

RECEIVED

745

SEP 02 2015

RECEIVED 2280

by SHPO

SEP - 2015

United States Department of the Interior
National Park Service

Nat. Register of Historic Places
National Park Service

National Register of Historic Places
Nomination Form

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

1. Name of Property

historic name Manning Commercial Historic District

other names/site number _____

2. Location

street & number 217-411, 413-507, and 302-326 Main St., 717-723 3rd St., 303 Center St, and 825 5th St. not for publication N/A

city or town Manning

vicinity N/A

state Iowa

code IA

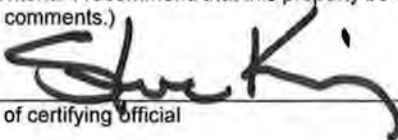
county Carroll

code 027

zip code 51455

3. State/Federal Agency Certification

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



Signature of certifying official

3 AUG 2015

Date

State Historical Society of Iowa
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of Keeper

Date of Action

Edson H. Beall 10-23-15

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(do not include previously listed resources in count)

Contributing	Noncontributing	
26	7	buildings
_____	_____	sites
4	0	structures
_____	_____	objects
30	7	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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/financial institution
- GOVERNMENT/city hall
- HEALTH CARE/medical business/office
- SOCIAL/meeting hall

Current Functions

(Enter categories from instructions)

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/financial institution
- GOVERNMENT/city hall
- HEALTH CARE/medical business/office
- EDUCATION/library

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE VICTORIAN/Italianate
- LATE VICTORIAN/Romanesque
- LATE 19TH AND 20TH CENTURY REVIVALS
- MODERN MOVEMENT/Moderne

Materials

(Enter categories from instructions)

- foundation STONE
- walls BRICK
- CONCRETE
- roof ASPHALT
- other METAL/tin
- METAL/cast iron

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

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

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- COMMERCE
- SOCIAL HISTORY
- ETHNIC HERITAGE/European

Period of Significance

1885-1965

Significant Dates

1885
1891
1895

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Dewing, C.W.
Hart, Samuel P.

Primary Location of Additional Data:

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

Name of repository: _____

Manning Commercial Historic District
Name of Property

Carroll County, IA
County and State

10. Geographical Data

Acreage of Property 8 acres

UTM References (NAD83)

(Place additional UTM references on a continuation sheet)

	Zone	Longitude	Latitude		Zone	Longitude	Latitude
1	15	95.06580W	41.90960N	3	15	95.06395W	41.90922N
2	15	95.06503W	41.90960N	4	15	95.06384W	41.90879N

X See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Leah D. Rogers/Principal Investigator

organization Tallgrass Historians L.C. date August 28, 2015

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

city or town Iowa City state IA zip code 52246

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

A **sketch map** for historic districts and properties having large acreage or numerous resources.

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

Additional items

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

Property Owner

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

name see continuation sheet

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 1 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

7. Narrative Description

The Manning Commercial Historic District is located in the heart of the City of Manning in Carroll County, Iowa (Figure 1). Manning is located in the southwest corner of Carroll County in the west-central portion of the state. Founded in 1881, Manning was a railroad town having been platted by O.H. Manning near the planned junction of a branch route of the Chicago & Northwestern (C&NW) and the Chicago, Milwaukee & St. Paul Railway (CM&StP). The town was also platted at the confluence of the West Nishnabotna River and Willow Creek. The buildings within the Manning Commercial Historic District are situated primarily along the north-south Main Street, which developed as the main commercial street. To a lesser degree, commercial development extended along 3rd, 4th, and 5th streets. However, the majority of commercial development was on either side of Main Street between 3rd Street on the north and present-day Highway 141 on the south. In addition to the railroad, fire was a defining element in the development of the current historic district, with the biggest fires in 1891 and 1895 destroying nearly two entire blocks and new construction filling in the fire-damaged lots. Therefore, most of the buildings in the historic district date from post-1891 on the east side of Main Street (Block 5) and post-1895 (Block 7) on the west side in those blocks. Lesser fires and other disasters, such as an explosion, also helped shape the look of the current historic district. The earliest extant building dates from 1885 and is a masonry building as are all of the extant buildings in the district. None of the frame false-front type of commercial buildings, that often were the very first commercial buildings constructed in new towns in 19th-century Iowa, has survived in Manning's commercial district. Some of those earliest buildings were demolished to make way for larger, masonry buildings as the town prospered, while others were destroyed in the various fires that at times ravaged the district.

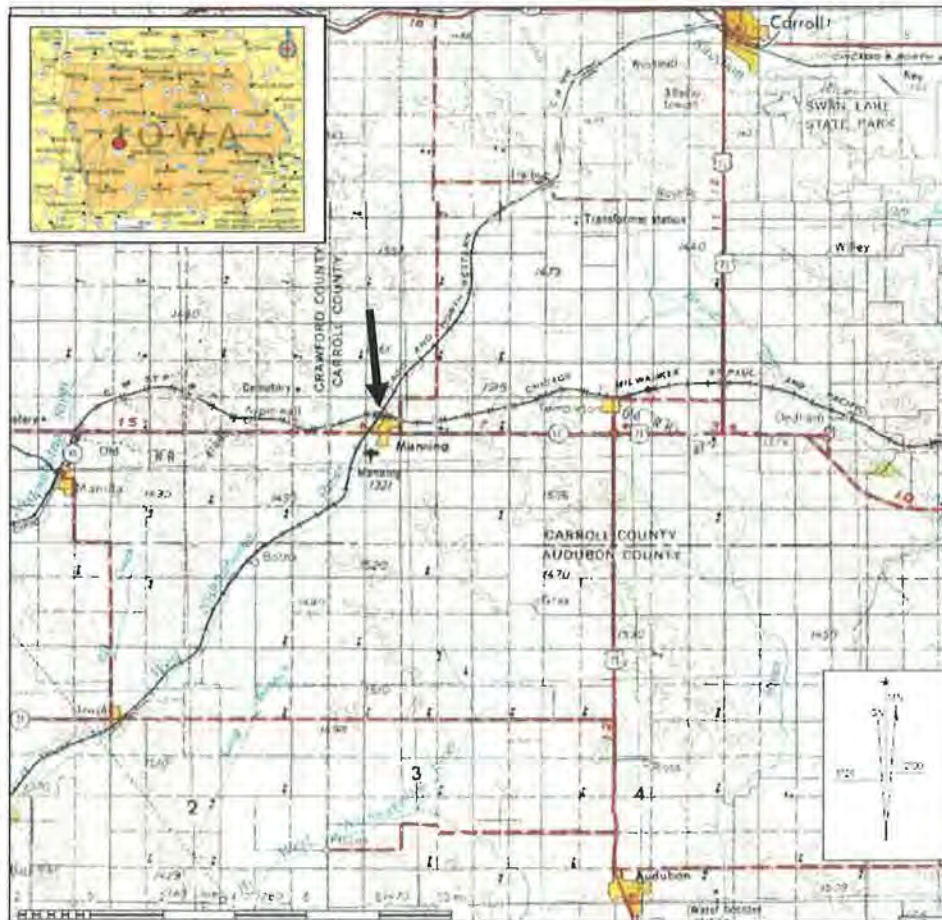
The extant buildings are largely constructed of common brick, with the facades faced with harder-fired face and pressed bricks. The earliest surviving building, the historic Bank of Manning, is actually faced with cast concrete panels that are original to its 1885 construction. The building types in the district are predominated by commercial buildings that housed a variety of specialty stores, financial institutions, health care, and professional offices in the late 19th to late 20th centuries. There are only two public buildings, the current City Hall and the current Public Library, although the latter was not originally built as the public library. Additionally, some of the second floors of the buildings housed social halls for various fraternal organizations and other social activities through the years. Most of the buildings were constructed by local contractors without the benefit of hired architects, although two architects have been identified with particular buildings. These include: Samuel P. Hart of Carroll, Iowa, who designed 313-15 Main Street in 1897-98 and Charles W. Steinbaugh of Steinbaugh & Scholer Architects in Omaha, Nebraska, who designed 303 Center Street in 1919-20. Builders who have been identified with specific buildings included: C.D. Dewing of Manning, who built 302-304, 306, and 307 Main Street in the 1880s-1890s; Brandt Bros. Construction Co. of Denison, Iowa, who built 419-421 Main Street in 1935; Hannes Hass, contractor/builder from Manning, who built 303 Center Street in 1919-20; and Herbert Hass of Manning and Thomas Park of Storm Lake, who built 317-323 Main Street in 1939.

Included within the district boundary are the intact sections of brick-paved streets along the length of Main Street as well as along 3rd, 4th, and 5th streets. These streets were originally paved in 1915 by contractor, C.L. Mosher of Sioux City.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2 Property name Manning Commercial Historic District
County and State Carroll County, IA



*Figure 1. Location of Manning in Carroll County, Iowa.
Topographic map obtained from ExpertGPS mapping software, 2015.*

In the late 1970s, the City of Manning chose to honor its German immigrant heritage and to foster economic development through tourism, by enacting an ordinance on March 16, 1977, that required all new buildings and any façade remodeling of existing buildings to use a Bavarian theme in their design. While most of Manning’s German immigrants did not actually hail from Bavaria, the theme was selected because it was felt to impart the most identifiable type of “German” architecture to the general public (History Book Committee and Art Rix, ed. 1981:31). A number of the buildings in the historic district came to feature Bavarian-themed storefronts and signs before the ordinance was finally revoked in 2008 as part of the growing historic preservation movement in Manning. In 2008, the Manning Historic Preservation Commission (HPC) was formed, with the City designated as a Certified Local Government in May 2009. That same year, Manning became a designated Main Street Community. In 2012-13, the Manning HPC conducted an intensive architectural/historical survey and evaluation of the commercial area of Manning in order to define the National Register of Historic Places (NRHP)-eligible historic district and to evaluate buildings for eligibility

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 3 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

within that district (Rogers and Price 2013). Then in 2013-14, the City, in association with the Manning HPC, Manning Main Street, and commercial property owners, undertook a downtown revitalization project using façade grants through the Community Development Block Grant (CDBG) program of the Iowa Economic Development Authority. Buildings whose facades and interiors were rehabilitated include: 303, 305, 306, 307, 308, 309, 311, 313-315, 314, 316, 318, 317-319, 321-323, 326, and 417 Main Street. In most instances, the rehabilitations have involved the removal of post 1970s façade cover-ups including most of the Bavarian-themed elements. In the process, some buildings whose facades had been completely obscured by these cover-ups were uncovered and found in many cases to retain sufficient historic material and components. These buildings are considered contributing to the district where prior to removal they had been evaluated as non-contributing (*ibid.*). Others had their historic integrity enhanced by the uncovering of additional remnant historic components and material that had been partially covered but not totally obscured. All of the rehabilitation activity was undertaken under the guidance of the State Historic Preservation Office to insure that the buildings' historic integrity was not compromised. There do remain a few of the Bavarian-themed storefronts on buildings that were not included in the revitalization grant as well as three buildings, all non-contributing, that represent either modern buildings constructed in the Bavarian design theme in the period between 1977 and 2008 or represent older buildings that were completely refaced with Bavarian exteriors to the point that both examples are either irreversible or very difficult to reverse.

Figure 2 is a map of the Manning Commercial Historic District showing the location of the extant buildings by their current address and their evaluation as either contributing or non-contributing to the historic district. The district contains 26 contributing buildings, 7 non-contributing buildings, and 4 contributing structures, which consist of the four streets within the district boundaries that were all paved with brick in 1915. The majority of buildings within the district are commercial in historic function, but the district does include two public buildings: the current Manning City Hall and the Manning Public Library. The buildings are primarily two stories in height and consist of single and double store unit commercial buildings. There is one building that has three store units; while another that is a modern remodeling that combined two buildings (three store units) into a single building. There are some one story buildings that include ones constructed in the late 19th century, while others represent early to mid-20th century additions to the district. All of the buildings are masonry in construction, with brick the predominant material. Decorative elements that are original or represent historic-age storefront remodeling include: pressed tin cornices, cast iron storefronts, structural glass panels, cast concrete panels and hood molds, stone hood molds and lintels, and terra cotta molding. There was at least one brickyard in Manning and others in the region that provided brick for wall construction; however, most of the face brick used in the commercial buildings was higher-fired, harder brick that would have been shipped in by rail from other yards in the region (such as Sioux City) or out-of-state yards. Stone, where used, was probably of local or regional origin. However, materials such as terra cotta, concrete and tile blocks, and structural glass would have been acquired by rail or by truck from outside manufactories.

There are no previously listed NRHP buildings in the district boundary. The contributing buildings all date from within the period of significance for the district, specifically between 1885 and 1965. The non-contributing buildings either post-date 1965 or were so completely remodeled post 1965 that they no longer retain sufficient integrity to be considered contributing to the district. The end date of 1965 was selected because this date is the 50-year terminal point in 2015 for NRHP eligibility, but it also represents the peak of the commercial and architectural development of the district just prior to enactment of the town's Bavarian façade ordinance in the 1970s.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4 Property name Manning Commercial Historic District

County and State Carroll County, IA

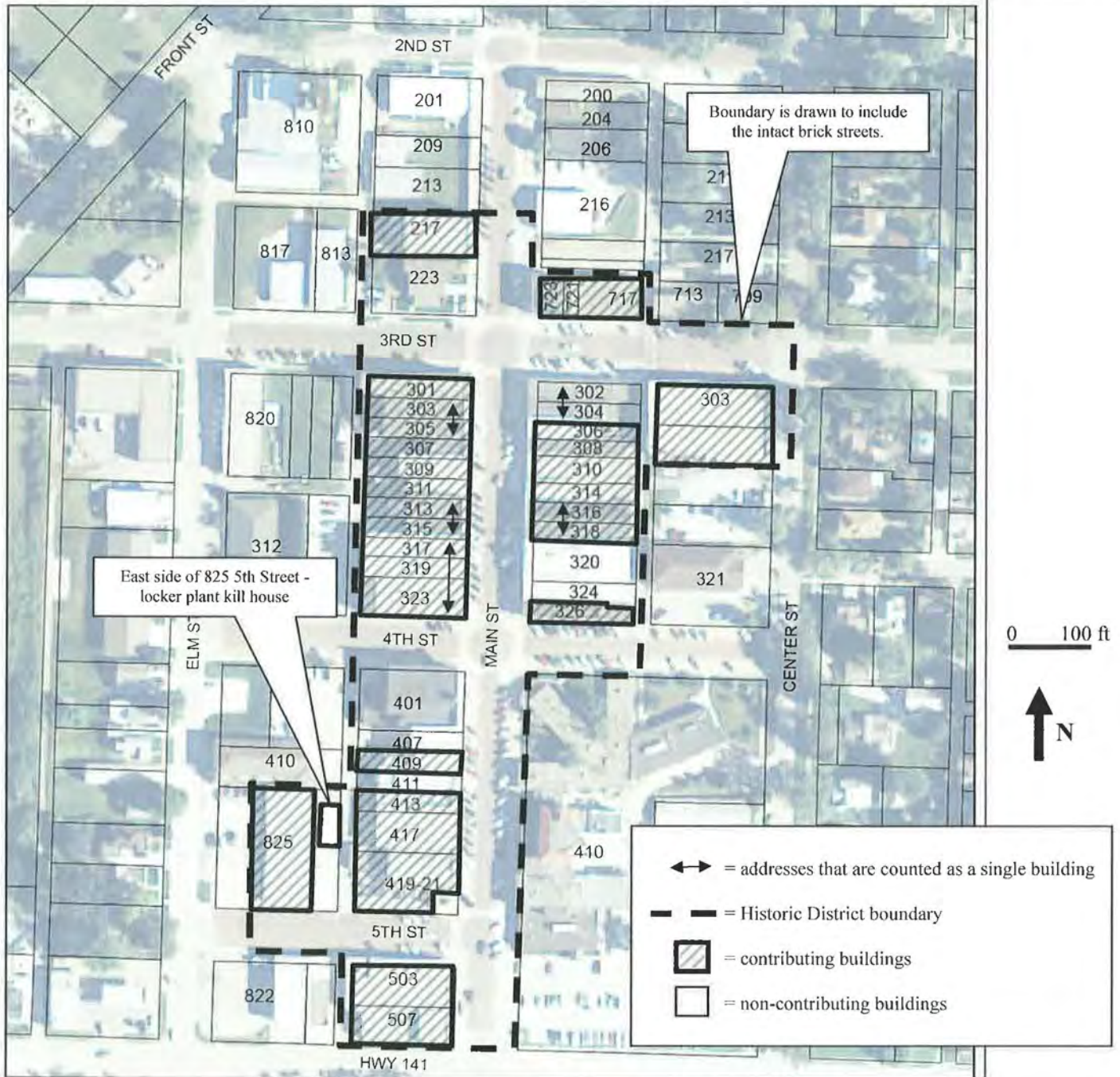


Figure 2. Aerial map showing boundary of the Manning Commercial Historic District and Contributing versus Non-Contributing Buildings. Source for base map: Region XII Council of Governments, June 7, 2012.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 5 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

COUNTING SYSTEM FOR BUILDINGS

The counting system for buildings within the district is based on the original configuration of each building and their separation from adjacent buildings by structural walls and not by internal store unit divisions (see Figure 2). Therefore, a block building constructed as a separate and distinct building from adjacent buildings but having any number of internal store unit divisions, is counted as only one building even though it might have two or more storefront units.

PROPERTY TYPES

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

The Manning Commercial Historic District as Property Type I meets the registration requirements set forth in the *Iowa's Main Street Commercial Architecture* MPS by retaining sufficient integrity and by reflecting the settlement and development of the town of Manning (Nash 2002). The district specifically reflects how the town's economy and commercial development was affected by the railroad and later the automobile as well as how the town responded to several devastating fires and other disasters in the late 19th and 20th centuries. Additionally, the district reflects the importance of Manning as an agricultural center during the period of significance. The current look of the district was certainly affected by the devastating fires in 1891 and 1895 that each destroyed a whole block, one on each side of Main Street and resulted in new construction in each of those blocks in the 1890s-early 1900s.

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

Type III: Two Story Masonry Commercial – Italianate influenced

301 Main Street	Mueller's Furniture Store	1904	contributing building
307 Main Street	Bank of Manning	1885	contributing building
309 Main Street	Lewis & Grau Drug Store	1894	contributing building
313-15 Main Street	Wright Building	1897-98	contributing building
409 Main Street	Johnson Bros. General Store	1896	contributing building
413 Main Street	Vossbeck Blacksmith Shop	1896	contributing building
507 Main Street	Farm Machinery/Hotel	ca. 1913	contributing building

Type III: Two Story Masonry Commercial - Romanesque Revival influenced

723 3rd Street	The Bennett Bank	1898	contributing building
----------------	------------------	------	-----------------------

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 6 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

Type III: Two Story Masonry Commercial - Classical Revival influenced

303-05 Main Street Hansen-Carlile Building ca. 1914 contributing building

Type III: One Story Masonry Commercial - Italianate influenced

311 Main Street Central Meat Market 1900 contributing building
326 Main Street Horseshoe Bar/Frahm Corner ca. 1891 contributing building
721 3rd Street Manning Telephone Company 1910 contributing building

Type III: One Story Masonry Commercial - Twentieth Century Construction

217 Main Street Parkhouse/Frahm's Garage ca. 1910 contributing building
303 Center Street Ross & Co. Garage 1919-20 contributing building
310 Main Street Anderson Clinic 1956 contributing building
316-18 Main Street W.D. Schelldorf Building 1925 contributing building
317-23 Main Street Rober-Wehrmann/
Lewis-Reinhold Building 1939 contributing building
417 Main Street Brunnier's Home Store ca. 1905 contributing building
419-21 Main Street Manning Motor Company 1935 contributing building
503 Main Street Manning Motor Company 1948 contributing building
825 5th Street L&M Bowling Alley 1958-60 contributing building
east side 825 5th Street Locker Plant Kill House late 1930s contributing building

Type IV: Public Building

717-19 3rd Street Manning City Hall/Utilities 1956 contributing building

Type IV: Public Infrastructure

Main Street brick pavement 1915 contributing structure
3rd Street brick pavement 1915 contributing structure
4th Street brick pavement 1915 contributing structure
5th Street brick pavement 1915 contributing structure

Type V: One Story Masonry Commercial - Twentieth Century Remodel

306 Main Street Wehrmann Building ca. 1891/remodeled ca. 1931 contributing building
308 Main Street Claussen's Drug Store ca. 1891/remodeled 1937 contributing building
314 Main Street Pool Hall and Lunch Room ca. 1905/remodeled ca. 1925 contributing building
324 Main Street General Store ca. 1891; remodeled 1980s non-contributing building
411 Main Street Manning Monitor 1896; remodeled 1951 non-contributing building

Type V: Two Story Masonry Commercial - Twentieth Century Remodel

302-04 Main Street Rostermundt & Kuhl Hardware ca. 1891/remodeled 1970s non-contributing building
320 Main Street Ohde's Furniture ca. 1905/remodeled ca.1990 non-contributing building
401 Main Street First National Bank 1896/remodeled 2003 non-contributing building

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 7 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

407 Main Street Dethlef's Hardware Store 1896; remodeled post 1965 non-contributing building

Type VI: Modern Commercial

223 Main Street Manning Trust & Savings Bank 1979 non-contributing building

INTEGRITY OF THE MANNING COMMERCIAL HISTORIC DISTRICT

The Manning Commercial Historic District retains overall good integrity and conveys a strong sense of time and place of Manning's commercial district during its historical peak in the late 19th and early to mid-20th centuries when the railroad and then automobile transportation had a strong influence on the town's economy, commerce, and architecture. The district retains moderate to high integrity of the following seven aspects of historic integrity:

Location - The district retains a high degree of integrity of location because this is the place where Manning's commercial district was established and the main location where it developed in the late 19th through the late 20th centuries.

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

Setting - The district retains good integrity of setting because the original street plan has remained the same; the viewshed still includes historic elements such as a view of the railroad and highway from the district; the topography of its location on a hill overlooking the confluence of the river and creek remains fairly intact; and the district still contains the buildings constructed in the district between the 1880s and the 1960s. As such, the district still reflects the appearance of the Main Street commercial area during the period of significance.

Materials - The district retains good integrity of materials because most of the buildings still possess the historic-age materials with which they were built, decorated, and remodeled within the period of significance. The contributing buildings all reflect their original masonry construction and retain sufficient historical components such as window and door surrounds, cornice and parapet details, and in some cases historical-age storefront components including transom windows and cast iron columns.

Workmanship - The district retains good integrity of workmanship, with most buildings reflecting the skills of the local builders, masons and carpenters, who constructed them. In addition, many buildings possess manufactured materials, such as decorative glass, hood molds, pressed metal cornices, and other trim work that were made elsewhere and shipped to Manning over the railroads.

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

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

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 8 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

The Manning Commercial Historic District also meets the registration requirements under Criteria A and C for Commercial Districts as set forth in the *Iowa's Main Street Commercial Architecture* Multiple Property cover document (Nash 2002). Specifically, most of the resources in the Manning district were built between the 1880s and 1920s; however, several notable buildings were added in the 1950s-60s in addition to notable remodeling of older buildings in the 1930s-1960s. Thus, the period of significance was extended to 1965 to reflect the development of the district's architecture just prior to the time when an ordinance was passed in the 1970s requiring all new storefront remodeling and new construction to incorporate a Bavarian theme in their design. The Manning district also played a key role in the settlement, growth, and survival of this railroad town and regional agricultural center. The buildings in the Manning district further exhibit the distinctive characteristics of key periods in the town's growth, including its late 19th century railroad boom and the rebuilding that occurred in the aftermath of fires, and its early to mid-20th century growth associated with the highway development along the south boundary of the district, which brought new types of businesses and buildings to the district.

The Manning district also meets the integrity considerations set forth for Main Street commercial districts including: the expected alterations to storefronts, with the upper stories retaining more original and/or historic materials and stylistic details; the mix of building types and construction periods that reflect the district's growth and development; the lack of empty lots within the district boundary; and the fact that the district is not marred by extensive modern building construction. It was noted in the Main Street cover document that commercial districts will rarely have significance under Criterion B "except where a single person was responsible for the construction of all or the majority of the district by financing or other activity *unrelated* to the design or construction of the district" (Nash 2002:F38). In this case, the Manning district does not meet the registration requirement for Criterion B because there were a number of individuals who were responsible for the financing and development of the commercial district.

INDIVIDUAL BUILDING DESCRIPTIONS

Iowa Site Inventory No.: 14-00668

Historic Name: Parkhouse/Frahm's Garage

Street Address: 217 Main Street

Date of Construction: circa 1910

NRHP Status: Contributing building

Architect/Builder: Unknown

Building Description: This one-story, double-wide broad-front commercial building is located on the west side of Main Street in-between 2nd and 3rd streets. The building has a brick veneer façade with tile block side walls. The flat parapet represents a later rebuilding of the upper portion using tile blocks; however, the original denticulated brick frieze band and inset brick panel are intact below the rebuilt section. The storefront has been remodeled, with dark brown vertical infill siding surrounding a modern entry door and windows. Above the storefront is shingled pent roof that stretches the width of the storefront.

Current view.



*Parkhouse Garage circa 1920.
Copy obtained from Kusel 2012.*



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9 Property name Manning Commercial Historic District
County and State Carroll County, IA

Historic views show that the original storefront was made up mostly of display windows. It was built in part as an auto showroom, and the wide bank of display windows allowed passing customers to see the new automobiles parked inside. **Building History:** This building was built circa 1910 by Thomas D. Parkhouse to house his auto sales, service, and repair shop. Parkhouse moved to Manning in 1895 and engaged in the harness business until 1905, when he switched from serving horse owners to selling automobiles. Parkhouse became the town agent for the Auburn automobile, and soon after established this garage and repair shop on Main Street. Parkhouse continued in this business until 1921, when Herman Frahm and Arnold Witt opened the Frahm & Witt Garage (Maclean 1912:216-217; *Carroll Times*, 9/28/1922). In 1922, the *Carroll Times* highlighted this business in a feature story on “Manning, The Second Largest City in Carroll County:”

Manning’s leading garage, one where QUALITY of workmanship and SERVICE to the public are the predominating features of the management, is the Frahm & Witt garage, established under its present ownership last April. The business is a co-partnership of Herman Frahm and Arnold Witt, both active. They succeeded to the business of T.D. Parkhouse, here for the last 15 years. The Frahm & Witt garage handles the Studebaker automobiles, a most complete line of accessories, Goodrich and Fisk tires, oils, gas, etc., in fact, practically every want and need of the motorist can had at this garage. The partners do all kinds of repair work, on any and all makes of cars and have shop equipment that is up-to-date in every respect. Both Mr. Frahm and Mr. Witt are expert mechanics, understand every phase of automobile mechanism and see that their patrons get the best possible service at all times. The garage is located conveniently, has 8,000 square feet of floor space and is showing a growth in business each month under the Frahm & Witt management (*Carroll Times*, 9/28/1922).

Sometime later, Arnold Witt left the business and John Frahm joined brother Henry in running the Frahm Brothers Garage. The Frahms sold Studebakers and introduced Chrysler and Plymouth automobiles to Manning. The brothers also sold accessories, Goodrich tires, and operated a repair shop. In 1945, the Frahm Brothers dissolved their partnership, and Herman Frahm continued Frahm’s Garage on his own until 1960 (History Book Committee and Art Rix, ed. 1981:208). Later businesses located in the building included two veterinary offices (Kusel 2012). Currently, a dental office occupies the north half and Soll’s Service, a plumbing, heating, and electrical service and repair shop, occupies the south half.

Iowa Site Inventory No.: 14-00669
Historic Name: Manning Trust & Savings Bank
Street Address: 223 Main Street
Date of Construction: 1979
Architect/Builder: Unknown

Current view.



NRHP Status: Non-contributing building
Building Description: This modern building was designed in a rather high-style example of the Bavarian architectural theme to comply with the 1977 city ordinance requiring new buildings to use the Bavarian theme in their design to show ethnic pride and to further tourism and economic development in the community. This example features a low-pitched and extended front-gabled roofline line decorated with scalloped bargeboards on the roof eave overhang. The walls are covered with a synthetic stone application, and there is a tall free-standing clock/signboard in front of the building. Large curtain walls of plate glass windows also make up the façade. Overall, this building imparts something of a European chalet type of design.

Building History: This bank was built in 1979 by the Manning Trust & Savings Bank, which was an institution first

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 10 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

established in 1924 and originally housed in the old Bennett Bank (a.k.a. German Savings Bank) located across the street at 723 3rd Street. In 1979, the old Perry Building was torn down at the current location to make room for the new bank building (History Book Committee and Art Rix, ed. 1981:216-17). The building currently houses the Templeton Savings Bank.

Iowa Site Inventory No.: 14-00628
Historic Name: Henry Mueller's Furniture Store
Street Address: 301 Main Street
Date of Construction: 1904
Architect/Builder: Unknown
NRHP Status: Contributing building

Building Description: This two-story brick commercial building is located on the west side of Main Street at the intersection of Main and 3rd streets. Located on a prominent corner in the commercial district, the Mueller Building features a canted corner and a storefront that extends from the short east side and wraps around to the long north side of the building. The walls are built of a reddish-orange brick, with the flat parapet featuring corbelled details. The storefront features: large modern plate glass windows (all three sides), a recessed store entry (east side), cloth awning (east side), and decorative wired-glass transoms, one of which reads "H. Mueller." The transom windows, while not original to the building's construction were part of a historic storefront remodel that took place sometime before 1930 and visible in a circa 1925 photograph of the building. The same early 1920s remodel may have involved the shifting of the store entry from the canted corner to the east side of the façade. In the late 20th century (probably 1970s-80s), a large wood-shingled awning was placed on the façade covering over the transom window and projecting out over the sidewalk. This awning was supported by slender metal posts and had a turned balustrade on the top of the flat roof of the awning. This awning was removed as part of a recent restoration that exposed the historic transom window in the process.

Current view.



*H. Mueller Furniture, circa 1925.
Copy provided by Manning HPC, 2012.*

The upper floor of the east side contains three windows with flat stone lintels and sills. The windows include a wider centered window with a fixed pane of glass flanked by two regular-sized 1/1 double-hung windows. These windows are the same configuration and type as seen in the circa 1925 photograph of this building. The parapet originally extended slightly higher than it now does but was flat and plain in its original design. This extension appears to have been removed at an early date. The windows on the side wall are the same as on the façade and canted corner, except for those on the two story brick addition at the rear. The rear addition windows have segmental-arched brick lintels.

Building History: On February 18, 1904, the Manning Monitor reported: "Geo. Ohde, Jr., has commenced the tearing down of the old landmark on the corner of Main and Third streets and as soon as the weather permits Henry Mueller, who now owns the property, will commence the erection of a two story brick with basement, 80x25 feet. Mr. Ohde, the contractor, informs us that he and his force of men will push the work as fast as possible" (*Manning Monitor*, 8/16/

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11 Property name Manning Commercial Historic District
County and State Carroll County, IA

1952). Although the business signage reads only "H. Mueller," both Henry and Anna (Weise) Mueller took part in running this successful furniture, carpeting, drapery, and undertaking business. Upstairs, the dentist Dr. Easterly leased office space. In 1927, the Muellers sold the undertaking part of the business to Ohde Bros. In 1930, their son Elmer joined the furniture business. After Henry Mueller's death in 1947, Anna Mueller continued the business until her death in 1950, when Elmer and Pat Mueller continued the furniture store. As recently as 2003, Mueller's Furniture was still in business, with Robert Mueller managing (*Carroll Daily Times Herald*, 4/20/1950; Kusel 2012). Today, the building is occupied by the "Third and Main" restaurant and bar, whose owners restored the transom window and installed the new storefront.

Iowa Site Inventory No.: 14-00684

Historic Name: Rostermundt & Kuhl Hardware and harness & barber shop

Street Address: 302-304 Main Street

Date of Construction: circa 1891; remodeled 1970s

Architect/Builder: C.D. Dewing, builder

NRHP Status: Non-contributing building

Building Description: This one-story brick, two-unit commercial building is located on the east side of Main Street between 3rd and 4th streets. The building has a flat roof with a shallow flat parapet. The left 302 unit has a modern storefront beneath a wood-shingled pent roof. The lower half of the storefront is clad in newer brick veneer, and the rest of the façade is clad in synthetic stucco. The windows are modern, as is the recessed store entry with metal-framed glass door. The right 304 unit also has a modern cover-up on the upper portion of the façade and a deeply recessed storefront that has a centered metal-framed glass door with small glass transom above and flanked by squat two-part, fixed-pane, metal-framed plate glass windows above a modern brick kick-plate.

Originally, this building was part of a triple block that included 302, 304, and 306 Main Street, with 306 Main Street the only unit to retain most of the original 1891 upper façade features. By 1910, the 302 and 304 units still showed a united front, but in 1921, an explosion destroyed the rear of 302. By 1970, the 304 unit had been remodeled, with the 302 unit damaged again in a 1974 fire. According to local contractors, there is little or no original façade material extant underneath the modern remodel, although there a pressed tin ceiling above the drop ceiling on the interior of the 302 unit reportedly is still in place. The original storefronts were cast iron.



Current view.



*302-304 Main Street circa 1920.
Copy obtained from Kusel 2012.*

Building History: This brick building is one unit of the triple brick block built by C.D. Dewing after the 1891 fire destroyed all the buildings fronting Main Street in Block 5 (*Carroll Sentinel*, 6/12/1891; Robb 1900:64-69). The original building was altered through the years, with the units becoming separate buildings. Because both 302 and 304 have been dramatically altered, they are considered herein as a single building. The 302 unit is best known for housing a hardware store including stores operated as Rostermundt & Kuhl, Kuhl & Vogt, and finally Falk Hardware. It was shown as a hardware store on the 1899, 1908, and 1913 fire insurance maps with a tin shop in the rear of the building. By 1927-35, the fire insurance maps labeled this business as paints with a tin shop and warehouse in the rear of the

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 12 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

building. Later businesses included: Piccadilly Circus, Pizza Palace, Professor Moriarty's, New Hope, and the current Manning Insurance and Real Estate and Podey Chiropractic (Kusel 2012). The 304 unit has housed the Colonial Theater (1915), Jones Electrical Shop, Manning Bakery, Valentine Bakery, Harold's Jewelry, the Commercial Federal Bank, and the Bank of the West (Manning Quasiquicentennial History Book Committee 2006:232). It currently houses Northwestern Mutual. The 1899 fire insurance map shows this unit as having a small barber shop in the front north corner and the rest of the building as a harness shop. The 1908 fire insurance map labels this unit as a "Racket" store with a warehouse in the rear. The circa 1920 photograph shows a bakery in part of this building. By 1913, the building housed a variety store. By 1927-35, this unit was subdivided in the front into two stores (not otherwise identified) with a plumbing business in the back of the building.



302-304 Main Street circa 1970.
Copy provided by Manning HPC, 2012.

Iowa Site Inventory No.: 14-00693

Historic Name: F.D. Ross & Co. Garage

Street Address: 303 Center Street

Date of Construction: 1919-20

Architect/Builder: Steinbaugh & Scholer, architects; Hannes Hass, builder

NRHP Status: Contributing building

Building Description: This large, rectangular one-story commercial building is located on the southwest corner of Center and 3rd streets. The building faces east and is banked into a slope leaving the rear basement level exposed at ground level towards the rear. The foundation is concrete. The exterior walls are brick with stone trim, and the roof is flat with a squat triangular pediment centered on the parapet. This 90 by 150-foot building has multiple overhead garage and display window openings across the façade; however, most of the openings have been covered over with faux half-timbered panels reflecting the Bavarian theme that was commonly used in Manning from 1977 to 2008. Other openings have been covered over with vinyl siding panels in recent years. The openings are divided by brick pilasters, each topped with a square masonry medallion. Corbelled brickwork and decorative inserts are on the parapet. Some of the older windows on one side are intact and still exposed.



Current view.



Façade of 303 Center Street late 1970s-1980s.
Copy provided by Manning HPC, 2012.

Building History: In 1914, Fred Ross began selling and servicing Ford automobiles in the Peter Ohrt building at 715 3rd Street (non-extant). In 1916, Ross sold a half interest in the business to Jack Bald, and in 1918, Bald and Ross sold a third interest to Emil Albert. Together, these three men styled themselves F.D. Ross & Co. and the following year began building this auto showroom and service garage for their growing Ford dealership. They hired Omaha architect Charles W. Steinbaugh of Steinbaugh & Scholer for its design. Hannes Hass of Manning served as the contractor/builder. The building was completed by November 27, 1920 (History Book Committee and Art Rix, ed.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 13 Property name Manning Commercial Historic District
County and State Carroll County, IA

1981:208; *The American Contractor* 1919:66; Information provided by Drew Ross, son of Ray Ross current owner of the building and son of F.D. Ross, 2014). F.D. Ross & Co. operated as three separate businesses under one roof and had a number of employees in addition to the owners and bookkeepers. Implements were sold under the name Ross Implement, which employed two salesmen and two mechanics. As a distributor for the Sinclair Oil Company, F.D. Ross & Co. had two tank wagons. The Ford garage business employed three salesmen and four mechanics. In addition to handling all Ford products, F.D. Ross & Co. sold Sinclair gasoline and oils, Firestone tires, International implements, Majestic radios, and electric refrigerators. For several years, the company sponsored a "Ford Day," each of which culminated with a lucky winner receiving a new car, thus attracting thousands to Manning (History Book Committee and Art Rix, ed. 1981:208). In 1928, Bald sold his interest to August Ross. In 1932, Fred's son Ray joined the firm. When Fred Ross died in 1939, Ray, August, and Fred's widow shared in the partnership. In 1959, the company was sold to N & B Motors, which was then sold to Dwight "Parky" Parkinson, who discontinued the business after about one year. The building has been occupied since at least 1981 by the Plastico manufacturing company (Ibid.).

Iowa Site Inventory No.: 14-00652

Historic Name: Hansen-Carlile Building

Street Address: 303-305 Main Street

Date of Construction: circa 1914

Architect/Builder: Unknown *Prior to rehabilitation of right side unit.*

NRHP Status: Contributing building

Building Description: The Hansen-Carlile Building is a two-story, double-unit commercial block building, located on the west side of Main Street near the intersection with 3rd Street. The two storefronts display modern remodels; the south (left) storefront (305) retains original end-wall pilasters with geometric stone or concrete detailing. The north storefront (303 on right side) had a modern wooden slipcover until recently. In 2014, the 303 storefront was refurbished through a CDBG façade grant project, which entailed removing the slipcover from the 303 unit, repointing the masonry, and removing tar from the bricks left by the slipcover. Additionally, the refurbishment included the placement of an aluminum storefront having clear glass in the door and ground-level windows and black spandrel glass in the three transom panels, and the application of smooth, painted fiber-cement trim on the new kickplates. The 305 unit rehabilitation was limited to masonry repointing.



Façade following rehabilitation, current view.

The second story generally retains good integrity retaining the original decorative brick and stone or concrete detailing, such as stylized drip molds above the windows, dentils, and a crenellated roofline parapet with a stone or concrete name block reading: "Hansen-Carlile." The second floor 1/1 double-hung single and paired windows had all been recently replaced with fixed pane windows. Historically, the first floor storefronts featured colored glass patterned ribbon windows across each storefront and above the central doorway to the second floor.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 14 Property name Manning Commercial Historic District
County and State Carroll County, IA

Building History: According to local historian David Kusel, Dr. Amos Carlile purchased the former one-story building at 303 Main Street in 1908 and added the second story. However, the October 1913 fire insurance map was still depicting two one story buildings on these lots that then housed a general store and a barber shop. The extant two story building was depicted by the time of the 1927 fire insurance map. A notice in the May 29, 1913 edition of *The Carroll Times and Sentinel* under "Realty Deals in Carroll Co." indicated that A.D. Wiese had transferred 1/2 interest in Lot 2, Block 6 in Manning to A.W. Carlile for the sum of \$2900. Lot 2 is the location of the current 303 store unit of this block building. If the two story building had not yet been built by the time of the October 1913 fire insurance map, then Carlile and Hansen may have built the extant building during the following construction season in 1914. On October 21, 1935, the *Carroll Daily Herald* noted that:

During the coming month the Virginia café will vacate the Dr. A. W. Carlile building, which it now occupies. The A. W. Martens store will occupy the Carlile building. Dr. Carlile plans to remodel to accommodate the new business.



*Hansen-Carlile Building, circa 1930s.
Copy provided by Manning HPC, 2012.*

It is assumed that this remodeling was to the interior of the store.

The known occupants of the extant building have included the following:

303 Storefront - The Virginia Café and Hotel occupied the storefront of this building until 1935. The café continued to operate at other locations in Manning until it was renamed "The Bavarian" in the mid-1970s and finally closed in 1978. The hotel was located above both 303 and 305, and there were renters in these rooms as late as 1978. The A.W. and Clara Martens store, known as "The Dime Store" (and later operated by Joyce Zubrod and Marsha Clausen) was in this building during the 1960s-1980s. In 2003, Home Health Services was located here. 303½ (upstairs): Dentist J.J. Miller had offices on the second floor until 1919, when Dr. R.A. McFate purchased the dental business from Miller.

305 Storefront - The Hansen & Pahde partnership was formed in 1925 and was composed of Pete Hansen, who ran the north half of the store as a grocery store, and Herman Pahde, who ran the south half as a clothing, millinery, and piece goods store. In 1956, Amos Rutz purchased Hansen's half and operated it as the A. and G. Store, also a grocery store. This store closed in 1965 marking the end of a continuous grocery store at this location for over 83 years. Pahde operated under the firm name of Pahde's Ready-to-Wear and Millinery from 1956-1964. Subsequent tenants included: Manning Auto Supply (1978), Manning Gas Company, and a law firm. Upstairs, Dr. Virgil R. Anderson had a dental office until his death in 1961.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 15 Property name Manning Commercial Historic District
County and State Carroll County, IA

Iowa Site Inventory No.: 14-00653

Historic Name: Wehrmann Building

Street Address: 306 Main Street

Date of Construction: circa 1891

Architect/Builder: C.D. Dewing, builder

NRHP Status: Contributing building

Building Description: This one-story brick commercial building is located on the east side of Main Street between 3rd and 4th streets. The building retains its historic façade brickwork including recessed and corbelled brick panels on the parapet above the storefront, which consists of a recessed central entryway flanked by metal-framed glass display windows. The area of the former colored glass ribbon window is covered over with paneling and more recently with an awning. It was recently determined that the ribbon window was not intact. Historically, the ribbon window advertised “Johnson Shoes” and consisted of square Luxfer-type square panes. The flat parapet has tile coping, which was in place in older historic photographs of the building dating from the 1940s. A rehabilitation project using a CDBG façade grant was recently completed, with the work including: incidental brick repairs, replacement of the opaque kick-plate panels with insulated white spandrel glass panes, and replacement of the storefront windows.

Current view.



*Johnson Shoes in 1947.
Copy obtained from Kusel 2012.*



Building History: The building is likely one of the brick store buildings built by C.D. Dewing after the 1891 fire destroyed all the buildings fronting Main Street in Block 5 (*Carroll Sentinel*, 6/12/1891). According to the *Carroll Sentinel* article, Dewing was then erecting a “triple brick block on the corner where Strong’s hotel stood,” with the corner unit devoted to the hotel and “the two store rooms adjoining” to be “occupied by Dewing.” This building is the only one of these three buildings that retains good historical integrity. When rebuilt, the building was actually used for the Frye and Grundmeier Hardware Store (History Book Committee and Art Rix, ed. 1981:158). The building is best known for its association with two Manning shoe stores, those of William Wehrmann and Chris Johnson. In 1896, Wehrmann took over his father’s boot and shoe store, “one of the largest boot and shoe establishments of the county.” Wehrmann’s store “occupied a room 23 x 80 . . . on the east side of Main Street.” In 1897, the *Carroll Sentinel* profiled the shoe dealer: “Mr. Wehrmann handles all the leading makes of shoes and repairs all goods bought at his store and does all his own work. He buys for cash and sells cheap for cash” (*Carroll Sentinel*, 6/5/1897). In 1908, Wehrmann traded his house and business for a farm in Harrison County. The man he traded with was Chris Johnson, a shoemaker by trade, and had been in the shoe business in Council Bluffs for 15 years before buying the farm to regain his health. In 1913, Johnson bought the “Wehrman Building” for \$5,000 (*Carroll Sentinel*, 2/4/1908 and 8/7/1913). Eventually, Johnson’s son, C.M. Johnson, joined him in the business, first forming a partnership with his father in 1931 and then purchasing the store outright in 1945 (*Council Bluffs Nonpareil*, 4/10/1953). In 1953, C.M. Johnson sold the store and business to William G. Hallet, Mark B. Christiansen, and Emmett Mullen of Denison, who announced plans for the store to be “completely remodeled and restocked” before opening as the “Manning Bootery” (*Ibid.*). It was probably around this time that the ribbon window bearing the Johnson name was removed. In 1960, Mullen became sole owner (*Council Bluffs Nonpareil*,

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 16 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

4/10/1953; Kusel 2012). Today, the building houses Lori’s Flowers.

Iowa Site Inventory No.: 14-00647

Historic Name: Bank of Manning

Street Address: 307 Main Street

Date of Construction: 1885

Architect/Builder: C.D. Dewing, builder

NRHP Status: Contributing building

Building Description: This two-story commercial building is located on the west side of Main Street between 3rd and 4th streets. The building was built in 1885 as attested by a date plaque centered above the windows on the 2nd floor façade and supported by a news item in the *Carroll Sentinel* (5/15/1885). The building exhibits Italianate stylistic influence in the tall narrow second floor windows, the bracketed pressed metal cornice, and other original details on the facade. The walls are built of brick faced with cast concrete panels, which are original. The actual construction technique appears to be panel sections with inscribed lines outlining the appearance of smaller rectangular “blocks” with two rows of one-half block and one whole block, with the pattern offset in the second row of each panel section. There is a section above the front door where the concrete had spalled off from a cornice section exposing metal rebar. Other cast concrete sections include the decorative frieze trim under the bracketed metal cornice, the columned window surrounds, and decorative panels flanking each of the three second floor windows. The original storefront arrangement is retained and includes a main entry door at left with windows at the center and right on the facade. These openings are divided by five original decorative cast concrete pilasters—two at the end walls and three in-between the openings.



Before façade rehabilitation in 2013(left) and afterwards in 2015 (right).

The storefront was rehabilitated in 2014 as part of a CDBG façade grant project. The rehabilitation included: installation of historically correct double-hung wooden sash windows in the three existing upper level openings removing and replacing the prior reduced windows in the process. The historic wooden storefront framing was also repaired and restored, with the historic transom windows of patterned glass uncovered above each of the two storefront windows. The clear glass panes (not original) in the two storefront windows were replaced with clear insulating glass panes. The opaque panel infill was also removed from around the doorway, with a new wooden-frame door with sidelight and transom installed. The lintels over the door and the center storefront window were deteriorated and were replaced to match the historic look and materials. The shingled awnings, also not historic, were removed. The building itself was jacked up, and a basement door was filled in to ensure structural stability. The cement sill and base panels below the storefront windows were repainted as was the metal cornice. Finally, the old wooden barricade around the steps in the front sidewalk area that led down into the basement was removed, and a new covering placed over the opening to ensure safety. In general, this building retains very good integrity on both the first and second floors and in the retention of a major portion of its metal cornice. The previous impacts from the undersized replacement windows, infill around the door and windows and the covering of the transom window have been abated by the recent refurbishment project, which has restored the storefront to something approaching its original look. The building is considered individually

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 17 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

significant architecturally for the use of the concrete panels on the façade, which appear to be original to its construction.

Building History: In May 1885, C.D. Dewing contracted with the proprietors of the new brickyard, Sieg & Britton, “for 200,000 brick, 80,000 of which will be used in the construction of the new bank building” (*Carroll Sentinel*, 5/15/1885). This article did not mention the concrete panels, and no subsequent mentions could be found in the historic newspapers. However, a 1906 photograph confirms that this façade was in place by that time if not original to its construction. It is assumed the 1885 reference to brick in the construction refers to the structural walls and not the façade veneer. The Bank of Manning was first organized in 1881, and in 1885 it was to be located on Lot 4 of Block 6 on the west side of Main Street. When the building was complete, the bank occupied the main floor, rental office space made up the second floor, and a barber shop was located in the basement. The original organizers of the bank sold the business a year later to A.T. Bennett, who in turn sold the bank in 1888 to the State Bank of Manning, merging the private bank with a state bank. In 1898, the stockholders voted to become a private institution once again.



1906 view. (*Iowa Publishing 1906*).
1910s view. Copy provided by
David Kusel, Manning, IA.



In 1899, Joseph Wilson became sole owner of the bank, which he, along with longtime cashier W.F. Carpenter, operated until 1923, when the bank was discontinued (Kusel 2012; Robb 1900:119; Iowa Publishing 1906:95). In 1926, Henry Marten’s Tavern and Skinny Marten’s News Stand shared the storefront space with Peter Martens hog buying business. Later tenants included: Ben & Hat’s tavern; Harold’s Jewelry, and Le Boutique Salon. Basement: Roy Cole’s Up-To-Date Haircut was located in the basement in 1926. Later barbers included: Melvin & Earl P. “Curley” Jentsch and Joseph Stein and Bob Johnson’s Stein’s Barber Shop. Upstairs: The Lyden Photography Studio was located here, and later the second floor was used as apartment space (Kusel 2012). The first floor of the building is now occupied by Main Street Manning, with an apartment on the second floor.

Iowa Site Inventory No.: 14-00654

Historic Name: Claussen’s Drug Store

Street Address: 308 Main Street

Date of Construction: circa 1891

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story brick commercial building is located on the east side of Main Street between 3rd and 4th streets. The façade is clad with a polychrome brick veneer. The storefront retains the central recessed entry door but had been refinished with modern siding materials



Prior to rehabilitation in 2013.



After rehabilitation in 2015.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 18 Property name Manning Commercial Historic District
County and State Carroll County, IA

and reduced windows. The storefront was recently refurbished using a CDBG façade grant that involved: incidental brick repairs and limited repointing; major structural repairs to the lintel above the storefront requiring a new structural metal beam; removal of the storefront infill panels and windows; and installation of a new aluminum-framed door with large glass pane and ground-level storefront windows and transoms with clear insulating glass.

The upper facade is largely unadorned and has capped roofline parapet but is flanked by two brick end-wall pilasters, each of which are topped with Art Deco style finials (cast stone or concrete). A third Art Deco style finial is centered on the parapet. The overall appearance of the building is the result of a 1937 complete remodel of the front of the building undertaken by then-owner William Hormann for his commercial tenant, the Neubaum Drug Company (*Carroll Daily Herald*, May 26, 1937). A historic photograph taken after a 1947 snowstorm shows the building after the remodel, which involved cladding the front wall in new face brick, lowering the roofline parapet, and giving the building stylish update with the Art Deco flourishes. This remodel was conducted within the period of significance for the historic commercial district. It reflects the common trend in Iowa and other commercial areas to update and modernize commercial buildings as needed through the years to impart a progressive feeling and attract new customers.



*Neubaum Drug Store in 1947.
Copy obtained from Kusel 2012.*

Building History: This one-story building was originally built after a fire destroyed all the buildings on this block in 1891. Historic photos show the original building matched the look of most of the other buildings on the block: built of brick with central recessed entry, cast iron columned storefront with large display windows and cornice; upper wall frieze of side by side brick panels with a tall roofline parapet and bracketed cornice. This was a one-story building historically but originally had a higher parapet height and cornice imparting the sense of a taller building. As noted above, in 1937 the storefront was remodeled to impart a more modern Art Deco look and included a neon sign that read "DRUGS" attached to the upper façade. Commercial tenants included: a clothing store (1899), an auto garage (1908), Claussen's Drug Store (1910-1932), and Neubaum Drug Co. (1932-1954) (Kusel 2012; Sanborn 1908-1935). The Neubaum Drug Co continued at this location until at least 1954 (*Carroll Daily Times Herald*, 2/24/1954). Later tenants included: the Enenbach Variety Store, Manning Heat & Sheet Metal, Philgas dealer, Marie Huffman's restaurant, and The Workshop (Kusel 2012). The building is currently occupied by New Hope Enterprises. This building is probably best remembered locally as a drug store. Rudolph Claussen settled in Manning in 1910 and opened The Claussen Drug Store in this building at 308 Main Street. His store featured a soda fountain and a jewelry and watch repair department of Mr. Metzger. In 1921, William Claussen, brother of Rudolph, became a partner in the business, which they operated until 1930 when Rudolph moved back to Chicago. William operated the drug store on his own until 1932 when he sold the business to E.W. Neubaum, whose drugstore featured the same offerings of the Claussen store including the watch repair and jewelry department now operated by Niel Vermuel of Manilla. Neubaum was forced to retire in the mid-1950s because of ill health (History Book Committee and Art Rix, ed. 1981:187).

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 19 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

Iowa Site Inventory No.: 14-00655

Historic Name: Lewis & Grau Drug

Street Address: 309 Main Street

Date of Construction: 1894

NRHP Status: Contributing building

Building Description: This two-story commercial building is located on the west side of Main Street between 3rd and 4th streets. The façade is clad with brick veneer and features a flat parapet covered with the original pressed tin bracketed cornice, with finials atop each end wall. A larger center piece, a semi-circular pediment originally part of this cornice, was removed and is now housed at the Forgotten Museum. In the removal of this pediment, the remaining cornice required some repair. The upper facade of the building is remarkably

intact and features use of two different colors of brick veneer to emphasize the corbelled brick details including end-wall pilasters, a denticulated frieze, and diamond-shaped inset panels below the dentils. The pilasters are also “notched” around the window level to further impart decorative detail and emphasis to the second floor. The second floor windows are three across with the center window wider than the two flanking windows. All are 1/1 double sash windows that are original. The windows have pressed metal hoods, each one with garland motifs and a keystone. The center hood keystone reads: “K P.,” for Knights of Pythias. It is also known that the second floor interior retains the pressed tin ceiling and woodwork from the K.P. hall. The storefront had been remodeled in the modern era with brick veneer, wood paneling, and a wood-shingled awning covering the transom window area. It was hoped that the transom window remained intact underneath this cover-up; however, during the recent rehabilitation project it was confirmed that the transom window is no longer extant. Historic photographs showed that the original storefront was modified by the 1930s with a transom window (perhaps Luxfer prism glass) across the storefront. A structural metal crossbeam does remain above the storefront and features rosette “buttons.” The CDBG façade grant project included: repointing and masonry repairs; painting of the pressed metal cornice and lintels above the second floor windows; removal of the modern storefront infill; and installation of an aluminum-framed storefront with clear glass panes in the ground-level windows, transom area, and entry door.



Prior to rehabilitation in 2013(left) and after (right) in 2014.



309 Main Street in the 1910s.

Copy provided by David Kusel, Manning, IA.

Building History: A newspaper item from the *Carroll Sentinel* May 12, 1894 edition announced the proposed construction of this building by the drug store firm of Lewis & Grau to include a lodge room for the local Knights of Pythias Lodge (Robb 1900:100). It should be noted that a 1956 article in the *Manning Monitor* (8/16/1956) identified a date of construction for the Lewis & Grau Building of 1896; however, the 1894 news item was reporting the commencement of the construction of the new business buildings on this block including that of Lewis & Grau. Furthermore, the 1900 history of Manning specifically states that the Knights of Pythias hall was completed on September 20, 1894 (Robb 1900:100). Additionally, the original semi-circular pediment was pressed with the date of

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 20 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

“1894” and “Drugs.” Therefore, a construction date of 1894 is the correct date of construction.

John A. Lewis came to Iowa from Wisconsin with his parents in 1878. He graduated from college in 1886 and the same year entered the drug business in Manning, under the firm name of Stouffer & Lewis. In 1888, the firm changed to Lewis & Grau. In 1896, the firm name changed to Lewis Grau & Metzger and again in 1905 to Lewis-Reinhold when August Reinhold purchased the interest of Herman Grau. In 1908, the successful Lewis-Reinhold drug store moved three doors south to occupy the double storefront space of the Lawrence Block (not extant). In 1936, druggist John A. Lewis had been in business for 50 years, longer than anyone else in Manning (*Carroll Daily Herald*, 5/4/1936). When Lewis-Reinhold moved out of 309 Main Street in 1908, the Martens Mercantile Company (a general store operated by brothers W. J. and Henry Martens) moved into the building. A 1910s photograph (see above) showed the storefront awning labeled with “MB & CP Smith Clothiers.” In 1916, brothers Lewis and Herbert Schelldorf established Schelldorf Clothing store, which remained in business at this location until 1950. During those 44 years, the building was known as the Schelldorf Building. In 1950, Schelldorf Clothing was sold to Al Beisch, who opened Beisch Clothing. Upstairs, the Knights of Pythias shared their meeting hall with several other fraternal groups (Robb 1900:100-105). In 1927, Dr. O.W. Wyatt located his first office and hospital on the second floor. In 1930, Klip and Kurl beauty salon was located upstairs (Kusel 2012). Today, the Brink & Sextro Law Firm occupy the building.

Iowa Site Inventory No.: 14-00685

Historic Name: Anderson Clinic

Street Address: 310 Main Street

Date of Construction: 1956

Current view.

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story building has a buff-colored brick veneer on the façade. A wood-shingled awning and a Bavarian-themed sign had been added in 1982 but were recently removed. The façade was further remodeled in 2008 with the addition of a modern door and bay window where a three-part, metal-framed storefront window had been originally. The building was recently rehabilitated including the removal of the awning and sign and the installation of a new door and windows to approximate the look the building had in the 1950s.



Building in the 1960s.

Copy provided by Manning HPC, 2012.

Building History: The original building on this lot was part of a two-story brick block that had been built in the wake of the 1891 fire. According to 1981 Manning history (History Book Committee and Art Rix, ed. 1981:202), the Club Café located “in the G.B. Jones building next door to the Valentine Bakery” was destroyed by fire in 1942. The café was re-established and on February 22, 1951, fire again struck the Club Café then owned by Anne Paulsen. The 1951 fire also claimed the People’s Barber Shop owned by Joe Stein. The Club Café is shown in a 1947 photograph at the subject building location. The building in that photograph actually looks like a remodel of the 1891 façade and retains the brick corbelled parapet and an older looking storefront even after the reported 1942 fire. While originally it was thought that

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 21 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

the current building was either a remodel of the older building following the 1951 fire or a completely new building built on this lot after the 1951 fire, a notation in the 1981 Manning history book states that “in 1956, the [Wyatt] hospital staff included Chandler, J.C. Edgerton, R.B. Anderson, and J.B. Farnham, who together built the Anderson Clinic in 1956” (ibid.:227). If the subject building is the Anderson Clinic, then the current building was built in 1956 for that purpose. Either way, the subject building is of historical age and is considered to date from the 1950s within the district’s period of significance. The building currently houses the Manning Public Library, which was first organized in 1886 and was housed in the City Hall from 1928 until 1982 (continuing after 1955 in the new City Hall building) (ibid:30). The library was moved to 310 Main in March 1982 (Manning Quasquicentennial History Book Committee 2006:14-15).

Iowa Site Inventory No.: 14-00656
Historic Name: Central Meat Market
Street Address: 311 Main Street
Date of Construction: 1900
Architect/Builder: Unknown
NRHP Status: Contributing building
Building Description: This one-story commercial building is located on the west side of Main Street between 3rd and 4th streets. Above the frieze is what appears to be the original pressed metal cornice featuring a prominent decorative bracket at the end walls and dentils underneath the overhang.



Prior to rehabilitation in 2013 (left) and after (right) in 2014.

Also original to the storefront is the structural cast iron crossbeam with rosette buttons. The storefront had been remodeled in the 20th century and features a recessed central entry door flanked by large metal-framed plate glass windows with brick kick-plates below. Plain brick-veneered pilasters also flank the storefront, which appears from historical photographs to have been installed by the 1930s and is not the original storefront. In the 1980s, the transom window area had been covered with a wooden plywood panel with faux half-timbering details reflecting the Bavarian theme encouraged by a City ordinance during that period. A wood-shingled awning was also added over the recessed entry around the same time. The storefront was recently refurbished through a CDBG façade grant, with the work involving: incidental brick repairs; repainting of the metal cornice and the brick and smaller cornice area above the storefront; removal of the existing aluminum-framed storefront; and installation of new aluminum-framed ground-level windows, door, and transom windows using clear insulating glass. It was found that transom window was no longer extant once the 1980s cover-up was removed.



*311 Main in the 1910s.
Copy provided by David Kusel, Manning, IA.*

Building History: This building replaced a wooden-frame building on this lot (Lot 6) destroyed in a fire in March 1900. That building had housed the Signall & Louisfield Meat Market of Charles Signall and L. Louisfield. In April

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 22 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

1900, Julius Ruge purchased what was saved from the Signall & Louisfield business and relocated the meat market temporarily with Charles Signall as salesman. A new brick building was constructed on the lot soon after, and the Central Meat Market moved into it and opened for business (Robb 1900:151). In 1903, John Johansen of Muscatine bought the property. In 1906, William Timmerman became proprietor of the Central Meat Market (*Carroll Sentinel* 9/22/1903 and 5/19/1908). Timmerman retired in 1917 and his son, Henry, purchased the business. In 1927, Henry and his brother, Fred Timmerman, operated it as a partnership until 1930, when Fred bought out Henry. Fred managed the meat market at this location for a number of years (History Book Committee and Art Rix, ed. 1981:181). Later commercial occupants included: the Virginia Café, Alfred Paulsen (women’s clothing), Ann’s Flowers (1956), The Golden Rule (1980s), Fraulein Haus (women’s clothing), Home Electronics, and Sassie Seconds Clothing Consignment store (Kusel 2012; Manning Quasquicentennial History Book Committee 2006:226). Currently, the building is occupied by One More Rep Fitness.

Iowa Site Inventory No.: 14-00658

Historic Name: pool hall and lunch room

Street Address: 314 Main Street

Date of Construction: circa 1905

Architect/Builder: Unknown

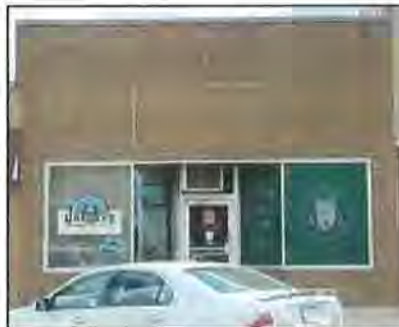
NRHP Status: Contributing building

Building Description: This one-story commercial building is located on the east side of Main Street between 3rd and 4th streets.

The façade features a polychrome brick veneer capped with a plain concrete coping. The façade features a central recessed entry door flanked by plate glass windows above brick veneered kick-plates. The entry door, the small transom above the door, and the storefront windows are all metal framed. The storefront appears to have been remodeled after a 1925 fire, although the front door and the storefront windows were modern replacements. The façade was recently refurbished using a CDBG facade grant that involved: removal of the aluminum-framed storefront and wooden infill; installation of a new aluminum-framed door and windows with clear insulating glass panes.

Building History: This building was damaged in the 1925 fire that destroyed the two-story Schelldorf drug store building next door to the south. Two newspaper accounts of the fire differ as to where Frank Livingston’s pool hall was located; one says next to Schelldorf’s building, the other says it was located in Schelldorf’s building, although an interior connection in Schelldorf’s building to the one next door suggests that both descriptions could be talking about the same location.

It is also unclear if this building was rebuilt or just significantly remodeled at that time (*Carroll Times*, 8/6/1925; 11/26/1925). It can be stated that Frank Livingston’s pool hall and many taverns have been located in this building including: Siem & Peters, Wuebker’s Tavern, Grimm & Vinke, Dew Drop Inn, Double Tree, Grimm’s Place, and Spitter’s. Barber and beauty shops that have operated in part of the building included: Frankie Wegner’s, Duane’s



Prior to rehabilitation in 2013 (left) and after in 2015 (right).



*Late 20th c. photograph.
Copy provided by Manning HPC, 2012.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 23 Property name Manning Commercial Historic District
County and State Carroll County, IA

Barber Shop (located in the southwest part of the building), and a beauty shop (Kusel 2012; additional information provided by Manning volunteers). It currently houses Whitey's bar.

Iowa Site Inventory No.: 14-00657

Historic Name: Wright Building

Street Address: 313-315 Main Street

Date of Construction: 1897-98

Architect/Builder: Samuel P. Hart, architect

NRHP Status: Contributing building

Building Description: This architect-designed commercial building is located on the west side of Main Street between 3rd and 4th streets. The façade has a two-tone brick veneer and brick corbelled and panel details nearly identical to those seen on 309 Main Street except that the row of diamond-shaped inserts is instead a row of bricks set in a checkerboard pattern in a band just below the denticulated frieze band. This building is also missing the original pressed metal cornice, with the brick work where the cornice once was having been repaired/replaced with a darker-colored brick topped with a plain concrete coping. The building is a two-story, double storefront with the second story on both having mirror image fenestration flanking a central stairwell marked by brick pilasters and a single double sash window. The second floor fenestration above each storefront consists of a single double sash window to the side of a wider double sash window but with all four windows having decorative pressed metal hoods. The actual windows appear to be slightly smaller than the openings and are replacements of the original windows. The storefronts had both been modified from their original configuration but each in a different way. The left unit (315 Main) featured a mid-to-late-20th century metal-framed plate glass front with a recessed central door. The transom area of this unit was covered up with a wooden panel that featured faux half-timbered details reflecting the 1977 Bavarian-themed city ordinance. The center stairwell entry had a covered-up transom area and a modern door. The right unit (313 Main) had a completely infilled storefront that had a modern door to left and two modern windows of different sizes to right. Above the storefront was a wood-shingled awning, with the storefront remodel also reflecting the Bavarian theme.



Prior to rehabilitation in 2013.



After rehabilitation in 2015.



313-15 Main in the 1930s.

Copy provided by Manning HPC, 2012.

This building was recently rehabilitated using a CDBG façade grant. The work involved: removal of the storefront infill from the 313 unit; installation of a new aluminum-framed storefront with clear glass panes in the door, windows, and transoms; and application of smooth fiber cement trim on the kick-plate area. Work on the 315 unit involved: removal of the older aluminum-framed storefront

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 24 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

and transom area cover-up; installation of a new aluminum-framed storefront with clear glass panes in the recessed centered door, the flanking windows, and the transoms above; and masonry repairs including repointing. In addition, the second floor window hood molds and the metal beam above the storefront were painted dark red. A circa 1910 photograph shows the building with an elaborate pressed metal cornice with brackets and three decorative finials and further shows that the Wright Building shared stylistic details with the Lewis & Grau Building at 309 Main Street (two doors north) built in 1894. These similarities suggest the buildings may be the work of a single architect, which in the case of the subject building is known to have been Samuel P. Hart of Carroll, Iowa.

Building History: The Wright Building was built for Dr. A.L. Wright of Carroll. Wright had been planning to build a new brick block since at least May 1894, according to the *Carroll Sentinel* (May 12, 1894). In 1897, Wright had commissioned architect Samuel P. Hart of Carroll Iowa, to design his new building. In May 1897, the *Manning Monitor* reported: "S.P. Hart, the Carroll architect, was in Manning on last Saturday. The purpose of his visit here was to draft plans for the new brick block which is soon to be constructed by Dr. Wright on the site where the old building now stands" (*Carroll Sentinel*, 5/3/1897). The Wright Building was likely completed in late 1897 or 1898, although no newspaper accounts of the building's completion have been found. The 1899 Sanborn map shows a furniture and undertaking business located in 313 and a hardware/drug store business next door in 315. Charles Schmidt, a longtime Manning resident and former building contractor, was likely the proprietor of the furniture and undertaking business in the Wright Building (Robb 1900:126). In 1900, Schmidt returned to his former contracting vocation, and S.B. Fritz, former president of the Manning Mercantile Co, rented the "centrally located" Wright building for his dry goods and grocery business. [It is unknown which storefront Fritz occupied.] The 313 Main unit housed the Manning Telephone Company from 1904-1910 on the second floor. In 1908, a saloon occupied the storefront and in 1913, a pool hall was located here. Other commercial tenants have included: the Manning Light Office; Coast to Coast hardware store; Northwestern Mutual Life, and the Upper Cut. Upstairs tenants have included the Owl's Club and several dentists' offices (Sanborn 1899, 1908, 1913; Kusel 2012). The 315 Main unit housed a drug store and jewelry business from around 1908 to at least 1913. Other commercial tenants have included: the Manning Light Office; Virginia Café; Fred's Place (café); and Kid's World. Upstairs tenants have included offices of Dr. R. B. Kelsey and the Wheeler Agency (real estate) (Sanborn 1899, 1908, 1913; Kusel 2012).

Iowa Site Inventory No.: 14-00659

Historic Name: W.D. Schelldorf Building

Street Address: 316-318 Main Street

Date of Construction: 1925

Architect/Builder: Unknown *Prior to rehabilitation in 2013.*

NRHP Status: Contributing building

Building Description: This one-story, double-unit block building is located on the east side of Main Street between 3rd and 4th streets. The exterior walls are brick; however, the entire front of both units had been clad with synthetic stucco panels. Both units had central recessed entry doors flanked by modern window inserts and modern doors. The kick-plates and the north end-wall pilaster were covered with newer brick veneers.



After rehabilitation in 2015.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 25 Property name Manning Commercial Historic District
County and State Carroll County, IA

This project involved: removal of the cover-ups from both storefronts exposing the underlying brick work of the façade; cleaning mortar and repointing; and installation of new aluminum-frame storefronts with windows, doors, and transoms of clear insulating glass. The 318 unit also required major structural repairs to the cross-beam above the storefront; repair to a large vertical crack in the masonry; and repair/rebuilding of the parapet. The inset brick panels exposed on the parapet were found to be a cream-colored brick as shown in a circa 1940s photograph of this building.

316-318 Main circa 1947.
Copy obtained from Kusel 2012.



The parapet was revealed to have a corbelled, denticulated brick frieze band. According to a local contractor, when the current occupant (State Farm) of the 318 unit was attaching a sign to the ribbon window area, they heard breaking glass suggesting that this window was simply covered over by the slipcover application. During the recent façade rehabilitation, it was found the glass panes in this transom were only partially intact and were not salvageable.

Building History: W.D. Schelldorf built this brick one-story double storefront building after a fire on August 6, 1925, which destroyed his drug store and greatly damaged the two-story George Schelldorf Building in which he was located. [The George Schelldorf Building was the last two-story building in the block.] The fire also damaged the Ohde Bros. store next door to the south and Frank Livingston's pool hall. W.D. Schelldorf rebuilt, replacing the damaged two-story Victorian building with a one-story brick building. Schelldorf may have built a double storefront building or just 318, but historic photographs show 316-318 with a unified front. The 1927 Sanborn map shows the building as two separate stores, with the drug store in 318 Main Street. By November, Schelldorf had "his building completed and is now arranging the shelving and counters preparatory to the arrival of his drug stock" (*Carroll Times* 11/26/1925). It is unclear which business occupied the other store (*Carroll Times*, 8/6/1925; Sanborn 1913, 1927; Kusel 2012). After Schelldorf, 318 was occupied by Manning's Gamble Store, an early chain department store. In 1940, Mrs. Alfred Paulsen opened Paulsen's "Gay Mode" Shop in the "Schelldorf Drug Building" (*Carroll Daily Herald*, 4/26/1940). In 1947, O.E. Pratt & Sons moved their Coast to Coast Hardware Store into 318, or the "Paulsen Building" (*Carroll Times Herald*, 8/22/1947). The circa 1947 photograph (see above) shows a bar was then occupying the 316 unit, with a barber shop also present as indicated by the striped pole visible under the awning. In 1975, the store was remodeled and expanded to include 316 Main Street, creating a 5,000 square-foot store (Kusel 2012). Today, this building houses Main Street Liquor and Kirk Huehn State Farm.

Iowa Site Inventory No.: 14-00686

Historic Name: Ohde's Furniture

Street Address: 320 Main Street

Date of Construction: circa 1905

Architect/Builder: Unknown

NRHP Status: Non-contributing building

Building Description: Historically, this was a one-story, double-wide storefront with a distinctive white-glazed brick façade. This façade was

Current view.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 26 Property name Manning Commercial Historic District
County and State Carroll County, IA

present by the time of a circa 1919 photograph, which also showed the Voss and Frahm soft drink parlor, a business that came about as a result of national prohibition; hence, the photograph could be no earlier than 1919. This façade may have been the original 1890s-early 1900s façade but this is uncertain. The Assessor's record also gives a very specific date of construction for the building of 1919. Since it is known that the building had the white brick façade by 1919, the building was either built in 1919 or an older building was remodeled around that time with a new façade. The building appears to be present on the 1899 fire insurance map, with the footprint remaining unchanged until the 1927 map when the interior of the 320 and 322 units had been joined. The façade featured a recessed central entry and was flanked by plate glass windows. Originally, it had glass transom windows above the storefront, with a plain parapet capped by a simple brick or concrete cap. The transom windows had been covered over by the 1940s.

320 Main circa 1919.

Copy provided by David Kusel, Manning, IA



Sometime after 1977, the storefront was nearly completely remodeled in the Bavarian theme. The Assessor's building permit records for this property suggest that the remodeling took place in 1990. While nearly a complete cover-up using plywood or particle board and rustic wood and stucco details, there are two pilasters of white-glazed brick from the historic storefront façade that remain exposed. This building and the First National Bank building are the two buildings in the commercial district that adopted rather elaborate expressions of the Bavarian theme in complete remodels of older storefronts.

Building History: This building housed the Ohde's Brothers furniture and undertaking business, which was originally in 320 and then expanded into 322 Main. Ohde Brothers, William and Jacob, whose interest was later taken over by George Ohde, began the business in 1905. The business became known as Ohde's Furniture Store in 1929 and was operated by William Ohde following the death of his brother George. Among later businesses in the building were Bennett Furniture (Charles Bennett began business here in 1951) and the Gambles store (in the 1960s). The Manning Food Market moved here in 1972. The building became the German Village Mall in 1981 and the building was subsequently remodeled in 1990 into an enclosed mall that housed five businesses and stores (History Book Committee and Rix.1981; Manning Quasquicentennial History Book Committee 2006:201, 213). An additional remodel in 2013 resulted in space for 3-4 businesses and one apartment.

Iowa Site Inventory No.: 14-00660

Historic Name: Rober-Wehrmann Building/Lewis-Reinholt Building

Street Address: 317-323 Main Street

Date of Construction: 1939

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story,

multi-unit building is located at the northwest corner of Main and 4th streets. The building has brick walls and a flat roof that steps to the rear. It was originally built in 1939 to house two double-storefront businesses that had a unified Art Deco structural glass (Vitrolite)-paneled façade. In the modern era, the building came to have three distinct storefronts



Prior to rehabilitation in 2013.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 27 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

for three separate commercial tenants. The modern storefronts featured brick veneer walls and kick-plates, newer plate glass display windows, and three different signboards of metal and other modern materials above each storefront and covering the upper level of the building. The fully exposed south wall is clad with polychrome brick and features what appears to be original glass block windows evenly spaced across the upper floor. A mural is painted on the southwest corner of the building.

The façade of the entire building was rehabilitated in 2014 using a CDBG façade grant, which entailed removal of the cover-up panels from the upper portion of the façade revealing that the 1939 Vitrolite panels were no longer in place although the old substrate for those panels was intact and showed the glue circles that held the Vitrolite panels in place. This substrate had to be removed, with a new base installed to hold in place a new black and white porcelain stone cladding to reference the Art Deco Vitrolite panels. The storefronts were also rehabilitated with new aluminum-framed doors and windows.



Following rehabilitation in 2014.

Building History: This building was built in 1939 after a fire destroyed the previous two commercial buildings on these four lots (*Carroll Daily Herald*, 3/9/1939). The Rober-Wehrmann Department Store and the Lewis-Reinholdt Drug Store each hired its own building contractor to build a double storefront building (each with two front entrances) but agreed to give the buildings a unified “modernistic front” of structural glass and matching display windows with recessed entries. The two units would have four separate entrances,



317-323 Main in 1939 just prior to store occupancy.

Copy provided by Manning HPC, 2012.

“a double front being utilized by the Rober-Wehrmann Company and two stores being available in the Lewis-Reinholdt building” (*Carroll Daily Herald*, 6/7/1939). The contractor for the Rober-Wehrmann Department Store was Herbert Hass of Manning; the contractor for the Lewis-Reinholdt Drug Store was Thomas Park of Storm Lake (*ibid.*). The Rober-Wehrmann grocery department was located in the basement level of that building (*Carroll Daily Herald*, 3/9/1939). Subsequent businesses in the building have included: Johnson’s Department Store, The Clothes Rack, Clothes World, Emma’s Consignment Shop, Duckwall’s Hometown Variety Store, Manning Hometown Variety, Council Oak store, State Liquor Store, NAPA Auto Parts, Crabb’s Pharmacy, and Johnson & Woodhouse Funeral Home. Current occupants are The Market Place and The Manning Pharmacy.

Iowa Site Inventory No.: 14-00687

Historic Name: General Store

Street Address: 324 Main Street

Date of Construction: circa 1891

Architect/Builder: Unknown

NRHP Status: Non-contributing building



Current view.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 28 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

Building Description: This one-story, single-unit building is located on the east side of Main Street one building north of the 4th Street intersection. This building once had a united storefront with 326 Main Street adjacent to the south and was actually joined on the interior in 1912 when the two buildings together functioned as the Horseshoe Bar; however, the buildings were later separated into single units. Both buildings had cast iron storefronts, with 326 Main still retaining that feature (see 14-00661 below). The subject building was completely remodeled in the 1980s with a stucco board cover-up attached with furring strips, a wood-shingled awning, and modern storefront reflecting the Bavarian-themed ordinance enacted in 1977.

Building History: This building was built circa 1891 following the devastating fire that took out the whole of Block 5. By 1910, this building housed August Gruhn's cigar stand and billiard hall. In 1912, the building was joined on the interior with the building next door at 326 Main Street and became part of the famous Horseshoe Bar known for a large horseshoe-shaped bar that wrapped around the interior of both units. This business became a soft drink parlor during national prohibition. Later businesses included: Kleespies Bros. Grocery and Dry Goods (circa 1919-1928), Kleespies & Ehrichs Grocery Store (1928-1936), Olsen Bros.' grocery store (1936-1945), Manning Food Market (circa 1945-1955; Herb Groteluschen's and later Walt & Gen Baker's), Dr. Edgerton's office (circa 1956), and the present Knueven Insurance & Real Estate (Manning Quasquicentennial History Book Committee 2006:202, 231).



324 Main circa 1910.

Copy obtained from Kusel 2012.

Iowa Site Inventory No.: 14-00661

Historic Name: Horseshoe Bar/Frahm Corner

Street Address: 326 Main Street

Date of Construction: circa 1891

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story brick commercial building is located on the northeast corner of Main and 4th streets. The building has a flat roof with a brick parapet that features inset brick panels. The storefront has a canted corner entryway, with the parapet extending out over this canted corner and supported by an original cast iron column. The transom window above the front door had been filled in with an air-conditioning unit. Three more original iron columns separate the store windows and transom into three parts, each of which had been reduced in size with wooden panels featuring faux half-timber details reflecting the 1977 ordinance. The transom (also tri-part) had been enclosed with the same wooden panels and carried the name of the business. The four cast iron columns all have decorative capitals and support a decorative and prominent cast iron beam just beneath the brick parapet.



Prior to rehabilitation in 2013.



After rehabilitation in 2015.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 29 Property name Manning Commercial Historic District
County and State Carroll County, IA

The kick-plate area had been clad in a newer brick veneer. The interior of the building features a pressed tin ceiling, older woodwork, booths and vestibule, and some stained glass windows that were brought in from local buildings, including a church and the Crystal Theater. The building was recently rehabilitated as part of the CDBG façade grant project. This project involved: minor repointing of the brick on the south wall; installation of structural-stabilizing vertical rigid-frame steel to prevent racking and tying the façade into the cast iron storefront; installation of a new horizontal steel beam; rebuilding the brick above the steel using new brick for the backing but reusing the historic brick on the façade in the original masonry bond pattern; and installation of wooden-framed storefront windows, door, and transom windows with clear insulating glass.

For a time after 1912, the building was joined with the building next door to north (324) and functioned as The Horseshoe Bar, with the bar wrapping around the interior of both buildings to form a horseshoe shape. The 1899 Sanborn map shows these were originally two separate buildings and were not joined on the interior. This building then housed a saloon, while the building next door was a general store. The 1913 Sanborn map shows the two buildings opened into a single large saloon business. A circa 1910 exterior photograph shows the two storefronts with a unified pressed-metal, Italianate-style bracketed cornice atop similar brick-clad facades and both having cast iron storefronts, which only appear to remain extant on the subject building (326 Main). By 1927, the Sanborn map showed the two buildings again separated with no interior connection. Therefore, the two buildings (324 and 326) are treated as separate individual buildings despite their brief joined history.

Building History: The building was likely built in the wake of the May 8, 1891 fire, which destroyed the previous Albert Saloon on this lot and nearly all the other buildings in Block 5. John Albert had the building rebuilt but did not live to see its completion. It passed into the hands of Honnas Wunder, who rented out the building as a saloon. From 1891 to 1898, a series of saloon businesses came and went until Johannes Hansen bought the building and fixtures and operated the saloon until at least 1900. Johannes and his brother Jens N. Hansen (also a saloon keeper in Manning) were the sole agents for the Dubuque Malting Company and may have built the large “beer depot” behind the corner saloon, shown on Sanborn maps (1908-1935) and visible in some historic photographs. A historic photograph dating from circa 1910 shows this building then housing the Banquet Saloon and also labeled as “Buhmann’s Place” (Kusel 2012; Robb 1900:129; Sanborn 1908, 1913, 1927, 1927-35).



326 Main circa 1910. Source: Kusel 2012.

When the enforcement of Iowa’s Moon Law put six of Manning’s saloons out of business in early 1912, John Frahm was the only one given a license for \$4,200. The Moon Law, passed by the state legislature in 1909, limited saloons to one per 1,000 inhabitants in a city or town. As the town’s sole saloonkeeper, Frahm purchased and remodeled the double storefront building, removed the partition between 326 and 324, and created a large saloon space known as the Horseshoe Bar, Manning’s only lawful drinking establishment. The Horseshoe Bar reputedly contained “the longest bar west of the Mississippi.” As many as 8 to 11 bartenders were employed at one time, many of whom were the former saloon owners who had been put out of business by the Moon Law. When Iowa went dry in 1916 and the nation followed in 1919, Frahm’s bar business was reduced to the original corner storefront and housed the Voss & Frahm Soft

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 30 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

Drink Parlor. Oral history indicates that despite prohibition and the switch to a soft drink establishment, Frahm continued to sell alcohol out the back door in one gallon jugs. He also supplied alcohol to the Five Mile House and Three Mile House (both dance halls out in the countryside). Law enforcement was relaxed in regard to this activity (Gerhardt Voegel, personal communication with Pam Kusel, 2015). This was not unusual in parts of Iowa during Prohibition, particularly in German immigrant settlement areas. Carl Voss had partnered with Frahm in a saloon business in 1906. Voss died in 1926. After prohibition was lifted, Frahm reopened his corner saloon at this location into at least the late 1930s, long enough for the location to be locally known as “the Frahm corner.” In 1937, the “large beer parlor” of John Frahm was raided and “a quantity of liquor and gin found on the premises” (*Carroll Daily Herald*, 4/5/1937). Since national prohibition had been repealed in 1933, the raid would have been prompted by a perceived violation of state law (Kusel 2012; *Humboldt Independent*, 1/11/1912; *Carroll Times and Sentinel*, 5/16/1912; History Book Committee and Art Rix, ed. 1981:205-6; *Manning Monitor*, 8/16/1956; Iowa Publishing 1906:95; *Carroll Times*, 12/16/1926; *Carroll Daily Herald*, 10/21/1940 and 7/9/1941). From 1940 to 1961, it was Peters’ Tavern, operated by Henry Peters. From 1962 until at least 1977, it was known as the Corner Café (Kusel 2012; *Manning Monitor*, 8/16/1956). Today it is Deb’s Corner Café.

Iowa Site Inventory No.: 14-00672

Historic Name: First National Bank

Street Address: 401 Main Street

Date of Construction: 1896

Current view.

Architect/Builder: Unknown

NRHP Status: Non-contributing building

Building Description: This two-story building is located at the southwest corner of Main and 4th streets. It was originally three store buildings (two as part of a block building and the third a separate building) that were unified into a single building in the modern era. The unified block was completely remodeled in 1996 using the Bavarian theme and following the Manning city ordinance. The façade is covered with concrete board panels attached to wooden battens. The interior was gutted and opened up for the bank as a united building. This building represents an elaborate expression of the Bavarian theme, with details including faux half-timbering, cantilevered rectangular bay windows, and a center clock tower. It is a complete remodel of the historic building facades and would be difficult to reverse. In addition, this was not the first extensive remodel of the bank building block, with the façade covered with a metal slipcover and the storefronts modified in the late 20th century.



401 Main circa 1920. Copy obtained from Kusel 2012.

Building History: The original three store buildings that are united in the extant building were built in the wake of the 1895 fire. The corner building was historically the bank with a Masonic Hall on the second floor. The center building housed the Manning Exchange tavern and the Crystal Theater. The left building was the Pioneer Meat Market. Today this building houses the First National Bank. The second floor has housed Masonic Lodge #450 since 1896.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 31 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

Iowa Site Inventory No.: 14-00673

Historic Name: Peter and August Dethlefs' Hardware Store

Street Address: 407 Main Street

Date of Construction: 1896

Current view.

Architect/Builder: Unknown

NRHP Status: Non-contributing building

Building Description: This two-story commercial building is located on the west side of Main Street between 4th and 5th streets. The building's original 1896 storefront area is completely filled in with a modern brick veneer, which resulted from a vehicle having driven into the building by accident. It is unlikely that any of the original storefront survived the accident and subsequent remodeling. The second floor facade is covered with modern Styrofoam panels that are glued/fastened to the brick wall, with stucco then troweled over the panels. The windows on the second story were also reduced. This remodel would be difficult to reverse.



Building History: In September 1895, a fire destroyed nearly all the commercial buildings in Block 7 on the west side of Main Street, including the building on Lot 4 occupied by Peter and August Dethlefs' hardware store. Although the fire put the Dethlefs out of business, the brothers rebuilt a two-story brick building on the site of the old building (Robb 1900:71, 74). In 1899, the Dethlefs Building housed a saloon. In 1906, H.C. Goettsch had his harness making shop here (Iowa Publishing 1906). In 1914, Claus Nielsen purchased Goettsch's harness making and repair business (History Book Committee and Art Rix, ed. 1981:199). Nielsen's Harness Shop remained in the building until at least 1935. In 1940, the building at 407 Main Street was known as the "Claus Nielsen Building," referencing the harness maker's long association with that location (*Carroll Times and Sentinel*, 4/23/1914; *Carroll Daily Herald*, 4/26/1940; Sanborn 1899; 1908; 1913; 1927; 1927-35; History Book Committee and Art Rix, ed. 1981:199). Other businesses have included: Swift Creamery, Speed's Place tavern (1940), Blue Moon Tavern (1946), Johnny and Chub's Place (1948), Chub's Place (1962), two other bars, and in 1994 the MCL Hotel (Manning Quasquicentennial History Book Committee 2006:200, 224). The current occupant is J.P.'s Rentals, which consists of four apartments (ibid.; Kusel 2012).



407 Main, circa 1920.

Copy provided by David Kusel, Manning, IA

Iowa Site Inventory No.: 14-00674

Historic Name: Johnson Bros. General Store

Street Address: 409 Main Street

Date of Construction: 1896

Current view.

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story brick commercial building is located on the west side of Main Street between 4th and 5th streets. Original elements include the corbelled brick cornice and window openings across second story, which consist of a wide



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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 32 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

window with stone or cast concrete lintels and sills flanked by two tall narrow windows with same lintels and sills. However, the center window is now covered by a wooden panel and the flanking windows have reduced modern inserts. The storefront was remodeled in 1978 using the Bavarian theme. This remodel included the addition of decorative cut-out panels to the windows and a chalet-type gabled overhang on the storefront.

Building History: As noted above, a fire in 1895 destroyed nearly all the commercial buildings on Block 7 including the one-story frame building on Lot 5 that housed the Free Press office owned by newspaperman G.W. Laflar. All of Laflar's files and printing equipment were lost. Laflar moved his press to a new location and sold the Lot 5 to W.W. Carpenter, who erected this two-story brick building. Carpenter then moved his general merchandise store into the building (Robb 1900:74). In February 1898, Carpenter sold his stock and store building to Johnson Brothers, bankers and real estate dealers of Armour, South Dakota. The store became known as Johnson Brothers, and the building as the Johnson Building (Ibid.:124). In 1900, William Meyer (or Meier) leased the Johnson Building and opened a saloon, which sold beer from the Sioux City Brewing Co. The addition of Meyer's saloon brought Manning's total number to six. "It would seem," noted the *Carroll Sentinel*, "Manning has all the saloons now that can run with any profit to their proprietors" (*Carroll Sentinel*, 5/7/1900). In 1906, Henry Ewoldt operated the Great Western Saloon at this location (Iowa Publishing 1906). Ewoldt's saloon was likely put out of business by the Moon Law, which was passed in 1909.



409 Main, circa 1920.

Copy provided by David Kusel, Manning, IA.

In 1913, the building housed a restaurant (*Humboldt Independent*, January 11, 1912; Sanborn Map 1913). Over the rest of the 20th century, the building has been occupied by restaurants, ice cream parlors, and other businesses including: Manning Candy Kitchen, Lawrence Jentsch dry cleaners, Goody Garden, Mayflower Café, and the Iowa State Liquor Store (Kusel 2012; Sanborn 1913, 1927, 1927-35). Today the building is occupied by Country Interiors.

Iowa Site Inventory No.: 14-00675

Historic Name: Manning Monitor

Street Address: 411 Main Street

Date of Construction: 1896

Architect/Builder: Unknown

NRHP Status: Non-contributing building

Building Description: This one-story commercial building is located on the west side of Main Street between 4th and 5th streets. The building has a concrete block foundation, a brick façade coated with stucco, and a flat roof with a plain parapet. The storefront has a modern glass entry door on the right and a single fixed-pane modern store window beneath a canvas awning on the left. The parapet is unadorned.

Current view.



The present façade likely reflects in some part the 1951 storefront remodel by the owner of the *Manning Monitor*, Arnold H. Sanders. The 20-foot rear addition was added later by the same owner (History Book Committee and Art Rix, ed. 1981:197). The doors and windows, however, are modern inserts. The combination of the stucco applied to the brick, the lack of any stylistic embellishment on the parapet, and the insertion of the modern door and window on the storefront has diminished the historic integrity of this small-scale building.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 33 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

Building History: The 1895 fire destroyed nearly all the commercial buildings in Block 7, including the one-story frame building on this lot occupied by Peter Wacker’s saloon. The owner sold the property to L.A. Starkweather, who built a new one-story brick building in 1896. The first few tenants were produce dealers, specifically butter, eggs, and poultry. The first to occupy the new brick building was Judson & Lenhart, which lasted about one year.

*411 Main, circa 1920.
Copy obtained from Kusel 2012.*



In 1899, brothers C.H. and Fred Koepke “opened a poultry and general commission house.” As the *Carroll Sentinel* described the business: “they occupy a brick room which is 24 x 100 feet, and are located on the west side of Main street. This firm pays cash for butter, eggs and poultry and they have paid out several thousands of dollars during the few weeks they have been in business. Bring in your poultry and all kinds of farm produce and get the highest market price paid” (*Carroll Sentinel*, 6/5/1899). In 1900, the W.B. Parrot & Co. moved into the building. William B. Parrott had started his butter, egg, and poultry business in 1893 in the basement of the First National Bank building, which was destroyed in the 1895 fire. Parrott sold his business in 1898 to Judson & Lenhart and eventually established butter, egg, and poultry firm in Lake View, Iowa, in partnership with D.J. Summerville of Manning (Robb 1900:154). The W.B. Parrott Co. moved out of the building in the early 1900s, and eventually grew into one of Iowa’s leading poultry processing businesses (History Book Committee and Art Rix, ed. 1981:192). By 1908, the building housed the office and printing press of the Manning Monitor. The building continues to house the Manning Monitor (Sanborn Map 1908; History Book Committee and Art Rix, ed. 1981:197).

Iowa Site Inventory No.: 14-00676
Historic Name: J.J. Vossbeck Blacksmith Shop
Street Address: 413 Main Street
Date of Construction: 1896
Architect/Builder: Unknown

Current view.

NRHP Status: Contributing building
Building Description: This one-story commercial building is located on the west side of Main Street between 4th and 5th streets. The building has a brick veneer façade and a stepped parapet. The storefront is divided with two recessed entries. The main storefront is in the south half and has metal wall cladding, modern display windows, and brick veneered lower walls. The main entry is slightly recessed with a glass door. A barber pole is attached to this entrance. The north half is deeply recessed and has wood-paneled walls, two small windows, and a wooden entry door. Some older elements may be covered by the wooden panels. The upper wall has a corbelled denticulated frieze with two inset panels that feature inset diamond patterns.



413 Main, circa 1920. Copy obtained from Kusel 2012.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 34 Property name Manning Commercial Historic District
County and State Carroll County, IA

Building History: The 1895 fire destroyed the wooden-frame building on this lot that housed J.J. Vossbeck's blacksmith shop. Like many of the victims of the fire, Vossbeck rebuilt in brick and reopened for business in 1896. Born in Germany, J.J. Vossbeck came to the United States in 1870, first locating in Davenport, Iowa. He moved to Manning in 1883, where he pursued the blacksmithing trade. By 1899, according to the *Carroll Sentinel*, Vossbeck owned "the leading and largest blacksmith shop in the city. Mr. Vossbeck owns and occupies a large brick building, which is 25 x 60 feet. Machinery run by gasoline engine. Horse shoeing and plow work a specialty. He employs two men who are experienced blacksmiths" (*Carroll Sentinel*, 6/5/1899). Over the next three decades, businesses in this building continued to serve the town's horse owners. A blacksmith shop was located there until at least 1913; and as late 1927, well into the automobile era, the building housed a harness shop. But such businesses were becoming obsolete and, as a historic photograph of Main Street shows, Manning Tire Service occupied the building just a year or two later (History Book Committee and Art Rix, ed. 1981:207). Today, the building houses Schulte's Barber Shop.

Iowa Site Inventory No.: 14-00662

Historic Name: Brunnier's Home Store

Street Address: 417 Main Street

Date of Construction: circa 1905

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This one-story commercial building is located on the west side of Main Street between 4th and 5th streets. Until recently, the double storefront building featured a Bavarian-themed façade comprised of vertical wooden siding and a shingled awning (resembling the slope of a steeply pitched side-gabled roof) with two small front gables over each entrance. Historically, this was a double storefront Italianate-inspired, brick-faced building. It had a corbelled brick cornice with dentils and either wood-framed or cast iron storefronts with recessed entries and large glass display windows. By the 1920s, the storefront had been updated with a stepped parapet, a brick paneled and corbelled section above the storefront, and newer storefronts that featured textured glass transom windows above the store entries, which were still recessed and flanked by large glass display windows. The façade cover-up was put in place about 20 years ago according to a local contractor (although a 1981 account indicated that the Bavarian front was put on this building in the fall of 1978) and was built six feet above the roofline in order to obtain a new roof slope to solve a chronic roof leak issue (History Book Committee and Art Rix, ed. 1981:204). The façade was attached to 2x4s, lagged or concrete screwed, with most of the weight of the façade hung from above. At the time the cover was put on, the brick façade was not in poor shape and was covered over primarily to solve the roof leaking problem. There used to be a basement entry in the front sidewalk that was covered over during the remodeling, which involved raising the level of the sidewalk.



Prior to rehabilitation in 2013.



417 Main, circa 1920.

Copy provided by David Kusel, Manning, IA.

In 2013-14, the façade of this building was rehabilitated as part of a CDBG façade grant project. The work entailed: removing the wood-shingled roof element covering the upper part of the façade and installing a steel vertical panel to

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 35 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

support the higher roofline that had been built above the historic parapet elevation; masonry restoration and repointing; removal of the storefront cover-up and modern windows; modification of the north bay from an unused recessed door to straight-across windows; application of new fiber cement trim at the kick-plate; and installation of a new aluminum-framed storefront, with windows, door, and transoms of insulating clear glass. The removal of the storefront cover-up revealed that the corbelled brick parapet was intact from the early 20th century remodel and features inset panels and a denticulated frieze band. This area of the façade was repaired/repointed as needed. The rehabilitation of this storefront certainly enhanced the overall historical integrity of this building.



After rehabilitation in 2015.

Building History: The building was built between 1900 and 1908 for Julius A. Brunner's Home Store, a general merchandise store. Before 1915, the store changed owners, becoming Nichlos' Home Store. By 1927, the building had been divided into two stores. The 415 unit (north half) housed Hass's Shoe Store, Coney Island (an ice cream parlor), and the Locker Plant run by George Wenzel and then by Marvin and Naomi Wiemann. By 1935, the 417 unit (south half) housed a restaurant and the north half contained two small stores. A succession of taverns have occupied 417 up to the present time, including those owned Leo Wuebker, Joe Nagl, Ed Hinners, and others. From 1946 to 1951, Pat and Barney Stangl ran Pat & Barney's Place, a tavern, and operated a bowling alley in the basement. Jack Vest took over the bowling alley by 1953, and called it Manning Recreation Alleys. Today, the whole building (415-417) is occupied by a restaurant and bar called Cliff's Place.

Iowa Site Inventory No.: 14-00677

Historic Name: Manning Motor Company

Street Address: 419-421 Main Street

Date of Construction: 1935

Architect/Builder: Brandt Bros. Construction, builder

NRHP Status: Contributing building

Building Description: This building is located on the west side of Main Street near the intersection with 5th Street. The

Current view.



one-story, broad-front commercial brick building has a concrete block foundation, a façade veneered with buff-colored brick, and a flat roof with a stepped and gabled parapet. The entry door is off-center, and there is one garage doorway that remains open and in use. The original display windows and transoms have been removed or covered with vertical metal panels and smaller modern window insets. The transom above the entry door is covered in a metal panel as well. Three pilasters (two end wall and one centered) feature a darker brown brick set in sailor courses and topped with a concrete and brick square "capital." The darker brickwork continues in soldier courses in a band across the façade just above the storefront, in a single header course as a band outlining the parapet just beneath the concrete coping, and on the kick-plate below the storefront.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 36 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

Building History: John J. Struve of Manning had this building constructed in 1935 after a fire destroyed the Ostermeyer garage, the previous building at this location. The contractor for the new building was Brandt Bros. Construction Company of Denison, Iowa. The new building, which cost \$9,000, was of fireproof construction and was “equipped with the most modern garage facilities” (*Carroll Daily Herald*, 7/20/1935; 10/9/1935). The building featured a garage door near the south end wall and two gasoline pumps near the front entry. The building became the new home of the Manning Motor Company, owned by Bock Bros., a firm that sold Chevrolet automobiles. A.W. Bock was manager.



Manning Motor Company in 1935. Source: Carroll Daily Herald, 10/9/1935.

In 1934, brothers, Arthur and Lawrence Bock purchased Fred Petersen’s Chevrolet agency and established the Manning Motor Company. The Bock brothers first located their new company in Petersen’s old building at 715 Third Street (not extant). In 1935, the firm moved to their new building at 419-421 Main Street. In 1947, the brothers moved the business temporarily to 413 Main Street (now the Schulte Barber Shop), and the following year, they erected a new brick garage for the Manning Motor Company at 503 Main Street (Kusel 2012). The subject building was later occupied by Struve Motor Company and, in 2003, was used by Manning Motor Company for car storage (Ibid.). Since 2010, the building has been occupied by Irlbeck Collision Center, an auto-body repair shop.

Iowa Site Inventory No.: 14-00678

Historic Name: Manning Motor Company

Street Address: 503 Main Street

Date of Construction: 1948

Current view.

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This building is located on



the southwest intersection of Main and 5th streets. This one story, broad-front commercial building has a buff-colored brick veneer façade and side walls of a polychrome textured tile brick. The flat roof has a stepped parapet with concrete coping at the front and stepping back toward the rear along the side walls. The façade fenestration shows modern doors (including the off-center overhead garage door) and a row of reduced replacement windows set in metal panels. The north side windows have also been reduced with metal panels and smaller windows except for one window that retains a window set with glass blocks but the rest of the opening filled in with bricks. A shingled pent roof has been attached above the ribbon windows and entry door. The brickwork on the northeast corner of the building has been rebuilt using a reddish colored brick. A concrete date plate centered on the on stepped parapet reads “1948.”

Building History: In 1948, the Bock brothers erected a new brick garage for their Manning Motor Company at 503 Main Street. This was the company’s third location since 1934. That year, brothers Arthur and Lawrence Bock bought Fred Petersen’s Chevrolet agency and established the Manning Motor Company. The Bock brothers first located their new company in Petersen’s old building at 715 Third Street (not extant). In 1935, the firm moved to the new building at 419-421 Main Street (see above). In 1947, the brothers moved the business temporarily to 413 Main Street (now the Schulte Barber Shop), before relocating to their new garage at 503 Main Street (Kusel 2012). The *Carroll Times-Herald*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 37 Property name Manning Commercial Historic District
County and State Carroll County, IA

made note of the Manning Motor Company's new home: "One new business place had its official opening recently. It is the Manning Motor company garage, which adds much to the modern appearance of the business section" (*Carroll Times Herald*, 9/8/1948). In the early 1960s, the Manning Motor Company expanded into the adjoining building to the south. In 1979, Manning Motor Company again expanded. The company bought the former Klean Klose business across the street to the north, razed the building, and made the site into an open display area for automobiles. That same year, Manning Motor Company bought the former tavern at the rear (west) of their 1948 building, which then served as an auto parts room. A dust-proof paint shop was also added in 1979 (Kusel 2012). Today the building is occupied by the Manning Service Center.

Iowa Site Inventory No.: 14-00679

Historic Name: Farm Machinery/Hotel/Hi-Way Hatchery Building

Street Address: 507 Main Street

Date of Construction: circa 1913

Current view.

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This two-story brick commercial building is located on the west side of Main Street at the northwest corner of Main and 6th Street/Hwy 141. It features a distinctive curved parapet on the highway side of building. It originally had a stepped parapet on the façade, which has since been removed. The windows and door openings feature segmental-arched brick lintels. A modern overhead garage door has been added where the original wagon door entry was located. There are some replaced and covered windows, and one door was added to old window opening. The faded remnant of a painted sign that wrapped around the southeast corner of the building is still visible. The northeast corner pilaster was rebuilt at some point using two different colors of brick, both darker than the brick on the façade and south side of the building.



Building History: According to the 1981 Manning history book, this building once housed a hotel, livery barn, dance hall, and was also used for vereins in addition to having been the Petersen Garage (History Book Committee and Art Rix, ed. 1981:194). However, according to the fire insurance maps, the extant building was built sometime between 1908, when a large, 1-1/2 to two-story livery barn covered the entirety of both lots, and 1913 when the current two story building footprint was in place covering approximately three-fourths of the two lots (Sanborn 1908, 1913). In 1913, this building was shown as a farm machinery business (Sanborn 1913). When used as the implement business, there was a veterinarian (Dr. C.B. Miller) in the northeast corner of the building. The 1927 fire insurance map shows a flour and feed exchange then in this building (Sanborn 1927). [The Manning Quasquicentennial History Book Committee (2006:223) states this business began in 1926.]. The 1935 fire insurance map shows a hatchery on the first floor and a hotel on the second floor of the building (Sanborn 1927-35). Therefore, the stated use as a livery barn appears to pre-date the extant building, with the livery barn (perhaps George Dau's or Henry Dammann's livery) having been an earlier building covering two lots (Sanborn 1899, 1908).

In 1930, John Kruse purchased the building at "509 Main Street" for his chick hatching business. The Kruse family also operated four other hatcheries in surrounding towns (History Book Committee and Art Rix, ed. 1981:194). In 1943, Raebel Produce moved into this building. Raebel purchased a half-interest in Nissen's hatchery. In 1946, the Ross

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 38 Property name Manning Commercial Historic District
County and State Carroll County, IA

Graner family purchased Raebel Produce and a half-interest in the hatchery, which was renamed Hi-Way Hatchery and Produce because the building was located along Highway 141. This operation included a hatchery, buying and selling eggs and cream, and feed sales.



507 Main façade, circa 1913.



507 Main south side, circa 1946-1961.

Copies obtained from Kusel 2012.

In 1949, Graner became sole owner of the hatchery. When Highway 141 was widened in 1961, Graner merged the Hi-Way Hatchery with Glen's Hatchery owned by Glen Kusel. The business was then renamed the G&R Hatchery and was relocated east on Highway 141 in the building which had earlier housed the Preibe Hatchery and then the Kusel Hatchery. G&R Hatchery became simply a feed sales business in 1968 (ibid.). When the hatchery business moved out of the Main Street building, the Manning Motor Company, located in the adjacent building to the north, then expanded into this building and used it for a time as their paint shop. It is currently unused.

Iowa Site Inventory No.: 14-00698
Historic Name: City Hall; Manning Utilities
Street Address: 717-719 3rd Street
Date of Construction: 1956 *Current view.*
Architect/Builder: Unknown
NRHP Status: Contributing building
Building Description: This one-story building is located on the north side of 3rd Street between Main and Center streets. The building has a flat roof and a buff-colored brick veneer. The façade features recessed entry doorways flanked by rows of doubled and tripled fixed-pane windows. The façade retains the look of late 1950s-early 1960s public architecture.
Building History: This building was built in 1956 following the destruction by fire of the Lloyd Rix Produce building on this site in February of that year. It has functioned as the Manning City Hall since 1956 and includes the offices of the Manning gas utility, the Municipal Light Plant facility, and the Manning Municipal Communication (MMCTSU) Utility.



Iowa Site Inventory No.: 14-00697
Historic Name: Manning Telephone Company
Street Address: 721 3rd Street
Date of Construction: 1910

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 39 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

NRHP Status: Contributing building

Building Description: This commercial building is located one building east of the northeast corner of Main and 3rd streets. The south-facing building is one story in height with a raised basement level. The façade is veneered with a distinctive variegated/polychrome brick with stone trim and a flat roof featuring a stepped parapet. Decorative features on the parapet include a cornice band of stone or concrete with a denticulated brick frieze below. Above each of the three openings on the storefront level are prominent corbelled brackets. An original recessed front entry with concrete steps on the west façade is not extant, with this entry now enclosed and the space made part of the interior. The new exterior wall includes a very tall window that extends from the sidewalk up to an original stone lintel with keystone. The original windows to the right on the facade have been reduced with brick filling in the upper section and modern windows inserted below but retaining the original stone lintels with keystones and stone sills. The raised basement level has two glass-block windows that represent later infill. The interior of this building is now joined to the building next door (723 3rd Street).



Current view.

Building History: The Manning Telephone Company built this brick building in 1910 to serve as offices for their growing operation. The Manning Telephone Company was incorporated in 1904, with W.B. Swaney, president; Philip Zerwas, secretary and manager; and R.R. Williams, treasurer (*Carroll Sentinel*, 8/9/1904). According to the *Carroll Sentinel*, the Manning Telephone Company:

built a fine new brick building this summer into which they moved a week ago. It is a one story building with a large basement, with steam heat and modern throughout. They have a modern Magneto board and metallic system throughout (*Carroll Sentinel*, 10/25/1910).



*Circa 1910 photograph showing 721 3rd Street.
Copy provided by Manning HPC, 2012.*

In addition to building a modern office building, the Manning Telephone Company was busy modernizing the telephone system in town:

Their plant is entirely new, all the old wires have been taken out and all the poles on Main street are going to be taken down. They laid five thousand feet of cable in conduits underground and have seven thousand feet of cable above the ground. The company has spent in the neighborhood of fifteen thousand dollars in making these improvements and Manning can now boast of having as good a telephone system as any town in the state. The company has surely shown its appreciation of the action of the voters when they voted them a new franchise at the spring election. It will add greatly to the beauty of the streets to have so many of the poles taken down and there is no danger of having much damage done to the system by sleet storms as in the past (*Carroll Sentinel*, 10/25/1910).

The Manning Telephone Company occupied the building until 1955, when it moved to 713 3rd Street. Today, the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 40 Property name Manning Commercial Historic District
County and State Carroll County, IA

subject building is part of the Home Mutual Insurance Company and is physically joined on the interior to 723 3rd Street, the building next door to the west.

Iowa Site Inventory No.: 14-00101

Historic Name: The Bennett Bank

Street Address: 723 3rd Street

Date of Construction: 1898

Architect/Builder: Unknown

NRHP Status: Contributing building

Building Description: This brick commercial building is located on the northeast corner of Main and 3rd streets. The building is one story with a raised basement that is more fully exposed to the rear because the building is banked into a slight slope. The exterior walls are brick with stone trim (now all painted white). The windows in the raised basement are segmental arched, while the windows on the main floor (façade and west side) have round-arched openings with modern replacement windows. The original windows and front door had half-round transom windows above large fixed panes on the façade. The side windows also had half-round transoms but over double-hung windows. All of the windows and doors have been replaced. The round arches are emphasized by smooth pressed brick arches laid in soldier courses. The arches for the windows and doors are joined in an arcaded effect and reflect the Romanesque Revival style of the building. The upper wall displays a frieze of smaller pressed brick arches punctuated by decorative finials that extend up to the roofline of the now-flat parapet and capped with a denticulated brick frieze band. Historic photographs of this building show that these finials once extended above the parapet and that there were originally two triangular pediments on the parapet above the southwest corner of the building. On the west side of the building at the southwest corner is a round-arched detail, which has a corbelled circle with brick infill that is original to the design of the building. The smooth pressed brick surfaces are contrasted with a roughened brick veneer that further reflects the Romanesque Revival style of the building.

Current view.



723 3rd Street, circa 1910.

Copy provided by Manning HPC, 2012.

Building History: The Bennett Bank was established in 1897, with the building built in the summer of 1898. The *Carroll Sentinel* described the building as “one of the finest in town. The first floor is occupied by the bank and law office of A.T. Bennett, and the basement floor, which is built half above ground, with concrete floor, is occupied by the Monitor printing office. The officers of the bank are among our most reliable and well known citizens and are as follows: A.T. Bennett, president; W.F. Carpenter, cashier; F.W. Kempf, assistant cashier” (*Carroll Sentinel*, 6/5/1899). By 1899, Bennett was considering giving up banking in favor of his law practice, when a group of investors approached him with an idea for organizing a state savings bank. Bennett agreed, and the German Savings Bank opened for business on July 1, 1899, in the former Bennett Bank building (Robb 1900:149-150). Anti-German sentiment during World War I caused the officers of the German Savings Bank to reincorporate in 1918 under a new name of the Iowa State Savings Bank. This bank discontinued operations in 1923 (History Book Committee and Art Rix, ed. 1981:215-

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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 41 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

216). A mid-twentieth century photograph shows the building then housing the Manning Trust and Savings Bank. By that time, the dark red brick of the building had been painted white. Today, the building is part of the Home Mutual Insurance Company and is physically joined on the interior to 721 3rd Street, the building next door to the east.

Iowa Site Inventory No.: 14-00706
Historic Name: L & M Bowling Alley
Street Address: 825 5th Street
Date of Construction: 1958-60
Architect/Builder: Unknown
NRHP Status: Contributing building



Current view.

Building Description: This one-story, rectangular masonry building has a low-pitched, front-gabled roof covered with metal roofing. The façade is built of distinctive red-tinted concrete blocks with rough aggregate. The blocks in the pilasters are tinted green and flank the centered front entry. A name/date plaque is above the entry and reads "19 L-M 60." There are four windows with glass blocks, two to either side of the entryway. A lighted "BOWL" sign extends out from the façade above the entry and appears to be original to the building. Originally, the recessed front entry was sheltered by a flat metal awning but currently has a wood-shingled awning (History Book Committee and Art Rix, ed. 1981:163).

Building History: The L&M Bowling building was begun in 1958 by Lyle Arp and Max Detlefsen (hence the "L" and "M" of the business name). It was built as an eight-lane alley and featured the latest automatic pin-setting equipment and a snack bar (History Book Committee and Art Rix, ed. 1981:163). It opened for business in 1960 with the grand opening held in March 1961. In 1978, the business was sold to Glen Struve, who was followed by Dixon Cole in the business operation beginning in the late 1980s. In 1989, the interior was remodeled including the removal of the wall behind the bowling area and the removal of seating and the addition of tables and chairs. The building's interior was also affected by some flooding in the front section in 1993 and a small fire in 1996. The local school uses the bowling alley as part of their physical education classes (ibid.). It has been noted that "with only 206 bowling centers remaining in Iowa, Manning and the surrounding communities should be commended for their support of the Manning business" (Manning Quasquicentennial History Book Committee 2006:203).



*L&M Bowling Alley in the 1960s.
Copy provided by the Manning HPC, 2012.*

Iowa Site Inventory No.: 14-00706 (2nd building)
Historic Name: Locker Plant kill house
Street Address: east side of 825 5th Street
Date of Construction: late 1930s
Architect/Builder: Unknown
NRHP Status: Contributing building

Building Description: The property for the L & M Bowling Alley (see above) also includes a tile block building on the alley (east) side of the bowling alley. This small building has a metal-clad hipped roof with a slight

Current view.



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

**National Register of Historic Places
Continuation Sheet**

Section 7 **Page** 42 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

eave overhang and exposed rafter ends. There are sliding metal-over-wood doors on the south end and east side of the building. An entry door is also on the east side with two rectangular windows to the left of the door that have been filled in with brick. The northeast corner of the building appears to have been repaired or rebuilt with a different shade of tile blocks perhaps when the door opening was modified or as a repair.

Building History: This small building was the kill house for a nearby locker plant and is now used for storage for the bowling alley. This building appears to have been built in the 1920s-30s based on its design and the polychrome tile brick or block materials used in its construction. However, it was not yet present at the time of the updated to 1935 Sanborn fire insurance map; hence, a late 1930s date of construction may be likely.

Public Infrastructure

Historic Name: brick paved streets

Street Address: Main Street and one block either side of Main Street on 3rd, 4th, and 5th streets

Date of Construction: 1915

Architect/Builder: C.L. Mosher, builder

NRHP Status: Contributing structures (four)

Structure Description: The street sections within the historic district boundary are all paved with brick, which was originally laid in 1915. C.L. Mosher of Sioux City was the contractor for the project. Since that time, there has been some modification including: paving with concrete of the parking strips that border each side of the streets as well as paving with concrete the pedestrian cross walks at each intersection. However, the majority of the original brick pavement remains intact and is somewhat unique in that all of the streets within the district boundary are paved with brick and have no asphalt overlay.

Structure History: In 1914, the Manning town council passed a resolution to pave Main Street and one block of each cross street with brick. C.L. Mosher of Sioux City won the contract and completed the paving in 1915 (History Book Committee and Art Rix, ed.1981:16-18). The sidewalks had been paved with concrete in 1901 and remain concrete to the present day.



*Main Street looking north from Hwy. 141 in 2005.
Copy provided by David Kusel, Manning, IA.*



*circa 1915 view of Main Street looking north from 4th Street and showing the brick paved streets.
Copy provided by Manning HPC, 2012.*

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 43 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

8. Narrative Statement of Significance

Architect/Builder (continued)

Steinbaugh, Charles W.
Brandt Bros. Construction Co.
Hass, Hannes Contractor & Builder
Hass, Herbert
Park, Thomas

Statement of Significance

The Manning Commercial Historic District is locally significant under Criterion A for its representation of the historic commercial growth and development of the City of Manning, which was established along a projected railroad in 1881. It functioned as a railroad town and agricultural community center in the late 19th to early 20th centuries, when the developing highway system began to shift the transportation emphasis of the commercial area towards the automobile. The buildings within the district reflect not only the historical associations of important businesses in the community but also reflect important early building industries and builders in the community. The district is also locally significant under Criterion C for the architectural significance of the architectural styles and designs of its late 19th and early-to-mid-20th century buildings and the work of local and regional contractor/builders and some architects in their construction and design. The period of significance for this district is from 1885 to 1965, within which the historic commercial core reached its zenith in construction and development and had experienced some notable façade updates to historic buildings. The post-1965 period is characterized primarily by façade remodeling, particularly in the period between 1977 and 2008 when “Bavarian” storefront remodels were required by city ordinance. However, a recent façade rehabilitation project reversed much of the Bavarian-themed facades put in place during that period. There has been only one new building constructed within the district after 1965. Significant dates include 1885 when the first extant building was erected in the district and 1891 and 1895 when two blocks along Main Street were destroyed by devastating fires. In the wake of these fires, these two blocks were built up with historic buildings that remain standing and date primarily from the 1890s-early 1900s. Significance under Criterion D is not claimed because there are no vacant lots within the district and most of the buildings extend the full width and length of their lots thus limiting archaeological potential. Significance under Criterion B is also not claimed per the registration requirements as set forth in the Iowa’s Main Street Commercial Architecture Multiple Property cover document (Nash 2002).

HISTORICAL SIGNIFICANCE OF THE MANNING COMMERCIAL DISTRICT

Railroads and the Town of Manning

When Carroll County was first organized in the 1850s, more than 88,000 acres of its land had been obtained by the state as right of way for an anticipated transcontinental railroad. After the Civil War, which had brought all railroad building to a halt, the Chicago & North Western (C&NW) became the first railroad to build across Iowa reaching Council Bluffs in 1867. There the C&NW connected with the Union Pacific creating the nation’s first transcontinental railroad. Even though the railroad traversed the width of Carroll County, many communities were just too far away from the rail line to

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section 8 Page 44 Property name Manning Commercial Historic District
County and State Carroll County, IA

benefit, and growth remained slow (History Book Committee and Art Rix, ed. 1981:8).

By 1880, the C&NW and the Chicago, Milwaukee & St. Paul (CM&StP) railroads were both preparing to build new lines through Carroll County. Prominent citizens of Carroll, the county seat, had convinced the C&NW to build the Iowa Southwestern, a branch line running from the main line at Carroll through the southwestern part of the county to Harlan in Shelby County. A second branch running southeast to Audubon was also planned. One of the citizens responsible for the branch line was Carroll attorney O.H. Manning, who had served as state representative in the Iowa Legislature and had been chair of the House Committee on Railroads. In 1881, Manning worked directly for the railroad as attorney for the Iowa Southwestern branch and as local representative of the Western Town Lot Company (a subsidiary of the C&NW). After the surveyors selected Section 17 in Warren Township as the junction point for the two branches of the Iowa Southwestern, O.H. Manning purchased the SW quarter for the Western Town Lot Company and platted a new town along the east side of the West Nishnabotna River just northeast of the confluence of Willow Creek (Figure 3). The new town was to be "situated on a commanding eminence, overlooking a beautiful country of rolling hills and winding valleys, rich beyond measure in soil and agricultural resources" (Iowa Publishing 1906:111). The town was soon named in honor of Manning, who was elected lieutenant governor of Iowa later that year (History Book Committee and Art Rix, ed. 1981:8; Robb 1900:1-3; Maclean 1912:241).

Meanwhile, the Chicago, Milwaukee & St. Paul Railway was also building its main line across Iowa, south of, and parallel to, the C&NW. In 1881, the CM&StP had selected its route through the southern townships of Carroll County, a trajectory that made it necessary to cross the Iowa Southwestern branch line at the brand new town of Manning. The original Milwaukee line entered Manning at the south edge of the present-day city park (History Book Committee and Art Rix, ed. 1981:9) (Figures 4-5).

In the summer of 1881, the C&NW built railroad facilities at Manning including a substantial yard and comfortable depot,¹ which the *Manning Monitor* described in its very first issue on November 17, 1881 (Figure 6):

Entering the town from the north, on the North-western, the attention of the visitor is attracted by the extensive yard the company has laid out; and lengthy switches; the substantial section house and out buildings built for the maintenance of the road and the accommodation of business, while the depot, which is a building two stories high, furnished good accommodation for the traveling public and a comfortable home for the agent, E.C. Wilbur and his family (quoted in Robb 1900:24).

The first trains ran the same year, "with common box cars having seats nailed in and windows cut out of the sides for passenger service" (History Book Committee and Art Rix, ed. 1981:8).

The depot and rail yards of the C&NW are no longer extant. Their former location was to the northwest, and outside of, the district boundary. The area of the former rail yards is now largely grass covered and unused and may have some archaeological potential from the railroad's use of this property. The depot and rail yards of the CM&StP in Manning are also no longer extant. Their former location is now part of the city park on the south side of Highway 141 west of

¹ The 1886 Sanborn fire insurance map of Manning shows the Chicago & North Western combination freight and passenger depot located just northwest of Front and First streets.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 45 Property name Manning Commercial Historic District
County and State Carroll County, IA

Main Street, also located outside of the district boundary. The former location of the elevator and corn cribs located east of the CM&StP depot was later the site of the high school gymnasium, which is now used as the community recreational center (Sanborn 1886, 1927).



Figure 3. Original Plat of the Town of Manning as it was platted along the Iowa Southwestern Railway in relation to the historic district boundary (black dashed outline). Source: History Book Committee and Art Rix, ed. 1981

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 46 Property name Manning Commercial Historic District
County and State Carroll County, IA



Figure 4. 1895 Map of Manning, Iowa, in relation to the historic district boundary (black outline).
Source: Robb 1900

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 47 Property name Manning Commercial Historic District
County and State Carroll County, IA

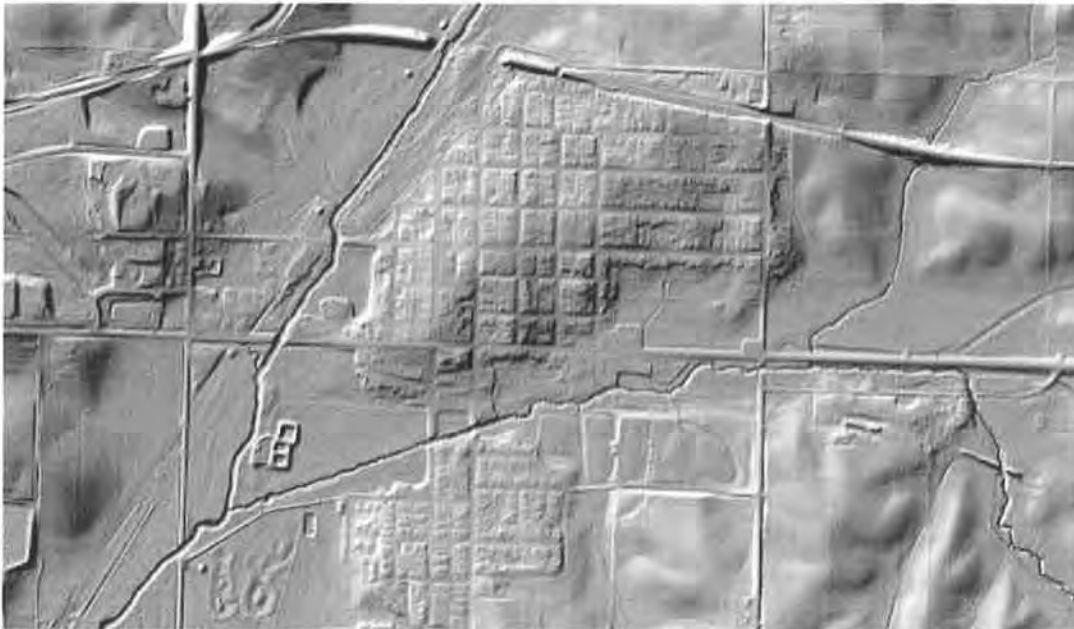


Figure 5. Modern hillshade terrain map showing the higher elevation of Manning at the confluence of the river and creek.
Source: Iowa Geographic Map Server accessed at <http://ortho.gis.iastate.edu/>, 01/2013.



Figure 6. Photograph of the tracks, depot, and other facilities of the Chicago & North Western Railroad at Manning, Iowa, circa 1918. Source: Carroll County, Iowa, IAGenWeb Project website, accessed 4/9/2012.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 48 Property name Manning Commercial Historic District
County and State Carroll County, IA

Railroads, "Manning Fever," and Boom Town Development

The town plat was filed, and on July 28, 1881, lot sales began, some of which were purchased by residents of nearby towns who had caught what one newspaper dubbed "the Manning fever" (*Atlantic Daily Telegraph*, 8/16/1881). By mid-August, "four buildings were in the process of erection" (History Book Committee and Art Rix, ed.1981:12). The first building completed was a combination grocery and hardware store, saloon, and doctor's office. The daily train brought building and other materials and helped make Manning a boom town. In September 1881, one northwest Iowa newspaper predicted:

This new town of Manning will have 800 inhabitants by Christmas. Lots are selling rapidly. Fifty-three lots are already sold, and, as the company requires buildings on each lot to the value of \$400, nearly \$25,000 will be spent in the town for improvements within the next six months. There is already talk of incorporating the town and giving it a mayor and city government (*Algona Republican*, 9/7/1881).

By the end of the year, the population had grown to 515, and the business district of Manning contained 112 buildings, 69 of which were business blocks and the rest dwellings. Main Street was 1,300 feet long and, according to the town's newspaper, was "nearly a solid front from one end to the other, on both sides" (*Manning Monitor*, 12/29/1881, reprinted 8/16/1956).

Stated in another form, there are 104 25-foot lots, fronting on Main street, and 63 of these are now occupied by buildings, besides there are ten or twelve business houses on other streets. There are, in the main, good sized buildings, the dwellings will compare favorably with those of other new towns. The railroad buildings are good and the yards extensive. The work on both the Audubon branch and the Milwaukee is being pushed to the utmost, and by May we shall have connection in five directions (ibid.).

On February 17, 1882, Manning citizens voted overwhelmingly for incorporation. I.W. Callamore was elected Manning's first mayor, along with other city officials and members of the first town council. The town council met for the first time on May 15, 1882 (Robb 1900:8, 26; History Book Committee and Art Rix, ed.1981:15).

After just one year, Manning had grown considerably, with most of the credit going to the town's excellent railroad connections. The profits made from the C&NW Railroad's freight business averaged more than \$4,500 per month, while its passenger business made over \$6,000 for the year (*Manning Monitor*, 12/29/1881, reprinted 8/16/1956).

A year ago Manning was but an unsolved problem; today she is an established town of 900 people, (which number is rapidly increasing) with busy merchants and tradesmen, and streets crowded with loaded teams from the rich country that surrounds her on every side. One year ago she had one branch road, with one train a day, bringing in the passengers and freight together.

Today she has that branch turned into a thoroughfare, the Iowa Southwestern, and branching again within the limits of the town; besides the main line of the great Chicago, Milwaukee & St. Paul Railway, which also passes through the incorporation, and while we write, is constructing a fine depot and freight house immediately at the end of Main street. Both these roads give us close and direct communication with Chicago, Des Moines and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 49 Property name Manning Commercial Historic District
County and State Carroll County, IA

Council Bluffs, and with Carroll our county seat, Audubon, Harlan and the fine new towns on the line of the Milwaukee (*Manning Monitor*, 11/23/1882, reprinted 8/16/1956).

“There is not a more lively street in the country,” the *Manning Monitor* declared in 1882, “than Main street, Manning, and it is not a fitfull life, either. Everybody is wide awake and ready for business. It is a very difficult matter to find a man to do a day’s work. All are busy” (*Manning Monitor*, 11/23/1882, reprinted 8/16/1956). In just one year, then, Manning offered residents and visitors an array of goods and services similar to those found in older established communities. In November 1882, Manning had one bank, one newspaper, four hotels, a restaurant-bakery and two confectionaries, three groceries, six dry goods & general stores, three millineries, two drug stores, a jewelry store, two furniture dealers, a clothing store, five hardware stores, two implement dealers, two harness and saddle shops, four lumber dealers, a coal dealer, at least half-dozen saloons, six grain dealers, a flour and feed exchange, three livery barns, two veterinarians, two dentists, four physicians, seven lawyers, one real estate agency, two dressmakers, a photographer, five builders and contractors, four painters, a machine shop, three blacksmiths, two wagon makers, two barbers, numerous dray and delivery services, a flour mill, a broom factory, a shoe shop, and two second-floor meeting halls (*Manning Monitor*, 11/23/1882, reprinted 8/16/1956; see also Robb 1900:107-8).

Figure 7 is a circa 1885 photograph of buildings along Main Street in Manning showing typical “boom town” type construction. This type was most often of frame construction with extra height imparted to a building’s façade by the use of a “false front,” or a flat parapet that hid the gabled roof behind. This gave each building the appearance of being larger than they were in reality. The block of buildings in the photograph was located on the east side of Main Street between Third and Fourth streets. None of these frame buildings survive.

Over the next 30 years, the population of Manning grew slowly, but steadily. In 1890, the town claimed 1,133 residents; in 1900, 1,169; and in 1910, 1,434. Building in Manning’s business district continued apace. By 1912, Manning was the second largest town in Carroll County (Maclean 1912:241-2).

In 1903, when the Chicago & Great Western Railway built their line from Fort Dodge to Council Bluffs, the railroad made Manning one of the stations along the route. The company built a passenger depot (non-extant) at West Third Street outside of the district boundary (Figures 8-9).

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 50 **Property name** Manning Commercial Historic District
County and State Carroll County, IA



Figure 7. Circa 1885 Photograph of "Block Five, Facing Main Street, Looking North" reproduced from a photograph then in the possession of Dr. T.S. McKenna. Source: Robb 1900:13.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 51 Property name Manning Commercial Historic District

County and State Carroll County, IA



Figure 8. 1906 Map of the Town of Manning in relation to district boundary (black dotted line). Source: Iowa Publishing 1906:51

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 52 **Property name** Manning Commercial Historic District
County and State Carroll County, IA



*Figure 9. Chicago & Great Western Railway depot, Manning.
Source: University of Iowa, accessed at www.digital.lib.uiowa.edu/railroadiana, 4/9/2012.*

In 1913, increased traffic caused the Milwaukee to construct major realignments and build new track along its main line across Iowa. In Manning, the Milwaukee relocated its tracks to the north side of town, where the railroad built a new depot (Figures 10-11) (History Book Committee and Art Rix, ed.1981:9). This depot is also non-extant and outside of the district boundary.

The relocated line also involved the construction of a large trestle bridge to cross the Nishnabotna River. This bridge is still standing (Figure 12). During World War II, security guards were stationed at each end of the bridge to prevent sabotage (History Book Committee and Art Rix, ed.1981:8).

With three major railroad trunk lines and tracks extending in five directions, Manning featured nearly unparalleled railroad transportation facilities for a town its size. In 1916, for example, the Official Railway Guide listed the following passenger trains through Manning:

Chicago & Northwestern RR	3 trains each way
Chicago Great Western RR	3 trains each way
Chicago Milwaukee & St. Paul RR	5 trains each way

Many freight trains traveled the lines through Manning as well (History Book Committee and Art Rix, ed.1981:9).

The railroad industry in general declined during the early twentieth century due to increasing competition from the new automobile and truck modes of transportation. Increasingly, patronage and revenue of the railroads decreased.

The railroad still tried to woo passengers by placing in service streamlined trains such as the Milwaukee's Midwest Hiawatha which raced through Manning at nearly 100 MPH! In spite of this, the railroads were forced to curtail the frequency of service compared to the booming years of early construction (History Book Committee and Art Rix, ed.1981:10).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 53 Property name Manning Commercial Historic District
County and State Carroll County, IA



Figure 10. Chicago, Milwaukee & St. Paul Railway depot, Manning, built along relocated line in 1913. Photograph taken in 1962. Source: University of Iowa, accessed at www.digital.lib.uiowa/railroadiana, 4/9/2012.



Figure 11. 1923 plat map of Manning showing relocated CM&StP rail line on north side of town. Source: Anderson 1923.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 54 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

As a result, when lines got damaged by floods and washouts, increasingly the railroads would abandon lines rather than repair them. Often the railroads that lost lines would then secure the rights to use other lines. This happened in Carroll County when the C&NW lost its line in a 1930s washout and secured trackage rights over the Great Western's line from Carroll to Manning. Similar flooding in 1940 closed the Manning-Harlan line, with traffic again shifted to the Great Western's line (ibid.).

By the early 1950s, the C&NW was forced to abandon their run from Manning to Audubon because of declining revenue. There was a slight revival in the mid-1950s when the Union Pacific Railroad "agreed to run their Streamliners through Iowa on the Milwaukee Road" (History Book Committee and Art Rix, ed.1981:10). The Streamliners roared through Manning during the night time, with the limited local passenger and freight service provided by the Great Western. By the mid-1960s, local passenger and freight service ceased altogether on both the Great Western and the Milwaukee. "With the advent of Amtrak in 1971, passenger trains through Manning became a memory with exception of the American Freedom Train in 1976 and possibly an occasional Amtrak detour" (ibid.).

In 1968, the Great Western was absorbed by the C&NW. Today, only the 1913 relocated Milwaukee line remains in use, the tracks and buildings of the other historic rail lines through Manning having been removed in the late 20th century. The 1913 Milwaukee line is now part of the Bayard Subdivision of the Burlington Northern Santa Fe (BNSF) Railroad.

The Railroads and Manning's Building Boom

The railroads made lumber and other building materials readily available for Manning's new lot owners. Carpenters, masons, and drayman found ready employment, and buildings began to rise almost immediately. Before Manning was settled, timber was virtually non-existent in the area, the town site having been located in open prairie grasses. Timber for lumber would have been scarce, but cut dimension lumber would have been readily available shipped from eastern Iowa over the new rail lines. Thus, many of the earliest buildings in Manning were built of wood. Lumberyards to distribute the lumber sprang up in town located near each rail line's depot. In Manning these included the lumberyards of the Green Bay Lumber Co., the Hoffmann & Son Lumber Co., and the D. Joyce Lumber Co. (later known as the W.T. Joyce Lumber Co.). The Green Bay Lumber Co. was located near the C&NW depot along Front Street near 1st Street and had a lumber shed at the corner of Elm and 3rd streets. The Joyce Lumber Co. was located near the CM&StP depot on the south side of town. The Hoffmann & Son lumber shed was located at the corner of 4th and Center streets just east of Main Street near the town center and had their main yard located along a siding of the C&NW rail line along Front Street by the 1920s when this business was the Hoffmann Bros. Lumber Co. The Green Bay Lumber Co. was also located along this same siding (Sanborn 1886-1935). These lumber businesses also would have provided crews to construct buildings and plans for building construction.

The construction of the town's early commercial buildings of wood made them susceptible to fire, particularly since the buildings were often built side by side and with adjoining or shared walls. A succession of fires in the 1880s and the 1890s reshaped the look of Main Street and destroyed most if not all of the earliest frame commercial buildings. As in most towns, the earliest frame buildings were often rebuilt in masonry, which in Iowa, was typically brick. Masonry construction, while not fire proof, was certainly more resistant to fire than frame construction.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 55 Property name Manning Commercial Historic District
County and State Carroll County, IA

There was at least one local brick manufactory that operated on a small scale in the 19th century in Manning. This was located north of Manning on a farm in the vicinity and was operated by the Long family.

Mr. Long had a kiln and made bricks. They were not as hard as the modern brick, but many of them were used in the basements and some of the walls of the buildings on Main Street. Clay for these bricks was hauled from southwest of Manning because of its better consistency (History Book Committee and Art Rix, ed.1981:10).

However, the railroad also made higher quality brick more easily accessible by shipping in bricks from manufactories in the region and from out of state. The vitrified bricks used for street paving and the higher-fired face brick used on many of the Main Street building facades would also have come from outside of Manning.

In the 1920s, there was a cement block factory at 320 Madison, which was torn down in 1925 after the plant had ceased operations. William Wyatt had operated the plant (History Book Committee and Art Rix, ed.1981:230).

Saloons and Prohibition

As a railroad boom-town, Manning's population has supported saloons since the year the town was platted. That first year, railroad workers and building laborers descended on the town to help lay track, build rail facilities, and construct the first homes and businesses in town. Saloons provided not just alcoholic beverages but social space for the working men. Despite statewide prohibition being enacted in July 1884 and not easing until the passage of the Mulct Act of 1894, Manning had six saloons doing business in commercial buildings along Main Street in 1886 (Figure 12). By 1899, Manning still had four saloons: Feldmann's Place (opened in 1886) (Figure 13); The Orient (opened in 1894); The Manning Exchange (opened in 1896); and The Corner Saloon (opened in 1896) – each one the exclusive dispenser of a particular brewer's product (Robb 1900:129; Clark 1917). The fire insurance maps from 1899 also showed two beer storage buildings next to the CM&StP railroad tracks on the south side of town (Sanborn 1899).

It was not unusual for the various limiting and prohibiting actions in Iowa in the late 19th century to have been unevenly enforced across the state, particularly in areas where German and Irish immigrants dominated the population. In Manning, German immigrants were among the earliest settlers of this area and came to dominate the ethnic heritage of this town. Their presence likely led to a blind eye being turned to infractions of the state's prohibition attempts. Thus, six saloons could openly operate in 1886 in Manning despite the statewide prohibition of the sale and manufacture of beer in the state.

In 1908, eight saloons occupied commercial space in downtown Manning (Sanborn 1908). In 1909, the Iowa Legislature passed the Moon Law, a prohibition law limiting the number of saloons to one per 1,000 inhabitants in a city or town. Enforcement of the Moon Law over the next three years cut the number of saloons in Iowa by more than half, reducing them from over 1,600 in 1908 to about 740 in 1912 (Clark 1917:50). In Manning, the Moon Law forced six of Manning's seven saloons out of business, leaving John Frahm the sole saloon operator in town (*Humboldt Independent*, 1/11/1912). However, business must have remained brisk, because in May, "Frahm moved into the new building that has been fitted up for his saloon and is now well located with plenty of room to take care of his customers" (*Carroll Times and Sentinel*, 5/16/1912). Located at the corner of Main and 4th streets, Frahm's "Horseshoe Bar"

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 56 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

claimed to be “the largest bar west of the Mississippi” (*The Manning Monitor*, 8/16/1956). A large ice house, which serviced Frahm’s business, was located at the rear of the building (*ibid.*; Sanborn 1913).



Figure 12. Henry Ewoldt's Great Western Saloon at 409 Main Street circa 1905. Copy obtained from Kusel 2012.



Figure 13. Main Street in Manning circa 1905 showing location of Feldmann's Place; one of four (or five) saloons in town at the time. Copy obtained from Kusel 2012.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 57 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

In 1919, nationwide prohibition was enacted forbidding the manufacture, sale, importation, or exportation of alcohol under the 18th Amendment to the U.S. Constitution. During prohibition, Frahm's Horseshoe Bar in Manning kept its place on Main Street by becoming a soft drink parlor (Figure 14).

National prohibition was finally repealed in December 1933 under the 21st Amendment, and in Manning saloons slowly reclaimed their place on Main Street. By 1956, Manning once again had six taverns serving the community (*Manning Monitor*, 8/16/1956).



Figure 14. Frahm's Horseshoe Bar becomes a "Soft Drink Parlor" during national prohibition, photograph circa 1919. Copy obtained from Kusel 2012.

Manning: Agricultural Center

Before 1881, farmers in and around the southwest corner of Carroll County encountered much difficulty getting their crops and livestock to market. Some drove their cattle herds to the nearest railroad 15 to 20 miles away; others hauled their harvested crops by wagon team to railroad terminals at Coon Rapids, Arcadia, or Westside. Once in place, the three railroads through Manning provided excellent local shipping connections to markets large and small. As a result, Manning thrived as a commercial and shipping center.

Manning was located in the general agricultural region defined as the Western Livestock region in Iowa (Figure 15). This region is one of three primarily meat-producing regions in Iowa where large amounts of hilly, untillable land more

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 58 Property name Manning Commercial Historic District
County and State Carroll County, IA

conducive to livestock pasturing than the planting of row crops (Soike 1974: 157). Hogs and cattle were the primary livestock raised in these regions.

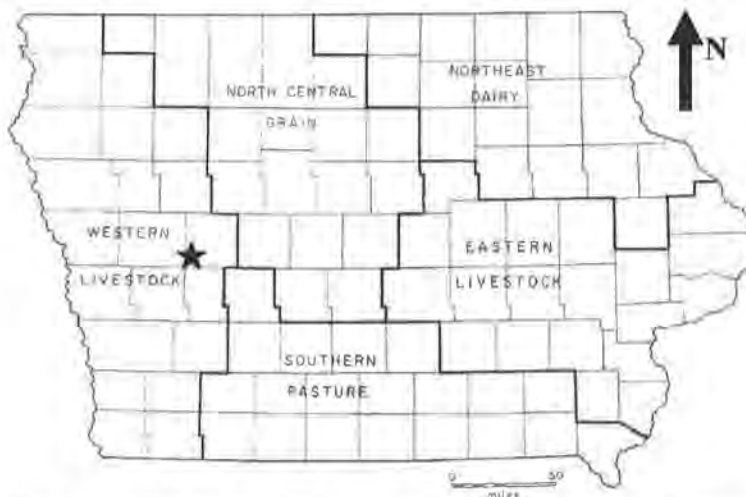


Figure 15. Agricultural Regions of Iowa, showing location of Manning (star) in the Western Livestock Region.
Source: Soike 1974:155.

Hog and cattle buyers were an important part of Manning's history from an early day. There was a livestock sales barn located near the Great Western Depot, with extensive stock yards along the C&NW rail line on the west side of town. In 1935, a new sales barn was built near the Doud Milling Company² north of the commercial district and operated for a number of years before being torn down. In 1973, a new sales barn was built in Manning (History Book Committee and Art Rix, ed.1981:220; Sanborn 1927).³

Because of Manning's location in the midst of a rich agricultural region, many of its commercial businesses and industries catered to the needs of area farmers and their customers. Grain elevators towered above the railroad yards at the northwest and south sides of town. The businesses lining Main Street offered farmers tools and machinery for cultivation, while other businesses and industries focused on processing, storage, and marketing for agricultural

2 The Doud Milling Company was named for Royal H. Doud, grandfather of former First Lady Mamie Doud Eisenhower. Doud had purchased a part interest in D.W. Sutherland's mill, which had been established by Valentine Roush in 1882 as the Manning Roller Mill. The mill retained the Doud name even after Royal Doud left Manning in 1901 (History Book Committee and Art Rix, ed. 1981:148-9). The original mill building of the Doud Milling Company is still extant. The current owner has plans to salvage this building, if possible, and donate it to the City for use as a park shelter house/restroom in a planned adjacent park.

3 Among the notable early 20th century purebred hog raisers in the Manning vicinity was Fred Hassler, whose farmstead just east of Manning was listed in the NRHP in 2000 as the Leet/Hassler Farmstead District (Rogers 2000). This historic site is now part of the Manning Heritage Park, which includes a 1660 hausbarn that was shipped in pieces to Manning from the village of Klein-Offenseth, Schleswig-Holstein, Germany in 1996 where it was restored and opened to the public as a museum in 2000 (Manning Quasiquicentennial History Book Committee 2006:8-9).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section 8 Page 59 Property name Manning Commercial Historic District
County and State Carroll County, IA

products. Poultry hatcheries and egg packing plants were also a notable part of Manning's commercial district history. At one time there were as many as seven hatcheries, produce, and poultry processing businesses in operation in Manning. The West Iowa Poultry Association was organized and headquartered in Manning in the 1920s. Poultry shows were held annually at the Manning Opera House (non-extant) from 1926 until World War II. In 1936, the State Poultry Show was held in Manning.

Among the largest of the poultry-related firms was the W.B. Parrott Produce Company, which specialized in eggs, poultry, and butter from 1893 into the early 1900s. The business was then purchased by Judson and Lenhart, who moved it to a new location on Lot 6 of Block 7 in Manning (see 411 Main Street). W.B. Parrott then opened the Manning Produce Company, which from 1902 to 1904 sold its products to Armour & Co. However, a strike forced Parrott to find new markets, and his company became a subsidiary of Priebe & Simater of Chicago. The Manning firm then became known as the W.B. Parrott Co., which had its poultry and egg packing plant located on the northwest half block of Block 3 (Sanborn 1927, 1935). In the 1940s, Priebe & Sons, Inc., purchased the Parrott Co., with the business then operated as Priebe & Sons. The Manning operation was one of 27 poultry and egg plants and 17 hatcheries operated by Priebe & Sons, with distribution centers in New York, Kansas City, Cleveland, and Chicago (History Book Committee and Art Rix, ed.1981:192-3). This business included a hatchery, produce company, and processing firm. An egg drying plant was added to the operation in the early 1940s as part of the nation's war effort (ibid.:193). After the war, egg drying was discontinued in favor of freezing eggs for sale to bakeries and mayonnaise manufacturers. Both chickens and turkeys were packed at the Manning plant in the 1940s-50s. Priebe's continued the business until 1957 when it moved its operation to North Carolina. Randulf Produce Co. then operated the old Manning plant for a couple of years before selling the plant to Pacific Adhesives for use as a blood drying plant and for Schroeder's Farm Store. In 1967, the original portion of the old Manning plant was destroyed by fire; however, the egg drying facility added in the early 1940s suffered only minor damage. This facility continued to be used by the blood drying plant until September 1997 when the company shut down production (ibid.). This portion of the plant is still standing at the corner of Elm and 2nd Streets to the northwest and just outside of the district boundary.

Among the other hatcheries and produce firms in Manning were those operated by the Kruse family, who had a chick hatchery in 507 Main Street⁴ in the 1930s (Figure 16); Eustice Lake's hatchery at 1203 South Street (later moved to the northwest corner of 3rd and Main streets in a building that is now non-extant) also begun in the 1920s-30s; and Frank Fister's chicken culling business in the 1930s. "Firms such as Farmer's Union Service Association, Lake's, and Kruse's [also] sold poultry feeds" (History Book Committee and Art Rix, ed.1981:194). Feed and poultry businesses in the 1940s included those of Roger Nissen and Merle Stoelk as "Nissen's Hatchery," Lloyd Rix, [Harry] Raebel Produce and Hatchery, [Clarence] Grundmeier Hatchery, and the Hi-Way Hatchery and Produce, which was a combination of Raebel Produce and Nissen's Hatchery operated by the Ross Graner family in the former Kruse hatchery building at 507 Main Street (Figure 17). Others operated into the early 1970s when the G & R Hatchery (a merger of the Hi-Way Hatchery and Glen Kusel's hatchery) moved to an acreage northeast of Manning (ibid.).

⁴ The building at 507 Main Street had housed farm machinery and veterinary businesses and a flour and feed exchange prior to the hatchery businesses (Sanborn 1913, 1927).

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 60 **Property name** Manning Commercial Historic District
County and State Carroll County, IA



*Figure 16. Former hatchery building at 507 Main Street (corner unit), Looking WNW.
Photograph taken by Tallgrass Historians L.C., May 9, 2012.*



*Figure 17. 507 Main Street when it was the Hi-Way Hatchery, Looking North.
Photograph obtained from Kusel 2012.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 61 Property name Manning Commercial Historic District
County and State Carroll County, IA

Manning's Town Improvements

A fire on Main Street on April 16, 1882, destroyed 13 buildings, dramatically illustrating the need for an adequate water source for fire-fighting. It also awakened the business owners to the dangers of all-frame construction prompting new construction to be of masonry. Manning's new town government had a well dug and 4-inch and 6-inch water mains laid down Main and adjoining streets with 14 water hydrants connecting them. A windmill with a 20-foot diameter wheel produced the proper amount of pressure. In 1894, when Manning's size and population had outgrown the windmill, the town built a pump house with a steam-powered engine and a large water tank near the well (History Book Committee and Art Rix, ed.1981:16). In 1903, a steel water tower was built that still stands. It was designed by Iowa State College professor and engineer Anson Marston with the assistance of one of his students and Manning native, Henry J. Brunnier. The 1903 water tower is currently being nominated individually for listing in the NRHP (Region XII COG et al. 2015). Its location is to the east and outside of the current historic district.

Oil street lamps were installed beginning in 1885 followed by additional lamps between 1896 and 1900. A telephone franchise was established in 1900. An electric light plant was put into operation in 1901, with the first electric arc-light fixtures installed that same year. A more substantial electric light plant was built in 1928 and had a generating capacity of 500 kilowatts. This plant came under the city's operation as the Manning Municipal Light Plant in the late 1930s. The plant was more than doubled in size in subsequent years and began purchasing power from the Northwest Iowa Power Cooperative beginning in 1957. Increasing demand in the 1960s resulted in additional improvements to the plant, and in the 1970s the town's electric lines were buried underground (History Book Committee and Art Rix, ed.1981:176). The light plant is still used by the city and is located south of Highway 141 outside of the commercial district.

The original wooden board sidewalks in Manning began to be replaced with concrete sidewalks in 1901, with hitching posts and racks added in 1908. In 1911, the town planned a sewer system, which was installed by 1913. An intercepting sewer was added in 1926 followed by a sewage treatment plant in 1931. In 1914, the town council passed a resolution to pave Main Street and one block of each cross street with brick. C.L. Mosher of Sioux City won the contract and completed the paving in 1915 (History Book Committee and Art Rix, ed.1981:16-18).

In 1927, the Wyatt Hospital opened in Manning, with a distinctive two story concrete building constructed in 1926-27 and designed by architect, George Spooner on Lots 8-10 of Block 8 on the east side of Main Street (Figure 18). The hospital was enlarged with an addition that surrounded the original building in the late 1960s-mid 1970s, with a nursing home called "The Manning Plaza" added to the complex in 1966 (History Book Committee and Art Rix, ed.1981:28, 128). Today, this complex of buildings covers much of Block 8. The original hospital building is still standing but is largely obscured by the many later additions (Figure 19). The recommendation from the 2012-13 survey and evaluation of the Manning commercial district was to include the hospital complex within the district boundary given the significance of the historic hospital building and its importance in Manning's growth and development (Rogers and Price 2013). However, since that study, the hospital built a new building on the outskirts of town and moved out of the old building leaving only the 1960s care center still occupied. The hospital administration studied the possibility of rehabilitation and adaptive reuse of the old hospital complex including the original building; however, it was concluded that reuse was not feasible and the complex will likely be demolished. As a result, it was decided to exclude the former

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 62 Property name Manning Commercial Historic District
County and State Carroll County, IA

hospital complex and the care center from the nominated historic district boundaries.



Figure 18. Original Wyatt Hospital building in the 1930s, looking to the ESE. Copy obtained from Kusel 2012.



Figure 19. Former Wyatt Hospital building (arrow) in the midst of the medical center/nursing home complex on Block 8 on the east side of Main Street, Looking SE from the corner of Main and 4th streets. Photograph taken by Tallgrass Historians L.C., May 9, 2012.

Manning Adapts to the Automobile

In 1905, bank cashier Orson E. Dutton purchased Manning's first automobile. The number of automobiles steadily increased until in 1911, the town council found it necessary to pass an ordinance regulating automobiles within the city limits. The ordinance set a speed limit of 15 miles per hour and limited parking in the business district to the center of Main Street, among other things. In May 1910, the council issued a permit to Standard Oil Company to build Manning's first gas station (non-extant).

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 63 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

The Nishna Valley Route was an early registered automobile route that utilized present-day U.S. Highway 71 and Iowa Highway 141 from Audubon through Manning. This route seems to have been short-lived and perhaps was unpopular because of all the grade crossings that would have to be negotiated within the Manning city limits. In 1913, when the CM&StP moved its tracks north of town, some of these obstacles were eliminated on the future state highway (History Book Committee and Art Rix, ed.1981:18-19).

Iowa Highway 46 was first designated in 1920 with Manning as its western terminus. It was extended west to IA 4 (now U.S. 59) from Manning in 1928. In 1933, the section from U.S. 71 to the east side of Manning was paved, with that section from Manning west paved several years later. IA 46 became part of IA 141 in 1941. In Manning, this highway extends along 6th Street skirting the south edge of the Main Street commercial area. In 1960, 6th Street was widened into a four-lane through Manning (Hancock 2015; History Book Committee and Art Rix, ed.1981:27).

New businesses catering to automobile and trucks were established in town including: repair garages, gas and service stations, motels, cafes, and dealerships (Figure 20). Among these was F.D. Ross' Ford dealership and garage established at the corner of 3rd and Center streets (303 Center Street) in 1919-20; the Manning Motor Company's Chevrolet dealership established in 1934 first located at 715 3rd Street (non-extant) and later moved to 419 Main (extant in district) and then in 1948 into a new brick building at 503 Main Street (extant in district) (Figure 21); and the Pontiac dealership and garage owned by John Ostermeyer on the west side of Main Street in Block 7 and destroyed by fire in 1934 (History Book Committee and Art Rix, ed.1981:23, 65).



Figure 20. The original Standard Station at the Main Street and Highway 141 intersection once operated by Walter Hauschildt. This building is non-extant. Note the water tower in the background. Copy provided by David Kusel, Manning, IA.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 64 Property name Manning Commercial Historic District
County and State Carroll County, IA



*Figure 21. 1948 Manning Motor Company building at 503 Main Street looking west.
Photograph taken by Tallgrass Historians L.C., May 9, 2012.*

In addition to car races in town, one of the notable automobile-related events along Main Street in the early twentieth century was the “Ford Day” held on October 5, 1922. This event included a parade of Ford cars three blocks long, bands, floats, contests, and other entertainment. Reportedly, 12,000 people were in attendance, and Manning’s Main Street was clogged with spectators (Figure 22). The “Ford Day” was sponsored by F.D. Ross and Co. and was an event held several times. Each time the event culminated with a lucky winner receiving a new car, thus attracting thousands to Manning (History Book Committee and Art Rix, ed. 1981:208).



*Figure 22. Ford Day, October 5, 1922, on Main Street.
Copy obtained from Kusel 2012.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 65 Property name Manning Commercial Historic District
County and State Carroll County, IA

Manning's German Heritage

Like most towns in Iowa, Manning's population has been a melting pot from early settlement to the present day. However, one ethnic immigrant group dominated the town's population from its earliest days. This group was of German heritage, with most of the earliest settlers hailing from the regions of Schleswig-Holstein and Hanover. So prevalent were these immigrants that the German language was commonly used in the town's schools and churches but was also reflected in *Der Manning Herold*, a German language local newspaper. However, as tensions rose between the United States and Germany as a result of World War I, the Governor of Iowa issued a proclamation that no foreign language could be used in public. Church services were to be in English only, and students were forced to stop speaking German in their classrooms. The *Der Manning Herold* merged with the *Manning Monitor* and became an English language publication. The German Savings Bank in Manning was renamed the Iowa State Savings Bank. The tension continued through World War II, and it was not until the late twentieth century when Manning residents began to publicly celebrate their German heritage (German Heritage, accessed at <http://germanhausbarn.com>, 2013).

Historic evidence of the town's German heritage has included a number of historic sites, few of which still survive. Notable among these were buildings associated with the Schuetzen-Verein, a traditional German shooting club first organized in Manning in February 1882. This Verein had a park on the south edge of Manning known as the Manning Schuetzen Park (see Figure 8) dedicated in 1900. This non-extant park was the scene of picnic gatherings and included a rifle range and clay pigeon shooting area. The Verein also held an annual King Shoot Parade and built the first opera house in town. The opera house built in 1882 was a frame building that included a beer bar in its basement. It burned to the ground in 1925 and was rebuilt by the Verein in 1926 as a substantial and stylish masonry building that is now also non-extant. It became known as The Schuetzen Hall (a.k.a. The German Hall) and was the scene of many popular public dances, live performances, and other entertainment (History Book Committee and Art Rix, ed.1981:23, 84-86).

In addition to Manning's Schuetzen-Verein, there were two other vereins in the vicinity that had their own halls located in the countryside. One was known as the Three Mile House located three miles north of Manning and the other was the Five Mile House located five miles south of Westside. The Three Mile House Verein disbanded in 1943, and the building was subsequently torn down. The Five Mile House was built in 1876 and torn down in 1938 but was replaced by a new building that is still standing (History Book Committee and Art Rix, ed.1981:84-86).

There was also an early "Der Manning Turnverein," which was a gymnastics and exercise club organized in 1895. This turnverein included folk and ballroom dancing and public performances of gymnastic routines (History Book Committee and Art Rix, ed.1981:116). The "Manning Liederkrantz" was a singing society that formed in 1891 and continued until World War II when anti-German sentiment finally prompted the group to disband (ibid.:117). The Der Manning Liederkrantz was revived in the 1980s-90s and is still active into the present day (<http://www.davidkusel.com/manning1/liederkrantz/liederkrantz.htm>, 2015).

In the late 1970s, ethnic pride took the form of an urban renewal project wherein the city council passed an ordinance on March 16, 1977, requiring all new buildings and any remodeling of existing buildings to use a Bavarian theme in their design. While most of Manning's German immigrants did not hail from Bavaria, the Bavarian theme was selected because it was felt to impart the most identifiable German type of architecture to the general public (History Book

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 66 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

Committee and Art Rix, ed.1981:31). As a result, a number of buildings along Manning’s Main Street came to feature Bavarian-themed facades. The ordinance was revoked in 2008 as part of a growing historic preservation movement in the city, which also resulted in the formation of the Manning Historic Preservation Commission in June 2008 and the designation as a Certified Local Government in May 2009. Also in 2009, Manning became an officially designated Main Street Community. Part of the Main Street Manning’s mission is to “preserve and revitalize our historic town” (Main Street Manning Organization, accessed at <http://www.manningia.com/main-street-manning.html>, 2013). As noted previously, in 2013-14 most of the Bavarian-themed storefronts were removed as part of a façade grant rehabilitation project. However, those Bavarian facades that remain should be re-evaluated once they reach 50 years of age for their own historic merit.

The town’s German heritage was most dramatically memorialized in 1996 when an authentic German hausbarn built in 1660 was dismantled in Klein-Offenseth, Schleswig-Holstein, Germany, and shipped in pieces to Manning. The idea for the hausbarn removal was presented to the Manning Heritage Foundation in 1981 following the town’s centennial celebration. Beginning in 1999, the hausbarn was rebuilt and restored and in August 2000 opened to the public as a historical museum. It is located on the eastern edge of Manning on the south side of Highway 141 in what is now known as the Manning Heritage Park, which also includes the NRHP-listed Leet/Hassler Farmstead District (Manning Quasquicentennial History Book Committee 2006:8-9; Rogers 2000).

ARCHITECTURAL SIGNIFICANCE OF THE MANNING COMMERCIAL DISTRICT

The commercial area in Manning has always been centered on its north-south oriented Main Street generally bounded by Center Street on the east, 6th Street/Highway 141 on the south, 2nd Street on the north, and Elm Street on the west. The extant buildings reflect several major events in Manning’s history: the economic boom of the railroads and the construction materials available over the rail lines; the devastation of fires in the late 19th and early 20th centuries; the rise of the automobile in the 20th century; and the enactment of the ordinance in 1977 requiring all new buildings and any remodeling projects of existing buildings to have a Bavarian theme in their design.

As with most Iowa towns, fire has always had a defining impact on the look and survival of historic buildings in commercial districts. Manning was no exception. The town was only in its first year when a fire damaged the City Hotel on December 28, 1881. Then less than five months later, the fledgling commercial district was devastated by a fire on April 16, 1882, that destroyed 11 buildings in the block at Main and 3rd streets. This was followed by a fire on July 13, 1882, when two buildings near the corner of Main and 3rd street were damaged as the result of an arson-set fire. There were three arson-related fires the following July although those buildings were damaged but not destroyed. Fires in 1884, 1888, and 1894 damaged or destroyed lesser numbers of buildings; however, a big fire on May 8, 1891, claimed nearly the entirety of Block 5 along Main Street. The next big fire was on September 11, 1895, when eight buildings were destroyed in Block 7 along Main Street (History Book Committee and Art Rix, ed.1981:63).

The main result of the fires (aside from the loss of early buildings) was the creation of a fire department, wells and hydrants and a city waterworks to help fight fires, and the construction of new replacement buildings of masonry rather than wood frame. As a result, loss from fires decreased as did the extent of damage if there was a fire. The ability to contain fires to one building rather than having a whole block go up in flames also helped preserve the historic buildings

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 67 Property name Manning Commercial Historic District
County and State Carroll County, IA

along Manning's Main Street. Fires in the Schelldorf drug store in 1925, the Neil shoe repair shop in the early 1930s, and the Lewis-Reinhold drugstore in 1933 either destroyed or badly damaged those buildings but resulted in mostly smoke and water damage to nearby and adjacent buildings (History Book Committee and Art Rix, ed.1981:64-65). The Lewis-Reinhold building was particularly unlucky, with the new building built in the wake of the 1933 fire impacted by fire again in 1939 when the adjacent Rober-Wehrmann building caught fire. That fire destroyed both buildings (ibid.:66).

There was one explosion in a Main Street building, specifically the Rostermundt & Kuhl hardware store. In 1921, a terrible explosion in the rear of the building killed two persons (History Book Committee and Art Rix, ed.1981:64).

Most of the buildings built in the wake of the earliest fires and continuing into the 20th century were of masonry construction, primarily brick. Most were two stories in height, although one-story buildings were included. Many featured stylistic details of the Late Victorian and early twentieth century Revival styles of architecture. One building, The Bank of Manning built in 1885 at 307 Main Street (west side of Main) features exterior brick walls faced with cast concrete panels (Figure 23).



Figure 23. Bank of Manning at 307 Main Street.
Photograph taken by Tallgrass Historians L.C., March 15, 2015.

Common decorative details on those buildings built in the late nineteenth century included: pressed tin cornices, some quite elaborate and others more modest in design; pressed tin or cast stone window hood molds; tall, narrow second floor windows; and cast iron or wooden-framed glass storefronts. In the early 20th century, Classical Revival influence became popular with stylistic details now expressed in corbelled brickwork and stone or concrete inserts. Metal-framed plate glass window storefronts replaced older ones during building remodels of this period. The brick used in the early to mid-20th century was also more yellowish or buff in color reflecting in part changing tastes but also the source of the bricks being used.⁵

Storefronts of Iowa's Main Streets were typically updated through time to reflect changing tastes in architecture but also to present a more progressive and up-to-date business look to potential customers. Banks, in particular, were continually updating not only their storefronts but their entire buildings to put their best financial face forward in the community and to assure customers of their solid financial position in the community. The Classical Revival styles of the early 20th century were commonly used in bank building updates or new bank construction.

⁵ The buildings built in the late 19th century generally used more reddish or reddish-orange bricks, suggesting sources closer to town or in the region. The buff-colored and more yellowish brick would generally have come from sources outside of the region.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 68 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

Updates to the average late 19th century commercial building in the early to mid-20th century, involved primarily makeovers of the first floor storefront. Upper stories were often left untouched unless brick or tin cornices began to deteriorate. Pressed metal cornices often did not survive for lack of proper maintenance and were either completely removed from a building or cut down in size. Projecting name/date plates and finials on cornices were usually the first items to be removed.

Storefront remodels sometimes involved covering over older details, such as wooden panels placed over glass transom or ribbon windows. Other remodels were more extensive and included changing the placement of doors and windows or reducing windows. In some instances, an entire older storefront was removed and a new storefront built in its place. Some remodeling is now considered historic and contributes to the significance of a building rather than detract from it. The use of structural glass and enameled metal panels, Art Deco and Moderne decorative details, and Art Glass and Luxfer prism glass transom windows are among remodeling details considered contributing to a building's significance and integrity.

Most of Manning's commercial buildings were built and designed by local contractors often using stock plans and catalogs. However, there were a few architect-designed buildings along Main Street including: the Wyatt Hospital designed by architect George Spooner of Council Bluffs and Des Moines located outside of the district boundary; and Samuel P. Hart of Carroll, Iowa, who designed 313-15 Main Street in 1897-98 and Charles W. Steinbaugh of Steinbaugh & Scholer Architects in Omaha, Nebraska, who designed 303 Center Street in 1919-20 in the historic district boundary (History Book Committee and Art Rix, ed. 1981:141; Shank 1999). Local builder, C.D. Dewing was responsible for the construction of a number of buildings on Main Street built in the wake of the 1890s fires as well as the construction of the oldest extant building in the district—The Bank of Manning built in 1885. Other known contractor/builders associated with buildings in the district include: Brandt Bros. Construction Co. of Denison, Iowa, who built 419-21 Main Street in 1935; Hannes Hass, contractor/builder from Manning, who built 303 Center Street in 1919-20; and Herbert Hass of Manning and Thomas Park of Storm Lake, who built 317-323 Main Street in 1939.

As noted above, in 1977 as part of an urban renewal incentive program, the Manning city council enacted an ordinance that required all new buildings and any remodeling of existing building to incorporate a Bavarian theme into the design. As a result of this ordinance, a number of buildings along Manning's Main Street came to feature Bavarian-themed facades (Figure 24). Some of the designs were elaborate and more Disney-like in their design (see Figure 24); however, most were more understated and included the common application of faux-half timbering, wood-shingled overhangs and awnings, and an overall consistency in sign lettering using an Old English type of font (Figure 25).

In 2013-14, the City of Manning, property owners, and Main Street Manning began a façade grant project on 15 of the buildings in the historic district. Many of these buildings had either a portion of their storefronts or the entirety of the façade covered over in the mid- to late 20th century. The façade grants enabled the removal of modern cover ups and the restoration of historical materials once uncovered. In the process, the integrity of all of the buildings was enhanced, and in the case of two buildings, formerly considered non-contributing became contributing because of the reveal of historic façade material and elements. As a result of the recent project, many of the Bavarian facades were removed. While the remaining Bavarian-themed designs are not yet historical in age, the fact that their design was the result of an actual city

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 69 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

ordinance meant to celebrate the city's German heritage and to help spur economic growth through tourism is notable. As noted previously, if the remaining Bavarian-theme facades are still in place and retain integrity once they reach 50 years of age, then should then be re-evaluated for their own historic merit.



*Figure 24. Elaborate Bavarian-themed façade on building at 320-22 Main Street looking East.
Photograph taken by Tallgrass Historians L.C., May 9, 2012*



*Figure 25. Understated expression of Bavarian-themed remodeling on 303 Center Street looking SSW in the late 1970s-80s.
Copy provided by Manning HPC, 2012.*

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

**National Register of Historic Places
Continuation Sheet**

Section 8 **Page** 70 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

ACKNOWLEDGMENTS

This nomination was undertaken with a grant from the Certified Local Governments grant program as administered by the State Historical Society of Iowa. The project was managed by the Manning Historic Preservation Commission under the direction of Dawn Rohe, City Administrator. The nomination would not have been completed without the support of Manning Mayor, Harvey Dales; the Manning City Council; Manning Main Street; and many local volunteers including Pam Kusel, who took photographs for the nomination, and David Kusel, who provided many of the historical images.

DISCLAIMER

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

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

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 71 Property name Manning Commercial Historic District
County and State Carroll County, IA

9. Major Bibliographical Sources

- Anderson, G.W.
1923 *Atlas of Carroll County, Iowa*. Anderson Publishing, Des Moines, Iowa.
- Clark, Dan E.
1917 "Recent Liquor Legislation in Iowa," *Iowa Journal of History and Politics* 15 (January 1917), pp. 42-69.
- Hancock, Jason
2015 The Iowa Highways Page. Accessed at <http://iowahighways.home.mchsi.com/>, August 2015.
- History Book Committee and Art Rix, ed.
1981 *We Can Remember: A History of Manning's First 100 Years*. Odebolt Chronicle Print, Odebolt, Iowa.
- Iowa Geographic Map Server
2013 Aerials and Maps. Iowa Geographic Map Server. Accessed at <http://cairo.gis.iastate.edu>, 2013.
- Iowa Publishing
1906 *Atlas of Carroll County, Iowa*. Iowa Publishing, Davenport, Iowa.
- Kusel, David
2012 Manning Business History - a compilation of historical information and photographs by David Kusel online at <http://www.davidkusel.com/manning125/street/west.htm>, 2012.
- Maclean, Paul
1912 *History of Carroll County, Iowa, Volume I*. S.J. Clarke Publishing, Chicago.
- Manning Quasquicentennial History Book Committee
2006 *Manning, Iowa, 1881-2006: Pages of Time*. Manning Quasquicentennial History Book Committee, Manning, Iowa.
- Nash, Jan Olive
2002 National Register of Historic Places Multiple Property Documentation Form: Iowa's Main Street Commercial Architecture. Tallgrass Historians L.C., Iowa City. Copy on file State Historical Society of Iowa, Des Moines.
- Region XII COG, Allan Eich, Commission Member, and Leah D. Rogers, Consultant-Tallgrass Historians L.C.
2015 Manning Water Tower. National Register of Historic Places Draft Nomination Form. On file, Tallgrass Historians L.C., Iowa City, Iowa.
- Robb, J. L.
1900 *History of Manning, Illustrated*. Berthold Kraus, Manning, Iowa.
- Rogers, Leah D.
2000 William A. Leet and Frederick Hassler Farmstead District. National Register of Historic Places Registration Form. On file State Historical Society of Iowa, Des Moines.
- Rogers, Leah D., and Jennifer A. Price
2013 *Intensive Survey and Evaluation of the Downtown Commercial District, City of Manning, Carroll County, Iowa*. Tallgrass Historians L.C., Iowa City, Iowa.
- Sanborn
1886-1935 Sanborn Map Company's Fire Insurance Maps of Manning, Iowa, 1886, 1899, 1908, 1913, 1927, and 1927 updated to 1935. Digitized versions accessed at www.statelibraryofiowa.org, April 2012.
- Shank, Wesley I.
1999 *Iowa's Historic Architects: A Biographical Dictionary*. University of Iowa Press, Iowa City.

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

**National Register of Historic Places
Continuation Sheet**

Section 9 **Page** 72 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

Soike, Lowell

1974 Viewing Iowa's Farmsteads. In *A History of Iowa*. Edited by Leland L. Sage Iowa State University Press, Ames, Iowa.

Other Sources:

Algona Republican, September 7, 1881.

"To Get a Station," *Carroll Sentinel*, November 7, 1884.

"Manning's Holocaust," *Carroll Sentinel*, May 9, 1891.

"Manning is Prosperous," *Carroll Times*, April 15, 1915.

Diamond Anniversary Edition, *The Manning Monitor*, August 16, 1956.

Additional historical newspapers including the Manning Monitor, Carroll Sentinel, Carroll Daily Herald, Carroll Times-Herald, Council Bluffs Nonpareil, Atlantic Daily Telegraph, Algona Republican, and Humboldt Independent accessed at <http://newspaperarchive.com/> and in the microfilm collections at the State Historical Society of Iowa Library in Iowa City.

Carroll County, Iowa IAGenWeb Project, Carroll County Genealogy, accessed at <http://www.rootsweb.ancestry.com/~iacarrol/>, 2013.

Historical photographs provided by Manning Main Street, the Manning Public Library, David Kusel, and local volunteers. Digital copies were obtained through the Manning Historic Preservation Commission, David Kusel, and Kusel's website at <http://www.davidkusel.com/manning1/liederkranz/liederkranz.htm>, 2012.

Iowa State Population Census 1885, accessed at www.ancestry.com, April 2012.

The American Contractor, 1919.

University of Iowa Libraries Iowa Digital Library, accessed at <http://digital.lib.uiowa.edu/>, 2013.

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

**National Register of Historic Places
Continuation Sheet**

Section 10 **Page** 73 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

10. Geographical Data

UTM References (continued)

		Longitude	Latitude
#5	Zone 15	95.06450W	41.90806N
#6	Zone 15	95.06501W	41.90805N
#7	Zone 15	95.06502W	41.90675N
#8	Zone 15	95.06583W	41.90677N
#9	Zone 15	95.06617W	41.90706N
#10	Zone 15	95.06617W	41.90703N

Verbal Boundary Description

The boundary of the Manning Commercial Historic District is shown as the solid black line on the accompanying map entitled "Topographic Map Showing Boundary of Manning Commercial Historic District and Latitude/Longitude Reference Points (#1-#10) using NAD83" (see also Figure 2, Section 7, Page 4).

Boundary Justification

The boundary encompasses that portion of the historic commercial area of the City of Manning that retains good integrity and represents the location for the majority of the historic commercial buildings constructed in Manning. The boundary also includes the intact brick streets within the district boundaries on Main, 3rd, 4th, and 5th streets.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Additional

Section Documentation Page 74 Property name Manning Commercial Historic District

County and State Carroll County, IA

Additional Documentation

Topographic Map Showing Boundary of Manning Commercial Historic District and Latitude/Longitude Reference Points (#1-#10) using NAD83. USGS Manning Quad, 1978 obtained from ExpertGPS mapping software, 2014.



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

**National Register of Historic Places
Continuation Sheet**

Additional

Section Documentation **Page** 75 **Property name** Manning Commercial Historic District

County and State Carroll County, IA

ADDITIONAL HISTORICAL PHOTOGRAPHS



Main Street looking south from 3rd Street circa 1915. Copy provided by David Kusel, Manning, IA.



Main Street looking north from 5th Street. Copy provided by David Kusel, Manning, IA.

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

**National Register of Historic Places
Continuation Sheet**

Additional

Section Documentation **Page** 76 **Property name** Manning Commercial Historic District

County and State Carroll County, IA



West side of Main Street showing 305-315 Main (left to right) in 1946. Copy obtained from Kusel 2012.



*Mueller's Furniture store (301 Main Street) circa 1904.
Copy provided by Manning HPC, 2012.*

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

**National Register of Historic Places
Continuation Sheet**

Additional

Section Documentation **Page** 77 **Property name** Manning Commercial Historic District

County and State Carroll County, IA



Rober-Wehrmann and Lewis-Reinhold Building prior to the 1939 fire, which destroyed this building (current location of 317-19 Main Street). Copy obtained from Kusel 2012.



1910s photograph of the Horseshoe Bar (324-326 Main Street) looking ENE with the water tower in the background. Copy obtained from Kusel 2012.

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

**National Register of Historic Places
Continuation Sheet**

Additional

Section Documentation **Page** 78 **Property name** Manning Commercial Historic District

County and State Carroll County, IA



Circa 1919 view of 302-326 Main Street looking SSE (left) and view of same block looking NNE from the corner of 4th and Main streets at the same time (below). Copies obtained from Kusel 2012.



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional

Section Documentation **Page** 79 **Property name** Manning Commercial Historic District

County and State Carroll County, IA



*West side of Main Street looking NE from the intersection of 4th and Main streets in the 1940s.
Copy obtained from Kusel 2012.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional

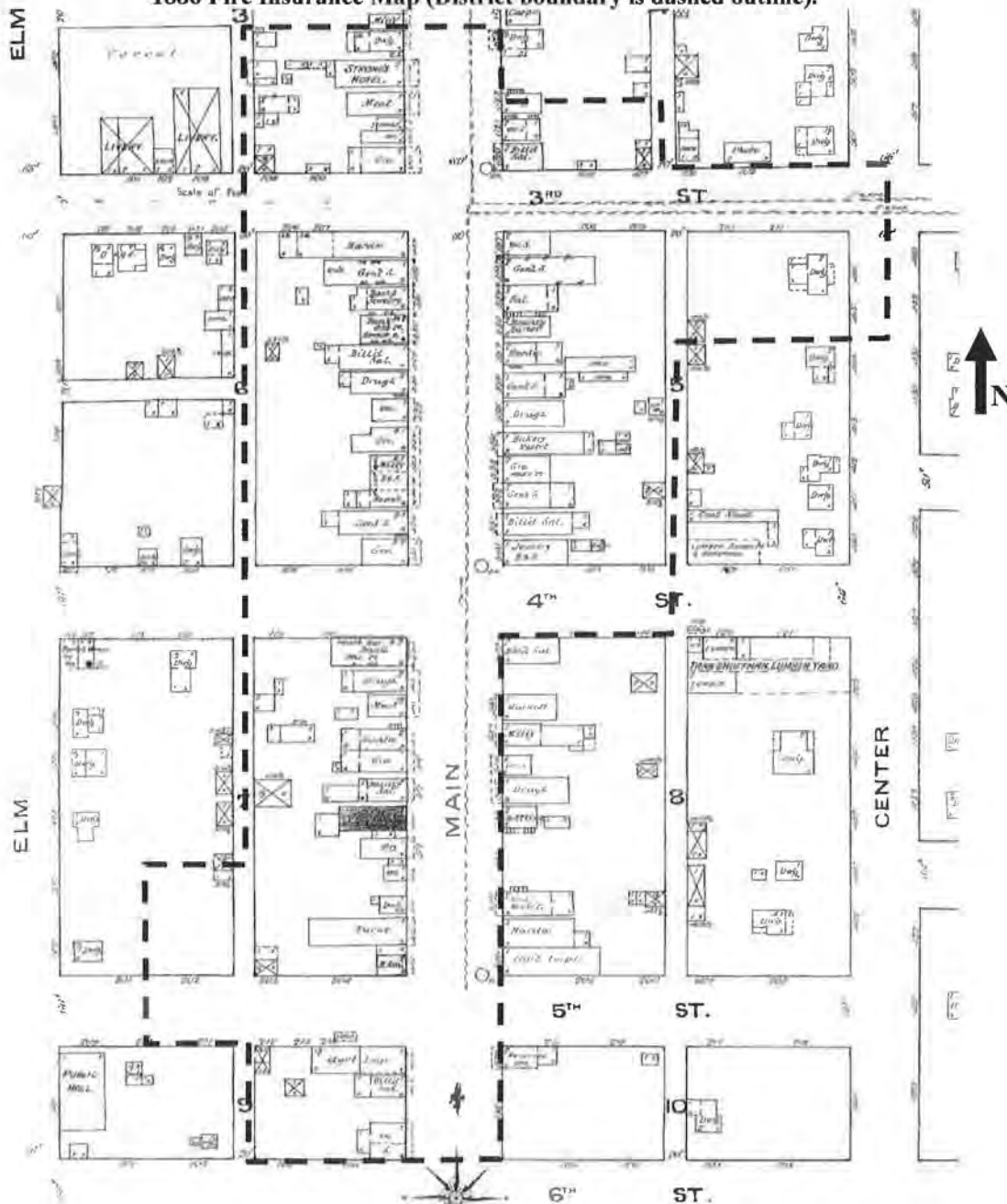
Section Documentation Page 80 Property name Manning Commercial Historic District

County and State Carroll County, IA

SANBORN FIRE INSURANCE MAPS OF THE MANNING COMMERCIAL HISTORIC DISTRICT

Source: Sanborn 1886-1935

1886 Fire Insurance Map (District boundary is dashed outline).



United States Department of the Interior
National Park Service

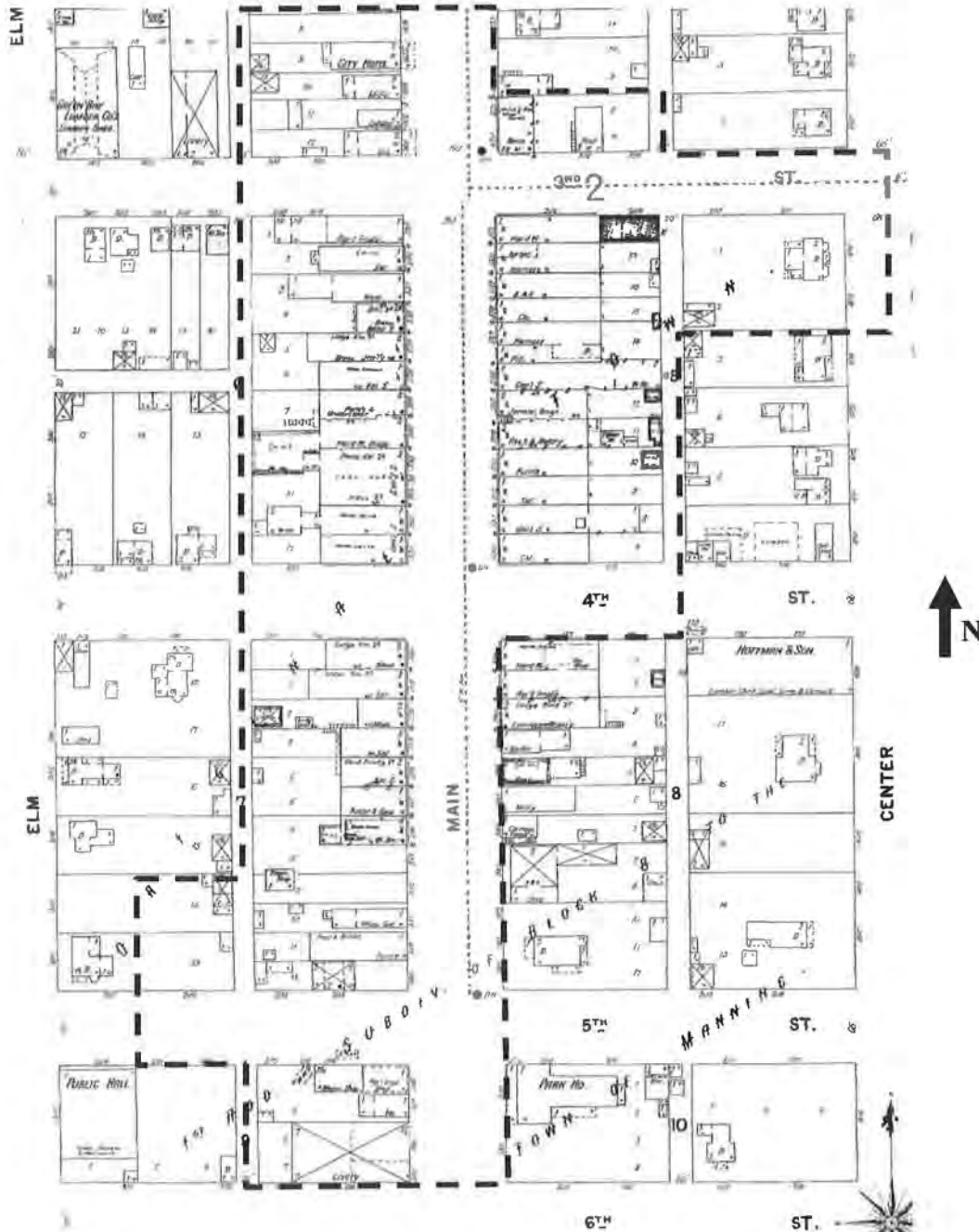
National Register of Historic Places
Continuation Sheet

Additional

Section Documentation Page 81 Property name Manning Commercial Historic District

County and State Carroll County, IA

1899 Fire Insurance Map (District boundary is dashed outline).



United States Department of the Interior
National Park Service

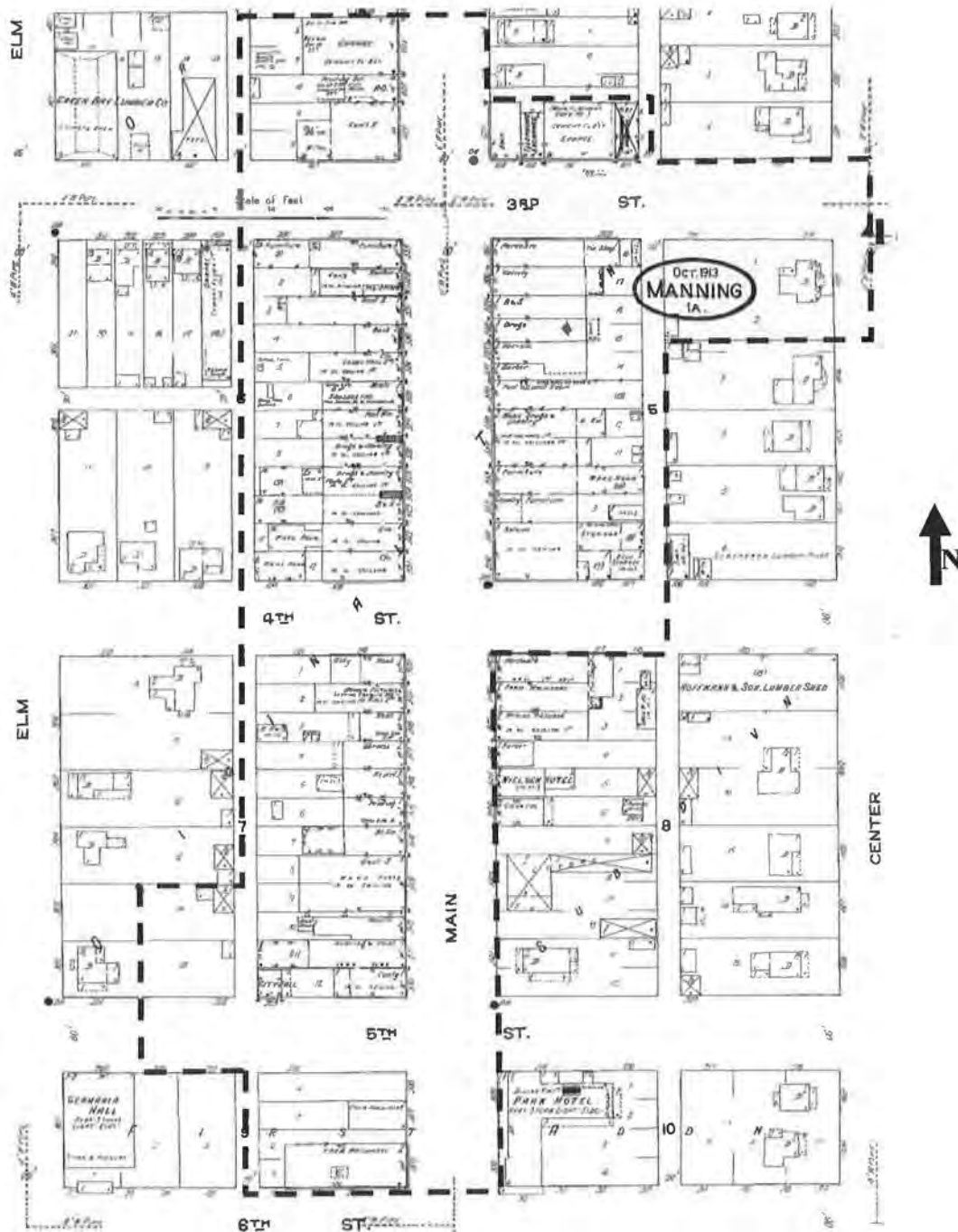
National Register of Historic Places
Continuation Sheet

Additional

Section Documentation Page 82 Property name Manning Commercial Historic District

County and State Carroll County, IA

1913 Fire Insurance Map (District boundary is dashed outline).



United States Department of the Interior
National Park Service

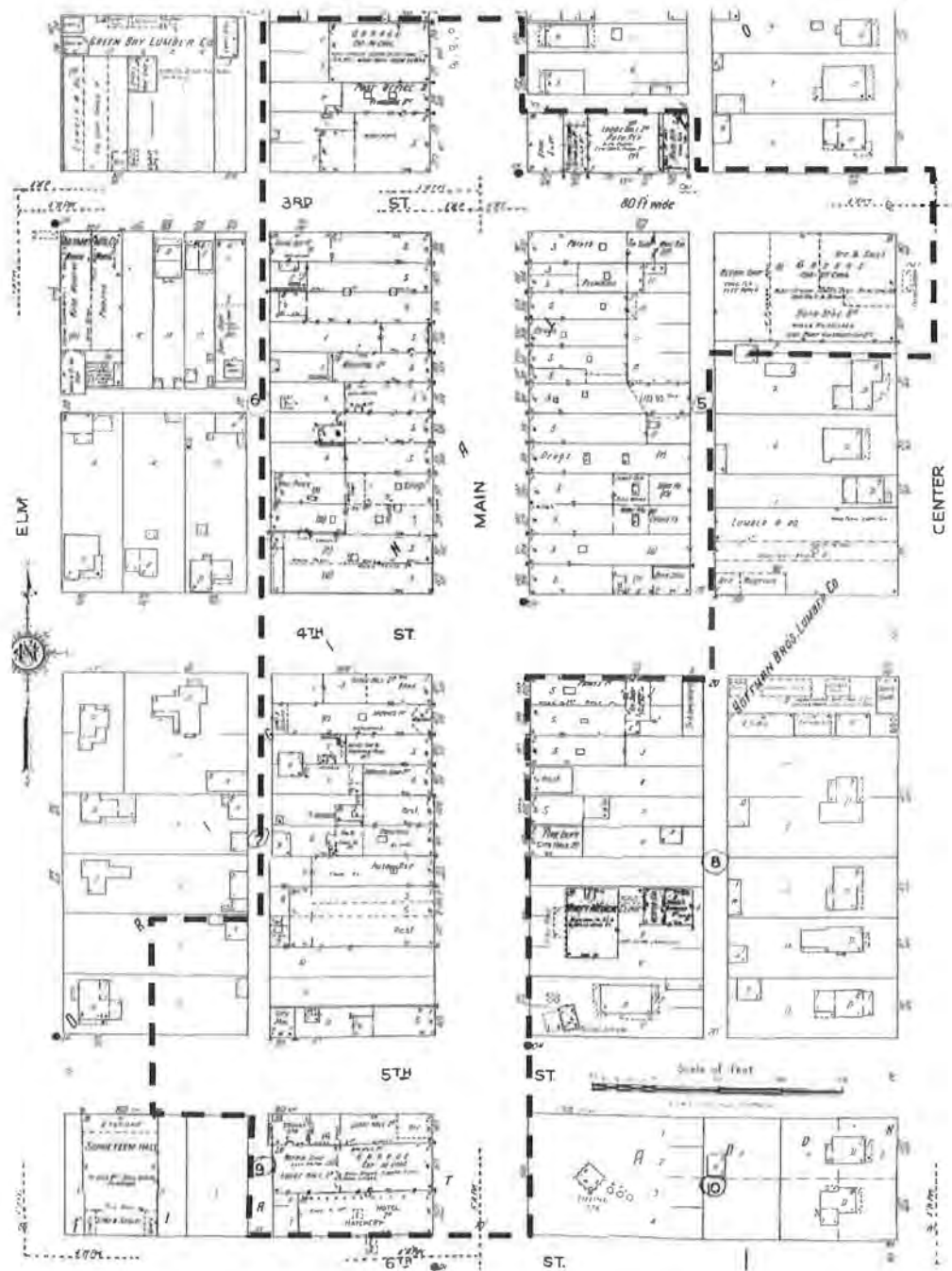
National Register of Historic Places
Continuation Sheet

Additional

Section Documentation Page 83 Property name Manning Commercial Historic District

County and State Carroll County, IA

1927 Fire Insurance Map updated to 1935 (District boundary is dashed outline).



United States Department of the Interior
National Park Service

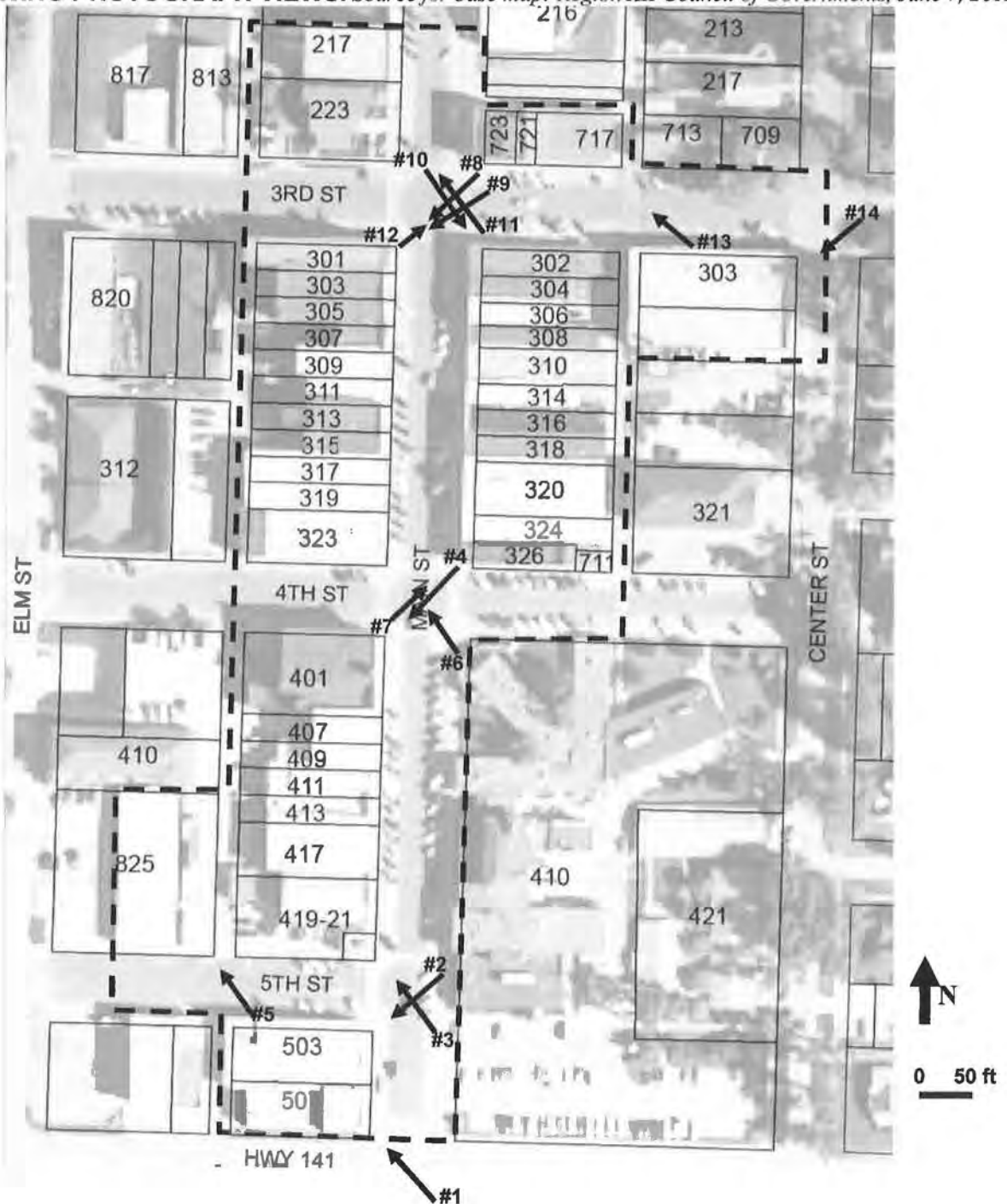
National Register of Historic Places
Continuation Sheet

Additional

Section Documentation Page 84 Property name Manning Commercial Historic District

County and State Carroll County, IA

MAP SHOWING PHOTOGRAPH VIEWS. Source for base map: Region XII Council of Governments, June 7, 2012.



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

**National Register of Historic Places
Continuation Sheet**

Additional

Section Documentation **Page** 85 **Property name** Manning Commercial Historic District

County and State Carroll County, IA

LIST OF PHOTOGRAPHS

Photographer: Pam Kusel, Manning, IA (#1, 3-4, 7-8, 10, 14) and Leah D. Rogers, Tallgrass Historians L.C. (#2, 5-6, 9, 11-13)

Date of Photographs: December 7 (#7) and December 19 (#1, 3-4, 8, 10, 14), 2014 and March 15, 2015 (#2, 5, 6, 9, 11-13)

Location of Original Photographs: 2460 S. Riverside Drive, Iowa City, IA 52246

Description of Photographs:

- #1 Streetscape of the 500 block of Main Street looking NW at 503 and 507 Main Street
- #2 Streetscape of the 500 block of Main Street looking SW at 503 and 507 Main Street
- #3 Streetscape of the 400 block of Main Street looking NW at 401-421 Main Street
- #4 Streetscape of the 400 block of Main Street looking SW at 401-421 Main Street
- #5 825 Main Street looking NW at bowling alley and kill house
- #6 Streetscape of the 300 block of Main Street looking NW at 301-323 Main Street
- #7 Streetscape of the 300 block of Main Street looking NE at 302-326 Main Street
- #8 Streetscape of the 300 block of Main Street looking SW at 301-323 Main Street
- #9 301 Main Street looking WSW
- #10 Streetscape of the 300 block of Main Street looking SE at 302-326 Main Street
- #11 Streetscape of the 200 block of Main Street looking NW at 217-223 Main Street
- #12 Streetscape of the 700 block of 3rd Street looking NE at 717-723 3rd Street
- #13 Streetscape of the 700 block of 3rd Street looking NW at 717-723 3rd Street
- #14 303 Center Street looking SW

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

**National Register of Historic Places
Continuation Sheet**

Additional

Section Documentation **Page** 86 **Property name** Manning Commercial Historic District
County and State Carroll County, IA

LIST OF PROPERTY OWNERS

Property Owner	Mailing Address	City, State ZIP	Property Owned
Soll's Service, Inc.	217 Main St.	Manning, IA 51455	217 Main St.
Templeton Savings Bank	PO Box 98	Templeton, IA 51463	223 Main St.
Jeff Bauer	PO Box 236	Manning, IA 51455	301 Main St.
K & A Stadlander, LLC	1005 Center St.	Manning, IA 51455	302-304 Main St. (N half)
Jeanne and Eric Kerkhoff Rev. Tr.	623 W. 4th St.	Templeton, IA 51463	302-304 Main St. (S half)
Plastico, LTD	303 Center St	Manning, IA 51455	303 Center St.
Puck Implement Company/ DBA Horizon Equipment Co.	303 Main St.	Manning, IA 51455	303-305 Main St. (N half)
Morrie M. Heithoff	305 Main St.	Manning, IA 51455	303-305 Main St. (S half)
Kelly Niehaus-Sybesma	306 Main St.	Manning, IA 51455	306 Main St.
Sandra Sextro	29060 Eagle Ave.	Manning, IA 51455	309 & 307 Main St.
Lyle Schrum Rev. Tr. and Gaylin Ranniger	3110 390th St.	Manning, IA 51455	308 Main St. & 313-315 Main St. (N half)
City of Manning	717 3rd St.	Manning, IA 51455	310 & 717-719 Main St.
Michael & Joyce Massey	11221 290th St.	Manning, IA 51455	311 Main St.
Jeffrey White	523 11th St.	Manning, IA 51455	314 Main St.
Jean Stadlander	1005 Center St.	Manning, IA 51455	313-315 Main St. (S half)
Dale & Susan Hinners	32627 Concord Ave.	Manning, IA 51455	316-318 Main St. (N half)
Kirk & Sherry Huehn	1195 12th St.	Manning, IA 51455	316-318 Main St. (S half)
German Village Co. and Ron Colling	411 Main St.	Manning, IA 51455	320 Main St.
Manning Pharmacy, Inc.	317 Main St.	Manning, IA 51455	317-323 Main St. (N half)
Jaime and Ben England	14375 300th St.	Manning, IA 51455	317-323 Main St. (S half)
Linda Knueven	316 3rd St.	Manning, IA 51455	324 Main St.
Deborah Knueven	613 10th St.	Manning, IA 51455	326 Main St.
First National Bank	401 Main St.	Manning, IA 51455	401 Main St.
James McLaughlin	1021 Nishnabotna Dr.	Manning, IA 51455	407 Main St.
Peter and Lois Croghan	10101 Hwy 141	Manning, IA 51455	409 Main St.
Ronald Colling	411 Main St.	Manning, IA 51455	411 Main St.
Gerald Schulte	27 Ann St.	Manning, IA 51455	413 Main St.
Vicki Waterbury	49 May St.	Manning, IA 51455	417 Main St.
Alan and Ericka Irlbeck	419 Main St.	Manning, IA 51455	419-421 Main St.
Sharon Ann Schmidt	2447 Wildwood Rd.	Manilla, IA 51454	503 & 507 Main St.

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

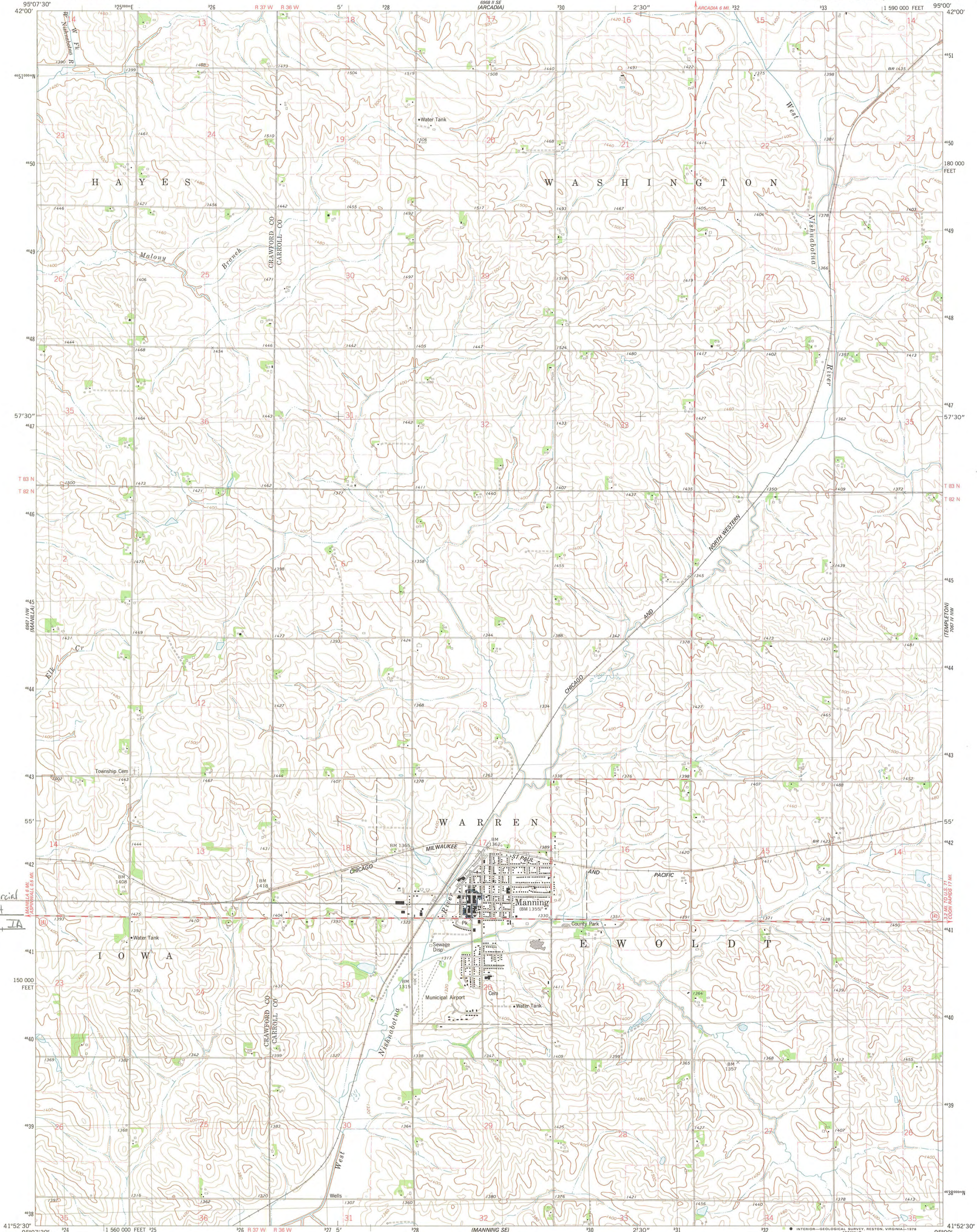
**National Register of Historic Places
Continuation Sheet**

Additional

Section Documentation **Page** 87 **Property name** Manning Commercial Historic District

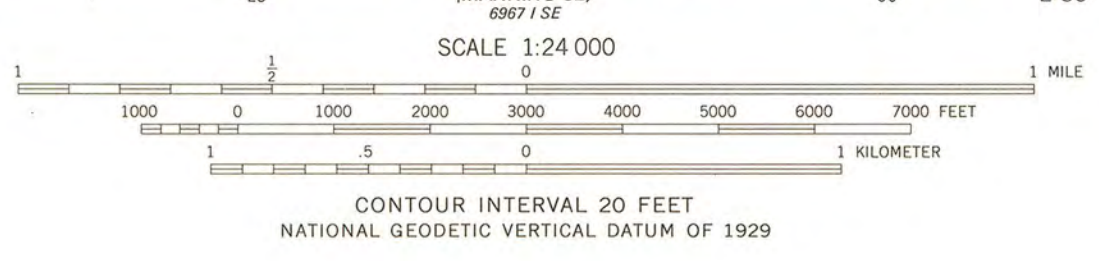
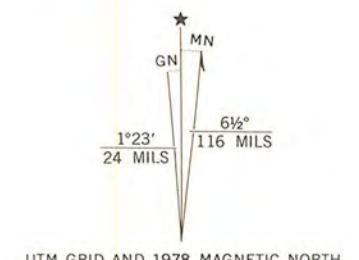
County and State Carroll County, IA

Home Mutual Ins. Assoc. of Carroll County	721 3rd St.	Manning, IA 51455	721 & 723 Third St.
Dixon Cole	P.O. Box 382	Manning, IA 51455	825 5th St.(bowling alley and kill house)



Manning Commercial
Historic District
Crawford County, IA

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1973. Field checked 1975. Map edited 1978
Projection and 10,000-foot grid ticks: Iowa coordinate
system, north zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15
1927 North American datum
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION

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

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

MANNING, IOWA
N4152.5-W95007.5
1978
AMS 6967 I NE-SERIES V876



MANNING
SERVICE
CENTER

AAA



MANNING
SERVICE
CENTER

ADAMS
Manning Office
712-655-2842
Quality Used Vehicle Sales

STOP

101 W
101 W



IRLBECK
COLLISION
CENTER
Est. 2010

12
6
3



First National Bank

32°F

→

STOP



6 L M 60

BOWL



Manning, Iowa 1910

Main Street

pepsi



Kruenen
Insurance & Real Estate

BREAKFAST

LUNCH

CATERING

DEB'S
CORNER
CAFÉ

326

DEB'S
CORNER
CAFÉ



H. MUELLER

1898

H. MUELLER

third
MAIN

FAT TIRE

SLOW
CHILDREN

Handicap Accessible



WELLER

ONE WAY

MAIN

3



Manning Insurance & Real Estate

Northwestern Mutual

Lori's Flowers

Manning Public Library





TSB
TEMPLETON
SAVINGS
BANK

24 HOUR ATM

ATM

ATM



A two-story white brick building with a decorative cornice featuring a row of small, semi-circular arches. The ground floor has a central arched entrance and two pairs of arched windows on either side. A sign above the entrance reads "Home Mutual Insurance Association". A black street lamp with two lanterns stands in front of the building. A blue handicapped parking sign is visible to the left. A red fire hydrant is located near the corner.

A brick building with "HOME MUTUAL INS." written in white letters on its upper facade. It has several rectangular windows and a dark doorway on the ground floor.

A single-story brick building with a flat roof. A sign above the entrance reads "CITY HALL". An American flag flies on a tall pole to the right of the building. The building has several windows and a dark doorway.

ONE WAY

NO PARKING ON ANY STREET IN THIS AREA

Home Mutual Insurance Association

CITY HALL



HOME MUTUAL INS.

UTILITIES
CITY HALL

GAS DEPT



STOP

TSB



Plastico, Ltd.
F & C Machine Products

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Manning Commercial Historic District
NAME:

MULTIPLE Iowa's Main Street Commercial Architecture MPS
NAME:

STATE & COUNTY: IOWA, Carroll

DATE RECEIVED: 9/09/15 DATE OF PENDING LIST: 10/06/15
DATE OF 16TH DAY: 10/21/15 DATE OF 45TH DAY: 10/25/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000745

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10.23.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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

RECEIVED 2280

SEP - 4 2015

Nat. Register of Historic Places
National Park Service

September 4, 2015

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmarks
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

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

- Manning Commercial Historic District, 217-411, 41-507 and 302-326 Main St., 717-723 3rd St., 303 Center St. and 825 5th St., Manning, Carroll County
- Edwards, Joseph A. and Lydia A. (Frazier), House, 1735 Salem Road, Salem vicinity, Henry County
- Boyle, Hugh and Matilda, House and Cemetery Historic District, 3225 Lexington Avenue, Lowell vicinity, Henry County
- Garretson, Owen A. and Emma J. (Dilts), House, 1878 335th Street, Salem vicinity, Henry County
- Benjamin Chapel and Richwoods Cemetery, 1936 Franklin Avenue, Trenton vicinity, Henry County
- Monroe Elementary School Historic District, 3200 Pioneer Avenue SE, Cedar Rapids, Linn County
- Cedar Rapids 2nd Avenue SE Automobile Row Historic District, Roughly, 2nd Ave. SE to 3rd Ave. SE, from 6th to 8th Streets SE, Cedar Rapids, Linn County

Thank you for your consideration.

Sincerely,



Elizabeth Foster Hill
National Register