *Montezuma Republican*, November 21, 1912).

While any discussion on upgrading or replacing the courthouse as suggested in 1911 is unknown, Poweshiek County did work to replace the county jail and sheriff's residence. The county board hired the Pauly Jail Building Company of St. Louis to prepare plans and specifications for county jail building in July 1913. Blacksmith P.J. Pauly began this business in 1856, constructing small steel cages for prisoner transports. Recognizing the demand for iron jails, he started the Pauly Jail Building and Manufacturing Company and patented several products including hardened steel bars, lever locking device, rotating jail cell, controlled day room concept, and key bar lattice. The business was then continued by his son P.J. Pauly, Jr. Architect J.J. Lang, who apparently worked for the company, prepared the plans for the new jail that were approved and sent out for bid in April 1914 (201 S. 3rd Street, Map #41, State Site #79-00605). The lot on the west half of the south side of the square was bought, and the contract for construction was awarded to Wickham & Vore of Iowa City for a cost not to exceed \$5,000. The two-story fireproof structure had an office and three cells for six male prisoners on the first story; three cells for youth, women, and insane inmates on the second story; and the boiler and storage in the basement. The floors and ceilings were reinforced concrete. With completion of the building in December 1914, the Pauly Jail Building Company was then awarded the contract for the installation of cells, equipment, and bars on the windows. The jail portion was completed in June 1915, and work then began on the attached sheriff's residence to the west (Figure 28). By December 1915, the interior work on the residence was complete, and Sheriff Ed Lamb arranged for the move to the new facilities (*Montezuma Republican*, July 17, 1913; "Board Proceedings," *Montezuma Republican*, November 13, 1913; "Plans Ordered," *Montezuma Republican*, April 10, 1914; "Pauly Jail Building Company Celebrates 150 Years," *The Ironworker*, June-July 2006, 4-5; "Proceedings of the Board of Supervisors," *Montezuma Republican*, August 13, 1914; "Jail Completed," *Montezuma Republican*, December 24, 1914; "Board Proceedings," *Montezuma Republican*, February 25, 1915; "A Complete Jail," *Montezuma Republican*, June 3, 1915; "To New Jail," *Montezuma Republican*, December 30, 1915).

New buildings and new businesses related to the automobile arrived in the Montezuma Downtown Historic District over the next few years. In May 1913, Ed Binegar sold his large automobile garage business and buildings to Alex Gordon (114 S. 3rd Street, Map #46, State Site #79-00608). The business was then bought by Garing & Son of Barnes City in May 1915, who then sold it to W.I. Ferguson in March 1917 ("E. Binegar Sells Out," *Montezuma Republican*, May 22, 1913; "Trades Garage," *Montezuma Republican*, May 13, 1915; "Sell Building," *Montezuma Republican*, October 28, 1915; "Garing Sells Out," *Montezuma Republican*, March 29, 1917). In February 1913, George T. Jackson opened the Jackson Auto Company in a vacant building on the east side with his son Ed, selling the Paige-Detroit car. He then replaced this building with a new one-story 33 by 124 foot brick fireproof building in April 1915 (119 S. 4th Street, Map #38, State Site #79-00603). In March 1916, he then sold the building to W.J. Moore, who was selling Studebakers ("Will Open New Garage," *Montezuma Republican*, February 6, 1913; "New Garage," *Montezuma Republican*, April 15, 1915; "Jackson Garage Changes Hands," *Montezuma Republican*, March 9, 1916). J.E. Harden opened a Standard Oil Station in conjunction with his livery in June 1915, providing gasoline for customers ("A Service Station," *Montezuma Republican*, June 10, 1915). Finally, L.A. Shearer acquired the property north of the Shearer Brothers building on the west side to build a modern garage and display room for the Shearer Auto Company. The frame building on the lot, dating to prior to the 1882 west side fire and moved in 1886 for construction of the corner building, housed the Smith Grocery, which then moved to the old jewelry store location. The move into the new building also coincided with a shift to handling only Ford automobiles and service, removing Chevrolets from their line (104-106 S. 3rd Street, Map #49, State Site #79-00611). The 44 by 132 foot one-story brick building with glazed brick façade and triangular parapet was dedicated with a dance that served as a fundraiser for the Red Cross on December 2, 1917 (Figures 29-30). L.A. Shearer's sons Earl J. and Clarence A. joined him in the business, continuing the company after his death in 1923 ("L.A. Shearer to Erect Big Building on West Side of Square," *Montezuma Republican*, March 22, 1917; *Montezuma Republican*,

August 2, 1917; *Montezuma Republican*, November 30, 1917; "Shearer Bros. Long Time in Business," *Montezuma Republican*, February 9, 1950).

Other downtown businesses also evolved in this period. The two primary grocery stores on the north side changed hands in 1915. In November 1915, Richard Rivers sold the corner grocery in the Emslie Building to Luther Crawford (Map #15, State Site #79-00579). A couple weeks later W.L. Powell retired from the grocery business he operated in Montezuma since 1881 and in the current building since 1882 (311 E. Main, Map #11, State Site #79-00575). His son B.L. Powell continued Powell Grocery, taking on Austin Sharer as an assistant in 1916. He would become partner in the business in 1924. On the east side, the success of the Montezuma Savings Bank led to a doubling of their capital stock from surplus accounts in January 1916. A few doors down, the Cummings hardware business (formerly Rayburn & Porter) became B.J. Broadston & Sons in July 1917 (109-111 S. 4th Street, Map #34, State Site #79-00599). Entertainment venues evolved with the remodeling and improvements at the opera house completed by the city in November 1913 (205 E. Main, Map #4, State Site #79-00569). The Princess Theater on the west side of the square was sold to Fred Wasson in October 1915, who then reached an agreement with the city to rent the opera house for the Princess Theater in November 1917 after a fire in his old location ("Rivers Sells Store," *Montezuma Republican*, November 4, 1915; "Retires from Business," *Montezuma Republican*, November 18, 1915; "Powells Grocery Observing 75th Birthday," *Montezuma Republican*, 1957; "Montezuma Bank Takes Shape in 1891 Under Big Maple Tree," Historical Edition, *Montezuma Republican*, August 6, 1936, 8; "Buys Hardware Store," *Montezuma Republican*, July 30, 1917; "Grand Opening," *Montezuma Republican*, November 20, 1913; "Sells Picture Show," *Montezuma Republican*, October 14, 1915; "Rented Opera House," *Montezuma Republican*, November 29, 1917). While specific offices of doctors, dentists, and lawyers shifted through the 1910s, general office locations remained the same. Office space continued to be utilized for doctors on the second story of the Emslie Building (Map #15), for attorneys and dentists on the second story of the First National Bank and Centennial Block (Map #16-17), in the building next to the hotel (Map #23), for a dentist and photographer on the second story of the Jackson Building (Map #30), for attorneys on the second story of Montezuma Savings Bank (Map #31), and above miscellaneous other stores.

The organization and construction of the Montezuma Public Library spanned from 1916 to 1919, including World War I (200 S. 3rd Street, Map #42, State Site #79-00077). The Woman's Study Club, organized in 1903, led the efforts to establish a free library, spurring the creation of the Civic League in 1916. In November 1916, a library association formed, replaced by the Board of Trustees for the Montezuma Public Library after approval of a tax levy at a special election in December. The board elected J.M. Grimes as president and C.F. Dickson as secretary, with George Iberg, Frank Bechly, Mrs. W.L. Powell, Mrs. A.B. Siverling, Helen McGill, Mrs. J.H. Platt, and Mrs. G.W. Hawkins also serving. Dickson wrote to the Carnegie Library Commission requesting funds, and the group received word in May 1917 that the commission would donate \$8,000 for a free library for residents of Montezuma and Jackson Township with the standard conditions that the town provide a site and make provisions for a maintenance fund. It was reportedly one of the last of the 2,800 libraries funded by the \$60,000,000 left by Andrew Carnegie. Frank E. Wetherell of Des Moines was hired to design the new library, an architect with experience designing public and Carnegie libraries in at least four communities as well as a number of schools. The site at the southwest corner of Liberty and 3rd Street, across from the new jail, was selected, and the plans were approved by the Carnegie Library board in April 1918. The general contract was let to Walter Bowers with the masonry construction to Robert G. Coutts of Grinnell at a cost of \$8,525 plus additional costs of \$1,465 for the heating contract. In June 1918, the library received its first large donation, the collection of John Hall consisting of about 1,000 books. The Montezuma Public Library was dedicated on April 16, 1919. The newspaper noted that construction had been somewhat delayed due to a problem with materials during war years and need to raise an additional \$2,000 beyond the Carnegie donation ("Association Formed," *Montezuma Republican*, November 23, 1916; "Voted for Free Library," *Montezuma Republican*, December 28, 1916; "The Free Library," *Montezuma Republican*, May 17, 1917; "Library Building," *Montezuma Republican*, April 18, 1918; "Local Library Founded in 1918," *Montezuma Republican*, April 3, 1941; "To Build Library," *Montezuma Republican*, June 13, 1918; "Memorial for Library," *Montezuma Republican*, June 20, 1918; "Dedication of Library Building," *Montezuma Republican*, April 15, 1919; *Poweshiek County Heritage* 1991: 50; Shank 1999: 175-176).

Following World War I and completion of the library, focus shifted to improving other services offered in the community. The population of Montezuma rose from 1,172 in 1910 to 1,273 in 1920. Prior to the war, the local Montezuma Electric Light and Power Company closed, with a franchise instead granted to the Des Moines Electric Light and Power Company to provide downtown business and residential customers with electricity. With a raise of rates from the Interior Telephone Company in January 1919, local residents banded together to support the incorporation of the Montezuma Mutual Telephone Company with stock of \$50,000 in March. The company then bought the business and building of the Interior Telephone Company, starting to provide service to customers at more reasonable rates (107 N. 4th Street, Map #28, State Site #79-00581). Street improvements were the focus from 1921-1922 again, with brick replaced by concrete on several key blocks. In 1923, community efforts led to the establishment of the six-acre Montezuma Park on the west side of town. The park was used by local residents as well as offering a stopping point for tourists ("A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948; "New Exchange is Certainty," *Poweshiek County Palladium*, February 11, 1919; "Notice of Incorporation," *Poweshiek County Palladium*, April 8, 1919).

The impact of World War I on the community was commemorated by the erection of a monument in 1921 on the courthouse square (Map #3, State #79-00613). The bell in the courthouse tower was rung to signal victories at the end of the Civil War in 1865 and the end of the Spanish American War in 1898, and the bell was again rung on November 11, 1918 to celebrate the end of World War I. The vigorous ringing for over an hour resulted in the bell cracking. In August 1919, the American Legion organized, consisting of veterans of the war. They began an effort to construct a memorial on the square. The courthouse bell was removed and used on the monument, and a larger bell was installed in the courthouse. The monument consisted of local boulders on a concrete foundation with a brick platform at the top for the cracked "Victory Bell." It was dedicated with a large ceremony and festivities on October 20, 1921 ("Victory Bell Monument is Reminder of Montezuma," *Tribune*, PCHSG files, no date; "The Courthouse," *Montezuma Republican*, May 14, 1959; "Legion Organized," *Poweshiek County Palladium*, September 2, 1919; "Legion Dedication Celebration Today," *Montezuma Republican*, October 20, 1921; "Iowa People and Events," *Le Mars Sentinel*, January 31, 1922, 4). The nearby stone bird bath on the courthouse square was likely built around the same period, and both the Victory Bell Monument and bird bath appear in a historic photograph from the 1930s (Figure 35).

The glazed enamel brick of the new Shearer Auto Company building apparently caught the attention of two other building owners after World War I. R.S. Alexander bought the west half of the Emslie Block at 323 E. Main in 1919 and moved his drug store into the Palace Drug space (Map #15, State Site #79-00579). He remodeled the storefront with white enamel brick to create a modern appearance and do "his part to improve the general appearance of the north side" ("Remodels Front," *Poweshiek County Palladium*, May 6, 1919). In late December 1920, a fire destroyed the large 1899 building on the west side at 110-112 S. 3rd Street. Mrs. H.P. Johnson quickly announced plans to rebuild and construction of the new two-story two storefront brick building started immediately after the site was cleared (Map #47, State Site #79-00609). White and green enamel bricks are currently visible on the storefront columns quickly ("New Building Will Be Built," *Poweshiek County Palladium*, January 4, 1921). The fire damaged the adjacent L.A. Shearer building, now home to the Smith Grocery Company and law office of Bechly & Harper (108 S. 3rd Street, Map #48, State Site #79-00610) ("Rebuilding Begun," *Poweshiek County Palladium*, January 4, 1921). The Montezuma Savings Bank also launched a significant remodeling effort in 1921, with a new Classical Revival front constructed in place of the original Romanesque Revival design (103 S. 4th Street, Map #31, State Site #79-00596). Pilasters on the sides terminated in a unified building cornice with Classical Revival details and a stone name plate, and multi-light windows were installed on the second story (Figure 31). The remodeling removed the steps to the entry with the entry lowered to street level. The lobby was enlarged on the interior, and a spiral staircase installed to the office on the second story. Modern bathrooms and a new heating system were also added. A 35-foot addition was constructed on the rear for space for new vaults as well. The improvements totaled around \$15,000 plans. J.W. Carr continued to serve as president through this period until 1926 when J.W. Vest took over the responsibilities ("Savings Bank Improvement," *Montezuma Republican*, May 26, 1921; "Montezuma Bank Takes Shape in 1891 Under Big Maple Tree," Historical Edition, *Montezuma Republican*, August 6, 1936, 8; "Montezuma State Bank," *Montezuma Republican*, November 18, 1922, 9).

Ownership of several prominent local businesses changed in the early 1920s, while uses of downtown buildings were maintained. For example, the original Platt Drug Store became Montezuma Drugs around 1922, which operated here into the 1950s under this name through a series of owners (211 E. Main, Map #6, State Site #79-00571). H.G. Moore retired from the general and clothing store across the street, with W.F. Jungck taking over as sole owner of the store now by the name of W. F. Jungck Company (301 E. Main, Map #8, State Site #79-00572). J.M. Grimes, who bought the *Montezuma Republican* in 1918, bought out the rival *Poweshiek County Palladium* in the early 1920s, reducing the number of newspaper in Montezuma. He operated the newspaper then until 1928 when it was sold to Ray, Frisbe, and Sutherland, who also published the *Brooklyn Chronicle*. In 1924, Alva Sharer sold her interest in the Montezuma Café, which was then moved from Centennial Block (403 E. Main Street, Map #17, State Site #79-00587) to the corner formerly occupied by a series of grocery stores in the Emslie Block (Map #15, State Site #79-00579). It would be maintained at this location with this name under a series of owners into the 1980s ("Montezuma Republican Founded 80 Years Ago," Historical Edition, *Montezuma Republican*, August 6, 1936, 7; "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948; "Alva Sharer Sells Interest in Café," *Montezuma Republican*, May 1, 1924, 4; "The Monte Café," *Montezuma Republican*, April 30, 1981, 3).

The Hess Motor Company began operations selling Chevrolet cars and servicing vehicles in the former livery of J.E. Harden to the east of the Webber Hotel in the early 1920s prior to purchasing its own property at 413 E. Main. At this time, the old Emslie House across the street from the Webber Hotel was operated as a rooming house by the Flora Webber as well (415 E. Main, Map #21, State Site #79-00591), who also owned this vacant lot to the west of the house. Floyd Hess bought this vacant lot and constructed a 66 by 60 foot garage with the intent of later extending the building back to the rear alley (Map #20, State Site #79-00590). The building was constructed with tile block with a "rug" brick façade at a cost of \$7,500. The front had a central entry large enough for cars with display windows on either side. The barrel roof was supported by steel girders, removing the need for any interior posts. The latest machinery was installed. The public was invited for the grand opening on October 14, 1923 with a dance to benefit the American Legion ("Hess to Erect Garage," *Montezuma Republican*, June 28, 1923; "Hess Starts Work," *Montezuma Republican*, July 26, 1923; "Hess Garage is Nearing Completion," *Montezuma Republican*, September 13, 1923; "Dance at Garage," *Montezuma Republican*, October 11, 1923). Between 1926 and 1936, the rear addition to extend the building to the alley was completed. The competing Shearer Auto Company reportedly moved from the west side of the square to the original Jackson Motor Company building on the east side around 1926, as well as switching from a Ford to Chevrolet dealership ("Shearer Bros. Long Time in Business," *Montezuma Republican*, February 9, 1950; "Down Memory Lane," *Montezuma Republican*, September 1970).

The 1926 Sanborn map shows the development of Montezuma as well as the nearly full development of the Montezuma Downtown Historic District. Primary Road 63 ran through downtown Montezuma in the 1920s, jogging north of the square (Figure 32). The overall size of Montezuma continues to fall generally within one-half mile of the courthouse square (Figure 33). The two railroads, now incorporated into the Chicago, Rock Island, & Pacific and the Minneapolis & St. Louis systems, continue to enter the town on the east side. The major north-south road through Montezuma is unclear, perhaps running in along 4th Street and out along 3rd or Front Street. The detail maps of the downtown area show nearly every lot within the main section of the Montezuma Downtown Historic District developed (Figure 34). Over three quarters of the buildings depicted are extant as well. The area continues to be dominated by two-story brick buildings, through a number of one-story brick buildings constructed over the last two decades are also depicted. The new large garages on the west side of the square and at 413 E. Main Street are shown, as well as the smaller garage on the east side of the square. Three gas stations are located on or near the corner of 4th and Washington streets, suggesting high traffic through this intersection. Churches continue to be found on the south side and immediately on the periphery of the downtown, though none of the buildings shown are extant. The Presbyterian Church on the block to the north remodeled their building in 1924, and the new building of the Church of Christ is shown on the block to the southeast. A fire in the Christian Church in 1924 resulted in a new building in 1925 for this church located four blocks south of the square as well ("A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948).

Two major civic efforts were undertaken in downtown Montezuma in 1927. First, City Hall, also home to the fire department and Princess Theater, was remodeled as Memorial Building. The significant work was primarily on the interior, creating a sloped floor in the main auditorium as well as a stage and balcony, excavating the foundation for a larger basement, and adding a gymnasium, shower baths, women's rest room, council room, kitchen, and lockers ("Memorial Building to be Complete," *Montezuma Republican*, March 17, 1927, 1). Second, the local G.A.R., Wisner Post, had worked for several years on a creation of a memorial for the veterans of the Civil War, and they finally constructed one to the south of their building in a space between their building and the Shearer Auto Company (Map #50, State Site #79-00612). The 6'6" granite marker stood on a concrete base with names of all former 189 members on the monument. Their two Civil War cannons flanked the monument on either side mounted on concrete bases with their wheels removed. The Civil War monument was dedicated on Memorial Day, May 29, 1927. Only six of their 189 members remained living at the time ("G.A.R. Members Purchase Monument," *Montezuma Republican*, April 14, 1927, 1; "Dedication," *Montezuma Republican*, May 30, 1927, 1).

The prosperity of the decade concluded with construction of one final building in the Montezuma Downtown Historic District as well as a major school project. The earlier frame buildings at 317 and 319 E. Main were bought and demolished around 1928 for the new building constructed by Benjamin Sharer and Tobias Smith. The men and their wives apparently teamed up for the operations of the Smith Café at this site, as the 1930 census records indicates that Tobias was a café manager, his wife Electa was a cook, and Vida Sharer worked as a waitress. Though B.F. Sharer continued to run his shoe business on the east side (site of Map #33) until the store closed in 1932, the Smith Café was then announced to be under his management with a storefront modification to increase the window size ("Smith Café Changes Front of Building," *Montezuma Republican*, May 4, 1932; 1930 federal census records). Historic photographs of the north side from the 1930s show the simple two-story brick façade in contrast to the earlier adjacent Italianate buildings (Figures 35-36). While outside of the downtown, the town of Montezuma also undertook a major building project in 1928 as they demolished the old high school and built a new combination high school and grade school building ("A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948).

Economic Struggles and Successes, 1929-1944

After the prosperous economy of the 1920s, the stock market crash in October 1929 launched a period of economic struggles shared by residents of every state across the United States through the 1930s. The impact was felt across Iowa, and perhaps one of the first banks to close was the First National Bank in Montezuma. Federally funded projects were started as a means to put people back to work, and a major project was undertaken in Montezuma to raise the historic court house for a basement addition. Road improvements were key projects of this period, and rerouting and paving of U.S. Highway 63 through Montezuma spanned from 1936 to 1937. This project spurred a few local commercial endeavors, as well as perhaps resulting in the increase in population from 1,257 in 1930 to 1,477 in 1940 as Montezuma found itself on a major north-south route. The population would then decline slightly over the next few decades, though nearly steady at 1,460 by 1950. Local and federal government projects also impacted the Montezuma Downtown Historic District in this period with construction of a municipal power plant and relocation of the post office. The Methodist Episcopal Church would also contribute a major new building by a regionally prominent architect to the district in this period following the destruction of their church by fire. While commercial construction was minimal from 1929 to 1944, evolution in businesses through this period introduced more state and regional chains into the downtown.

Economic issues that began to significantly affect the country in 1929 impacted the two banks in Montezuma nearly immediately. First National Bank faced early losses, with efforts to obtain loans to remain in business by summer 1929 (401 E. Main, Map #16, State Site #79-00585). By September, president E.D. Rayburn announced that all possible avenues had been exhausted, and the bank closed. Preliminary numbers from the National Bank receiver Frank W. McRoberts showed assets of \$80,000 and deposits around \$480,000. Claims

were filed over the next three months with creditors receiving installments on their deposits over the next several years. The last \$130,000 in assets, including the bank building, were then sold to Clyde McFarlin in January 1935 ("First National Bank Closes Its Doors," *Montezuma Republican*, September 19, 1929; "May Start to File Bank Claims," *Montezuma Republican*, October 3, 1929; "\$50,000 to Come to Montezuma," *Montezuma Republican*, October 30, 1930; "First Nat'l Bank of Montezuma Assets Sold," *Montezuma Republican*, January 11, 1935). The Montezuma Savings Bank also faced problems relating to bad debts and foreclosures by 1931 (103 S. 4th Street, Map #31, State Site #79-00596). In November 1931, the new Montezuma State Bank was organized by a group of citizens and some former directors of the Montezuma Savings Bank. They acquired the remaining viable assets of the savings bank, including the bank building and equipment. All other debts and properties were liquidated as Montezuma Savings Bank closed. Directors of the new bank included J.W. Vest, president, D.T. Gorsuch, vice president; J.W.H. Vest, cashier; Lois Wiltse, assistant cashier ("Montezuma State Bank Organized Today," *Montezuma Republican*, November 12, 1931, 1; "Montezuma Has New Bank," *Montezuma Republican*, November 13, 1931; "Montezuma Bank Takes Shape in 1891 Under Big Maple Tree," Historical Edition, *Montezuma Republican*, August 6, 1936, 8; "Montezuma State Bank," *Montezuma Republican*, November 18, 1992, 9).

Poweshiek County received federal funds in 1933 to remodel the 1858 courthouse in Montezuma by raising it five feet, excavating a basement, and constructing a new foundation (Map #1, State Site #79-00078). Funds appear to have been obtained from the Federal Emergency Relief Administration and carried out as a project of Works Progress Administration (WPA), organized in May 1933. The project was planned by county engineer C.E. Olson and undertaken by LaPlante Construction Company of Cedar Rapids. Work started on December 26, 1933 with jacks around the base of courthouse to raise it at a rate of one foot per day. The building was raised over five feet and then five feet of dirt was excavated from under the building. In spring 1934, a new foundation was laid, reusing stone crushed from the old stone foundation. By August 1934, the new basement was finished, and the 76 year old courthouse sat five feet higher. The needed additional county office space was then occupied in the basement ("A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948; "The Courthouse," *Montezuma Republican*, May 14, 1959).

While business climate was far from ideal through the first half of the 1930s, some business growth in Montezuma is noted in this period. Established businesses worked to make their spaces more physically attractive for customers. The Hotel Allison (formerly Hotel Webber, New Carroll House) was remodeled in summer 1930 with the first and second story redecorated and water run to each room on the second story (414 E. Main, Map #22, State Site #79-00079). The old dining room and part of the first story were remodeled for the new managers, Mr. and Mrs. Charles Duffus. When their six year lease expired, the hotel was sold to Leora G. Huff of Davenport and continued to operate ("Hotel Allison Greatly Improved," *Montezuma Republican*, October 2, 1930; "Allison Hotel Changes Hands," *Montezuma Republican*, May 14, 1936). General remodeling was undertaken as businesses changed locations, such as in conjunction with the move of Bernard & Griffin Hardware to 321 E. Main in May 1930 (Map #14, State Site #79-00578) ("Bernard & Griffin Announce Opening," *Montezuma Republican*, May 15, 1930). Other business upgrades involved construction or replacement of rear additions. For example, Smith Grocery demolished the old frame rear addition on its building at 108 S. 3rd Street in May 1934 and replaced it with a new hollow tile block addition for its meat room, butchering, and storage (addition extant, Map #48, State Site #79-00610) ("Smith Grocery Builds New Rear Addition," *Montezuma Republican*, May 31, 1934). Other businesses changed locations for their upgrades, such as the move of Bush Griffith's barber shop from its 18 year location in the basement of G.A.R. Building to old *Palladium* building behind Jungck's Clothing Store (103 N. 3rd Street, demolished).

Other people risked or drew upon the economic conditions to open new businesses in this period that would prove to be successful for decades. David Sutherland became sole owner of the *Montezuma Republican* in 1929, and he launched Sutherland Printing in 1933 (Map #30, State Site #79-00595). New presses were installed for both endeavors in 1934. On November 11, 1933, V.L. Lundeen started the Monte Implement Company in the old Hess Motor Company building at 413 E. Main (Map #20, State Site #79-00590). William E. Pitka opened a Ford dealership in rented space in 1934, moving several times before finding a permanent home in the vacated Shearer Auto Company building on the west side of the square in 1941 (Map #49, State

Site #79-00611). Montezuma Drugs, closed by its previous owners, was reopened by W.G. Handschin in May 1934 as he bought the stock of the company and moved here from Chicago. (211 E. Main, Map #6, State Site #79-00571) ("Montezuma Republican Founded 80 Years Ago," Historical Edition, *Montezuma Republican*, August 6, 1936, 7; "Pribble Purchased Hess Building," *Montezuma Republican*, May 3, 1945; "Pitka Motor Company," *Montezuma Republican*, September 18, 1952; "Handschin Bought Monte Drug Stock," *Montezuma Republican*, May 17, 1934).

Businesses also evolved in this period to include more state chains in Montezuma, though perhaps not as many as other communities. The Benteco Food Store operated at 307 E. Main Street in the 1930s (Map #10, State Site #79-00574). They were replaced at the end of the decade with another Iowa grocery chain, the Diamond Brothers. They were based in Cedar Falls and had over 30 stores in Iowa by this period. In May 1940, the United Wholesale Grocery Company then leased the south half of the Johnson building at 112 S. 3rd Street and opened a branch of the United Food Store in town as well, with Hilbert Beebe as local owner and manager (Map #47, State Site #79-00609) ("New Grocery Store Comes to Montezuma," *Montezuma Republican*, May 16, 1940). They would later move to the larger building to the south and operate here into the 1960s. Fullmer's Store, the grocery in the Jackson Building at the northeast corner, also opened in the early 1930s and operated here into the 1960s as well. Throughout this period, Ben L. Powell and Austin Sharer continued to operate the oldest grocery in Montezuma, Powell's Grocery at 311 E. Main (Map #11, State Site #79-00575).

The 1936 Sanborn map shows essentially no changes in the Montezuma Downtown Historic District since 1926 (Figure 37). The total of construction shown through this period amounted to the two-story building replacing two small buildings on the north side, a new gas station replacing an earlier commercial building on the southeast corner, and a couple new rear additions. All the lots around the square were developed by this period, with the exception of a lot cleared by fire on the north side and the space south of the G.A.R./Masonic building used for the Civil War monument. However, four major construction projects would occur over the next five years in the district. As noted, business changes occurred through this period, with no physical changes evident on the Sanborn fire insurance maps.

Evolution in transportation continued to have an impact on Montezuma in the middle of the 1930s. As railroads began to be replaced by roads and automobile traffic, Montezuma benefitted from a location on a primary north-south road that ran through the community. With numerous road projects designed and built through the 1930s, U.S. Highway 63 (Primary 63) was slated for improvements in 1935 including rerouting to straighten the road and paving to improve the surface (Figure 38). The route south from Malcom was continued straight south and then extended along a diagonal into Montezuma, rather than jogging over to the east side near the railroad. Work on the road extended through 1936, with the section south out of town then improved a few years later (Figure 39). It appears that around this time, the route in Montezuma shifted off of the streets immediately along the square to Front Street, a couple blocks to the west. Local residents heeded the call to provide services along the new route. Bob Brownell announced plans for a modern filling station, tire shop, lunch room, and tourist cabins along the U.S. Highway 63 in October 1936 ("Bob Brownell to Erect Station," *Montezuma Republican*, October 22, 1936). Vern Lundeen of Lundeen Construction Company moved a house to a section of the route on the south side of town in April 1937 and began construction of a gas station and restaurant. The house was converted for his residence and office, and a large building was constructed to the rear for the Montezuma Implement Company. He also announced plans for future tourist cabins and camp ("Lundeen Building Super Station," *Montezuma Republican*, April 15, 1937). By 1940, Maid-Rite Café opened a local restaurant on the property north of Brownell's station, serving travellers along this route (*Montezuma Republican*, May 9, 1940). At the same time, the decline in railroad traffic led to elimination of railroad service to Montezuma. On August 1, 1936, the last Minneapolis & St. Louis train pulled out of Montezuma, ending the 47 year career of J.B. Bryan as station manager. The railroad tracks to Grinnell were then abandoned. Somewhat ironically, the railroad had remained open through the summer of 1936 to haul in gravel for the paving of U.S. Highway 63 ("Historic Train Takes Last Run," *Montezuma Republican*, August 6, 1936; "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948).

The first construction of the late 1930s within the Montezuma Downtown Historic District was the Monte Theatre. John and Katherine Davis started construction on Monte Theatre in 1936, the first building in town specifically built for a movie theater. The Princess Theater, on the second story of a building on the west side of the square prior to moving to the opera house in 1917, had brought movies to local residents to date. The theater was sold to Wilbur J. Garnett from Missouri on March 1936. Around the same time, John and Katherine Davis began to consider construction of a building on the vacant lot on the north side of the square to house a theater as well as a small retail business and professional office. They acquired the lot in August 1936 and broke ground on the Monte Theatre building in October 1936 (305 E. Main, Map #9, State Site #79-00573). Bowers and Son constructed the two-story fireproof tile block building with a stucco façade and battlements along the parapet (Figure 40). The entry was set back 20 feet into the building with a glass ticket office and concession stand in the foyer. The two-story front portion housed the projection booth for the theater as well as the chiropractor office of Katherine Davis. Competition apparently was not good for the Princess Theater, as John Davis reached an agreement with Wilbur Garnett in June 1938 to buy their equipment and take over the end of their lease. The Monte Theater was noted at the time to be one of the best theaters in the state for communities up to 20,000 in size. They would continue to operate the theater here through the end of the 1950s. The small retail space was occupied by Ritter-Maytag Company by the late 1930s, until they moved to part of the Pitka Motor Company building on the west side of the square in May 1942. Delmar James then moved his jewelry store into the space ("Holt Sells the Princess Theater," *Montezuma Republican*, March 26, 1936; "Ground Broken for New Picture Show," *Montezuma Republican*, October 8, 1936; "John Davis Buys Princess Theatre," *Montezuma Republican*, June 30, 1938; "James, Ritter-Maytag in New Locations," *Montezuma Republican*, May 7, 1942).

The local government also took the opportunity to upgrade city services in this period for their citizens. In 1936, a new well was dug at a cost of \$11,000 to provide additional water for residents. Electricity was supplied to local residents from the Iowa Power & Light Company through the 1930s. However, the city felt the power plant was inadequate, and it began an effort to construct a municipal electric light and power plant for Montezuma. Iowa Power & Light Company disagreed with this plan, urging residents to vote against the plant at the special election on April 7, 1939. The proposition passed, and then Iowa Power & Light Company requested a special election to grant them a 10 year franchise to furnish electricity for the community. They arranged to move to the old Shearer Auto Company building on the west side of the square, if the franchise was approved at the May 12 election, with the Montezuma Municipal Light Plant now urging the "no" vote. With a 17 vote margin, Iowa Power & Light Company lost the franchise, but they did not give up the war. They filed a petition to erect new lines and held an open house in their new quarters in July 1939 while requesting a new election on the franchise issue. In September, they lost their third and final court action. Meanwhile, the plans for the Montezuma Municipal Electric Light and Power Plant were prepared for bids in June, with a contract for construction awarded in August. The site selected for the new plant was the old market lots near the downtown at the corner of Washington and 5th Streets (408 E. Washington, Map #25, State Site #79-00584). The 54 by 56 concrete and steel building with a brick exterior was completed in spring 1940, and the Montezuma Municipal Electric Light and Power Plant began operations. Three engines initially generated 960,000 KWH in first year, and the total investment in the facility was around \$126,000. New poles, wire, transformers, etc. were run in alleys to improve look of streets and not interfere with shade trees. Rates were guaranteed not to exceed rates at the start of the plant for the period that bonds were in force and likely would be substantially lower ("Seek To Erect Municipal Light Plant," *Montezuma Republican*, March 9, 1939; "Municipal Light Plant Is Voted," *Montezuma Republican*, April 13, 1939; "Light Company To Purchase Building," *Montezuma Republican*, May 4, 1939; "Iowa Power & Light Co. Denied Franchise Renewal," *Montezuma Republican*, May 18, 39; "Mayor's Corner," *Montezuma Republican*, July 6, 1939; "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948; "28 Years of Service and Growth by Municipal Light Plant," *Montezuma Republican*, February 15, 1968).

A fire at the Methodist Episcopal Church on the south side of the square in downtown Montezuma on April 30, 1939 led to a second major construction project for the community in 1939-1940. The building committee of several prominent downtown business owners (Dr. D.B. High, W. Hoyt Bonham, George T. Jackson, Ray Hutchinson, and George Eichhorn) hired Hugo C. Haeuser of Milwaukee as architect for the new church in

May. Hugo Haeuser opened his own practice in Milwaukee in 1919 after working for other designers for over 20 years. With his successful design of the First Presbyterian Church of Waukesha in 1922, he became involved in more church projects, creating designs based on a modern interpretation of the Tudor Revival style. By his death in 1951, he designed over 300 churches in Wisconsin and other Midwestern states. His design for the new Methodist Episcopal Church followed his trademark Tudor Revival designs, including low masonry side walls, steeply pitched red tile roof, buttresses, corner tower with battlements, and half-timbered gables (Figure 41). The church was built at a cost of around \$45,000, with the general contract awarded to E.M. Johnson and Son of Chariton. The cornerstone was laid on December 10, 1939, with the church dedicated on December 8, 1940 (59th Anniversary of Montezuma United Methodist Church 1991: 4-5; Heggland 1990: 8.6-8.7).

As these major projects concluded, a smaller commercial building was then built on the east side. Dick C. Griffith demolished the older two-story building north of the relocated Shearer Auto Company, and he built a new one-story brick building in 1941 (117 S. 4th Street, Map #37, State Site #79-00602). The Recreation Parlor operated here briefly before he entered into negotiations with the U.S. Postal Service to move the post office to this location. Their lease was up in the building a few properties to the north, and perhaps the population growth from 1,257 in 1930 to 1,477 in 1940 resulted in a need for additional space. They entered into a 10 year contract, with the condition that the building be remodeled to meet the government's specifications on lights, restrooms on the first story, rear canopy over a gravel drive, and rear vestibule for unloading mail trucks. The post office moved to its new location in early June 1942 under the direction of postmaster R.A. Mortland. The old post office building was then sold by A.C. McGill to T.C. Brown, who ran a barber shop in the basement for many years (105 S. 4th Street, Map #32, State Site #79-00597). He continued his business, and he leased the front portion of the first story to the Selective Service office and rear portion of the first story to county attorney Glenn L. Eichhorn who moved from the second story of the Jackson Building to avoid steps to his office. This building was significantly damaged on May 3, 1945 by fire, which destroyed the rear office of Eichhorn ("To Move Postoffice," *Montezuma Republican*, February 12, 1942; "New Post Office Building is Proving Very Popular," *Montezuma Republican*, June 11, 1942; "Early Morning Fire Nearly Destroyed Brown Building," *Montezuma Republican*, May 3, 1945; "VanGorp Plumbing," *Montezuma Republican*, October 11, 1962).

Commercial Development in the middle of the 20th Century, 1945-1966

While construction was slow in the early 1940s due to World War II, business growth and improvements began to pick up at the end of the war and through the end of the decade. Storefront and full façade remodeling was the focus through this period as the nearly stable population required no additional buildings. After growing by around 200 in the 1930s, the population stabilized at 1,477 in 1940, 1,460 in 1950, and 1,416 in 1960. While other communities saw a post-war baby boom, the net gains and losses in Montezuma were nearly equal. Thus, the limited new construction in the early 1950s in the Montezuma Downtown Historic District focused on replacement of outdated or destroyed buildings, particularly gas and service stations. This period of development was concluded by the comparative burst of construction and remodeling activities from 1959 to 1966, including a new medical building and post office, though the population fell slightly to 1,353 by 1970. No new buildings have been constructed in the Montezuma Downtown Historic District since this period, though façade and storefront remodels have occurred to modernize buildings.

Several buildings and businesses changed hands in the Montezuma Downtown Historic District starting in 1944. With the death of Ben Powell in 1944, Austin Sharer became sole owner of Powell's Grocery and the building (311 E. Main, Map #11, State Site #79-00575). On the east side of the square, the George F. Johnston store became the George G. Johnson store, or later just Johnson's store, in 1944 with the sale of the business and building to brothers George, Glenn, and Melvin Johnson (113 S. 4th Street, Map #35, State Site #79-00600). While the tenants remained the same, Charles Cummings bought the Jackson Building from George T. Jackson in February 1945, and the building would become referenced as the Cummings Building (101 S. 4th Street, Map #30, State Site #79-00595). With the move of the Ross Variety Store to the north side,

H.E. Rabenold entered business in Montezuma with the opening of the Western Auto Associate Store at 107 S. 4th Street (demolished) in March 1945, remaining here for a few years before moving to his better known location at 307 E. Main where he remained through the 1960s (Map #10, State Site #79-00574). Wimmer's Department Store also opened in the I.O.O.F. building at 301 E. Main Street at the end of the war (Map #8, State Site #79-00572). In April 1945, Virgil James bought the Rodgers Produce building at 111 N. 4th Street and opened the James Produce Company at the location (fire in 1952). In May 1945, Perry Pribble, now manager of the Montezuma Implement Company, bought the old Hess building at 413 E. Main and moved the company back to its original downtown location from the Lundeen property on south U.S. Highway 63 (Map #20, State Site #79-00590) ("Pribble Purchased Hess Building," *Montezuma Republican*, May 3, 1945).

While these changes demonstrate the business climate in this period, the sale by J.R. McDonald of the 70-year-old Merchants Block at 109-111 S. 4th Street to V.L. Lundeen and David Sutherland, Sr. in April 1945 led to a physical change in the downtown as well. Sutherland gained ownership of the south half of the first story, while Lundeen owned the north half and all of the second story (Map #34, State Site #79-00599). Major remodeling started in 1945 and extended through May 1946. The second story façade was reconstructed with a simple brick façade and new windows, though some two-over-two-light double-hung windows appear to have been reinstalled. Bowers & Son remodeled the south storefront by reducing the window size with brick and glass block as the *Montezuma Republican* did not require large display windows. The center window trimmed in aluminum was constructed from plate glass from the original storefront. New apartments were built on the second story. The first story, converted into one store, was remodeled back into two spaces. By 1946, Western Auto Associates expanded into this space from the adjacent building. The *Montezuma Republican* then moved from the rear of the Jackson building into the south half (111). Sutherland Printing would expand years later into a large addition across the rear of the building and adjacent lots ("McDonalds Sell Building to Two Local Men," *Montezuma Republican*, April 26, 1945; "Work Nearly Completion on Republican Building," *Montezuma Republican*, May 6, 1946; "The Same Building in 1946," *Montezuma Republican*, May 30, 1946).

Other construction and remodeling also updated the appearance of the Montezuma Downtown Historic District in this period. The north portion of the lot behind the old First National Bank was sold E.W. McNeil in October 1945, and he constructed a simple one-story brick building for his law firm, McNeil & Bonham (105 N. 4th Street, Map #29, State Site #79-00586). Peoples Savings Bank organized and opened in the old bank space in 1946, providing residents with a second bank option. Fred and Alma Paul took over the Allison Hotel at 414 E. Main in January 1948 and remodeled the interior for their apartment on the first story, hotel use on the second story, and apartments on the third story (Map #22, State Site #79-00079). Bowers & Son completed remodeling for the Monte Café in the corner storefront of the Emslie Block in spring 1948, installing brick columns and walls with smaller windows here as well (325 E. Main, Map #15, State Site #79-00579). The *Montezuma Republican* commented that the "whole street has improved in appearance now that the work has been completed" ("The Old, The New," *Montezuma Republican*, June 17, 1948). The Municipal Electric Light and Power Plant required additional space for a new generator in 1947, building a 26 by 46 foot addition onto the plant (408 E. Washington, Map #25, State Site #79-00584) ("28 Years of Service and Growth by Municipal Light Plant," *Montezuma Republican*, February 15, 1968). Even the Victory Bell Monument on the courthouse square received a minor modification in August 1948, with the American Legion adding a bronze plaque on the north side of the stone base with the names of the veterans of World Wars I and II ("Plaque Presentation Outstanding Event," *Montezuma Republican*, August 19, 1948).

The remodeling efforts are visible in a series of photograph taken in conjunction with the centennial celebration in Montezuma in August 1948 (Figures 42-45). The north side of the square retained a distinctive two-story Italianate brick appearance, with the addition of the 1936 and 1928 buildings. However, storefront updates are visible, particularly the 1919 and 1948 remodeling of the Emslie Block storefronts at the east end (323 E. Main Street, Map #15, State Site #79-00579). Likewise, the new simple brick façade on the *Republican* building just north of the alley on the east side is visible in the photographs (109-111 S. 4th Street, Map #34, State Site #79-00599). The south half of the east side has a distinctive different character, composed of 20th century one-story brick buildings (Map #35-38). While trees block portions of the west side in the photograph, the remodeled façade of the Pitka Motor Company in the former Shearer Auto Company building is also visible

(104-106 S. 3rd Street, Map #49, State Site #79-00611). The triangular parapet has been reduced to a simpler horizontal line, with the glazed brick still clearly defining the building.

As the population remained stable at 1,460 in 1950, so did many older businesses. A number of businesses around the square had been in operation for decades or represented evolutions of 19th century businesses. Both the Montezuma Drug Company (Map #6, State Site #79-00571) and Alexander Drug Company (Map #15, State Site #79-00579) on the north side operated in spaces occupied by drug companies since construction in 1891 and 1883 respectively. Powell's Grocery had operated in the same space under roughly the same name on the north side since 1882 (Map #11, State Site #79-00575). Ironically, a new Anderson Clothing Company opened on the west side in the space formerly occupied by a business of the same name through the 1920s (Map #51, State Site #79-00073). At the same time, new business ventures started downtown that would define commerce in Montezuma into the 21st century. In 1939, Frank R. "Bob" Brownell published the *Encyclopedia of American Firearms* which included plans and specifications of all American made guns and their parts, a "must have" for professional and amateur gunsmiths. He advertised gunsmith services locally and obtained distribution rights for bluing salts for gun maintenance. He soon added a line of oils, and he began advertising his products nationally in 1940. Business increased after World War II, and he found difficulty in locating some parts for repairs. This need led to the issuance of his first catalog in the late 1940s for tools and equipment for professional and serious hobbyist gunsmiths. As the mail order business of Brownell's Incorporated increased, he decreased the gunsmith services he offered ("Services held Friday for Montezuma businessman Bob Brownell," *Montezuma Republican*, July 1991; "Brownell's Target: Quality, Satisfied Customer," *Des Moines Register*, February 18, 1968, 31).

Businesses related to automobile services also evolved in Montezuma in the late 1940s and early 1950s. With increased traffic on U.S. Highway 63, Emmett Johnson built garage on the south section of the route in 1948. The Shearer Auto Company worked to attract customers into downtown by creating a modern automobile sales lot on the property to the south of their building in 1948, demolishing an older frame building (119 S. 4th Street, Map #38, State Site #79-00603). The company then dissolved in February 1950, with Scott Motor Company taking over the building and business. A fire destroyed the old Shearer jewelry building at 108 S. 4th Street in November 1950, then occupied by Cram's Grocery. The two-story brick building was demolished leaving the 1934 tile block rear addition constructed by Smith Grocery (Map #48, State Site #79-00610). Pitka Motor Company, located next door in the original Shearer Auto Company building (104-106 S. 4th Street, Map #49, State Site #79-00611), acquired the partially cleared lot and created a modern automobile lot for their business as well. Older gas stations found the need for modern service bays by this time, and they faced the choice of an addition or new building. The owners of the Midway Oil Station at 201 S. 4th Street chose to build a new south concrete block addition around 1950, maintaining their Tudor Revival station angled to the corner (State Site #79-00604, addition extant). New buildings were constructed on N. 4th Street for the Loftin DX Station (108 N. 4th Street, State Site #79-00580, remodeled) and the Phillips 66 Station (113 N. 4th Street, Map #26, State Site #79-00583). Nearby, the Montezuma Mutual Telephone Company at 107 N. 4th Street also constructed a modern building at the rear of their lot (Map #28, State Site #79-00581). The older frame building used for a garage was cleared for a new 24 by 36 Quonset hut for storage and trucks, built in August 1950 by the Garden Engineering Company of Oskaloosa on a raised foundation for additional space ("A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948; "Shearer Bros. Long Time in Business," *Montezuma Republican*, February 9, 1950; "Up with the New – Down with the Old," *Montezuma Republican*, August 17, 1950).

Remodeling of older buildings and storefronts continued in the early 1950s in the Montezuma Downtown Historic District. The front of the relatively recent Monte Theatre underwent a significant remodel in 1951, removing the recessed entry and thus moving the lobby, ticket booth, and concession stand inside (Figure 46) (305 E. Main, Map #9, State Site #79-00573). The façade and interior walls were also decorated, and a new projector and screen was installed ("Remodeling of Monte Theatre Completed," *Montezuma Republican*, August 30, 1951). Change in ownership led to the interior remodel for a "self-serve" drug store in the Knights of Pythias Building, and reopening of the business as Monte Drug (211 E. Main, Map #6, State Site #79-00571) ("Monte Drugs in Official Opening," *Montezuma Republican*, March 6, 1952). Likewise, the sale of

Powell's Grocery by Austin Sharer to E.F. Henrion of Deep River on November 1, 1952 led to the remodel of the storefront and interior of this Italianate building over the next few years (311 E. Main, Map #11, State Site #79-00575). The historic name would be retained until 1958 when the business was purchased by Peter and Mildred Ellis and it became Ellis Superette ("Powells Grocery Observing 75th Birthday," *Montezuma Republican*, PCHGS collection; "Ellis Superette to Celebrate 1st Year," *Montezuma Republican*, August 6, 1959). The corner storefront in the G.A.R./Masonic building also received an update with brick walls and columns and smaller windows in the early 1950s when Hill's Toggery moved here (100-102 S. 3rd Street, Map #51, State Site #79-00073).

Fire led to construction of a modern tile block building on N. 4th Street in 1952. A fire on May 2, 1952 destroyed the building of James Produce and the adjacent blacksmith shop of Jess Stilson at 111 and 109 N. 4th Street. Stilson decided to move, selling his property to Virgil James. James then had a 57 by 40 foot tile block building designed and constructed by Bowers & Son (111 N. 4th Street, Map #27, State Site #79-00582). The three rooms in the front - office, modern cream room, and special cooling room - each has a display window. Early photographs of the building show the incorporated small canopy with angled supports, which remains on the building (Figure 47). The building was completed with the grand opening held in November 1952. It was noted to be a credit to the town, with the additional benefit that it replaced two older buildings essentially ready to fall down ("Blaze Friday Night Razed Two Buildings," *Montezuma Republican*, May 8, 1952; "James Produce to Build Modern Produce Station," *Montezuma Republican*, June 15, 1952; "James Produce Grand Opening is Saturday," *Montezuma Republican*, November 15, 1952).

Additional businesses with familiar names evolved and started in the early 1950s. United Food Market moved to its larger location at 114 S. 3rd St in 1951 (Map #46, State Site #79-00608) ("Beebe Celebrates 20 years at United Store," *Montezuma Republican*, May 5, 1960). Monte Café expanded by opening the Monte Tap in the rear addition constructed onto their half of the Emslie Block around 1952 (325 E. Main, Map #15, State Site #79-00579). Both operated until 1965 when the Monte Café business was closed ("Monte Tap," *Montezuma Republican*, July 1980). Glen and Hazel Sigafosse started making model airplane parts after work in the *Republican* print shop in 1951, and the business proved so successful that they launched the Sig Manufacturing Company in 1955. A new 32 by 80 Haydite block building was constructed for the business on south U.S. Highway 63 in fall 1955, and they focused on the manufacture of model airplanes and supplies. Their process stretched from processing the raw materials of balsa wood to the final product, requiring additional space for storage. By 1962, they bought a downtown warehouse for this purpose, continuing to expand and grow their business (105 S. 5th Street, Map #39, State Site #79-00594). By 1991, they were one of the largest manufacturers of model airplanes and supplies ("Ready for Occupancy," *Montezuma Republican*, December 1, 1955; *Poweshiek County Heritage* 1991: 15).

Municipal and county projects were also tackled in Montezuma in the 1950s. The old opera house converted to theater and city hall and then to civic center again underwent a remodel and conversion to the Memorial Hall (205 E. Main, Map #4, State Site #79-00569). A bond issue had passed for \$15,000 had passed in 1946 but plans had been delayed until 1954. The theater seats and stage were removed, with restrooms and new mechanical systems added in the basement. The old theater entry, converted to mayor's office, was converted back to the main entry. The work was completed by Bowers & Son ("Plans for Memorial Hall in Final Stages," *Montezuma Republican*, March 18, 1954; "Work Can Begin Immediately," *Montezuma Republican*, May 6, 1954; "Memorial Hall History Traced," *Montezuma Republican*, December 2, 1954). Work to maintain the Poweshiek County Courthouse included repointing mortar joints, painting the brick white, and painting the trim brown in 1954 (Map #1, State Site #79-00078). Work on the footings of the county jail and sheriff's residence shored up the settling of the southwest corner of the residence, which had led to settling cracks and separation with the jail portion (201 S. 3rd Street, Map #41, State Site #79-00605). More extensive remodeling was then undertaken in 1957, with the north side porch removed and replaced with concrete steps, wiring updated, and west side porch screened. Similar foundation settling at the Montezuma Public Library led to new concrete footings in 1957 as well (200 S. 3rd Street, Map #42, State Site #79-00077). A larger construction project was then undertaken by the school board, leading to the completion of a new high school in 1959 ("Courthouse - Old & New Look," *Montezuma Republican*, November 11, 1954; "Footings Work is First Step in Repair

Program," *Montezuma Republican*, February 3, 1955; "County Jail Now Being Remodeled," *Montezuma Republican*, October 3, 1957; "Library Building Foundation in Poor Condition," *Montezuma Republican*, March 28, 1957; *Poweshiek County Heritage* 1991: 68).

Commercial remodeling continued through the middle of the 1950s, modernizing the appearance of the Montezuma Downtown Historic District. Peoples Savings Bank, operating in the old First National Bank space since 1946, began a remodeling program in 1954 with work to the parapet (401 E. Main, Map #16, State Site #79-00585). Bowers & Son removed the brackets and details on the west wall of the building (part of the original Centennial Block) and replaced it with a simple brick parapet, and the Classical Revival cornice on the façade (south) was also reworked. They were busy with two storefront remodels in 1955 as well. Johnson's Store received a new brick storefront with smaller windows and an aluminum canopy and strip in March 1955 (113 S. 4th Street, Map #35, State Site #79-00600). The storefront of Fullmer Store in the Jackson Building was also redesigned to remove the recessed corner entry and build a full corner to gain some additional interior space (101 S. 4th Street, Map #30, State Site #79-00595) ("Remodeling Bank Building," *Montezuma Republican*, February 18, 1954; *Montezuma Republican*, March 31, 1955; "Fullmer Store's New Front," *Montezuma Republican*, August 18, 1955).

A series of photographs from around 1956 show the additional remodeling and updates to the Montezuma Downtown Historic District (Figure 48-54). The overall density of the downtown is clearly visible on the aerial photograph from this period, with two-story buildings around the perimeter of the courthouse square. The north side continues to be characterized by two-story Italianate building with more than half exhibiting storefront remodeling. Buildings to the east and north of the intersection of Main and 4th streets create a more varied appearance with a mix of ages, styles, and sizes. The north half of the east side continues to be dominated by two story buildings in contrast with the south half dominated by one story buildings. The storefront updates are also evident on the west side. Pitka's Used Cars is depicted in this period as well, located on the site of the destroyed Shearer jewelry building and next to their main building (Figure 55).

Both banks underwent additional remodeling in 1959, creating a modern appearance for their institutions. The Montezuma State Bank remodeled the interior of their bank with a new office area, president's office, conference room, and bookkeeping room over the summer of 1959 (103 S. 4th Street, Map #31, State Site #79-00596). Additionally, the cages around the teller booths were removed. Work was under the direction of president Kenneth E. Cox ("Montezuma State Bank to Celebrate," *Montezuma Republican*, August 6, 1959, 1; "Montezuma State Bank," *Montezuma Republican*, November 18, 1992, 9). Work on the Peoples Savings Bank was more extensive and continued through December 1959 (401 E. Main, Map #16, State Site #79-00585). Work was designed and completed by the Bowers Construction Company. Exterior improvements included a new recessed glass corner entry design, permastone on the first story of the west side, sandblasting of the stone, new window trim and awnings, and new signage with stainless steel letters (Figure 56). The interior remodeling included work to the teller booths and expansion to four windows, concealed overhead lighting, air conditioning, new Flexotile floors, new directors' room in permastone and walnut with deep nap carpet, acoustic-celotex ceiling, Mastertape music with multiple controls, new draperies, furniture, and fixtures. Officers of the bank at the time included J.R. Hutchinson, chair; J.J. Boatman, vice president; M.L. Arendt, president; J.J. Boatman, vice president; and R.L. Arendt, cashier ("Peoples Savings Bank Plans to Hold Open House Saturday," *Montezuma Republican*, December 17, 1959).

This construction work downtown was reflective of a larger building boom noted in Montezuma in 1959 that would continue into the early 1960s as the population remained stable at 1,416 in 1960. Discussion was already underway regarding a new bowling alley and construction of a clinic or medical professional building in the downtown ("Monte Engrossed in Building Boom," *Montezuma Republican*, October 15, 1959). The move of International Harvester to a new, modern building in the southwest portion of Montezuma in 1959 left the old Hess Motor Company building vacant (415 E. Main, Map #21, State Site #79-00591). K.C. Capper, Dean Doonan, Keith Watts, and Dr. Ernest F. Skare acquired and remodeled the large one-story building into a bowling alley, soon joined by Dale Watts. Star Lanes was described as an ultra modern eight lane bowling facility with automatic pin spotting equipment, and it continues to operate here in 2011 ("Star Lanes Open 2

p.m. Saturday," *Montezuma Republican*, April 21, 1960; "Dale Watts Buys into Bowling Alley," *Montezuma Republican*, September 8, 1960). Montezuma also worked to position itself as a community with modern facilities through new construction. Discussion on the need for a clinic or medical professionals building began after local residents received word from a doctor who said he would not locate here due to lack of modern office and emergency facilities. The city council supported construction of this type of building, and the Montezuma Medical Building Corporation organized on March 17, 1961. They leased the land owned by the city at 204 E. Liberty Street to the west of the Montezuma Public Library for the purpose of building a medical building that might then be leased or sold to a physician locating in Montezuma (Map #43). The building was completed, and Dr. Kenneth W. Caldwell agreed to move to the community. Through agreement, the land was then transferred from the city to the Montezuma Medical Building Corporation and then sold with the building, furniture, fixtures, and medical equipment to Kenneth W. Caldwell for \$25,700 in September 1962 (abstract for 204 E. Liberty).

With the closing of Monte Theatre and retirement of chiropractor Katherine Davis, the vacant building attracted the attention of Bob Brownell who bought the building in 1961 and then moved the growing Brownell's Incorporated into the space (305 E. Main, Map #9, State Site #79-00573). In 1960, he published *The Encyclopedia of Modern Firearms, Parts, and Assembly*, which included factory information for assembly, disassembly, and repair of all guns in production in late 1950s. The demand for additional parts made by Brownell's and space for storage of other parts sold by Brownell's required additional space. The building was completely remodeled, with the storefront redesigned with glass block and smaller windows (Figure 57). By 1968, the local business was recognized as the largest gunsmith supplier in world, with Bob Brownell directing operations from the balcony of the old theater. The company had over 4,000 regular customers for their gunsmith tools, supplies, and parts as well as those stocked from 600-700 manufacturers. They would continue to operate downtown until 1976 when they moved to larger facilities ("Services held Friday for Montezuma businessman Bob Brownell," *Montezuma Republican*, July 1991; *Montezuma Republican*, December 28, 1961; "Brownell's Target: Quality, Satisfied Customer," *Des Moines Register*, February 18, 1968, 31).

Two final buildings were constructed in the Montezuma Downtown Historic District in the early 1960s. The Montezuma Post Office moved to its fourth home in 1962 with the construction of a new building at 201 E. Liberty Street, near the new medical building (Map #44, State Site #79-00071). The house on the site was cleared in May, with work beginning on the new building immediately by the Metropolitan Construction Company under Kansas City, Missouri, under the direction of postal project superintendent Robert Stubblefield. The new one-story 68 by 52 foot brick building was modern in design, incorporating buff brick with aluminum and glass elements. The entry was accessed along a recessed, covered walk, and the building was set back to permit landscaping at the front of the lot ("New Post Office Construction Begins," *Montezuma Republican*, May 31, 1962; "New Post Office Construction Begins," *Montezuma Republican*, May 31, 1962; "New Post Office Formally Dedicated," *Montezuma Republican*, October 25, 1962). Vincent Johnson bought the old two-story Italianate building at 107 S. 4th Street in March 1964, proceeding with demolition of the 19th century building. He constructed a new one-story modern brick office for his law practice on the site (Map #33, State Site #79-00598).

One final major remodeling effort ends the period of significance for the Montezuma Downtown Historic District. While Montezuma State Bank undertook an interior remodel in 1959, the acquisition and expansion of the bank into the adjacent Jackson Building in 1966 doubled the size of their office space. In order to visually connect the buildings, new first story cladding was installed on the original building at 103 S. 4th Street that extended across the front of the Jackson Building at 101 S. 4th Street and wrapped around the corner to continue across the north side of the building (Figure 59). The 12-foot Roman brick cladding incorporated a border of stainless steel across the top for a modern streamlined appearance and for the name on the front and side of the building. The main entry was also moved to the north building. Work was completed by F-M Design and Construction Company of Chicago ("Construction to Being at Bank," *Montezuma Republican*, March 17, 1966; "Right on Schedule," *Montezuma Republican*, July 28, 1966; "Montezuma State Bank," *Montezuma Republican*, November 18, 1992, 9). This remodeling concludes the final period of construction of

new buildings and commercial remodeling of older buildings in the Montezuma Downtown Historic District within the period of significance from 1848 to 1966.

Few significant changes have occurred to the footprint of the Montezuma Downtown Historic District since the end of the period of significance in 1966 though remodeling efforts have affected the historic appearance of some buildings. The only demolition occurred in the 1970s, resulting in only one parking lot parcel within the district boundary (south of Map #7). No new buildings have been constructed, though a handful of additions have been built. Vannoy Chevrolet at 119 S. 4th Street remained in their downtown location (Map #38) and expanded into the former post office building to the north (Map #37), and they constructed a large south addition and new façade across the older buildings in 1976. They also moved their sales office to the former Midway Service Station to the south, constructing an office addition and cladding the building in 1998. The Municipal Light and Power Plant expanded into new additions in 1967 and the late 1970s (Map #25). Nearby, the Montezuma Mutual Telephone Company (Map #28) expanded across the street into the Watts building and built a large south addition for new equipment in 1974. Immediately north of the district boundary, the Presbyterian Church completed a new church in 1971, and then built the Presbyterian Family Center across the street at the southwest corner of 4th and Washington streets in 1988. New brick facing was installed on the jail portion of the county jail and sheriff's residence in 1971, and the windows were replaced with glass block (Map #41). Exterior work on the courthouse removed the paint and repointed the building in 1979, and then a new south addition with an elevator and modern restrooms was constructed in 1982. Metal façade cladding from Lamperts of Chester, Minnesota, was installed on several buildings in 1976 prior to the bicentennial celebration, with a handful remaining clad (Map #36, 47, 49). Metal was also utilized for storefront remodels in this period, with several buildings retaining these changes. Three buildings have been clad more recently in vinyl siding, including two frame (Map #18, 19) and one brick (Map #45) building. In the 1980s, the population of Montezuma grew, reaching 1,651 in 1990 before following over the last two decades to 1,160 in 2010.

Architecture of the Montezuma Downtown Historic District, 1858-1966

In addition to historic significance, the Montezuma Downtown Historic District also has architectural significance under Criterion C at the local level. The buildings in the Montezuma Downtown Historic District represent the largest and most significant collection of commercial architecture in Montezuma. Additionally, significant specialized buildings are found in the district, including governmental and religious architecture. The district comprises a distinctive and well-preserved group of commercial buildings. Collectively, the buildings represent the typical two-story commercial building type and a range of commercial architectural styles, creating a strong historic commercial district. The resources represent three main types: second generation buildings, "remodeling Main Street" buildings, and specialized buildings and objects. Second generation buildings were built as the community matured, replacing early buildings on lots and filling in remaining open lots. As the downtown continued to fulfill its role as the commercial center of the town, buildings reflecting the "remodeling Main Street" ethic remodeled their storefront or even full façade to create a progressive, modern look. Specialized buildings were constructed for specific purposes related to civic, religious, and governmental uses, and specialized objects were often placed downtown due to civic and commemorative efforts (Nash 2002: F40-F43). The Montezuma Downtown Historic District retains significant historic resources in each of these categories. Commercial buildings were constructed and remodeled as the downtown area continued to be utilized as the business district for Montezuma from the late 19th century to the middle of the 20th century. Additionally, significant governmental architecture is found dispersed throughout the district in the courthouse, jail, post office, library, city hall, and municipal light plant. Finally, two monuments erected in the 1920s connect the historic contributions of local citizens to the modern district.

The architectural significance of the Montezuma Downtown Historic District spans from 1858 to 1966. The district is characterized by two story brick buildings primarily constructed from 1875 to 1910 and one story brick or tile block buildings primarily constructed from 1910 to 1964. Remodeling efforts that evolved the appearance of the district primarily date from 1946 to 1966. The earliest, and perhaps most significant, building in the historic district is the two story Greek Revival brick Poweshiek County Courthouse completed in 1858. Two gable-front frame commercial buildings date to construction around this period as well, with installation of vinyl siding and new windows obscuring their historic features to varying degrees. Eleven of the extant buildings constructed in the last quarter of the 19th century are second generation brick buildings built in the Italianate style. These buildings are primarily two stories, with one three-story hotel. A one-story brick building from 1892 retains strong Romanesque features, while a similar two-story Romanesque building was remodeled with a new façade in 1921. Three buildings constructed as residences then converted for commercial use reflect the vernacular L-plan form, the Second Empire style, and the Queen Anne style. The seven commercial buildings constructed in the first decade of the 20th century reflect the transition to Classical Revival influence and decrease in size from two to one story brick buildings. Four two-story brick Classical Revival buildings are extant from this period, as well as three buildings that reflect a more vernacular brick commercial type with basic brick details. One follows the basic two-part "20th century brick commercial" style of a two-story building composed of a storefront with upper brick wall with simple brick or stone detailing. The other two were one-story buildings built around 1910 with the simple brick detailing reflected on the parapet wall. Some Craftsman influence is noted on the one-story brick telephone company building constructed in 1911 and on the two-story sheriff's residence built in 1915 and connected to the county jail. The seven extant commercial buildings dating from 1915 to 1936 include four two-story buildings and three one-story buildings. Brick continued to be the predominant material. Only the 1921 Classical Revival façade remodel for the Montezuma Savings Bank reflects any particular style, while the other buildings utilizing simple brick details as their architectural features. The one-story brick library built in 1918 also has elements of the Classical Revival style. The church in the district, built in 1939-40, reflects the Tudor Revival style. The style of 10 brick or block buildings constructed from 1940 to 1964 is even more simplified, including some with exposed concrete block or hollow tile block construction. These buildings are all one story in height. Brick facades reflect simplified modern details, devoid of extensive ornamentation. The Montezuma Post Office #4, built in 1962, represents the best example of modern architecture in the district.

As noted throughout communities across the country, a railroad connection ensured longevity and growth for a community and governmental function as a county seat brought stability to the community. Development of the town brought replacement of first generation buildings with more substantial second generation buildings. Commercial buildings often had stores on the first story, with housing or offices on the upper stories. Hotels and livery stables served travelers, and grain elevators and related shipping buildings connected the surrounding countryside with markets (Nash 2002: E30). The designation as the county seat led to the first substantial construction effort in Montezuma with the construction of the second courthouse in 1857-58, a two-story brick Greek Revival building (Figure 19). Witnessing the potential population loss from lack of a railroad connection despite selection as the county seat, Montezuma worked to attract the railroad to town, succeeding with a first line in 1876 and second line in 1880. At this time, first generation buildings were found on all sides of the square, though not on every lot. Some additional commercial buildings were found along Main Street, particularly on the block to the east of the square. Two of these early two-story, gable-front frame buildings are extant on this 400 block of E. Main (Figures 5-6). Montezuma began to replace these buildings with more substantial second generation buildings and fill in buildings on the remaining vacant lots around the square from 1875 to 1885. By 1886, major local organizations began to contribute to this effort with construction of landmark buildings for their groups. This effort to improve the community with substantial second generation brick buildings extended into the 20th century. Second generation buildings were typically multi-story in height, including one or multiple storefront spaces. Large block buildings were constructed, with multiple storefronts unified by upper story design, cornice, and details. The majority of the buildings were masonry construction, usually with brick that was either locally manufactured or shipped in by rail. Face brick, in particular, was often shipped from larger brick plants in the state or the region. Stylistic influences were greater, reflecting the confluence of national trends, local tastes, and demonstration of business success. Italianate buildings were built in Montezuma from the 1870s to 1890s, with less influence of Romanesque and Queen Anne styles found in commercial building designs in the 1880s and 1890s in other communities across Iowa (Nash 2002: F40-41).

Historic images show the dominance of the Italianate style among the 19th century buildings of Montezuma, constructed from 1875 to 1899 (Figures 10-13). Italianate provided the most popular inspiration for architectural style for commercial buildings across the country from the 1850s to 1880s, and more modest buildings reflect a vernacular interpretation of this style. The commercial Italianate style is characterized by arch windows with decorative hoods, two-over-two-light double-hung windows, wide projecting eaves, large brackets, elaborate metal cornices, and storefronts with cast iron columns and large windows. Several buildings remain as good examples of this style in Montezuma. The two-story brick Powell Grocery, built around 1877, reflects the use of the style on the single storefront building (311 E. Main, Map #11, State Site #79-00575). Though the storefront has been remodeled, the building retains two-over-two-light double-hung wood windows with decorative hoods with shoulders and the trademark bracketed cornice (Figure 11, Photo 3). The Emslie Block is one of several multi-storefront buildings constructed in the Italianate style (323-325 E. Main, Map #15, State Site #79-00579). This two-story brick building built in 1883 retains decorative window hoods with keystones and shoulders, some two-over-two-light double-hung wood windows, bracket metal cornice, and distinctive chamfered building corner with a name plate (Figure 12, Photo 4). Perhaps the most elaborate example of a metal cornice on a Italianate building in Montezuma is the 1886 G.A.R./Masonic Building (100-102 S. 3rd Street, Map #51, State Site #79-00073). The large and small brackets of the cornice retain their own decorative details, and the cornice is further distinguished by pediments and finials (Figure 13, Photo 12). The Italianate style was also reflected in the large three-story brick New Carroll House built in 1892 after a fire destroyed an earlier hotel on this site (414 E. Main Street, Map #22, State Site #79-00079). The building addressed its location at Main and 5th Street diagonally across from the railroad depot through the design of the corner of the building as well (Figure 23, Photo 6). The use of the Italianate style continued through the 1890s. The large two-story brick Valentine Building on the west side of the square is the last extant building to utilize this style, built in 1899 (114 S. 3rd Street, Map #46, State Site #79-00608). The building retains two-over-two-light double-hung wood windows with decorative hoods with shoulders and its full metal cornice with large brackets, small brackets, and the date plate (Figure 26, Photo 12).

By the 1890s, the Romanesque Revival and Queen Anne styles began to influence commercial architecture. However, neither style had a particular strong influence in Montezuma. In 1892, two Romanesque Revival

buildings were constructed on the east side of the square, a two-story bank building and a one-story post office building (Figure 25). The bank building was later remodeled, leaving the Montezuma Post Office #2 as the surviving example of the Romanesque style (105 S. 4th Street, Map #32, State Site #79-00597). The large arches that define the architecture of the building are characteristic features of the Romanesque style, with the interpretation of brackets in brick across the parapet often seen on buildings of this period as a carryover from the Italianate style (Photo 8). While the Queen Anne was more popular among residential buildings than commercial, the style often influenced commercial buildings with the use of oriel (bay) windows on the second story. However, no buildings are extant with this feature nor appear to have been built with the influence of this style (Figures 20-26). The style was utilized for the one-and-one-half-story frame combination residence and doctor's office on Main Street to west of the square, remodeled around 1904 for Dr. E.B. Williams (209 E. Main, Map #5, State Site #79-00570). An earlier side-gable residence appears to have been incorporated into a larger building with the east Queen Anne addition with two-story bay window and front porch (Photo 2). Likewise, the conversion of a residence into the Hotel Holloway slightly north of the square at 105 N. 3rd Street in 1899 combined earlier and later residential styles (Map #7, State Site #79-00615). The small one-story frame Second Empire residence retains its defining mansard roof with two-over-two-light double-hung wood windows, while the large two-story frame 1899 hotel addition to the south has a hip roof similar to Foursquare residences of the early 20th century.

The Classical Revival style became popular for commercial buildings in the early 20th century, particularly for bank buildings. The style was also used for the first generation of façade updates under the "remodeling Main Street" category (Nash 2002: F41, F44). Three commercial buildings in Montezuma reflected this style to varying degrees. The exchange of property in 1902 resulting in the new International Order of Odd Fellows (I.O.O.F.) lodge and the new First National Bank first introduced the style to Montezuma's downtown. The First National Bank remodeled the old Italianate building with a stone Classical Revival façade, though the 1959 remodel removed most of the original detail (Figures 22, 56, Photo 5) (401 E. Main, Map #16, State Site #79-00585). The Classical Revival architecture of the I.O.O.F. building remains more intact, constructed on a vacant lot on the corner opposite the Italianate brick G.A.R./Masonic building and the Italianate brick Knights of Pythias building (301 E. Main Street, Map #8, State Site #79-00572). The style is simply reflected in the pilasters, cornice lines, and proportions of the building (Figure 20, Photo 3). Two decades later, the Montezuma Savings Bank sought to update their Romanesque façade with a new Classical Revival appearance (103 S. 4th Street, Map #31, State Site #79-00596). Pilasters on the sides terminated in a unified building cornice with Classical Revival details and a stone name plate, and multi-light windows were installed on the first and second stories (Figure 31, Photo 8).

The early 20th century also marked a transitional period to more basic brick commercial buildings, often merely accented with decorative or patterned brickwork. Structural materials began to include new options, such as rusticated concrete blocks and tile blocks. While these materials contributed to "fireproof" construction popularly promoted in the early 20th century, they were not embraced for façade materials, with brick still utilized on the exterior. Simple geometric brick details were incorporated in the parapet, and stone was sometimes used as an accent for the corners or window sills and lintels. This type of commercial buildings is simply described as a "two-part" building, consisting of a storefront and upper story or stories, or a "one-part" building, typically a one-story building with a parapet. Four two-story buildings were built in downtown Montezuma that reflect this basic commercial type from 1905 to 1928, though one has been clad with a later aluminum slipcover façade. The two-storefront commercial building at 307-309 E. Main built in 1905 (Map #10, State Site #79-00574) and the Jackson Building at 101 S. 4th Street (Map #30, State Site #79-00595) have simplified brick facades with parapet details that interprets brackets by brick corbeling (Figure 24, 40; Photo 3, 8). The first building has a dog tooth brick course and continuous second story stone sills that further emphasize the trend toward horizontal lines in this period. The Jackson Building also has similar banding through soldier brick courses, and stone is used as accent blocks. The two-storefront commercial building at 317-319 E. Main built around 1928 stripped down the brick details more fully (Map #13, State Site #79-00577). The parapet detailing consists simply of a contrasting brick outline of a rectangle and soldier bricks compose the lintels of the first story openings (Figure 35, Photo 4).

By 1910, the commercial building efforts in downtown Montezuma began shifting from two story to one story buildings. The architectural detailing was then primarily limited to treatment of the façade above the storefront, primarily the parapet. The simple brick rectangle was utilized as detail on three buildings built on the east side of the square built around 1910 and in 1915 (Map #35, 36, 38), and simple brick lines were again utilized for the building constructed around 1940 between the earlier structures (Map #37). Unfortunately, non-historic cladding obscures all but one of these buildings (Photo 8). Likewise, the geometrical detail of the white and dark glazed brick of the one-story Shearer Auto Company façade is clad in aluminum (Figures 29-30, Photo 12) (104-106 S. 3rd Street, Map #49, State Site #79-00611). The triangular pediment of the original 1917 parapet was later modified in the 1940s by the subsequent Pitka Motor Company, though it continued to reflect the enamel brick details (Figure 55). The glazed brick was utilized for two identified storefront remodels over the next few years, the 323 storefront of the Emslie Block (Map #15) for Alexander Drug Company in 1919 (removed in subsequent remodeling) and the 403 storefront of the Centennial Block (Map #17) for Monte Café (Photo 5). The latter retains the white and gold enamel bricks, though the storefront window has been partially covered. The glazed brick also appears to have been utilized on the two-story brick Johnson Building built at 110-112 S. 3rd Street in 1921 (Map #47). White and green glazed brick remains visible at the storefront level, though the aluminum slipcover cladding again obscures the upper façade. Historic photographs suggest the historic façade under the aluminum is clad in white enamel bricks accented with green brick bands (Figure 30). Thus, perhaps the best example of this style of early 20th century commercial buildings is the one-story brick Hess Motor Company built in 1923 at 413 E. Main (Map #20, State Site #79-00590). The brick façade is accented by slightly projected brick bands in rectangular, square, and diamond patterns with stone blocks as corner accents (Photo 5). The building is also unique and significant for its barrel roof, resulting in the curved parapet on the façade. The barrel roof is supported by steel girders or trusses, removing the need for any interior posts.

The period after World War II brought further simplified commercial architecture to downtown Montezuma in the form of new construction, façade remodeling, and storefront modernizing. The “remodeling Main Street” ethic was at full steam through this period from 1946 to 1966. The entire front of the Italianate brick Merchants Block was rebuilt in 1946 with a simple brick façade devoid of any detailing except for the continuous window lintel and sills (109-111 S. 4th Street, Map #34, State Site #79-00599). A new material – glass block – was utilized in the storefront remodel for the south storefront (Figures 44, 52; Photo 8). Storefronts continued to be targeted as a key remodeling effort to update the appearance of a commercial building, and this type of remodeling dominated the building activity through the 1950s in the Montezuma Downtown Historic District. Simple brick designs with smaller display windows were popular. Aluminum framed windows and doors also made their appearance in this period, and they would prove to remain popular for several decades. Many storefronts continue to reflect this remodeling, such as the 325 storefront of the Emslie Block remodeled for the Monte Café in 1948 (Figures 42, 49; Photo 4). The handful of buildings constructed in this period were one-story buildings with simple facades. Tile or concrete block gained popularity as an exposed material, particularly for more utilitarian buildings. The Phillips 66 Station built around 1950 left its block exposed, rather than cladding it in brick (Map #26). The new James Produce building, constructed in 1952, likewise left the block construction exposed as the finish wall surface, though include some architectural thought in the simple integrated canopy and supports (Figure 47) (111 N. 4th Street, Map #27, State Site #79-00582). Two basic storage buildings at rear of lots are also extant from this period in the district – a concrete block warehouse (Map #39) and a Quonset hut raised on a foundation built in 1950 by the Montezuma Mutual Telephone Company as their new storage and garage building (Map #28).

Brick continued to be used as the façade material for professional and more traditional commercial buildings from the 1940s through the 1960s. Law firms replaced two earlier buildings with modern one-story offices that had traditional yet simple brick façades, including the McNeil Building in 1945 (Map #29, Photo 7) and the Vincent Johnson Building in 1964 (Map #33, Photo 8). The latter was clad in the elongated Roman brick that gained popularity in Montezuma in the early 1960s. This brick was also utilized in the major first story remodel for Montezuma Savings Bank in 1966, marking the end of the period of significance. Roman brick was installed on the storefront of their original bank as well as wrapping around the adjacent Jackson building, as they expanded into this building as well (Figure 59, Photo 8) (Map #30, Map #31). The brick incorporated a border

of stainless steel across the top for a modern streamlined appearance, also providing space for the name on the front and side of the building. The 1959 remodel of the Peoples Savings Bank to the north removed the Classical Revival details of the 1903 remodel as well as creating a recessed entry and cladding the first story of the west side in a modern material, permastone (Figure 56). The new post office constructed in 1962 also focused on the simple lines of modern architecture (201 E. Liberty, Map #44, State Site #79-00071). The brick building features modern surfaces without any ornamentation and use of an inset walkway with glass and aluminum panels as the key architectural feature (Figure 58, Photo 11).

Specialized buildings and objects in the Montezuma Downtown Historic District have been integral throughout the development of the district, particularly with Montezuma's position as the county seat. The 1857-58 Greek Revival two-story brick courthouse is centered on the public square and within the district (Map #1, State Site #79-00078, listed individually on the NRHP). Features of the courthouse characteristic of the style include the symmetrical form and composition, triglyphs along the wide frieze, and closed gable ends (Figure 19, Photo 1). The prominent bell tower on the north end reflects early Colonial architecture and values as well. The two south additions (1898, 1982) and basement addition (1933) do not detract from the understanding of the building as the earliest significant governmental building within the district. The courthouse square includes specialized objects as well. The Victory Bell Monument was built by the American Legion in 1921, consisting of the old courthouse ("victory") bell mounted on a brick base on a stone monument (Map #3, State Site #79-00613). The monument was appended in 1948 with the addition of the bronze plaque on the north side with the names of the WWI and WWII soldiers from Montezuma. Two recent monuments have also been erected on the square in 2007 and 2008, both tabulated as non-contributing. The second contributing monument is located off of the square, on the north end of the west side of the square to the south of the G.A.R./Masonic building (Map #50, State Site #79-00612). This Civil War Monument was built by the G.A.R. in 1927, consisting of a 6'6" granite marker flanked by Civil War cannons on concrete bases.

Additional specialized buildings relating to governmental functions were constructed in the first half of the 20th century in the Montezuma Downtown Historic District. The county originally built the jail to the north, moving it into downtown with the construction of the jail and sheriff's residence on the south side of the square in 1914-15 (201 S. 3rd Street, Map #41, State Site #79-00605). The rear jail section was constructed first with a north entry towards Liberty Street, and the sheriff's residence was the immediately built on the west side facing 3rd Street. While the appearance of the jail portion was functional with few brick details, the sheriff's residence section incorporated elements of the Craftsman style in the wide eaves, brackets, and front entry porch (Figure 27, Photo 9). Four specialized buildings relating to municipal services were also constructed and remain extant within the Montezuma Downtown Historic District. The first was the City Hall, or Memorial Building, remodeled with a front addition and other work in 1905 (205 E. Main, Map #4, State Site #79-00569). The new façade incorporated elements simplified from the Classical Revival style, though perhaps with some Romanesque influence in the arch detailing in the brick (Photo 1). The telephone company building constructed in 1911 at 107 N. 4th Street reflected some elements of the Craftsman style in the lines and details, though painting has obscured these elements (Map #28, State Site #79-00581). The Classical Revival style again provided the prevailing influence for the Montezuma Public Library built in 1918 and designed by architect Frank E. Wetherell of Des Moines (200 S. 3rd Street, Map #42, State Site #79-00077). The features of the style are translated for a modern revival design, including a front vestibule with arch entry, soldier brick bands, three-over-two-light double-hung wood windows, a wide frieze with diamond details and brackets, and strong metal cornice line with crowning parapet wall (Photo 10). Architectural precedents were generally abandoned with the design of the Montezuma Municipal Light & Power Company in 1939, instead reflecting the simplified brick architecture and details of the 1930s (408 E. Washington, Map #25, State Site #79-00584).

The final specialized building found within the Montezuma Downtown Historic District is the Methodist Episcopal Church on the south side of the square, built in 1939-40 after a fire destroyed the 1905 building (200 S. 4th Street, Map #40, State Site #79-00072). The design of the church by Milwaukee architect Hugo C. Haeuser introduced a regional designer into the community. His design for the new Methodist Episcopal Church followed his trademark Tudor Revival designs, including low masonry side walls, steeply pitched red tile roof, buttresses, corner tower with battlements, and half-timbered gables (Figure 41, Photo 9). This building is the

best example of the Tudor Revival style in Montezuma, and it provides a strong landmark design for the southeast corner of the square.

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Melba Carl Swanson, "A Century of Progress in the Town of Montezuma," *Montezuma Republican*, August 5, 1948.

Celebration Edition, July 18, 1968, 52 pages.

Nash, Jan Olive. *Iowa's Main Street Commercial Architecture*. National Register of Historic Places Multiple Property Documentation Form. Tallgrass Historians L.C., Iowa City, Iowa, July 2002. On file at the National Park Service and State Historical Society of Iowa.

The Old Home Town, booklet printed for Montezuma's Centennial Homecoming, August 12-15, 1948. Montezuma, IA: *Montezuma Republican*, 1948.

Ogle, George A. *Standard Atlas of Poweshiek County, Iowa*. Chicago: George A. Ogle Company, 1896.

Parker, Prof. L.F. *History of Poweshiek County, Iowa*. 2 volumes. Chicago: S.J. Clarke Publishing Company, 1911.

"Pauly Jail Building Company Celebrates 150 Years," *The Ironworker*, June-July 2006, 4-5.

Poweshiek County Historical and Genealogical Society (PCHGS), Montezuma, Iowa. Miscellaneous clippings in files and binders, historical pamphlets, and historic photographs.

Poweshiek County Heritage. Montezuma: Poweshiek County Historical and Genealogical Society, 1991)

Poweshiek County, Iowa. Montezuma, IA: W.C. Condit, 1865.

Sanborn Map Company. "Montezuma, Iowa," fire insurance maps. Pelham, NY: Sanborn Map Company, 1886, 1893, 1902, 1907, 1926, 1936.

Shank, Wesley. *Iowa's Historic Architects*. Iowa City, IA: University of Iowa, 1999.

Souvenir - Montezuma, Iowa - 1912-13. Published by Alexander and Company ("The Rexall Store") and printed by C.K. Needham, *Montezuma Republican*. G.E. Cook Studio, photographs. 1912. In collection of the Poweshiek County Historical and Genealogical Society.

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 # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): see table of resources

10. Geographical Data

Acreage of Property approximately 12 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	15	539545	4603905	3	15	539735	4603695
	Zone	Easting	Northing		Zone	Easting	Northing
2	15	539800	4603945	4	15	539555	4603695
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The map on page 66 depicts the boundary for the Montezuma Downtown Historic District in Montezuma, Poweshiek County, Iowa, at a scale of 1 inch = 150 feet.

Boundary Justification (explain why the boundaries were selected)

The boundary for the Montezuma Downtown Historic District has been drawn to include parcels that reflect the significant history of the district from 1848 to 1966 as defined through their association with primarily commercial, fraternal, and governmental uses. Parcels that do not reflect these historic associations have been excluded from the district boundary and assist in defining the edge of the boundary. The boundary has been drawn as contiguous, so these parcels on the edge of the boundary not associated with the significance of the district are excluded from the district. Likewise, if these parcels are found between contributing resources, they have been included in the district as non-contributing resources. The boundary follows the current parcel lines associated with contributing properties.

The overall commercial, fraternal, and governmental nature of the Montezuma Downtown Historic District distinguishes it from the surrounding area, and its historic nature has guided the determination of the district boundary. The district is centered on the public square. The boundary includes nearly the full development of the business district in Montezuma from 1848 to 1966, as well as the associated governmental, fraternal, and religious uses historically in downtown Montezuma. One site of a moved and demolished commercial building that is now used for surface parking is found within the district boundary. The general residential uses and later governmental development on the blocks immediately outside the district boundary assisted in determining the boundaries of the historic district. Parcels facing the side streets in the northeast section that relate to the significant historic associations are included within the district boundary, and the boundary follows the parcel lines for these properties.

Though historic archaeological sites have not been identified at this time, they could potentially contribute to the Montezuma Downtown Historic District. If necessary, the boundary could be adjusted to include these sites. No current sites have been identified or evaluated for archeological potential or significance.

Montezuma Downtown Historic District
Name of Property

Poweshiek County, Iowa
County and State

11. Form Prepared By

name/title Rebecca Lawin McCarley, Architectural Historian

organization SPARK Consulting

date December 20, 2011

street & number 17 Oak Lane

telephone 563-324-9767

city or town Davenport

state Iowa

zip code 52803

e-mail sparkconsulting@octaspark.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Photographs:** Representative black and white photographs of the property.
- **Continuation Sheets**
- **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 table on next page

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. 460 et seq.).

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

Property owners:

The following people were identified as owning property within the boundary of the Montezuma Downtown Historic District as of September 2010. A total of 42 distinct property owners are included on this list, which is organized according to address and map number with additional properties owned by the same person included under the first occurrence of the owner.

Owner	Mailing address	Property Address	Map #
POWESHIEK COUNTY	300 E. MAIN STREET MONTEZUMA, IA 50171	300 E. Main Street	Map #1, 2, 3
CITY OF MONTEZUMA	PO BOX 314 MONTEZUMA, IA 50171	205 E. Main Street 408 E. Washington	Map #4 Map #25
LOWRY, DORIS B	815 DIAMOND TRAIL RD MONTEZUMA, IA 50171	209 E. Main Street	Map #5
AZTEC LODGE 238 c/o SANDERS, ROBERT	502 E OGDEN, NO 14 MONTEZUMA, IA 50171	211 E. Main Street	Map #6
COLEMAN, TIMOTHY & DANA	268 CENTER POINT DR MONTEZUMA, IA 50171	105 N. 3rd Street 405 E. Main Street	Map #7 Map #17
ELLIS, RONALD P	PO BOX 748 MONTEZUMA, IA 50171	301 E. Main Street	Map #8
THREE SISTERS FABRIC & FASHION INC	PO BOX 904 MONTEZUMA, IA 50171	305 E. Main Street	Map #9
MAUS, BRADLEY M & BOBI JO	PO BOX 338 MONTEZUMA, IA 50171	309 E. Main Street 311 E. Main Street 103 N 3rd Street	Map #10 Map #11 lot to rear
TOMPKINS, LYLE J & E MARY	PO BOX 760 MONTEZUMA, IA 50171	307 E. Main Street 317 E. Main Street	Map #10 Map #13
ABC FLORAL INC (SUTFIN, ROBERT & ANITA, REV TRUST)	PO BOX 665 MONTEZUMA, IA 50171	313 E. Main Street	Map #12
BRAKE, KEITH & LINDA (PHILLIPS, LLOYD K & NANCY M)	PO BOX 87 MONTEZUMA, IA 50171	321 E. Main Street	Map #14
JOHNSON, RANDY & H GAIL (BUSHONG, JANET L)	PO BOX 808 MONTEZUMA, IA 50171	325 E. Main Street	Map #15
REMEDY REAL ESTATE LLC	PO BOX 879 MONTEZUMA, IA 50171	323 E. Main Street	Map #15
LATCHAM, NICOLE D & JARED D & JOHNSON-MCKEAG JACQUELINE R	PO BOX 387 MONTEZUMA, IA 50171	401 E. Main Street	Map #16
COLEMAN PROPERTIES LLC	268 CENTER POINT DR MONTEZUMA, IA 50171	403 E. Main Street	Map #17
GEIMER, STACY R	PO BOX 538 MONTEZUMA, IA 50171	407 E. Main Street	Map #18
WILCOX, ERNEST J	PO BOX 399 MONTEZUMA, IA 50171	409 E. Main Street 412 E. Main Street 410 E. Main Street	Map #19 Map #22 Map #23
CHAZKO LLC	711 420TH ST GRINNELL, IA 50112	413 E. Main Street	Map #20
FAHLENKAMP, MICHAEL D & VICKI J	4924 106TH ST MONTEZUMA, IA 50171	415 E. Main Street	Map #21
STOKER, ELIZABETH & DAVID	2042 460TH AVE GUERNSEY, IA 52221	410 E. Main Street	Map #23
TALBERT, BETTIE D & RICKY E	407 S 4th Street MONTEZUMA, IA 50171	410B E. Main Street	Map #24
LOWRY, DAVID W	PO BOX 278 MONTEZUMA, IA 50171	113 N. 4th Street	Map #26

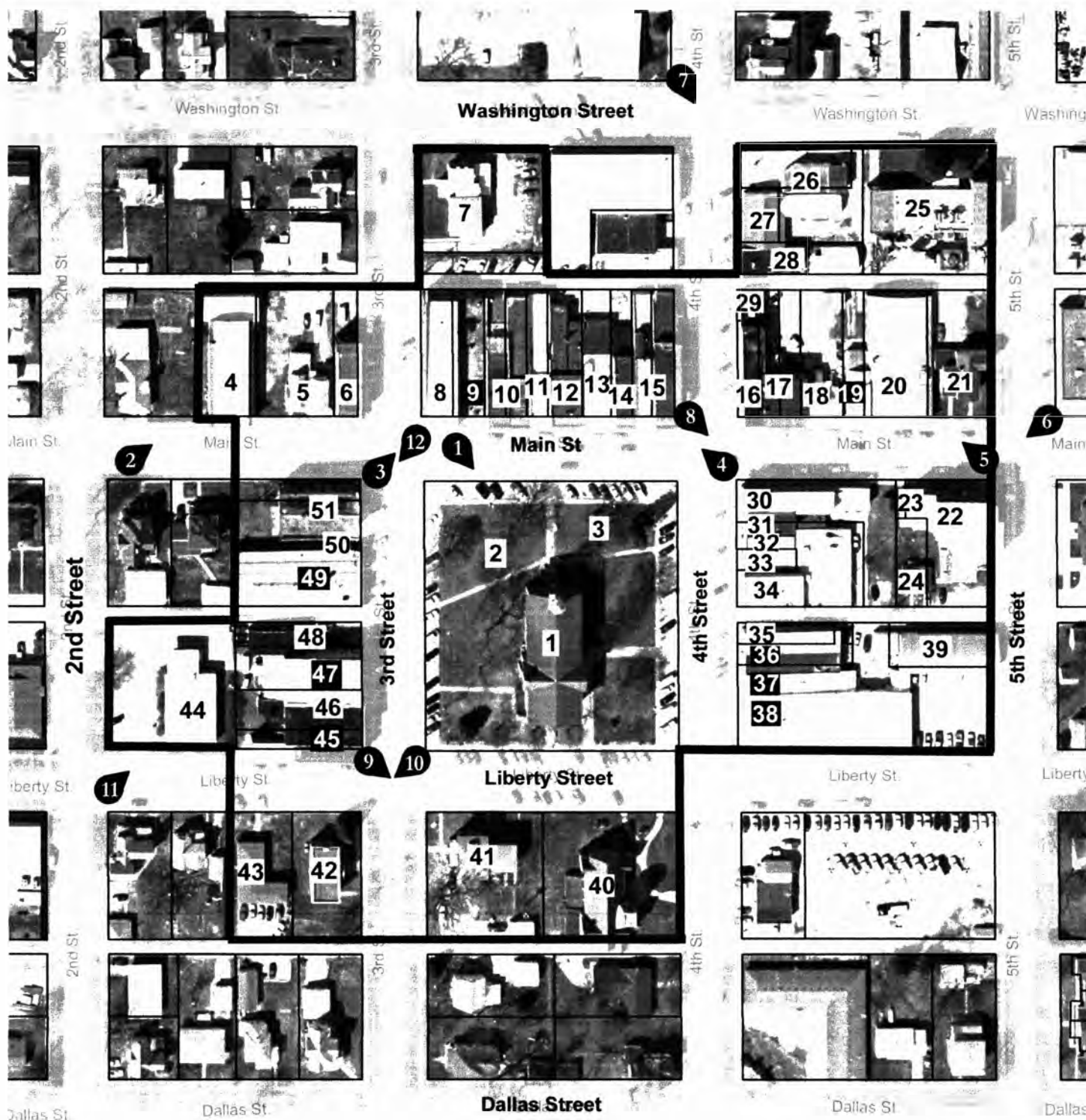
Owner	Mailing address	Property Address	Map #
SMITH, KENNETH G & LESA K (HICKS, JAMES M & MERYLL)	119 S SHORE DR MONTEZUMA, IA 50171	111 N. 4th Street	Map #27
TAYLOR, MARILYN JORDAN	210 WASHINGTON SQUARE W, UNIT 8SW PHILADELPHIA, PA 19106	107 N. 4th Street	Map #28
COLEMAN, MARY C.	PO BOX 940 MONTEZUMA, IA 50171	105 N. 4th Street	Map #29
MONTEZUMA STATE BANK	PO BOX 128 MONTEZUMA, IA 50171	101 S. 4th Street 103 S. 4th Street	Map #30 Map #31
J SNYDER PROPERTIES LLC	1863 NE 54th Street AVE DES MOINES, IA 50313	105 S. 4th Street 109-111 S. 4th Street	Map #32 Map #34
MAHAFFEY, PATRICIA A	PO BOX 850 MONTEZUMA, IA 50171	107 S. 4th Street	Map #33
RIDDLE, FRED C & DENISE A	2027 HWY 85 DEEP RIVER, IA 52222	113 S. 4th Street	Map #35
GREGORY, TRACI SUE & BRETT 2/3 & JULIE ANN 1/3	205 S 8TH ST MONTEZUMA, IA 50171	115 S. 4th Street	Map #36
VERMEER, DOUGLAS LEE & DEBRA ELAINE	PO BOX 310 MONTEZUMA, IA 50171	117 S. 4th Street 119 S. 4th Street 104 S. 5th Street	Map #37 Map #38 Map #39
METHODIST CHURCH	PO BOX 561 MONTEZUMA, IA 50171	200 S. 4th Street	Map #40
POWESHIEK COUNTY HISTORICAL & GENEALOGICAL SOCIETY	PO BOX 280 MONTEZUMA, IA 50171	201 S. 3rd Street 200 S. 3rd Street	Map #41 Map #42
JOHNSON & JOHNSON ENTERPRISES LLC	PO BOX 069 MONTEZUMA, IA 50171	204 E. Liberty Street	Map #43
UNITED STATE POSTAL SERVICE	201 E. LIBERTY MONTEZUMA, IA 50171	201 E. Liberty Street	Map #44
PEOPLES SAVINGS BANK	PO BOX 160 MONTEZUMA, IA 50171	116 S. 3rd Street	Map #45
HENSEL, RONALD P & BEATRICE J	PO BOX 789 MONTEZUMA, IA 50171	114 S. 3rd Street	Map #46
SNYDER, JAMES R	334 NW GREENWOOD ST ANKENY, IA 50023	110-112 S. 3rd Street	Map #47
TALBERT, RICK & RUSSELL JR & BETTIE D	407 S 4th Street MONTEZUMA, IA 50171	104-106 S. 3rd Street	Map #48
TALBERT, RICKY EUGENE	PO BOX 636 MONTEZUMA, IA 50171	108 S. 3rd Street	Map #49
WHEELER, A E, CAMP 6, ETAL c/o ARENDT, MICHAEL	PO BOX 160 MONTEZUMA, IA 50171	102 S. 3rd Street	Map #50, 51
MASONIC HALL ASSOCIATION, LAFAYETTE LODGE c/o Dick Bowers	302 S 3rd ST MONTEZUMA, IA 50171	100 S. 3rd Street	Map #51

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The photographs of the Montezuma Downtown Historic District, Poweshiek County, Iowa, were taken by Rebecca Lawin McCarley, SPARK Consulting, on October 18, 2010. The digital photographs were printed with HP 100 photo gray Vivera ink on HP Premium Plus Photo Paper (high gloss). The photographs were also submitted digitally, per current guidelines. A sketch map depicting the location of the photographs is found on the following page.

1. Courthouse square, camera looking southeast.
2. North side of 200 block of E. Main Street, camera looking northeast.
3. North side of 300 block of E. Main Street, camera looking northeast.
4. North side of 300 block of E. Main Street, camera looking northwest.
5. North side of 400 block of E. Main Street, camera looking northwest.
6. South side of 400 block of E. Main Street, camera looking southwest.
7. East side of 100 block of N. 4th Street, camera looking southeast.
8. East side of 100 block of S. 4th Street, camera looking southeast.
9. South side of 300 block of E. Liberty Street, camera looking southeast.
10. South side of 200 block of E. Liberty Street, camera looking southwest.
11. North side of 200 block of E. Liberty Street, camera looking northeast.
12. West side of 100 block of S. 3rd Street, camera looking southwest.



- NRHP Historic District boundary**
- 99** Contributing resource
- 99** Non-contributing resource

District map by R.L. McCarley, June 2011

0 70 140 280 F
1" = 150'

Base Mapping Provided by Poweshiek
County GIS / Assessor - April 2011 -
Aerial photography dates to 2006



Figure 1. Photograph key

Maps:

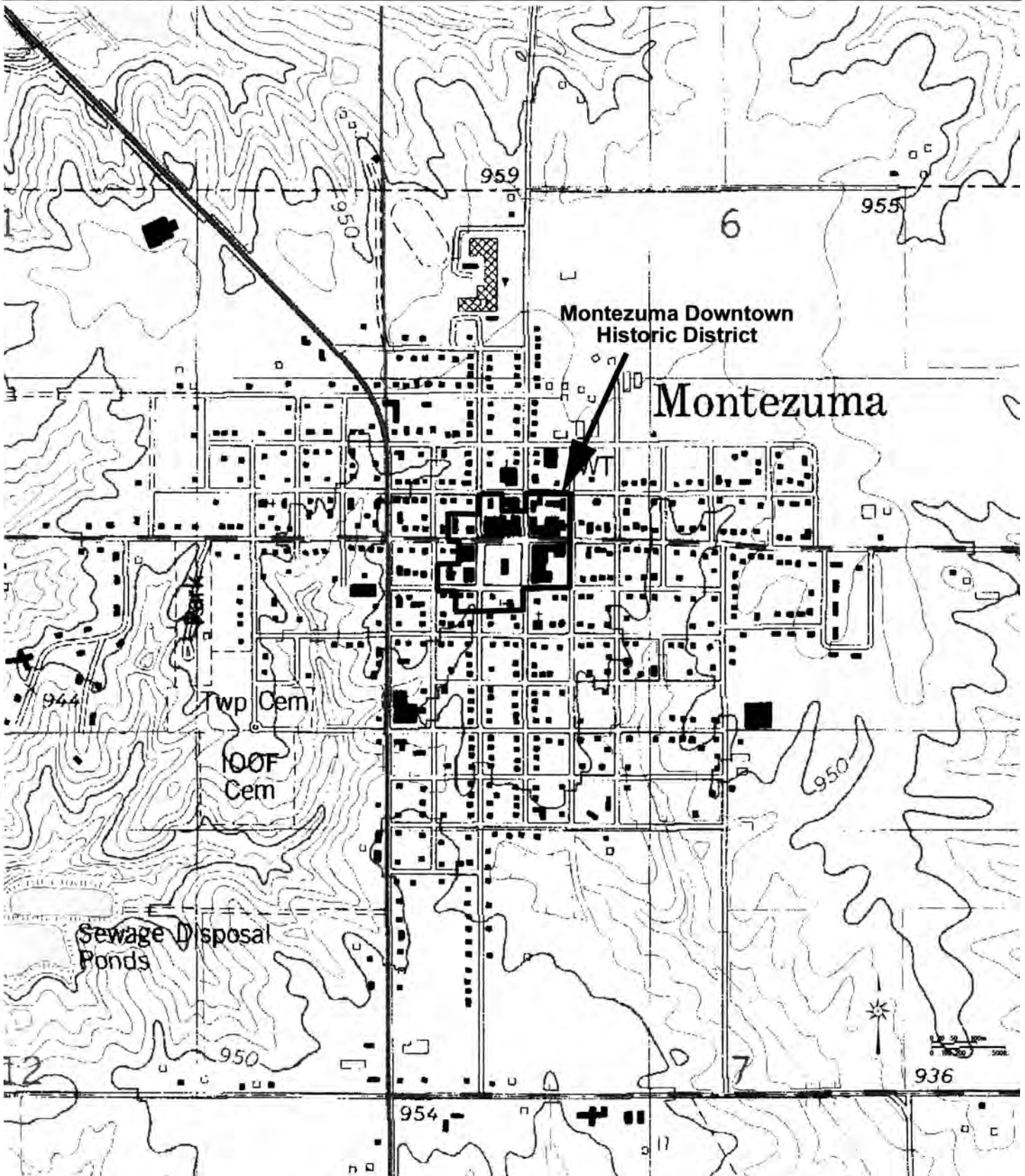
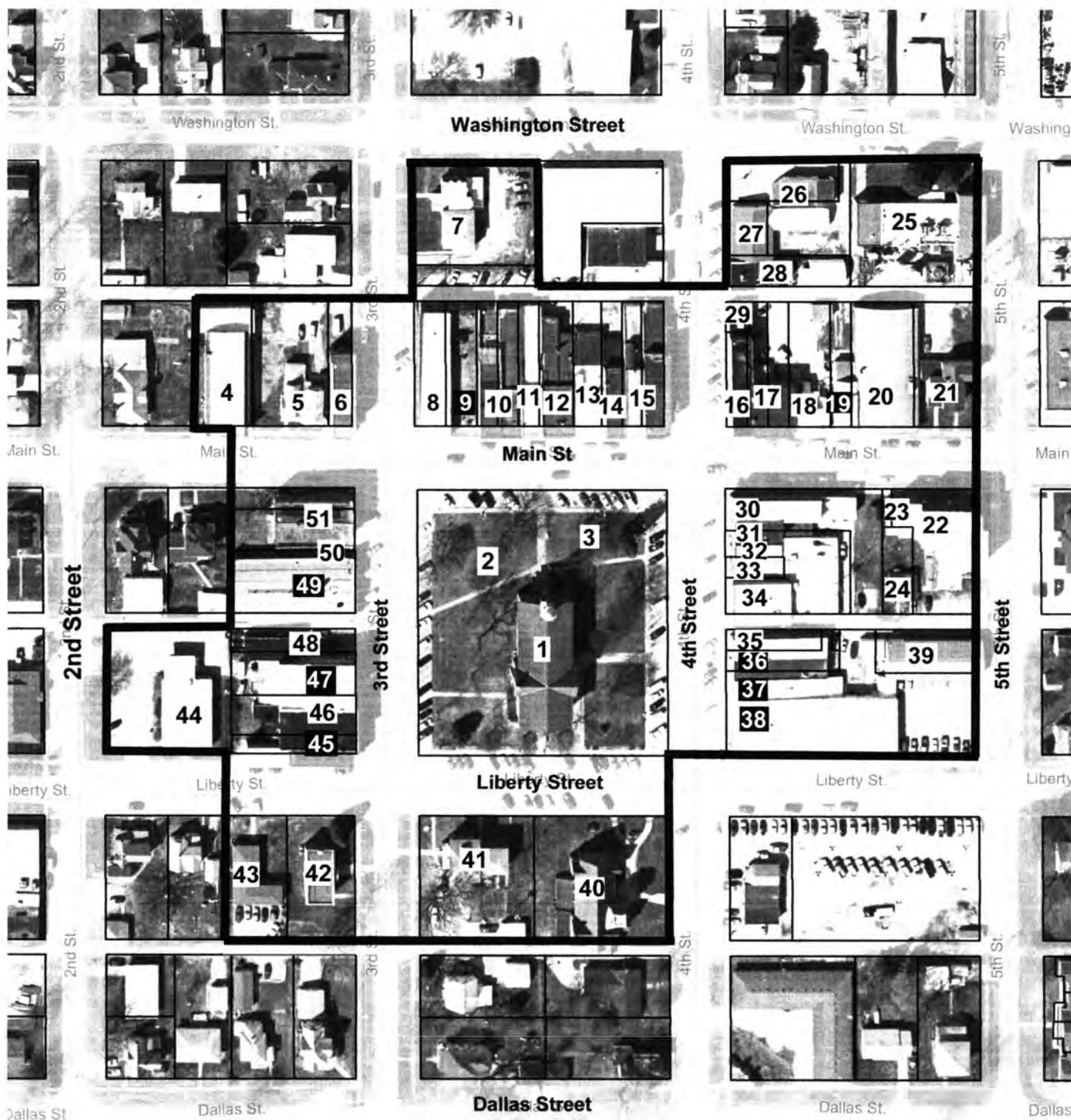


Figure 2. Location map

USGS topographical quadrangle map, 1979



- NRHP Historic District boundary**
- 99** Contributing resource
- 99** Non-contributing resource

0 70 140 280 F
1" = 150'



Base Mapping Provided by Poweshiek
County GIS / Assessor - April 2011 -
Aerial photography dates to 2006

District map by R.L. McCarley, June 2011

Figure 3. District map with National Register boundary

Images:

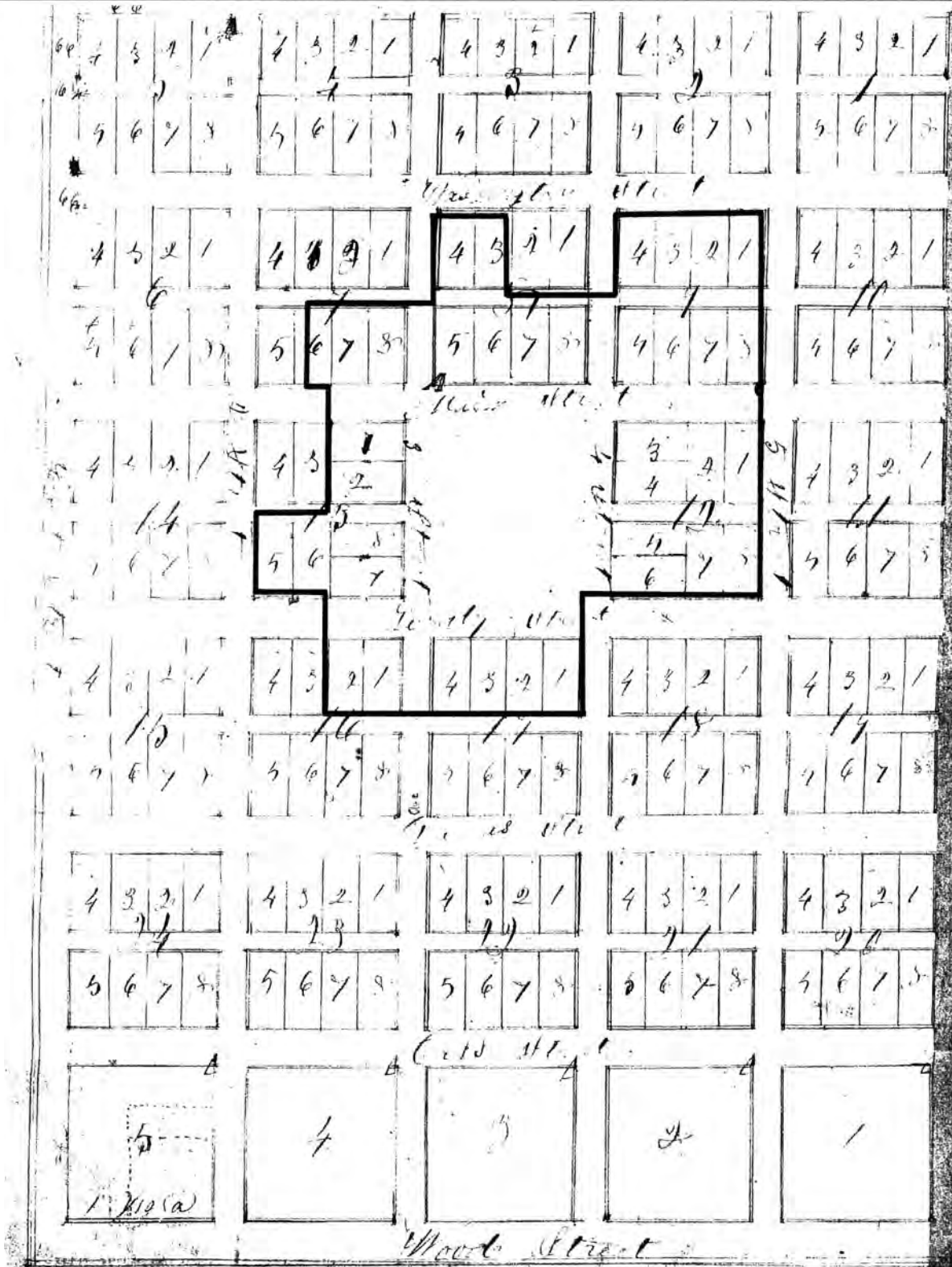
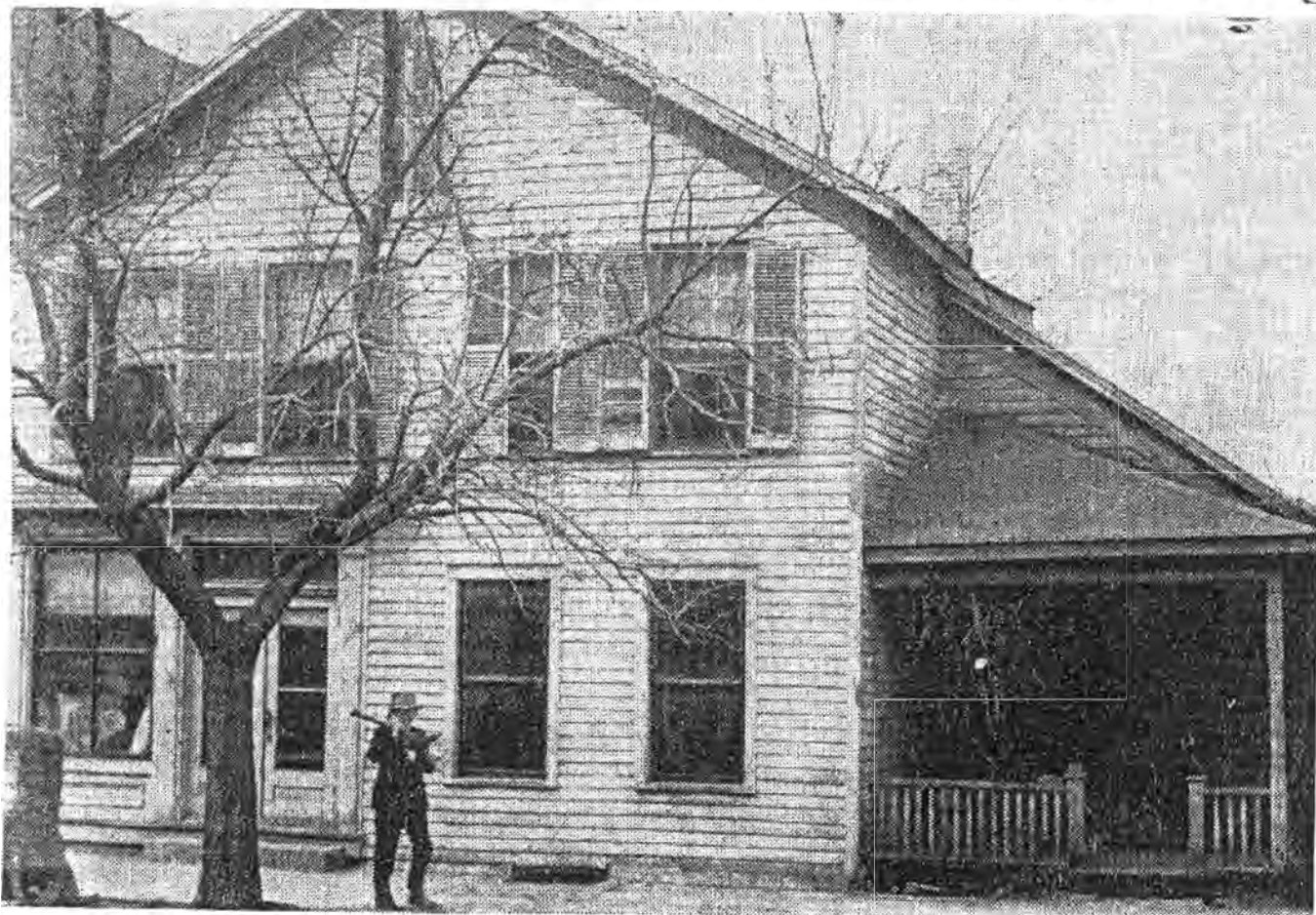
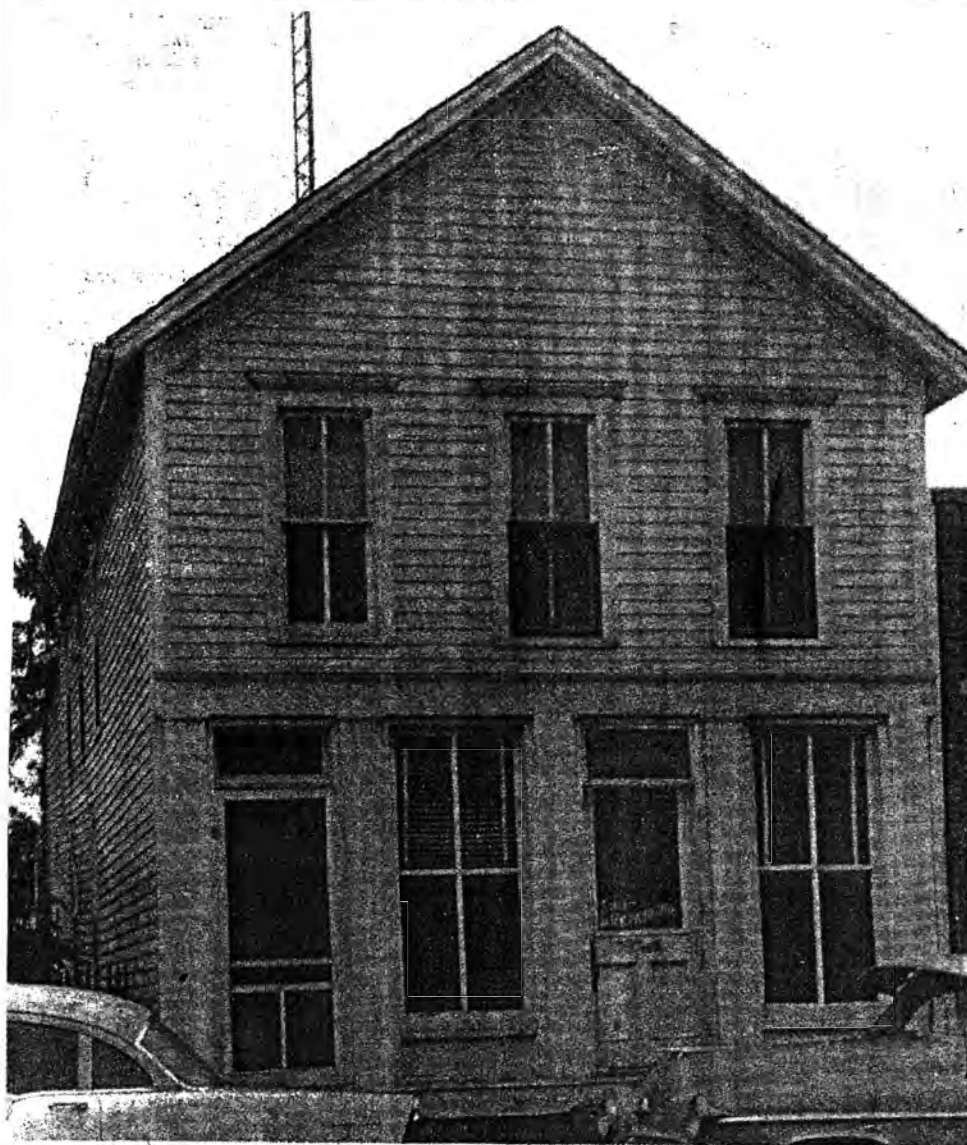


Figure 4. Original plat of Montezuma, 1848, with district boundary overlaid.

Frank Bryan Purchased Sarah Hutchinson Building



**Figure 5. Mrs. C.A. Norris Millinery and Residence, 1860s-1880s (Map #18)
(*Montezuma Republican*, April 12, 1945).**



MR AND MRS. GLENN BRYAN have purchased this building from Mr. Harold Spooner who formerly ran a shoe shop in it. The Bryan's plan several improvements to the property. Cliff Smith made the arrangements of the sale. 6-27-1957

Figure 6. Post office and printing office of *Montezuma Republican*, 1860s-1880s (Map #19) (*Montezuma Republican*, June 27, 1957).

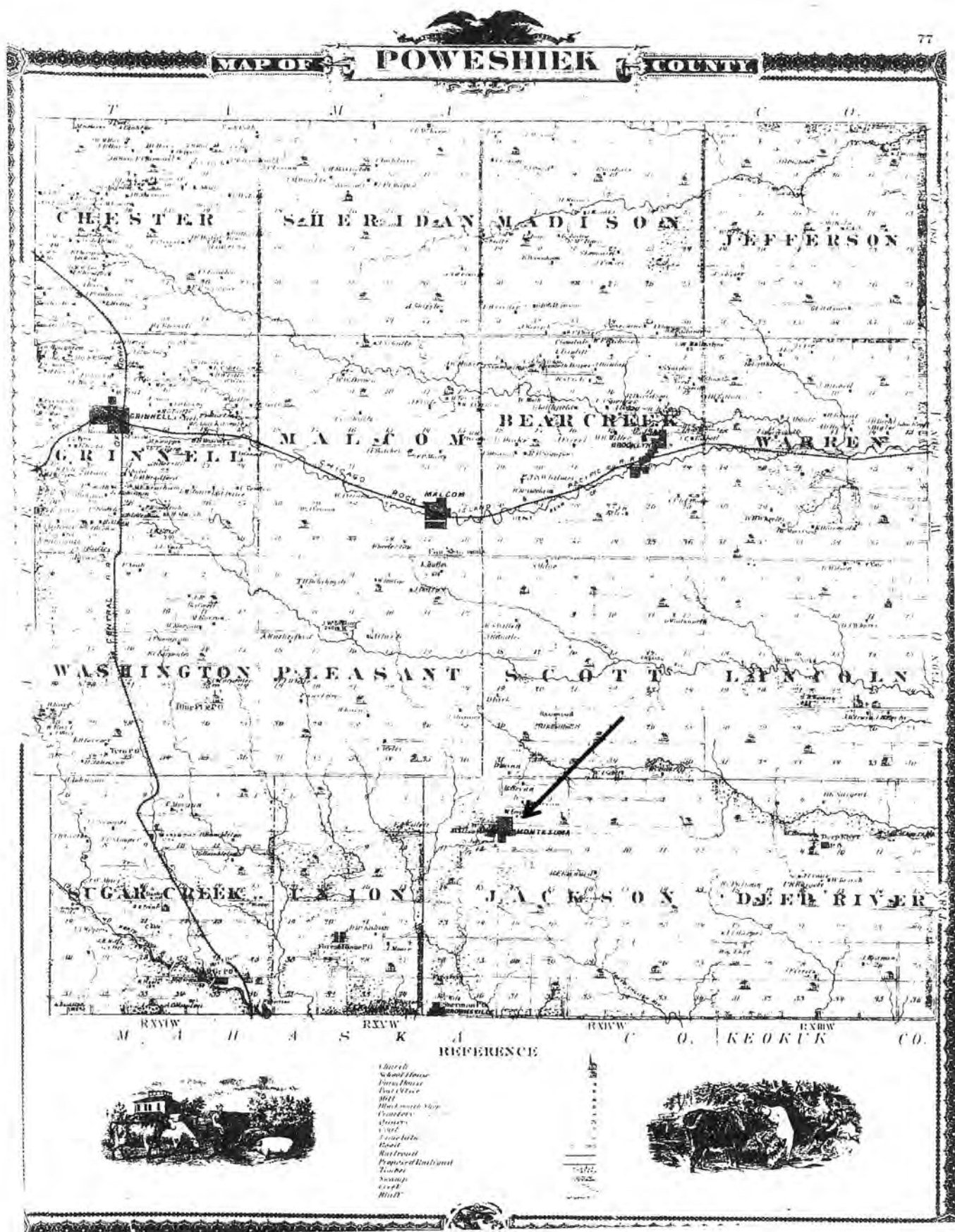


Figure 7. Poweshiek County in 1875, with Montezuma indicated (Andreas 1875: 77).

PLAN OF
MONTENZUMA
IN SECS 6 & 7. T. 78 N. R. 14 W. OF 5TH P. M.
& SECS 1 & 12 T. 78 N. R. 15 W. OF 5TH P. M.
POWESHIEK COUNTY

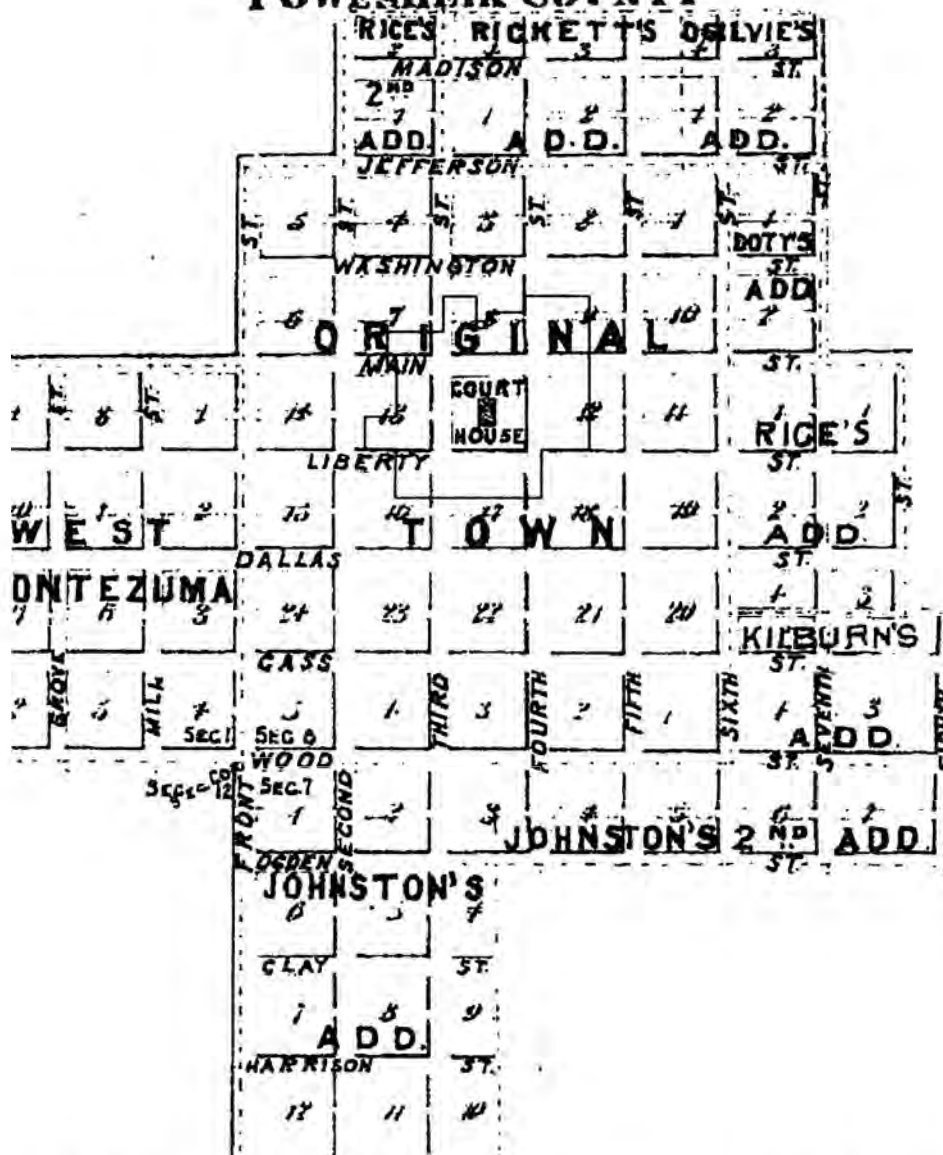


Figure 8. Montezuma in 1875, with district boundary overlaid (Andreas 1875: 126).

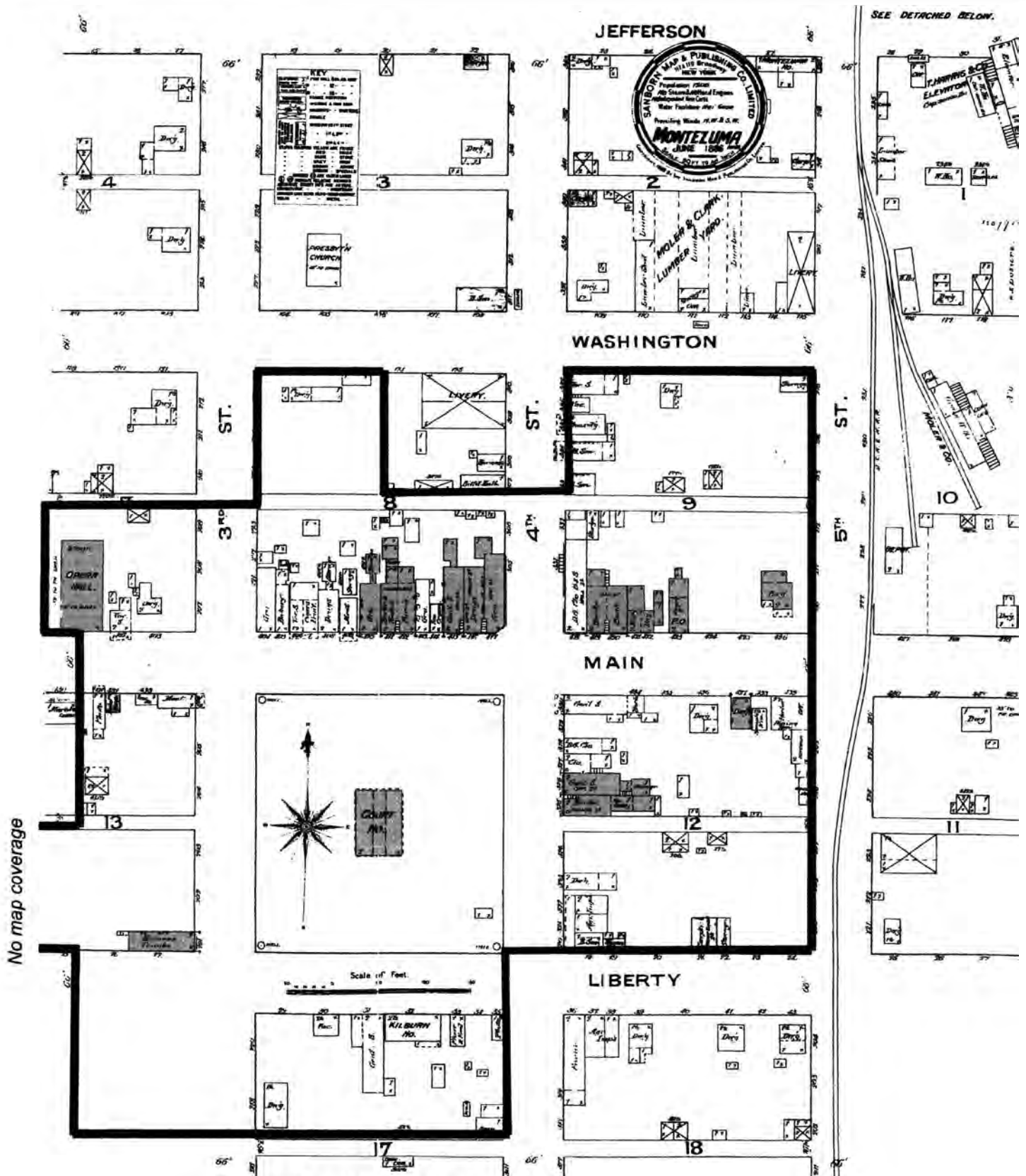


Figure 9. 1886 Sanborn fire insurance map of Montezuma, with district boundary overlaid and extant buildings shaded.

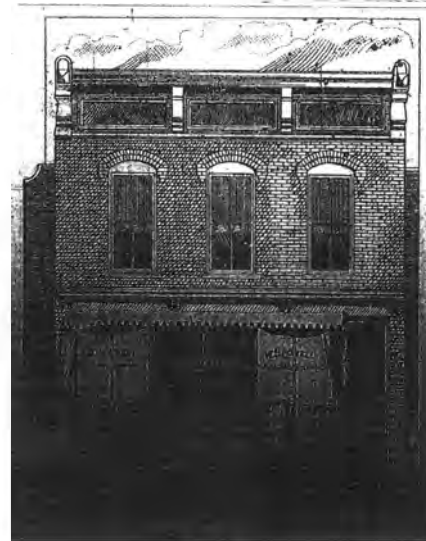
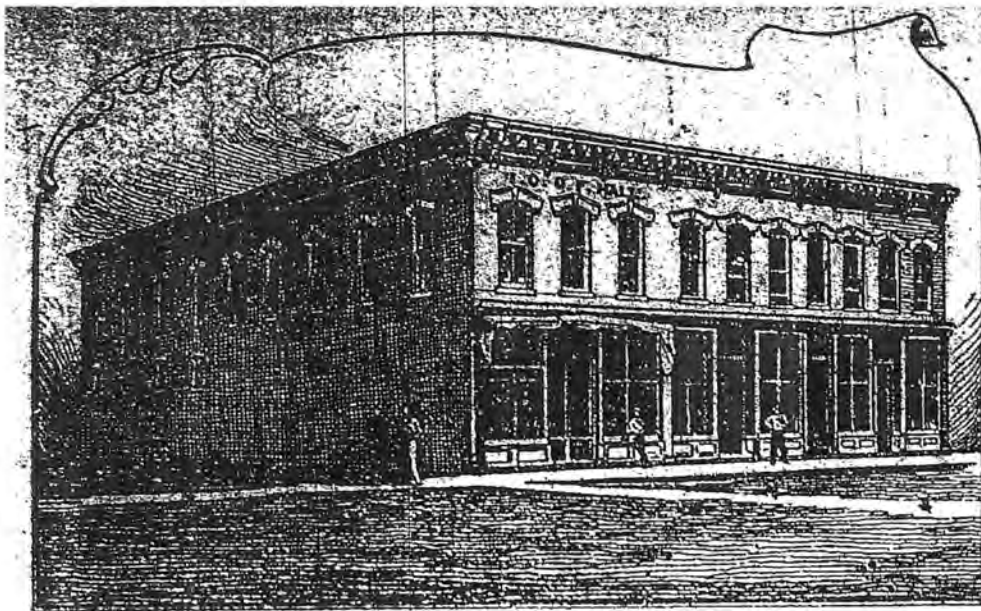


Figure 10. Centennial Block in 1890 (Map #17, right two-thirds extant) (I.O.O.F. Hall in west replaced by bank in 1903) Figure 11. W.L. Powell, grocery (Map #11)

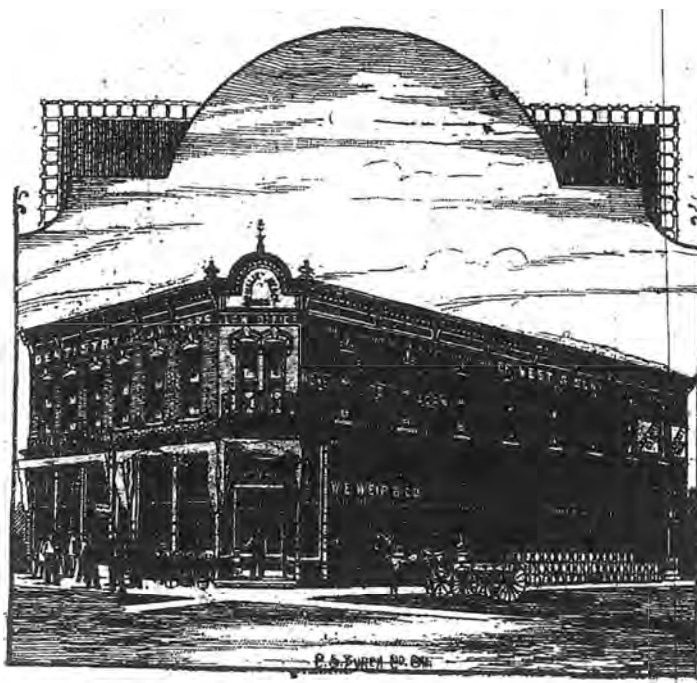


Figure 12. Emslie Block in 1890 (Map #15)



Figure 13. G.A.R. and Masonic Halls in 1890 (Map #51)

all sketches from *Montezuma Republican*, December 17, 1890

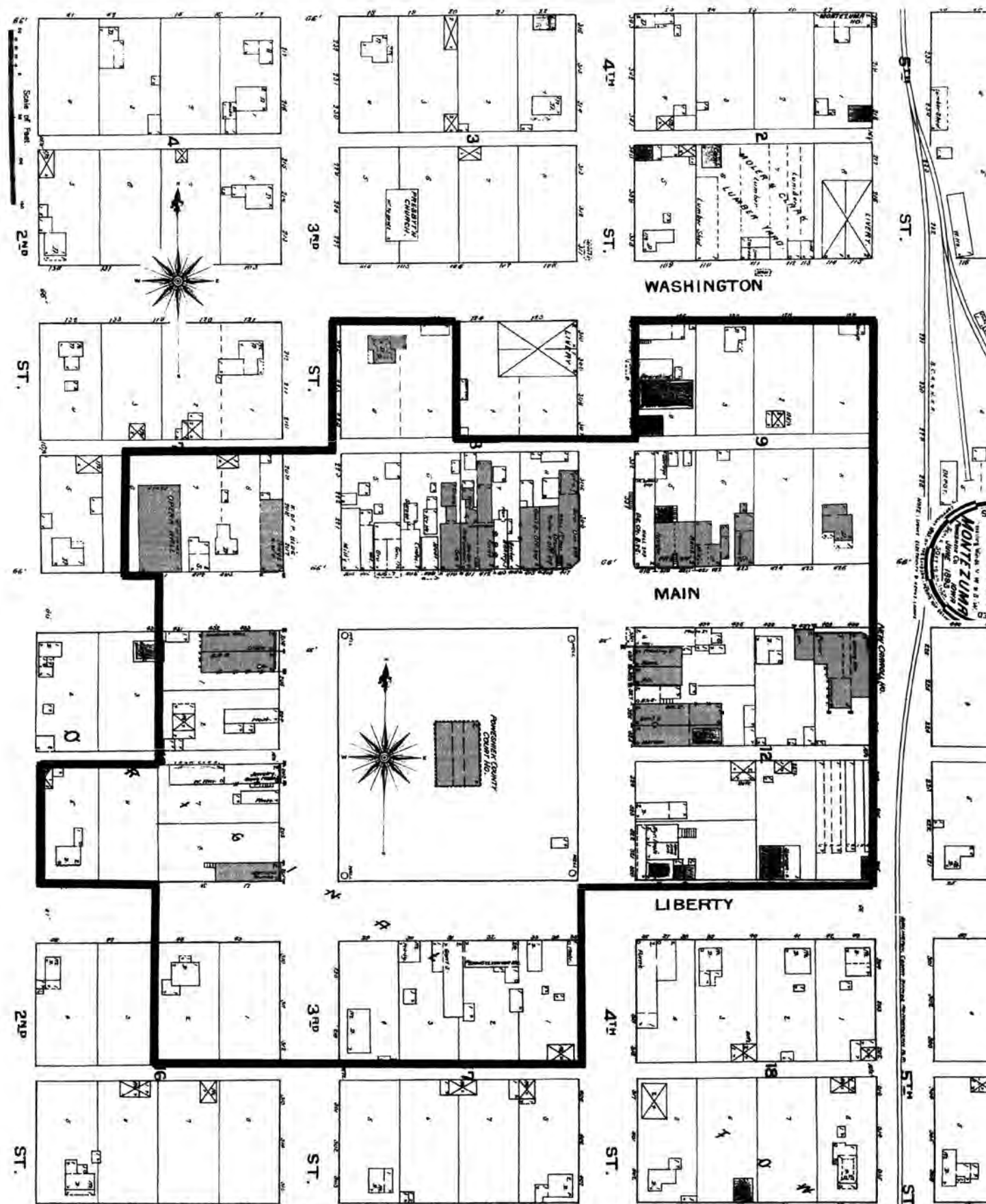


Figure 14. 1893 Sanborn fire insurance map of Montezuma, with district boundary overlaid and extant buildings shaded.



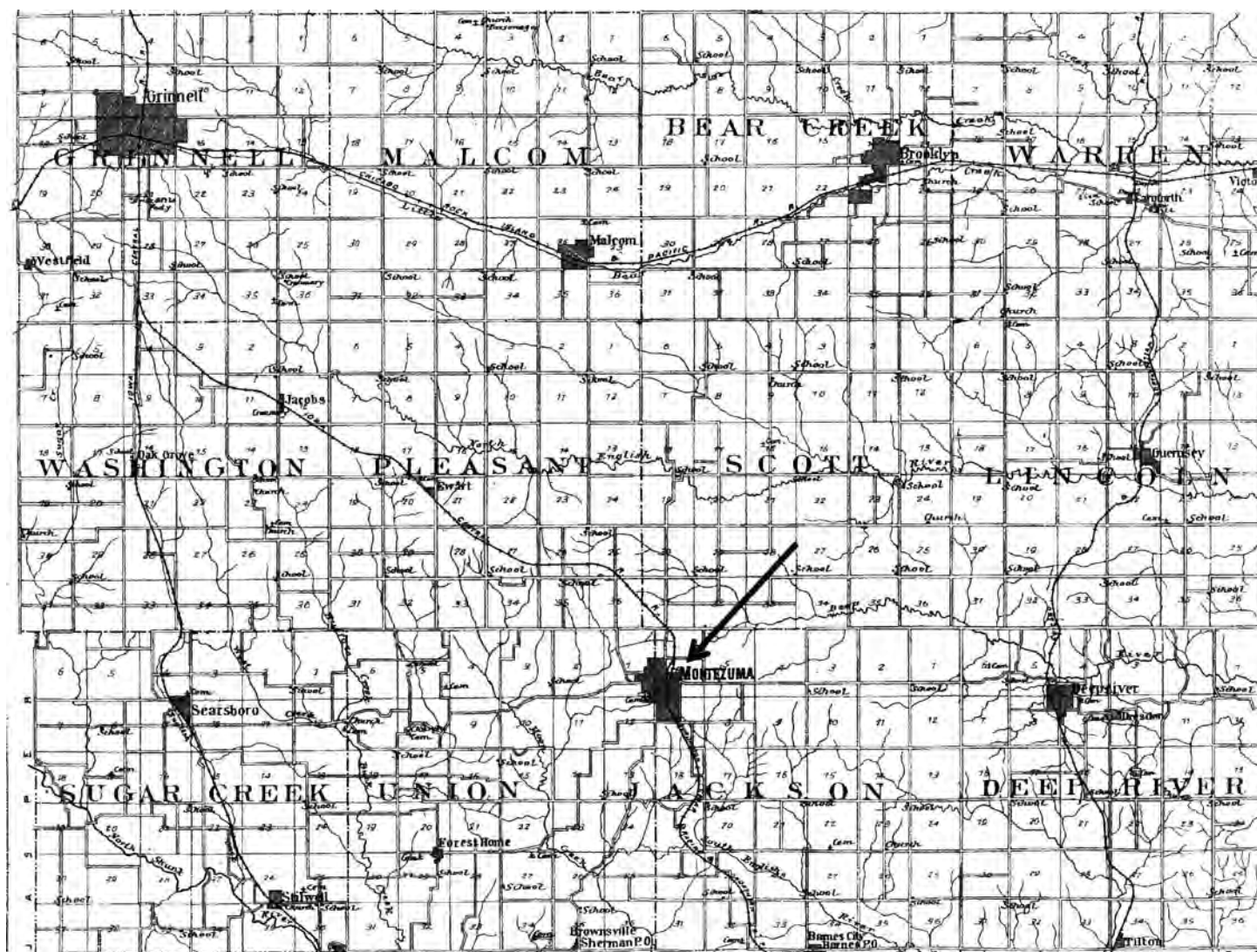
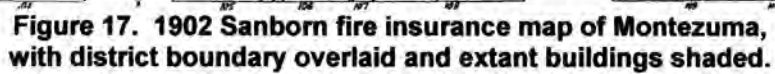


Figure 16. Poweshiek County in 1896, with Montezuma indicated (Ogle 1896: 3).



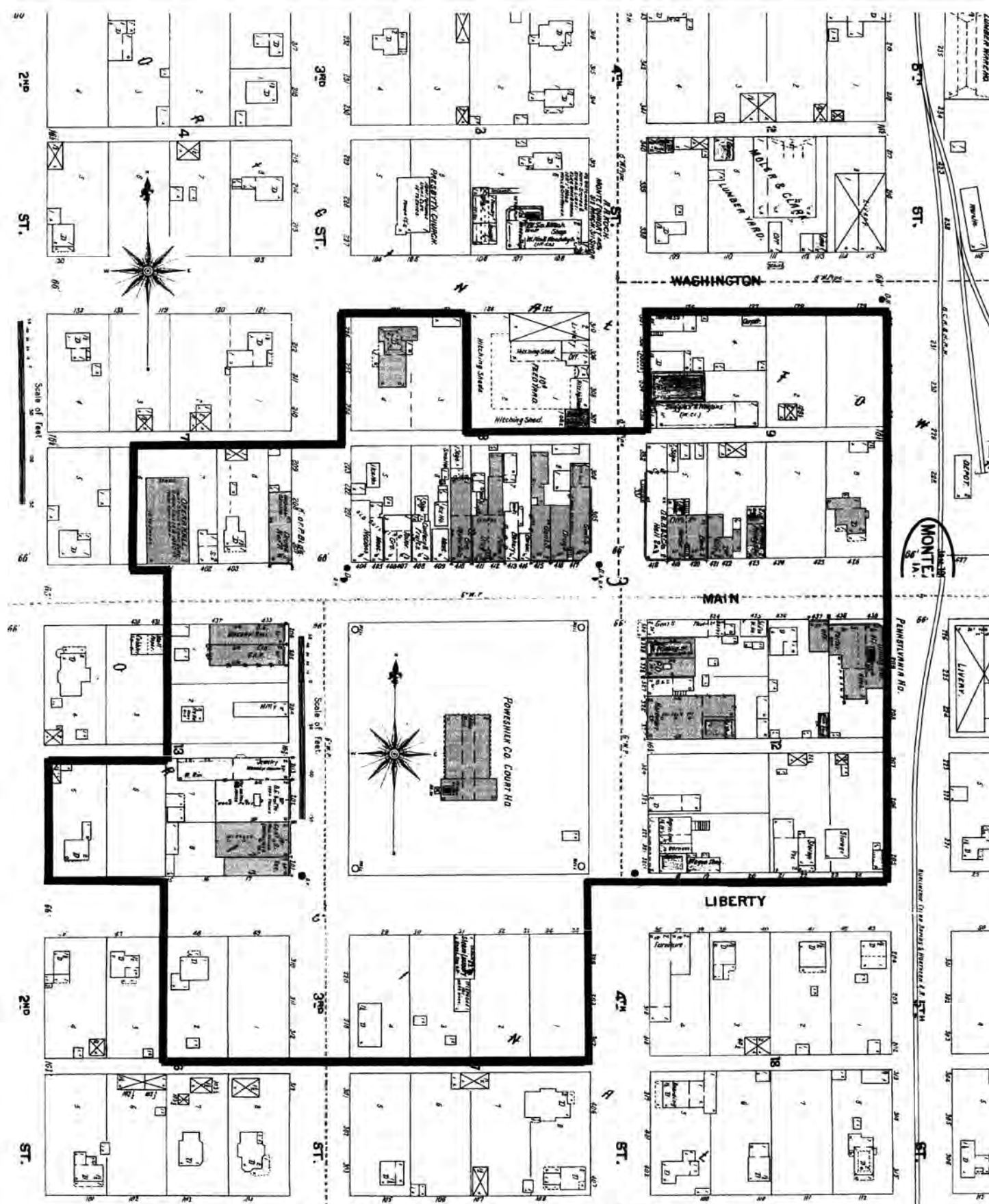
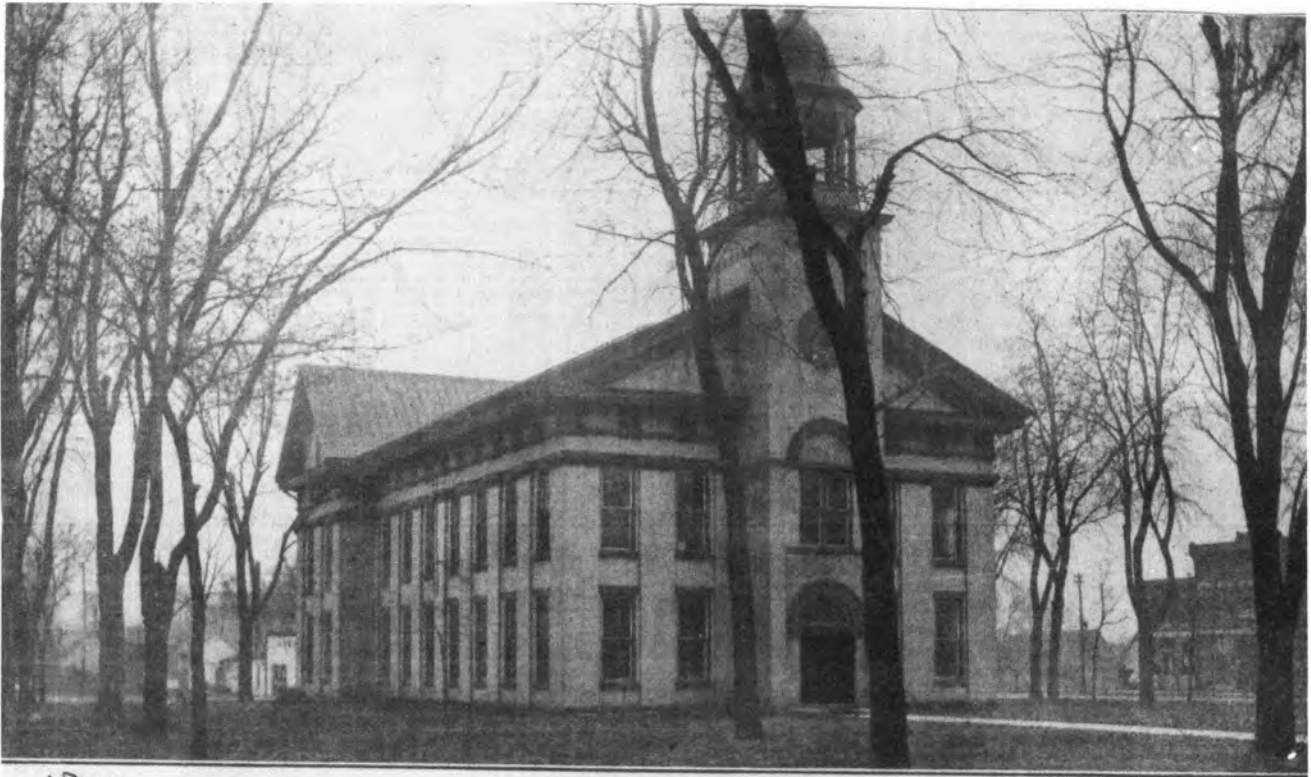


Figure 18. 1907 Sanborn fire insurance map of Montezuma, with district boundary overlaid and extant buildings shaded.

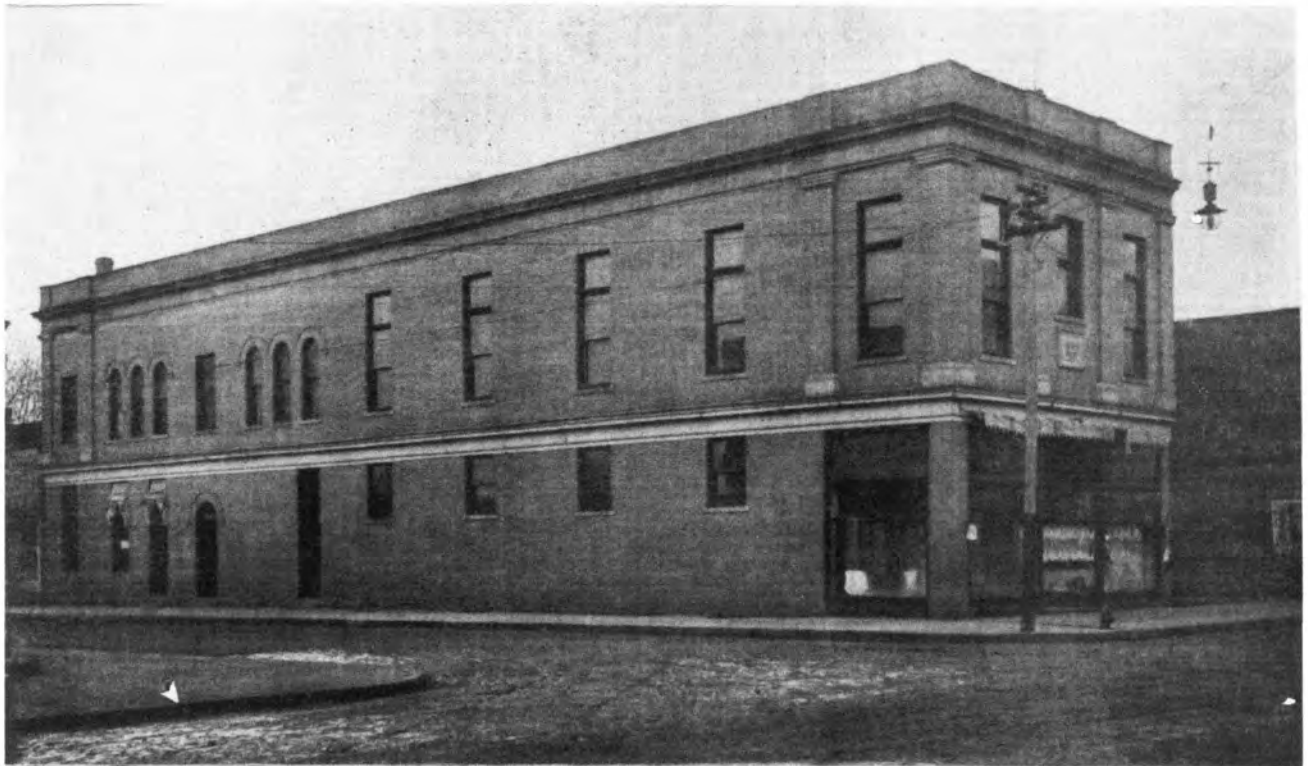


1912-13

Poweshiek County Court House

Montezuma
IA

Figure 19. Courthouse, Map #1 (Souvenir – Montezuma, Iowa – 1912-13).



1912-13

I. O. O. F. Block—Moore & Roberts, General Merchandise

Montezuma
IA

Figure 20. I.O.O.F. Building at 301 E. Main Street, Map #8 (Souvenir – Montezuma, Iowa – 1912-13).



1912-13

North Side of Square Looking West

Montezuma

Figure 21. 300 block of Main Street from east end, Map #8-15 (Souvenir – Montezuma, Iowa – 1912-13).



1912-13

First National Bank Block Looking East

Figure 22. 400 block of E. Main Street from west end, Map #16-21 (Souvenir – Montezuma, Iowa – 1912-13).



1912-13 -

J. C. Webber Hotel Block

Montezuma, IA

Figure 23. Hotel Webber at 414 E. Main Street, Map #22 (Souvenir - Montezuma, Iowa - 1912-13).



1912-13

Geo. T. Jackson Block Looking East

Montezuma
IA

Figure 24. Jackson Building at 101 S. 4th Street, Map #30 (Souvenir - Montezuma, Iowa - 1912-13).



1912-13

East Side of Square Looking South

Figure 25. 100 block of S. 4th Street, Map #30-38 (Souvenir – Montezuma, Iowa – 1912-13).



1912-13

West Side of Square Looking North

MONTEZUMA
IA

Figure 26. 100 block of S. 3rd Street, Map #45-51 (Souvenir – Montezuma, Iowa – 1912-13).

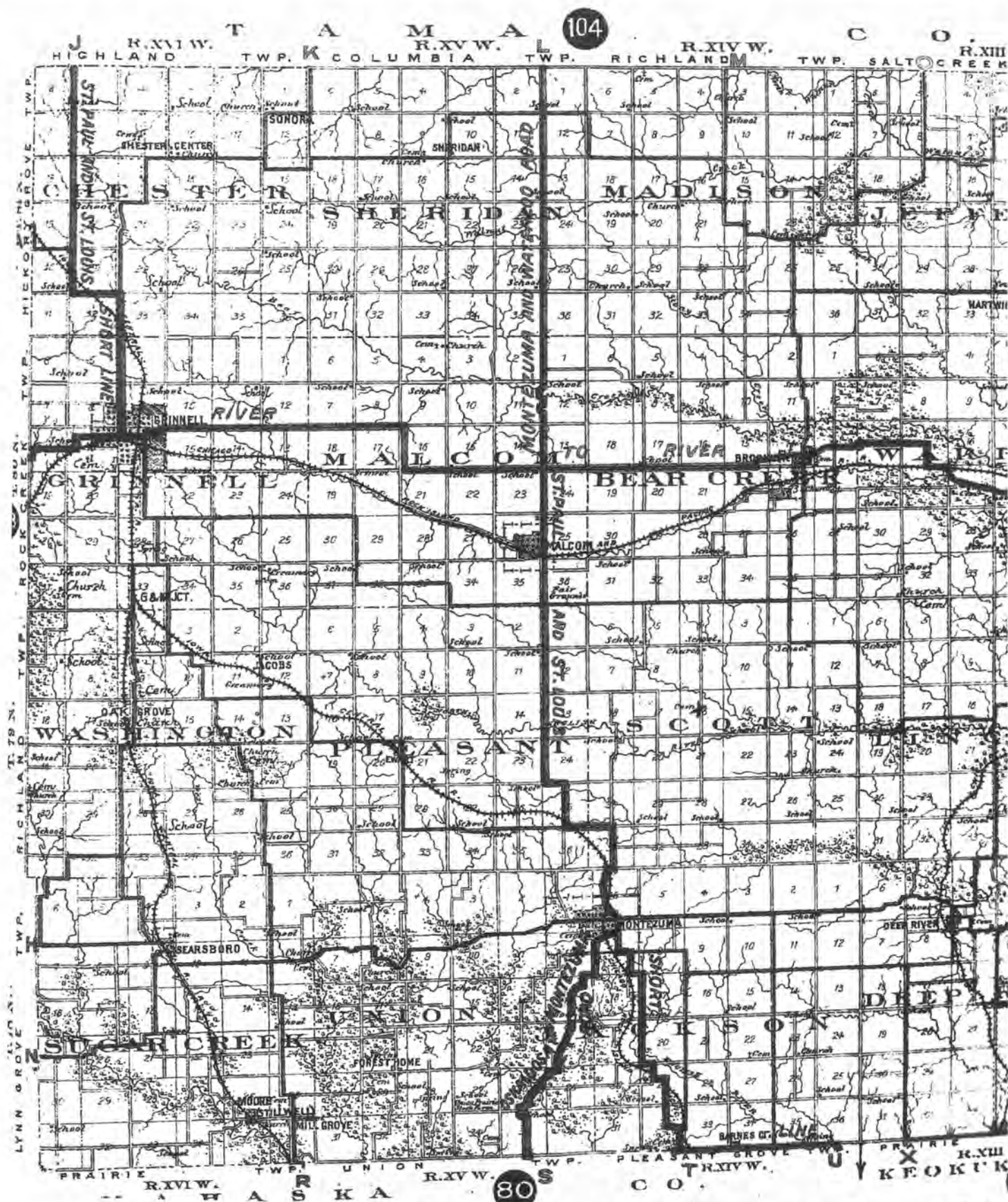


Figure 27. Poweshiek County in 1912, with Montezuma indicated (Huebinger 1912: 97).

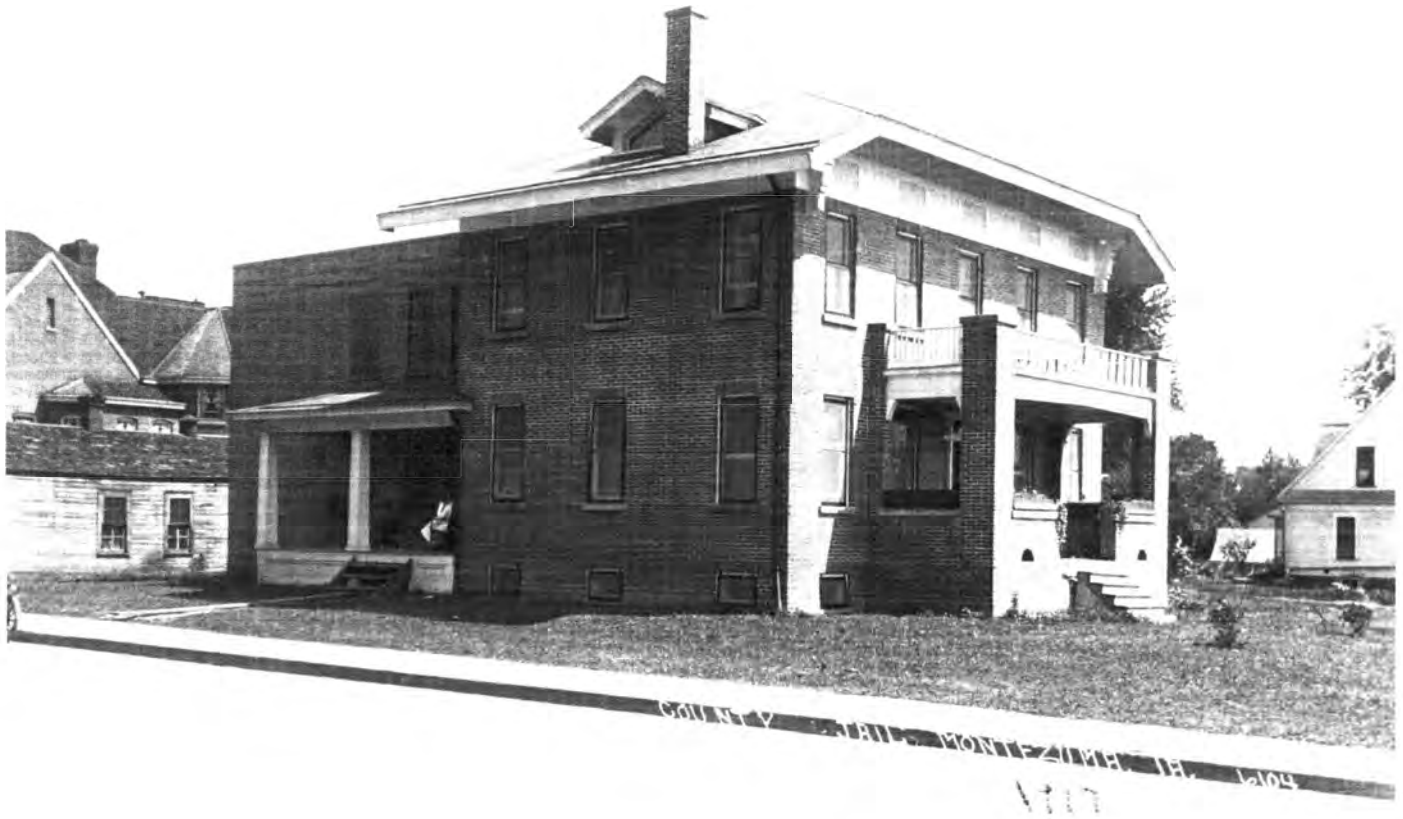


Figure 28. County jail and sheriff's residence around 1917 on south side of square facing S. 3rd Street, looking southeast, Map #41 (PCHGS collection).



Figure 29. West side of square in 1920s, looking southwest, Map #46-51 (PCHGS collection).



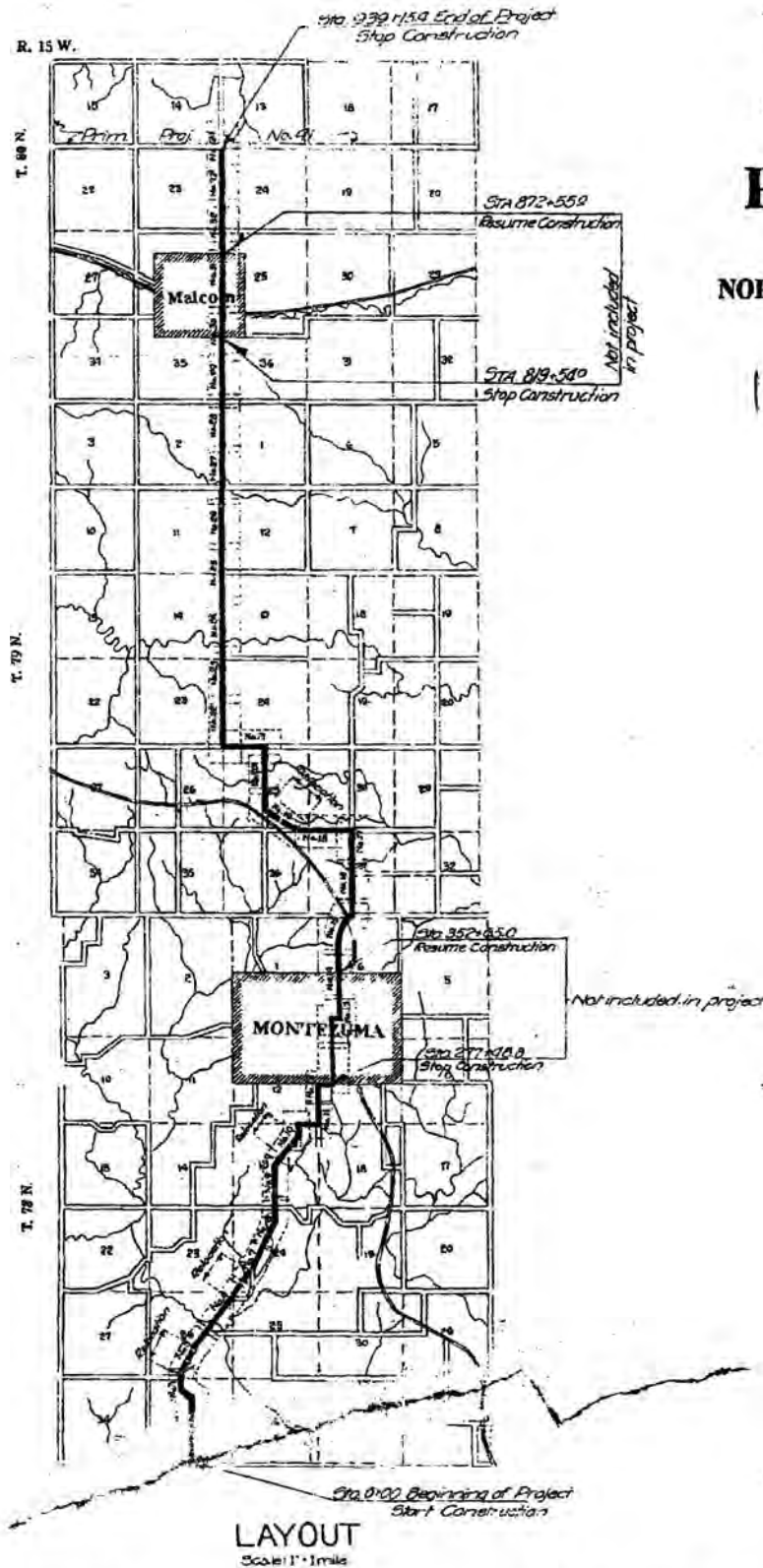
Figure 30. West side of square in 1920s, looking northwest, Map #47-51 (PCHGS collection).



Figure 31. 1940s photograph showing 1921 remodel of Montezuma Savings Bank, Map #31 (PCHGS collection).

STATE OF IOWA
STATE HIGHWAY COMMISSION
PLAN AND PROFILE OF PROPOSED IMPROVEMENT
ON THE
PRIMARY ROAD SYSTEM
FEDERAL AID PROJECT NO. 174
POWESHIEK COUNTY
NORTH AND SOUTH THROUGH MONTEZUMA AND MALCOM
SCALES { PLAN 1 INCH = 100 FT.
PROFILE HORIZ. 1 INCH = 100 FT. VERT. 1 INCH = 10 FT.

1922



MILEAGE SUMMARY

Sta. 0+00 to Sta. 939+15.9	= 939.159 ft.
For exception at Sta. 92 deduct 5.7	
• 84	add 122.1'
• 126	80.82'
• 173	5.8'
• 211	13.8'
• 228	18.46'
For exception in Montezuma	= 78900'
For exception at Sta. 941	= 18.4'
• 423	add 264.18'
• 471	308.20'
• 574	102.2'
For exception in Malcom	= 53010'
Net length to be deducted	15,786.5'
Net length of Project	80,128.9 ft. = 15.176 Miles

CONVENTIONAL SIGNS

State or County Line	-----
City Limits	-----
Section Lines	-----
Fence Lines	-----
Right of Way	-----
Guard Rail	-----
Traveled Way	-----
Base or Survey Line	-----
Railroads	-----
Tile Drains (To be labeled 1' x 3', 2' x 3', etc.)	-----
The Drains (To be labeled 1' x 3', 2' x 3', etc.)	-----
Intakes to Tile Drains	-----
Culverts	-----
Telephone, Telegraph, etc. Lines	-----

Figure 32. State Highway Commission map showing 1922 improvements to Primary 63 through Montezuma.

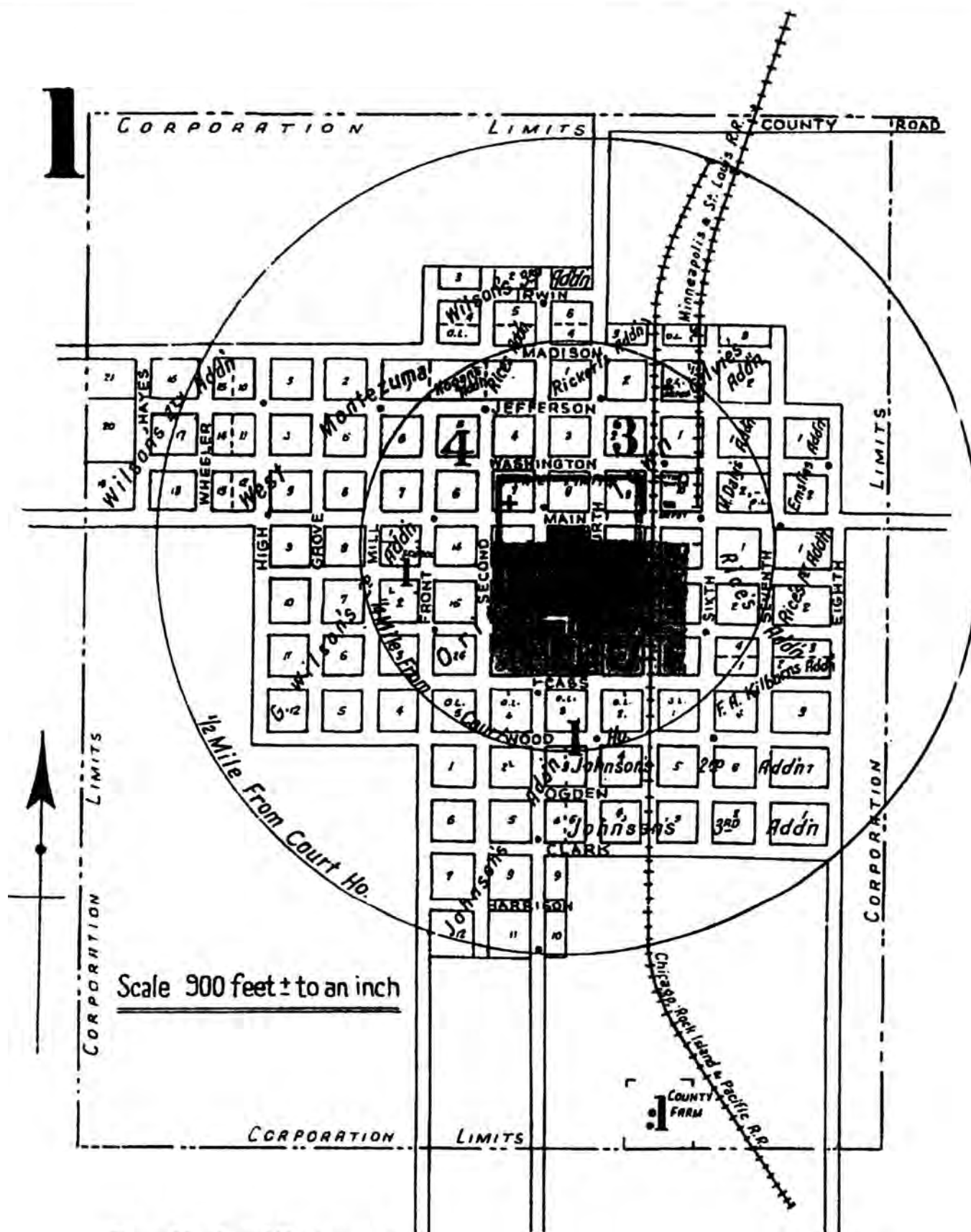


Figure 33. Map of Montezuma used for key for 1926 Sanborn fire insurance maps.

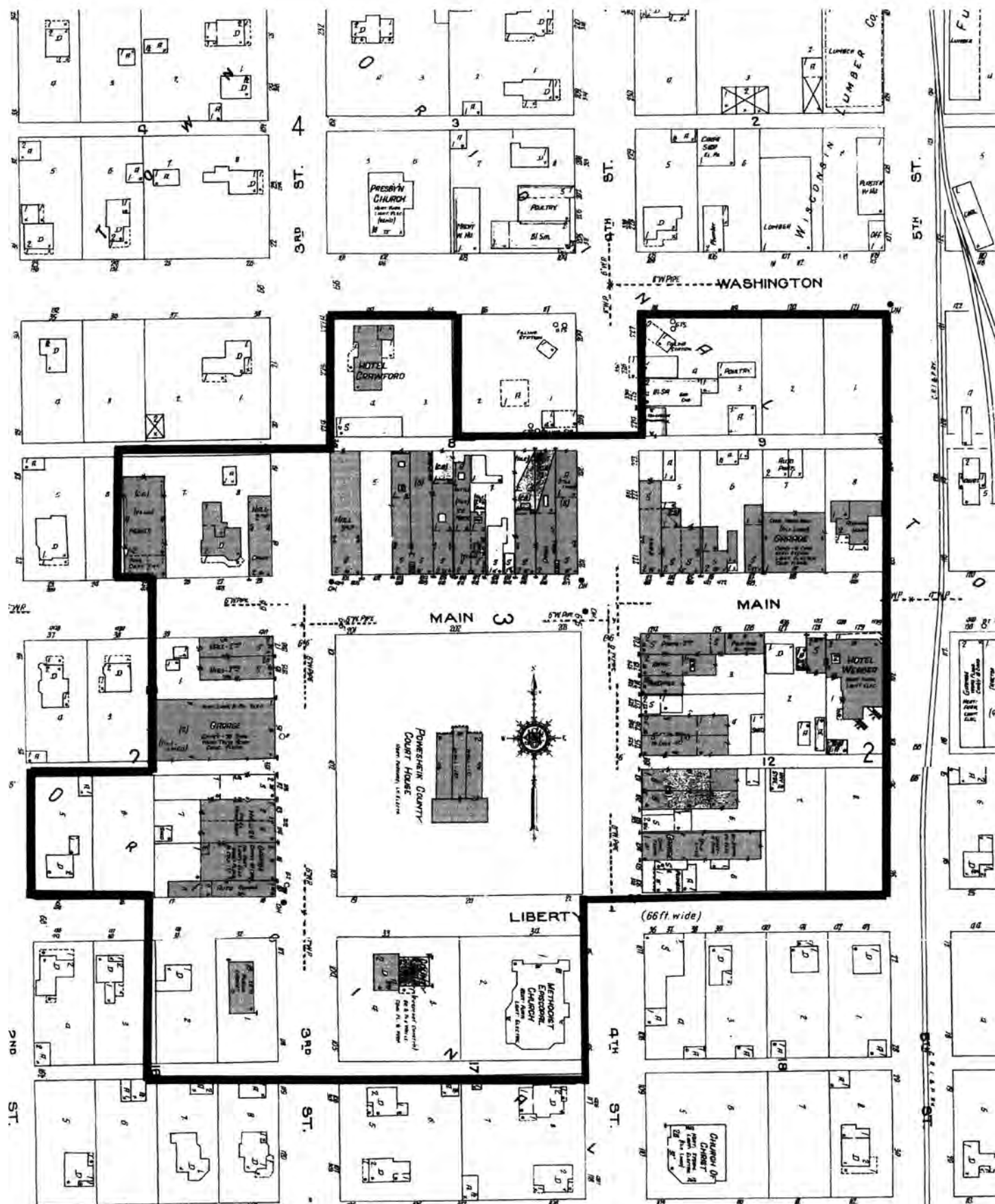


Figure 34. 1926 Sanborn fire insurance map of Montezuma, with district boundary overlaid and extant buildings shaded.



Figure 35. Courthouse square and north side of square in 1930s, looking north, Map #3, 11-15 (PCHGS collection).



Figure 36. North side of square in early 1930s, looking northwest, Map #8-15 (PCHGS collection).

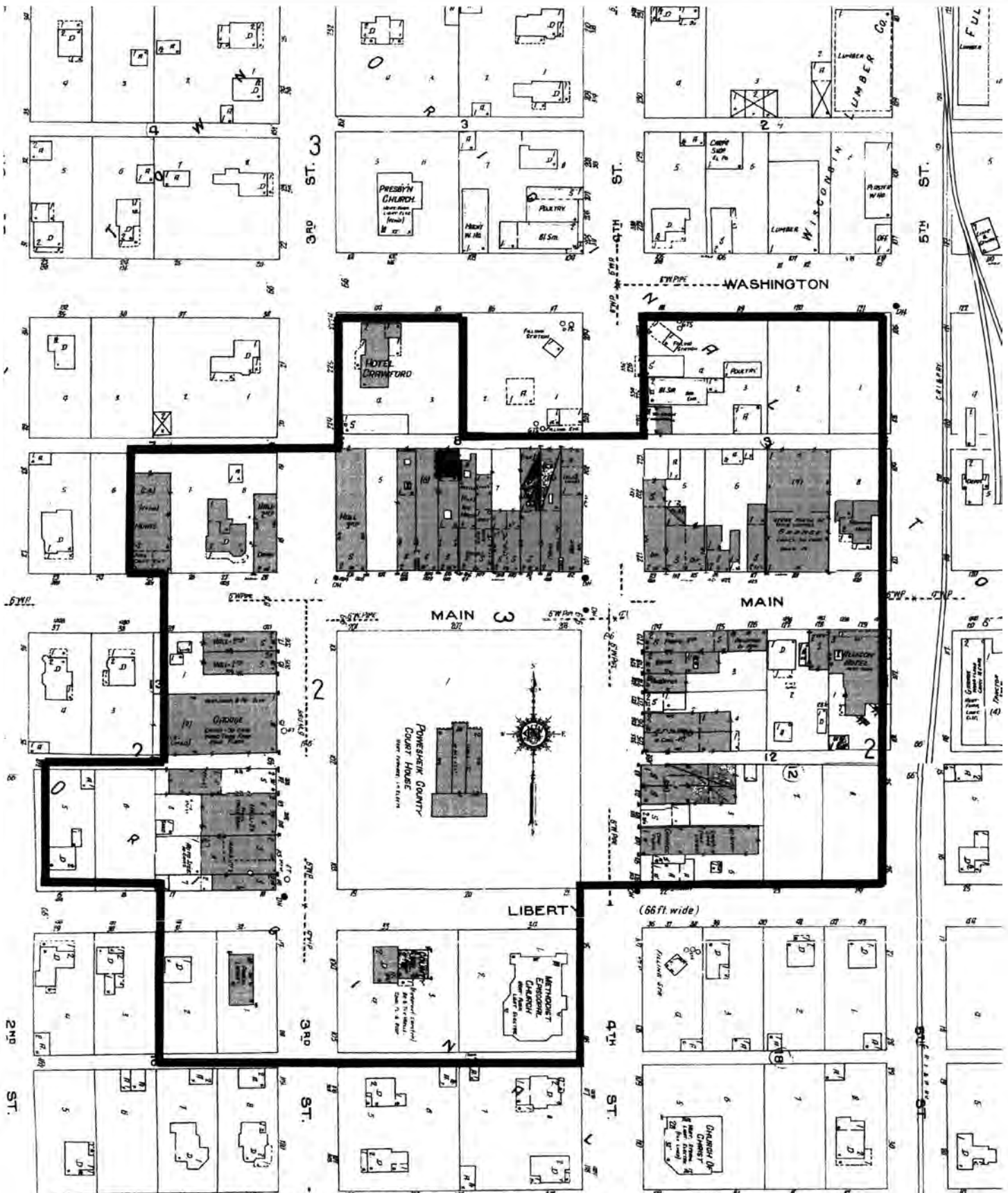


Figure 37. 1936 Sanborn fire insurance map of Montezuma, with district boundary overlaid and extant buildings shaded.

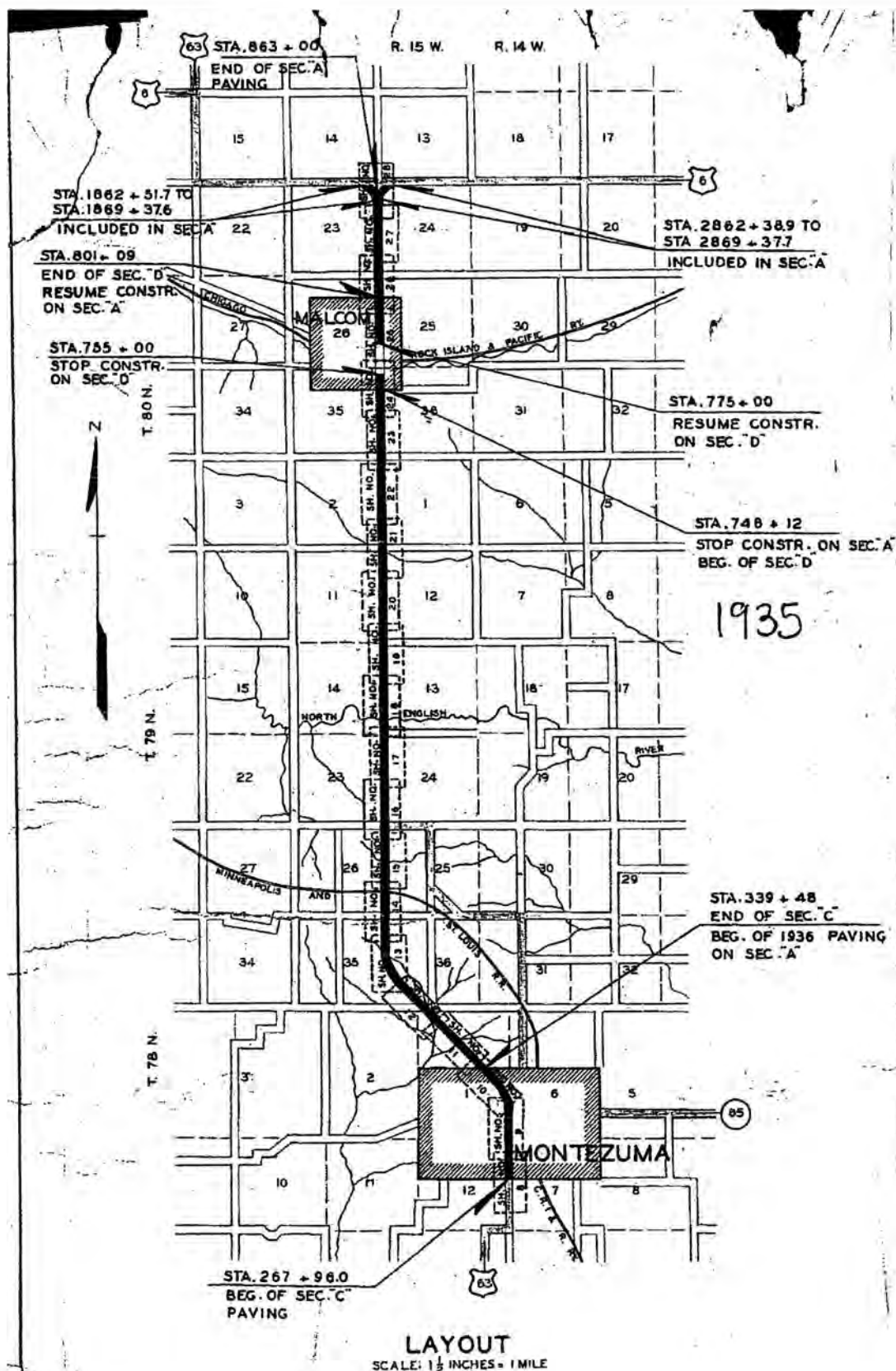


Figure 38. State Highway Commission map showing 1935 proposed improvements and rerouting of U.S. Highway 63 through Montezuma, constructed in 1936-38.

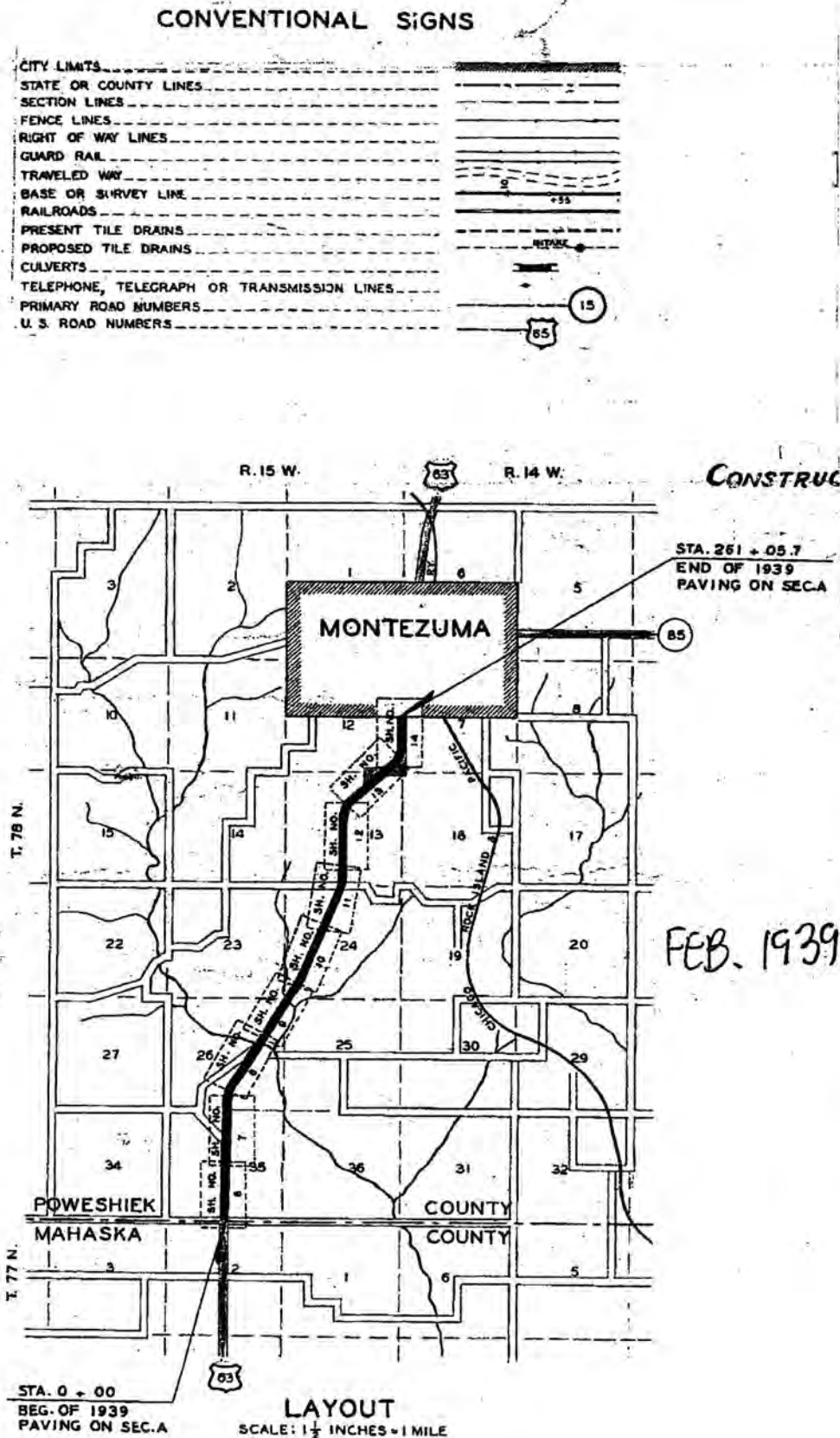


Figure 39. State Highway Commission map showing 1939 proposed improvements and rerouting of U.S. Highway 63 south of Montezuma, constructed in 1939-40.



Figure 40. North side of square in 1940s, looking northeast, Map #8-15 (PCHGS collection).



Figure 41. Methodist Episcopal Church in 1940s, looking southwest, Map #40 (PCHGS collection).



Figure 42. North side of the square, 300 block E. Main, in 1948 (*The Old Home Town*, August 1948).



Figure 43. 400 block of E. Main, in 1948 (*The Old Home Town*, August 1948).



Figure 44. East side of the square, 100 block S. 3rd Street, in 1948 (*The Old Home Town*, August 1948).

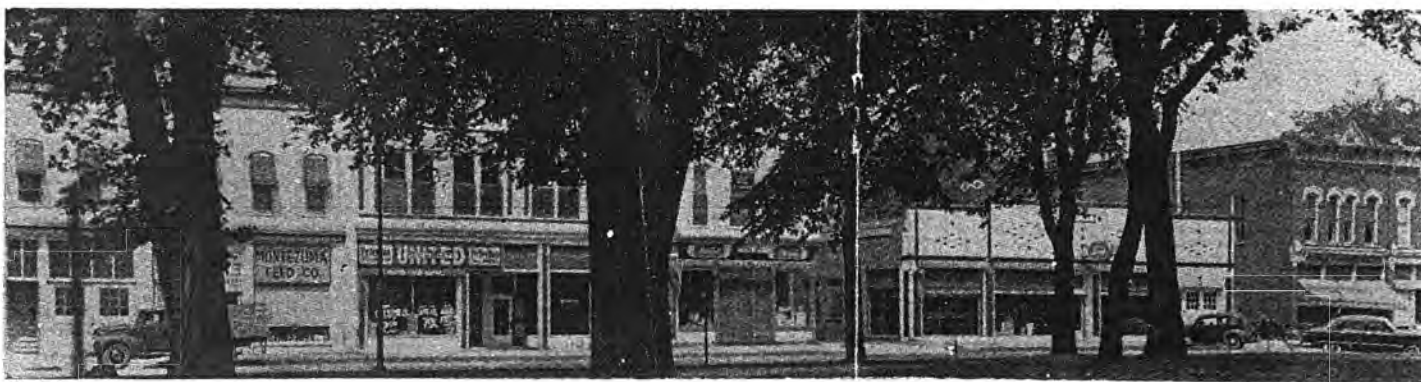
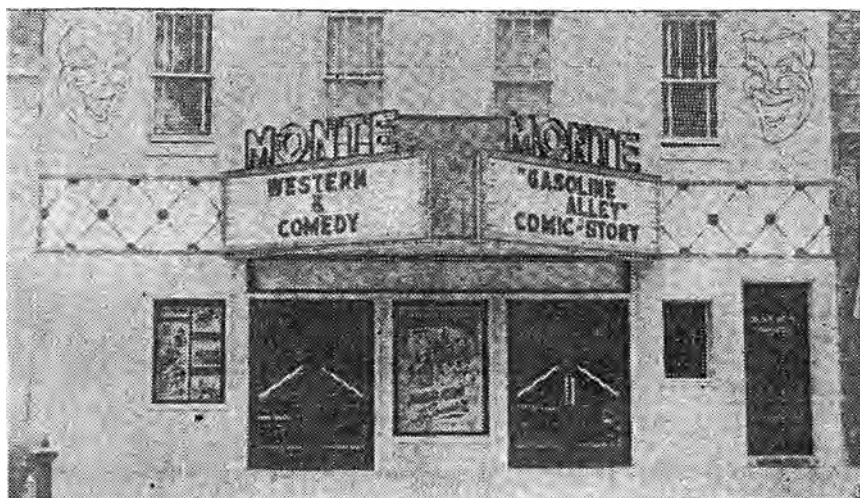


Figure 45. West side of the square, 100 block S. 4th Street, in 1948 (*The Old Home Town*, August 1948).



... Re-painted, the front completely remodeled, the entrance presents one of the finest in the area.

Figure 46. Remodel of façade of Monte Theatre, 305 E. Main, Map #9 (*Montezuma Republican*, August 30, 1951).



Figure 47. James Produce in the 1950s, 111 N. 4th Street, Map #27 (PCHGS collection).

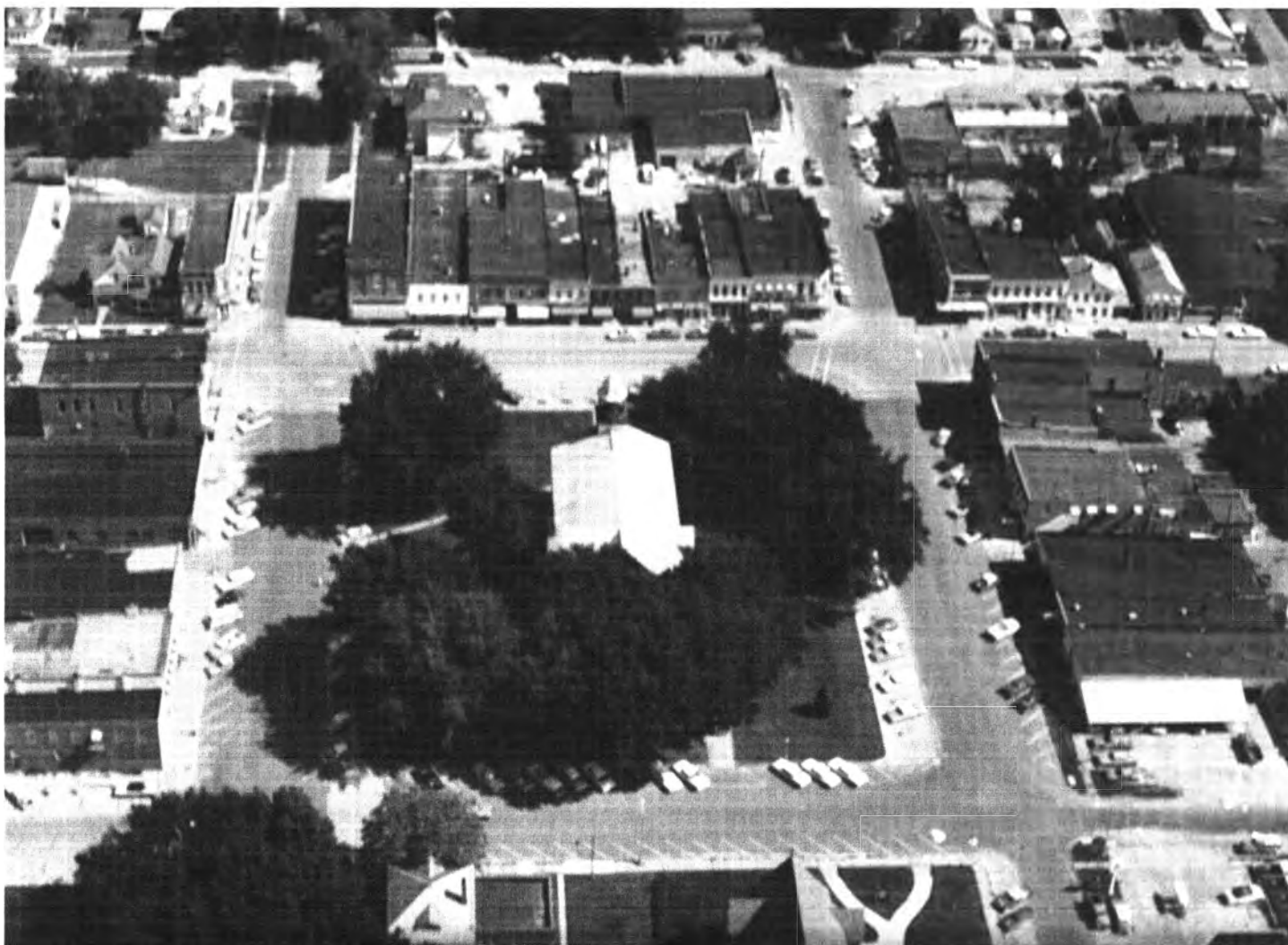


Figure 48. Aerial photograph of downtown Montezuma in 1950s, looking north (PCHGS collection).



Figure 49. North side of square in 1956, 300 block E. Main (*Montezuma Republican*, September 20, 1956).

Do Your Trading In Montezuma

Montezuma Republican Thursday, Oct. 18, 1956

YOU'LL LIKE IT

OPEN SATURDAY NIGHTS



Figure 50. Northeast of square in 1956, 400 block E. Main, looking east
(*Montezuma Republican*, October 18, 1956).

Do Your Trading In Montezuma

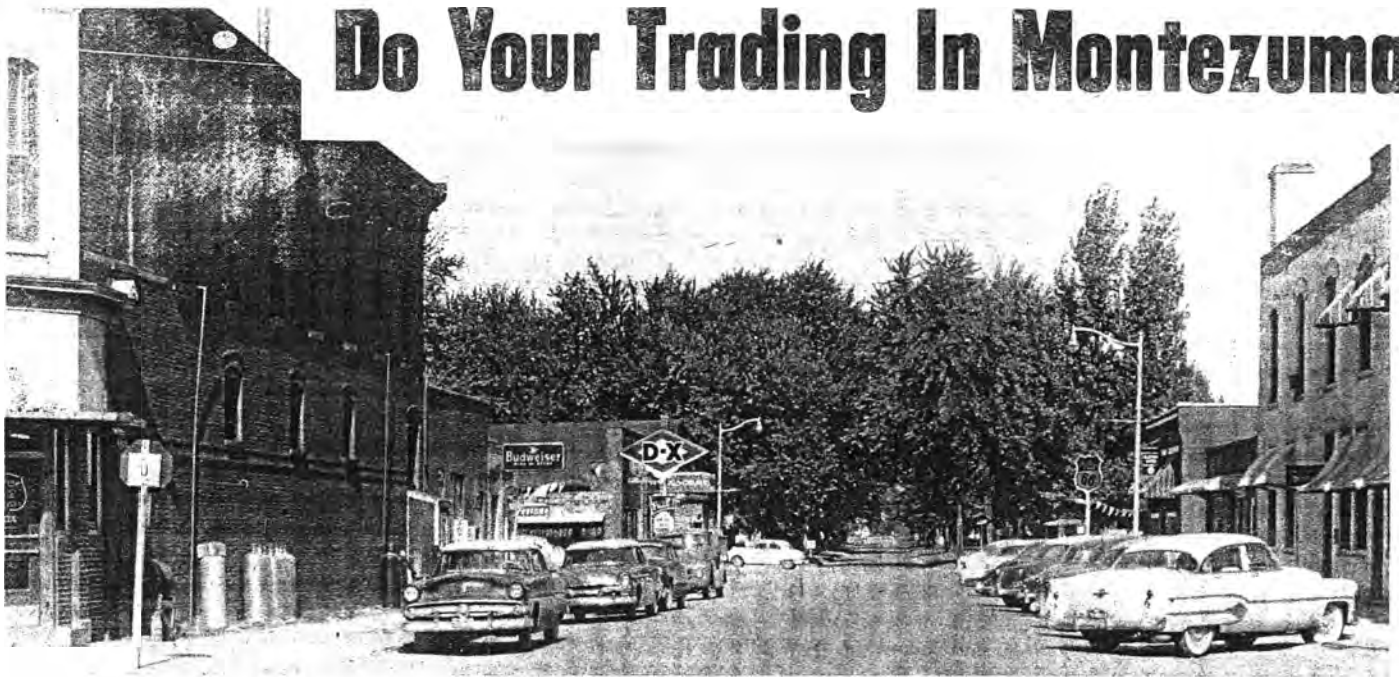


Figure 51. Northeast of square in 1956, 100 block N. 4th Street, looking north
(*Montezuma Republican*, October 18, 1956).

Do Your Trading In Montezuma

Montezuma Republican Thursday, Sept. 20, 1956

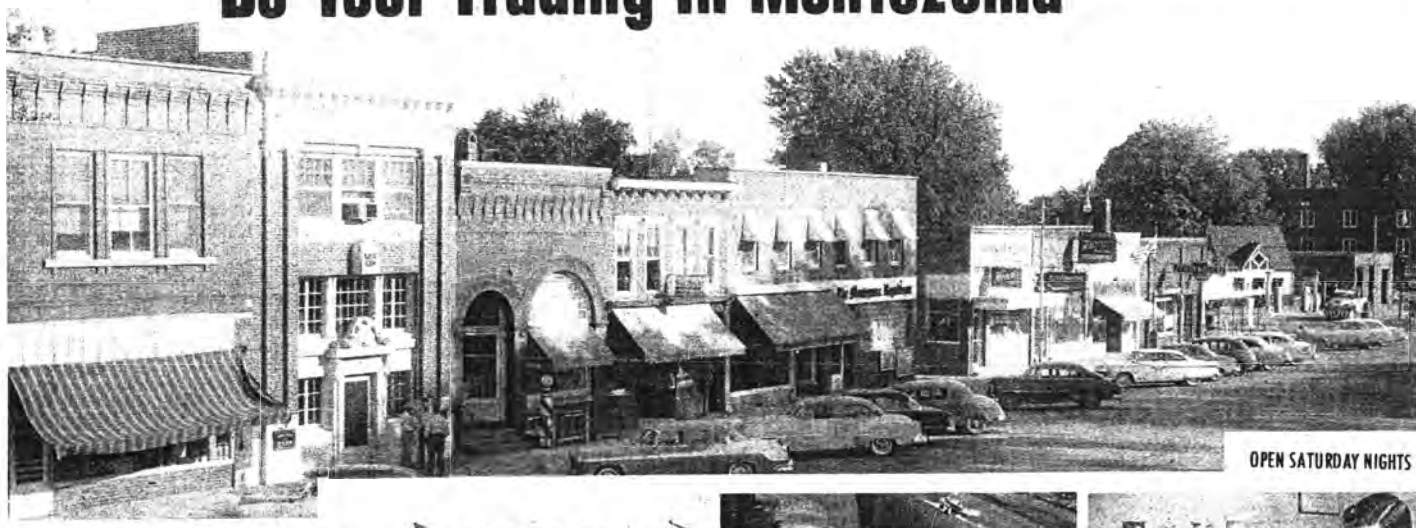


Figure 52. East side of square in 1956, 100 block S. 4th Street (Montezuma Republican, September 20, 1956).

One Afternoon Last Week in Montezuma About Three O'clock



Figure 53. East side of square in 1950s, looking northeast (PCHGS collection).

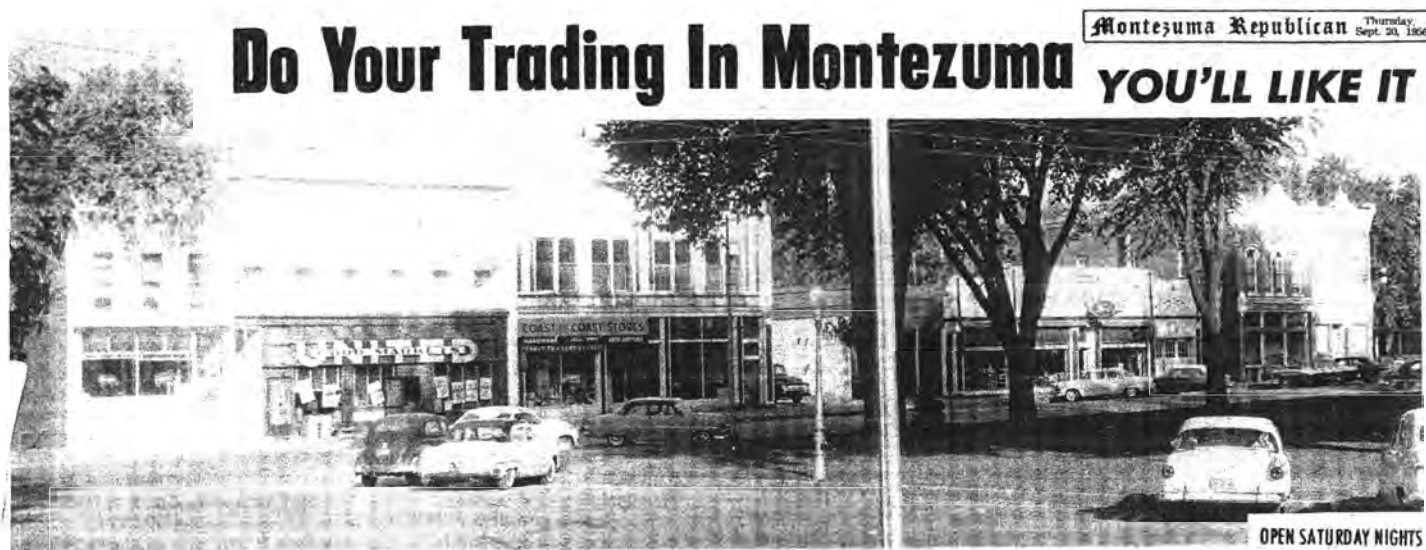


Figure 54. West side of square in 1956, 100 block S. 3rd Street (*Montezuma Republican*, September 20, 1956).



Figure 55. Pitka's Used Cars and Pitka Motor Co on west side, Map #48-49
(*Montezuma Republican*, January 22, 1959).

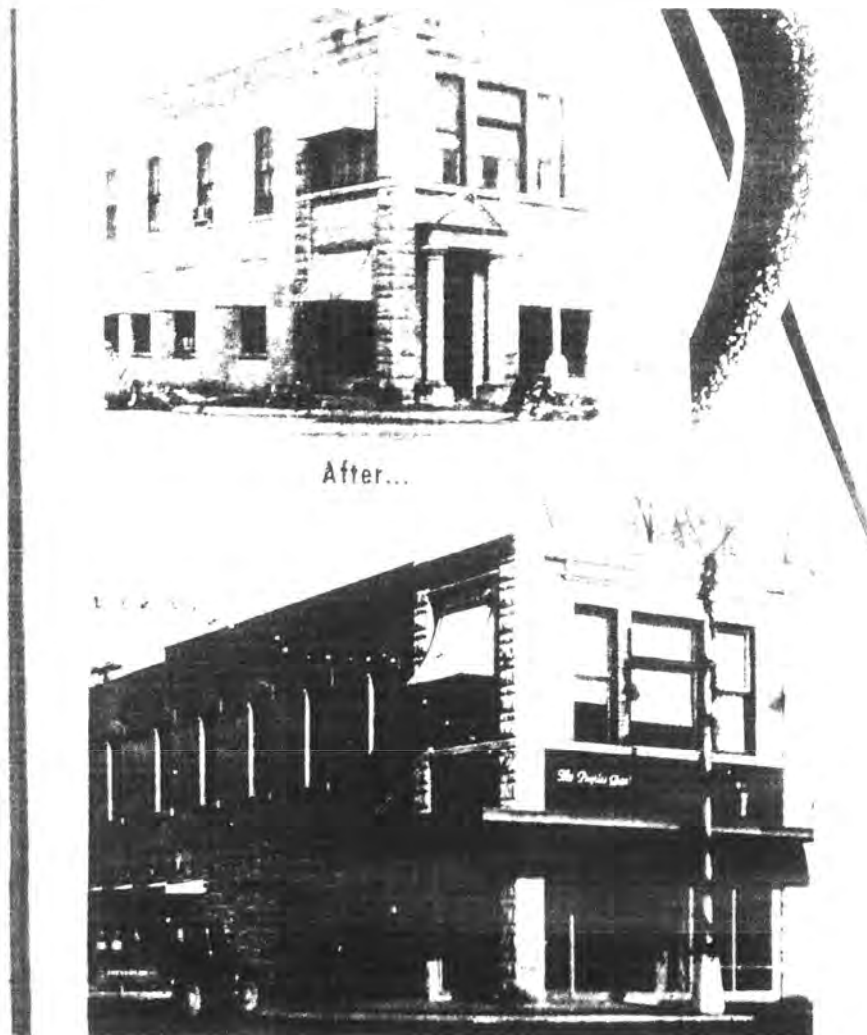


Figure 56. 1959 remodel of Peoples Savings Bank, Map #16 (*Montezuma Republican*, December 17, 1959).



Figure 57. 1961 remodel of old Monte Theater for Brownell Industries, Map #9 (PCHGS collection).

Montezuma was named a Second Class Post Office in 1938 under the then Post Master R. A. Mortland. During the service of our present Post Master, Harold Lofgreen, Montezuma was named a First Class Post Office on July, 1960.

Post Office
Montezuma, Iowa



Dedication Ceremonies
October 20, 1962

HAROLD A. LOFGREEN - Postmaster

CHARLES A. AYERS - Asst. Postmaster

Figure 58. Montezuma Post Office built in 1962, Map #44 (*Montezuma Republican*, October 18, 1962).



Enjoy Your Memories Of The Past

But Plan Your
Future Wisely

1892 - The Bank That Service Built - 1968

A GOOD BANK has a lot of things for sale; convenience and safety, and service in hundreds of different ways.

But it has some things that are not for sale. Friendliness is one of them. By friendliness we mean courtesy, consideration and real helpfulness in every transaction we make, big or little. This friendly spirit makes even the most routine banking detail more pleasant for you and us.

We have found it a good business policy.

(This message was printed in a Montezuma State Bank ad in August of 1936 in the Republican.

It was true then - and it still applies in 1968.)

MONTEZUMA STATE BANK

Member F.D.I.C.

Figure 59. 1966 remodel of Montezuma State Bank, Map #30-31 (*Montezuma Republican*, July 18, 1968, 28).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Montezuma Downtown Historic District
NAME:

MULTIPLE Iowa's Main Street Commercial Architecture MPS
NAME:

STATE & COUNTY: IOWA, Poweshiek

DATE RECEIVED: 2/03/12 DATE OF PENDING LIST: 2/27/12
DATE OF 16TH DAY: 3/13/12 DATE OF 45TH DAY: 3/20/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000131

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ ACCEPT ☒ RETURN ___ REJECT 3/20/2012 DATE

ABSTRACT/SUMMARY COMMENTS:

The SHPO has informed us that the district contains a Federal building (a Post Office) and that the Federal Preservation Officer for the U.S. Postal Service was not notified of the nomination as required by National Register regulations. The nomination is being returned to address this procedural error.

RECOM./CRITERIA Return

REVIEWER Patrick Andrus DISCIPLINE Historian

TELEPHONE _____ DATE 3/20/2012

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.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Montezuma Downtown Historic District
NAME:

MULTIPLE Iowa's Main Street Commercial Architecture MPS
NAME:

STATE & COUNTY: IOWA, Poweshiek

DATE RECEIVED: 5/16/12 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/02/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000131

DETAILED EVALUATION:

☒ ACCEPT ☐ RETURN ☐ REJECT 5/30/2012 DATE

ABSTRACT/SUMMARY COMMENTS:

On resubmission the State has demonstrated that
the Federal Preservation Officer for the Postal Service
was notified (see Return Sheet).

RECOM./CRITERIA Accept
REVIEWER Patrick Andrus DISCIPLINE Historian
TELEPHONE _____ DATE 5/30/2012

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



Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 1



Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 2



Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 3



Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 4



Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 5



Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 6



Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 7



Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 8



Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 9



Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 10



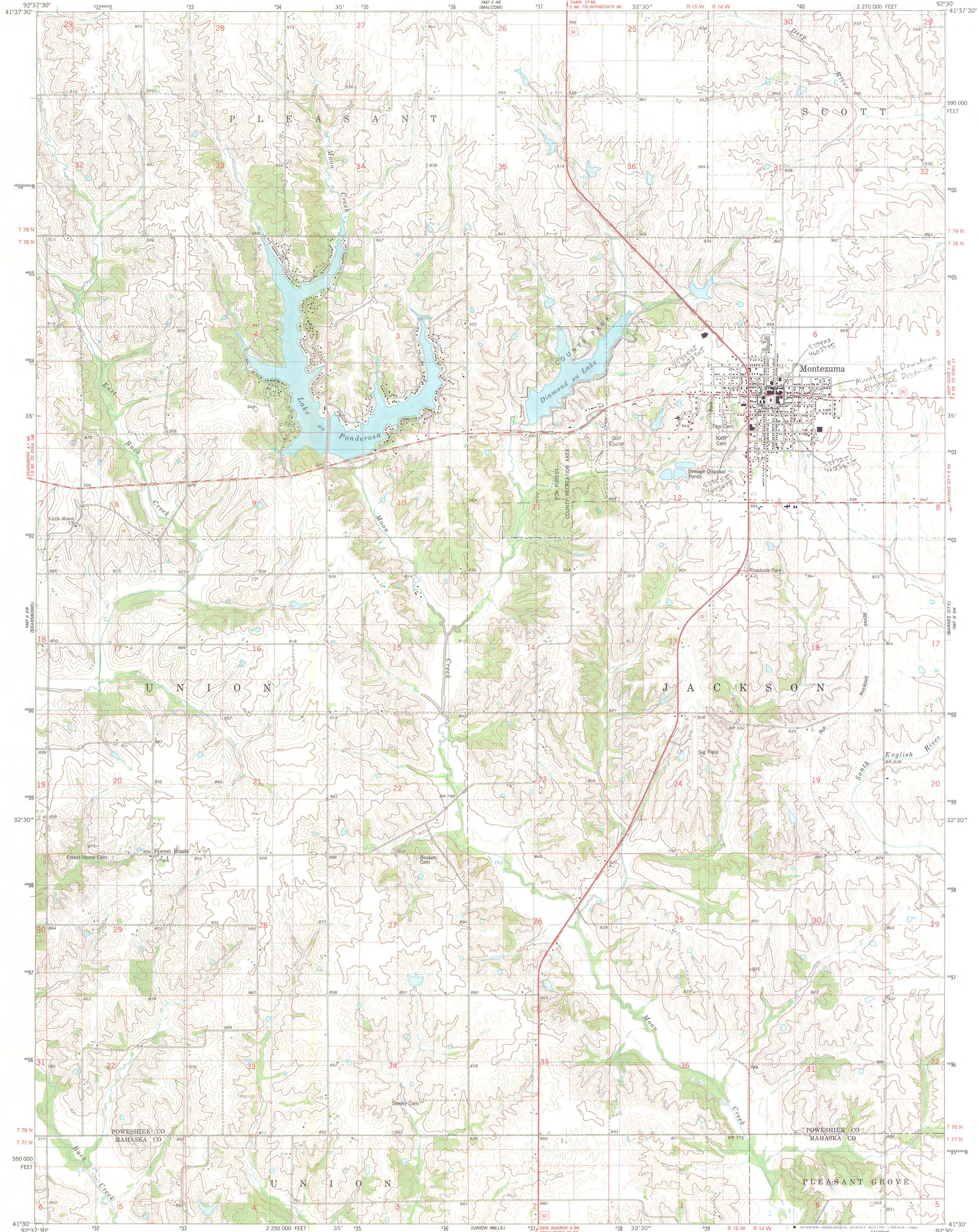
Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 11



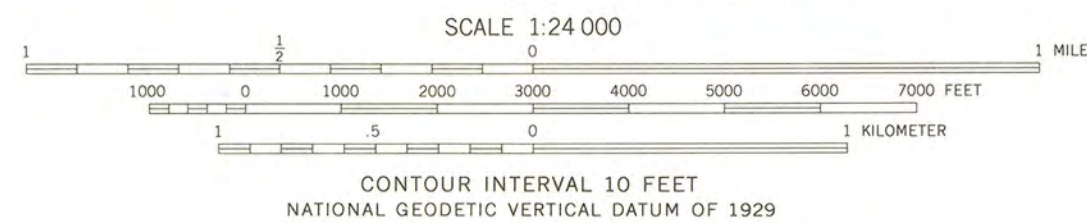
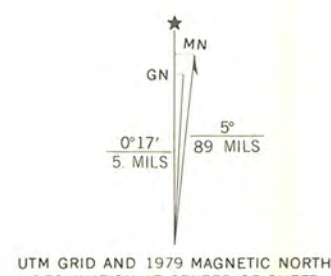
Montezuma Downtown Historic District, Poweshiek County, Iowa, Photo 12

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

MONTEZUMA QUADRANGLE
IOWA
7.5 MINUTE SERIES (TOPOGRAPHIC)



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



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



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

MONTEZUMA, IOWA
N4130-W9230/7.5

1979

DMA 7467 II SE-SERIES V876

MAY 05 2011

IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIL, DIRECTOR

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR



STATE
HISTORICAL
SOCIETY of
IOWA

JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
50319

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

CULTURALAFFAIRS.ORG

February 1, 2012

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

Dear Ms. Shull:

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

- Montezuma Downtown Historic District, Montezuma, Poweshiek County, Iowa

Sincerely,

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs



Patrick Andrus/WASO/NPS
03/20/2012 07:21 AM

To "Foster, Beth [DCA]" <Beth.Foster@iowa.gov>
cc
bcc
Subject RE: Montezuma Downtown Historic District

Hello Beth: Thanks for the info. Because the Federal Preservation Officer for the US Postal Service was not notified, the nomination will have to be returned to your office. You do not need to wait to get this back to you before sending the notice to the FPO. You can check the Advisory Council on Historic Preservation's website to make sure you have the current FPO and his mailing address.

Patrick

Patrick W. Andrus
Historian
National Register of Historic Places
Patrick_Andrus@nps.gov
"Foster, Beth [DCA]" <Beth.Foster@iowa.gov>



"Foster, Beth [DCA]"
<Beth.Foster@iowa.gov>
03/20/2012 07:04 AM

To "Patrick_Andrus@nps.gov" <Patrick_Andrus@nps.gov>
cc
Subject RE: Montezuma Downtown Historic District

Hello Patrick,

It looks as though we requested that the federal agency be added to the property owners but it wasn't done. The only notification was to the Post Office address and I don't know that it was forwarded on. See the list of property owners within the nomination. that list was provided to me on disk to merge for the notification letters.

Beth

Elizabeth Foster Hill, Manager
Tax Incentive and National Register Programs
600 E. Locust Street
Des Moines, IA 50319
Beth.Foster@iowa.gov
515/281-4137
FAX 515/282-0502
Monday - Thursday 6:00 a.m. - 4:00 p.m.

- Find information about the National Register and Tax Incentive programs on our website at www.iowahistory.org, click on Historic Preservation at the top.
- Information about IRS requirements for federal historic preservation incentives http://www.nps.gov/history/local-law/FHPL_RehabCredit%20.pdf
- Information on the Federal Tax Incentive program go to http://www.nps.gov/history/hps/tps/tax/download/HPTI_brochure.pdf
- Visit the new National Park Service - Technical Preservation Services web site

at: www.nps.gov/tps

From: Patrick_Andrus@nps.gov [mailto:Patrick_Andrus@nps.gov]
Sent: Monday, March 19, 2012 6:51 AM
To: Foster, Beth [DCA]
Subject: Montezuma Downtown Historic District

Hello Beth: The Montezuma Downtown Historic District, in Section 5 of the form, indicates that there is Federal ownership, but the submission does not include a copy of the notification letter sent to the Federal Preservation Officer. Would you please check your files to make sure that the FPO was sent a notification letter and let me know asap. If you find the letter, would you please then send it to me (you can send it by fax at 202-371-2229, or you can send it electronically to my email). If the FPO was not notified, then the nomination will have to be returned.

Our 45 day review period ends tomorrow, so I will have to take action before the end of the day 3/20.

Thanks,

Patrick
Patrick W. Andrus
Historian
National Register of Historic Places
Patrick_Andrus@nps.gov



Terry E. Branstad, Governor

Kim Reynolds, Lt. Governor

Mary Cownie, Director

A Division of the Iowa Department of Cultural Affairs

March 22, 2012

Dallan C. Wordekemper, CCIM
Federal Preservation Officer
Real Estate Specialist
United States Postal Service
475 L'Enfant Plaza, SW
Suite 6670
Washington, DC 20260-1862

RE: U.S.P.S. Building, 201 E. Lincoln, Montezuma, Poweshiek County, Iowa

Dear Mr. Wordekemper:

We are pleased to inform you that the above property was accepted for nomination to the National Register of Historic Places by the State National Register Nominations Review Committee at its October 14, 2011 meeting. The National Register is the Federal Government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving the heritage of our Nation. If you would like to provide comment or object to this nomination please submit such to Beth Foster Hill within 30-days from the date of this letter. After 30-days the nomination will be forwarded to the National Park Service for probable listing.

Listing in the National Register provides the following benefits to historic properties:

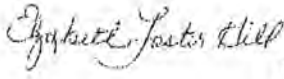
- Consideration in the planning for Federal, Federally licensed, and Federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
- Eligibility for Federal tax benefits. If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent investment Tax Credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information, please refer to 36 CFR 67 and Treasury Regulation Sections 1.48-12 (ITCs) and 1.170A-14 (charitable contributions).
- Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977. For further information please refer to 30 CFR 700 et seq.

- Qualification for Federal and State grants for historic preservation when funds are available.
- Eligibility for State Tax Credits for rehabilitation. Properties listed on the National Register, eligible for listing on the National Register or Barns constructed before 1937 are eligible to apply for a 25 percent state tax credit for rehabilitation. The cost of a 24-month qualified rehabilitation project would exceed either \$25,000 or 25 percent of the fair market value for a residential property or barn less the land before rehabilitation. For commercial properties, the rehabilitation project would exceed 50 percent of the assessed value of the property less the land before rehabilitation - whichever is less. The State Historic Preservation office must approve the rehabilitation work before an amount of tax credits will be reserved for your project. There are limited credits available each year, so let us know if you want the application information.

Owners of private properties nominated to the National Register of Historic Places have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

Should you have any questions about the National Register of Historic Places, Tax Incentives or about this nomination in particular, please feel free to contact me by telephone at 515-281-4137 or by e-mail at beth.foster@iowa.gov. You may find information or enjoy visiting the National Register website at <http://www.cr.nps.gov/nr/index.htm> or the Historic Preservation section of our website at www.iowahistory.org.

Sincerely,


for

Berry Bennett
Interim Deputy State Historic Preservation Officer