

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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NAT REGISTER OF HISTORIC PLACES  
NATIONAL PARK SERVICE

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 an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name West Union Commercial Historic District

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

2. Location

street & number Roughly bounded by N and S Vine, Main, Walnut, and Plum Streets N/A [ ] not for publication

city or town West Union N/A [ ] vicinity

state Iowa code IA county Fayette code 065 zip code 52175

3. State/Federal Agency Certification

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

Steve King 17 MARCH 2015  
Signature of certifying official/Title Date  
State Historical Society of Iowa  
State or Federal agency and bureau

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

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

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall 5.4.15  
Signature of the Keeper Date of Action

West Union Commercial Historic District  
Name of Property

Fayette County, Iowa  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
34	17	buildings
0	0	sites
1	0	structures
0	0	objects
35	17	Total

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

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

Iowa's Main Street Commercial Architecture

4

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/department store
- COMMERCE/TRADE/financial institution
- DOMESTIC/hotel
- GOVERNMENT/post office
- SOCIAL/meeting hall
- HEALTH CARE/pharmacy
- RECREATION AND CULTURE/theater
- GOVERNMENT/city hall
- GOVERNMENT/courthouse
- RELIGION/religious facility
- RELIGION/church-related residence

**Current Functions**

(Enter categories from instructions)

- DOMESTIC/multiple dwelling
- COMMERCE/TRADE/restaurant
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/specialty store
  
- COMMERCE/TRADE/business
- COMMERCE/TRADE/organizational
- COMMERCE/TRADE/financial institution
- GOVERNMENT/courthouse
  
- RELIGION/religious facility
- RELIGION/church-related residence

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

- MID-19<sup>TH</sup> CENTURY/Greek Revival
- LATE VICTORIAN/Queen Anne
- LATE VICTORIAN/Romanesque
- LATE VICTORIAN/Italianate
- LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/Classical Revival
- OTHER: Byzantine Revival
- LATE VICTORIAN/Gothic Revival

**Materials**

(Enter categories from instructions)

- Foundation STONE
- BRICK
- walls BRICK
- STONE
- roof ASPHALT
- other METAL
- other

**Narrative Description**

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

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

**A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

**B** Property is associated with the lives of persons significant in our past.

**C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack

individual distinction.

**D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

**A** owned by a religious institution or used for religious purposes.

**B** removed from its original location.

**C** a birthplace or grave.

**D** a cemetery.

**E** a reconstructed building, object, or structure.

**F** a commemorative property.

**G** less than 50 years of age or achieved significance within the past 50 years.

(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)

COMMERCE

SOCIAL HISTORY

**Period of Significance**

1850-1964

**Significant Dates**

1867

1923

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Ralston, John G.

Shockley, Clinton P.

Easton, Edward

Simon, Louis A./Melick, Neal, Supervising Architect's Office/U.S. Treasury Department

Naescher, Edward

**Primary location of additional data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 17 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	15	597136	4757473	2	15	597404	4757367
	Zone	Easting	Northing		Zone	Easting	Northing
3	15	597162	4757055	4	15	597409	4757213

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 Jan Olive Full/ Historian and Architectural Historian  
organization Tallgrass Historians L.C. date June 2014  
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 complete form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

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

**Additional items**

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

**Property Owner**

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

name see continuation sheets  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

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## 7. Narrative Description

### Architectural Classification continued

LATE 19<sup>th</sup> & EARLY 20<sup>th</sup> CENTURY REVIVALS/Colonial Revival

LATE 19<sup>th</sup> & EARLY 20<sup>th</sup> CENTURY AMERICAN MOVEMENTS/Commercial Style

### *Summary Paragraph*

To the observer on the street, the West Union Commercial Historic District presents a good sense of time and place, grounded in a collection of Midwest county-seat buildings that date from the mid-nineteenth to the mid-twentieth century – historic buildings that have long served not only the town itself but the surrounding rural region as well. The historic district is located in the heart of the West Union, the county seat of Fayette County, Iowa. Bisected north and south by Iowa Hwy 150 and east and west by U.S. Hwy 18, the town is an accessible crossroads community in the picturesque northeast part of the state. The routes of both highways through town are located from one to three blocks north and west of the historic district, thereby relieving the commercial district of most cross-country highway traffic. The town's overall topography, as well as that of the commercial district along the Vine Street north/south axis, slowly rises from south to the north. The courthouse square is located on the crest of this slight rise. Ringing the courthouse square and its government building are blocks of commercial and non-residential buildings. The most densely commercial blocks of attached brick storefronts are found along Vine Street, especially the block opposite the courthouse square and the block south of the square. East Elm, which borders the south side of the courthouse square, is also a densely built commercial block. The intersection of Vine and Elm streets is, effectively, the downtown's main intersection. Beyond these three blocks of adjacent commercial buildings, the district blocks reflect a more transitional mixed use that includes businesses, but also three churches and their parsonages, the post office, and a former private hospital. These are free-standing buildings surrounded by green lawns. Together the dense blocks, the transitional blocks, and the courthouse square set this district apart from the residential blocks beyond and the rest of the town. As the historic district evolved, most of the earliest wood-frame buildings were rebuilt with brick materials, both as narrow, single stores and as large block buildings. These extant district buildings were influenced by the popular styles of the day including but not limited to Italianate, Queen Anne, Classical and Colonial Revival, and Commercial. Several buildings were designed by architects but the principal designers of most remain unknown. Typically, the attached buildings are brick and two stories in height, but a three-story building as well as several single-story buildings are also present. Ground floor space was and continues to be used mostly for commercial retail purposes, with upper floors devoted to apartments. Civic and religious buildings have historically mixed with commercial buildings on the blocks close to the courthouse square. This historic pattern is represented by the oldest building in the district, the 1867 First Baptist Church (NRHP, 1999). Two parsonages associated with these churches are present and explain the presence of a few residential buildings within the district. Civic or public buildings and structures in the district include a PWA-era U.S. post office, the former City Hall, and a municipal water tower also dating to the PWA era. Other buildings already listed on

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the National Register of Historic Places include the courthouse square's Fayette County Courthouse (1981), the former hospital known as the Maple View Sanitarium (100 N. Walnut, 1998), and an office, banking, and retail building called Hobson Block (114 S. Vine, 2008). Recent fires within the last two or three years have removed four historic building. A stone building at 109 S. Vine was replaced by a small frame building. A brick building was destroyed and the lot remains empty at 131 N. Vine, on the corner at E. Main. And in the fall of 2013 two buildings were destroyed by fire, 108 S. Walnut and next door at 122 E. Elm. A new building is underway only on the 108 S. Walnut lot. Additional integrity issues involve predictable storefront remodelings, upper floor window replacements, facades hidden behind new fronts, and modern infill buildings. Noncontributing resources are either modern or lack historic integrity. Several of these noncontributing buildings have the potential to become contributing if integrity problems are resolved. Table 1 located at the end of this section lists pertinent physical details for all buildings and structures within the district, as well as contributing or noncontributing status for each building.

The district contains 38 contributing buildings, 1 contributing structure, and 17 noncontributing buildings, for a total of 56 resources. Among the contributing resources are the 4 buildings previously listed in the National Register and 1 building evaluated as individually eligible as a part of a federal rehabilitation project for tax credits, in progress. Additionally, 2 buildings have been determined eligible for state tax credits.

## COUNTING SYSTEM FOR BUILDINGS

Generally, the counting system for buildings within the district is based on the original historic configuration of the building and its separation from adjacent buildings by structural walls and building dates and not by internal store unit divisions. Therefore, a block building constructed as a structurally identifiable building separate and distinct from adjacent buildings but having any number of internal store unit divisions, would count as only one building even though it might have two or more storefronts or internal store units. Two exceptions to this system are the apparent two historic buildings now completely hidden behind one metal façade (122 S. Vine) and united by a single street-level treatment. To the sidewalk observer, this appears to be a single buildings and has been counted as such, at least until the cladding is removed and the façade division can be examined. Also, the modern wing attached to the First National Bank (115 N. Vine) replaced a historic building but was clearly constructed as an addition to the bank building and therefore the historic bank and its modern addition have been counted as one resource.

## PROPERTY TYPES UNDER *IOWA'S MAIN STREET COMMERCIAL ARCHITECTURE* MULTIPLE PROPERTY LISTING

The West Union Commercial Historic District as a "Property Type I: Commercial Districts" meets the registration requirements set forth in the *Iowa's Main Street Commercial Architecture* Multiple Property Document (2002) under Criterion A by reflecting the development and growth of the city of West Union as

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the county seat and a regional market entrepôt. Within the taxonomy of the MPD, there are no known Type II first-generation wooden store buildings remaining in the district, though historic postcards and photos suggest they did once exist. Construction dates as well as the predominance of brick as the preferred building material indicate that the majority of district buildings are Type III (Second Generation) or Type V (Remodeled and Later Additions). Unlike many historic commercial districts in Iowa that contain only attached commercial buildings, the West Union district developed both linearly and around the central courthouse square. This enabled less dense development of some lots located farthest away from the congested commercial Vine Street blocks and resulted in free-standing buildings with specialized uses for civic, religious, and education uses.<sup>1</sup> These specialized buildings are classified as Type IV resources. There are also several modern infill buildings (Type VI).

**INTEGRITY OF THE DISTRICT**

The integrity considerations stated in the MPD referenced above are relevant to the West Union Commercial Historic District and help explain the changes that have taken place over time in the district and to the buildings within it. These considerations, taken from page 38-39 of *Iowa's Main Street Commercial Architecture* MPD, are as follows:

When viewing a district of buildings and secondary resources, it is necessary to understand that most commercial districts are composed not of just one building type or another. More likely there will be a mix of building types, construction periods, and remodeling face-lifts present, representing an evolution of the district over time. Evolution and change over time are fundamental characteristics of nearly all Iowa commercial districts, especially at the street level.

Judgments about the integrity of the district will take into consideration the expected alterations and typical motivations of Main Street tenants and owners. Change is a constant on Main Street because merchants treated their storefronts as an important way of inviting shoppers—both pedestrian and rolling—to stop in and buy something. Nineteenth and twentieth century merchants have generally linked attracting customers with having an updated and remodeled storefront composed of the latest materials and styles. Storefronts at the street level show more alterations than on the upper floors. Alterations range from stylish updates that reference specific popular architectural influences to piecemeal projects conducted over a longer period of time, perhaps by several tenants or property owners. Large upper floor window sashes are replaced by smaller windows and the excess space bricked in or filled with plywood. Sometimes these windows are simply covered over. Stamped sheet metal cornices are often missing at the roofline.

Since change is the historic factor present from Main Street's inception, a greater degree of alterations can be accommodated in a commercial district before the integrity of the district is seriously compromised. Essential characteristics such as massing, survival of the historic pattern of fenestration and storefront composition, and contribution to the street's overall profile are key components. Where a building's façade is hidden behind new materials, much of the original, historic fabric may still be present underneath since merchants had little motivation to spend more on a remodeling project than was commercially practical or necessary. Still, the application of an overlay material like metal siding or Perma-stone may have necessitated removal of projecting architectural elements. Inspection behind the cladding should be performed where possible in order to gauge the extent

<sup>1</sup> Until recent months, a historic school building was located on East Main, in the middle of the north block facing the courthouse square. The school and small houses to its east were recently demolished and this area is not a part of the historic district.

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and condition of original features intact underneath. If a building is completely hidden behind materials that were applied after the period of significance and no inspection underneath is possible, then that building will be non-contributing to the district. The building should be reevaluated, however, if and when the cladding is removed...

Not all changes and alterations to the buildings within the West Union Commercial Historic District have been the result of intentional merchant remodeling projects or property owner activities. Catastrophic fires have damaged facades and destroyed entire buildings. Two prior courthouses on the square were lost this way. And windstorms or tornadoes have hit the town, destroying and damaging architectural elements downtown such as the pressed-metal cornices favored by nineteenth-century merchants and builders. Despite the changes and alterations however, taken as a whole, the essential physical features of the district's buildings and structures, and its historic layout along and around a central courthouse square, are sufficiently intact to represent the district's significance to the community. Specific aspects of the district's integrity are as follows:

- (1) Location – The district and its buildings remain in their original locations.
- (2) Design – Some district buildings reflect the utilitarian commercial function for which they were built while others involve more aesthetics and a clear design scheme. The layout of the district around and extending from a courthouse square that occupies a full city block is the conscious result of nineteenth century town planners. The visual rhythm of the streetscapes and blocks within the district, set up by the designed and vernacular resources is historic and intact.
- (3) Setting – With the possible exceptions of sidewalks and streets being paved or repaved, and sidewalk furniture (benches, waste cans, street lights, etc.) and signage changing periodically, the setting of the district is essentially unchanged. The downtown area has recently undergone a street improvement project that resulted in new pavers and sidewalks.
- (4) Materials – Buildings in the district typically maintain most of their historic physical fabric, though there are many confirmed and presumed missing cornices. Also, upper level windows are frequently changed out for smaller, modern replacement sashes. The most significant loss of historic materials is at street level where display windows and entrances have often been modernized, sometimes repeatedly.
- (5) Workmanship – Workmanship is best revealed through the skills of the masons who laid up the brick walls, created the fenestration openings, and on occasion trimmed the façade roofline with a brick pattern different from the walls.
- (6) Feeling – Viewed together, the district's contributing buildings express the nature of a particular place – the small-city Iowa county seat—as well as the long evolution and ongoing history of that place.
- (7) Association – The attached commercial brick buildings reflect the retail pulse of the town, while the courthouse on its green square, the city hall, and the post office all reflect the various levels of governmental presence in the town and the civic functions of the district. These buildings—all open to the public—together with the three church buildings, all reflect the communal nature of this part of town, as opposed to the more private nature of the residential neighborhoods beyond.

**TABLE 1. FOLLOWS**



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**TABLE 1. PHYSICAL AND HISTORICAL ATTRIBUTES OF DISTRICT RESOURCES**

Use Block Letters to Determine Location of Resource – Refer to Key to Block Letters after Table 1.

BLOCK LETTER	IOWA SITE NO. 33-PLUS FIVE DIGITS	PROPERTY NAME AND/OR EARLIEST HISTORIC USE	ADDRESS	CONSTRUCTION DATE & DESCRIPTION (Assessor's date unless otherwise noted; see bibliography for full source citations)	EVALUATION C=CONTRIBUTING NC=NONCONTRIBUTING
A	00366	U.S. Post Office	211 N. Vine	1939 or 1940 Architect/Engineer: Louis A. Simon/ Neal Melick of Supervising Architect's Office., U.S. Treasury Department PWA Moderne styling; clad in red brick with white masonry trim; symmetrical fenestration (Gebhard & Mansheim, 453; Lee, 242, 273)	C
A	00654	Farmers Savings Bank	205 N. Vine	1966 or 1967 Colonial Revival style; clad in red brick, multi-pane windows, prominent clapboard-sided gables, gabled side drive-up canopy	NC
A	00655	Dwelling/ Baptist Church parsonage	203 N. Vine	1904 or 1910 Queen Anne house in Free Classic style; reflects the transitional blocks at the edge of historic commercial district; replaced a furniture/casket factory/tailor's shop and a smaller dwelling ( <i>Jubilee</i> history, 29-30; Sanborn fire insurance maps; hereafter Sanborns)	C
A	00361	First Baptist Church	201 N. Vine	1867 Greek Revival styling; red brick walls with engaged pilasters; white frame steeple (Gebhard & Mansheim, 453; <i>Jubilee</i> history, 26)	C NRHP, 1999
B	00656	Bethel Presbyterian Church	208 N. Vine	1923 Architect: Clinton P. Shockley, Waterloo Displays Byzantine features in the domed tower and round arches. Has a large 1960 education wing (architects: Toenjes & Stenson, Waterloo) attached to the south side but the strong architectural styling of the historic church enables sufficient integrity to contribute (Harris, 79-80; <i>Jubilee</i> history, 26; church's 100 year anniversary book)	C (for its architecture and as a reflection of the historic trend of clustering of churches at the edges of the commercial district)
C	00360	Dry goods store, then Princess Theater, then Avalon Theater	129 N. Vine	1884; dry goods store initially; then converted to movie theater (Sanborn fire insurance maps); fire next door at 131 N. Vine damaged this building but rehabilitation is planned/in progress (Main Street West Union director)	C (rehabilitation in progress)
C	00658	Drug store by 1894	127 N. Vine	Before 1894 (assessor 1898); likely refaced with new brick early 20th century ; altered 2nd story windows; sidewalk recessed entry maintained in altered storefront	C
C	00598	Dry goods, boots & shoe store by 1894	125 N. Vine	Before 1894 (assessor 1898); nice intact pressed metal cornice; windows and storefront altered but recessed sidewalk entry maintained	C

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BLOCK LETTER	IOWA SITE NO.  33-PLUS FIVE DIGITS	PROPERTY NAME AND/OR EARLIEST HISTORIC USE	ADDRESS	CONSTRUCTION DATE & DESCRIPTION (Assessor's date unless otherwise noted; see bibliography for full source citations)	EVALUATION C=CONTRIBUTING NC=NONCONTRIBUTING
C	00597	C.C. Hoyer Bldg. (cornice sign)	123 N. Vine	c. 1895; jewelry and crockery store; replaced a 3-story building on this lot in 1894; nice intact pressed metal cornice with name block; stone window hoods and stone endwalls at sidewalk level; intact storefront	C
C	00659	Barber and billiard parlor building	121 N. Vine	1890; cornice area prominently covered over with wood; 2nd floor glazing reduced dramatically with wood infill; cumulative effect leaves this small store with poor integrity. Could be improved through rehabilitation with more historically appropriate materials/design	NC (integrity)
C	00595	Clothing store by 1894	119 N. Vine	1875; one of the oldest survivors of this decade; a rare 3-story building for this district; brick with rectilinear window molds at the second level	C
C	00660	First Natl. Bank north wing/Esty Bldg.	115 N. Vine (formerly 117 N. Vine )	? constructed; This former restaurant building was taken over by the bank to its south and remodeled in 1967; the historic facade is completely covered with stone veneer ( <i>Jubilee</i> history, 76)	NC (integrity)
C	00594	First Natl. Bank and modern south wing	115 N. Vine	Btw 1913 and 1925, the two-bay store building at this location was either replaced or heavily remodeled; in 1935, the present bank company purchased it and likely added the current Neo-classical facade soon after ( <i>Sanborns, Jubilee</i> history, 76); the modern wing seen to the left of the main bank building is compatible in materials but incompatible stylistically; the integrity of the historic bank remains intact	C  wing is NC (modern age)
C	00661	Millinery shop	111 N. Vine	Before 1894 (assessor 1956); nice intact pressed metal cornice over beige brick facade; windows replaced and storefront altered but this little store is of an unusual width and represents both a rare infill that defied the traditional storefront width and, pending additional research, may represent women's history as a millinery shop ( <i>Sanborns</i> )	C
C	00662	Schneider Bldg.	109 N. Vine (includes former 107 N. Vine )	Btwn 1913 and 1929, two former store buildings were replaced by the present building; clad with dark brown brick trimmed by white masonry (likely concrete); this double-front building has one altered storefront and one covered storefront; second floor windows are covered also, but the strong aesthetic of the brickwork above, including the brick panels and central crown pediment at the roofline, enable the building to contribute to the district	C
C	00663	Dry goods & clothing store	105 N. Vine	Before 1894 ( <i>Sanborns</i> ); 1890 (assessor); 1880s (author); built about the same time as 105 N. Vine if not at the same time; painted or stuccoed brick storefront has nice window hoods, but glazing reduced and infilled with painted wood; decorative cornice missing; storefront retains recessed entry, side entry to upper floor and exposed cast iron column ( <i>Jubilee</i> history, 74)	C
C	00664	Grocery store	103 N. Vine	Before 1894 ( <i>Sanborns</i> ); 1890 (assessor); 1880s (author); built about the same time as 105 N. Vine if not at the same time; replaced earlier brick store buildings; painted or stucco on brick; retains nice hood molds and sills, and exposed cast iron columns are rare on this block, but modern picture window on upper floor is visually very jarring, and ornate cornice is missing ( <i>Jubilee</i> history, 74)	C (borderline; would be clearly C if 2nd floor window issue remedied)

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BLOCK LETTER	IOWA SITE NO. 33-PLUS FIVE DIGITS	PROPERTY NAME AND/OR EARLIEST HISTORIC USE	ADDRESS	CONSTRUCTION DATE & DESCRIPTION (Assessor's date unless otherwise noted; see bibliography for full source citations)	EVALUATION C=CONTRIBUTING NC=NONCONTRIBUTING
C	00665	Jewelry and Post Office  Bockenstedt Bldg.  Karban's 5&10	101 N. Vine	Before 1894 (Sanborns); 1890 (assessor); 1860s-80s (author); "one of the oldest buildings in West Union" ( <i>Jubilee</i> history, 83); this building is one of three similar brick blocks in a row that dated among the earliest of West Union brick stores facing the courthouse square, but the other two were replaced in the 1880s (see 103 and 105 N. Vine above). The extant cornice is not original but was added probably about the time 103 and 105 N. Vine were built, the 1880s; today the store front is altered and the cutaway corner is new, replacing a side entrance around the corner from the front entrance; multi-light windows long ago replaced ( <i>Jubilee</i> history, 11, 74)	C
D	00358	Fayette County Courthouse	114 N. Vine	1923-24 Architect: John G. Ralston, Waterloo Classical Revival styling in gray Bedford limestone and granite; located on a rise in a full city block/green square in the heart of the historic district (last in a line of courthouses destroyed by fire); there is a garage, small gazebo, and an equipment building on the square also, but the large historic red-brick jail was demolished within the last few years (Gebhard & Mansheim, 452; <i>Jubilee</i> history, 41)	C NRHP, 1981 (part of a statewide thematic)
E	00666	Commercial Hotel  Hotel West  Rex Hotel	101 E. Main	1870 Corner building of a 19th-century hotel complex that included this stucco-lad brick building with a limestone foundation; ground floor was occupied by a furniture business with hotel rooms above; to the right (east) of this picture were two more wings that housed the hotel office and, farther to the east, a large dining room, both with rooms above; the stucco has been on the brick since at least the 1880s; raised ground floor furniture storefront is altered, siding clads the east side wall where neighbor was removed, however the long west wall retains its integrity including additional windows the same ornate window hood moldings seen on the facade. decorative (Google street view; <i>Jubilee</i> history, 18, Sanborns)	C
E	00667	American Legion	103 E. Main	1977 Metal clad	NC (modern age)
F	00354	Diamond Brothers Grocery Store & Boot/Shoe shop  Brown's Dept. Store (in 1970s)	100 E. Elm (IA site number assigned when address was 102 E. Elm ) @ corner of E. Elm and S. Vine	1883 (sign block)- important largely intact corner building; painted brick block originally with two storefronts fronting Elm, replaced a large frame hotel ("West Union Hotel") on this prominent courthouse square corner; retains two-store glazing, though now one only one entrance; retains nice pressed metal cornice and masonry window hood molds on both public facades; has lost smaller windows and hood molds on 1st floor of secondary, S. Vine, elevation ( <i>Jubilee</i> history, 7, 12, 100)	C
F	00668	Meat shop, grocery & "Queens-ware" shop	112 E. Elm -A (far west building of 3 buildings currently with same address)	Btw 1894 - 1902 (Sanborns); 1884 (assessor) Brick double-story block with Colonial Revival details seen in the two oriels with pedimented roofs; one oriel has newer, smaller windows; storefront altered but roofline intact; brick corbelling at roofline below cornice	C
F	00669	Harness shop, barber, bowling building	112 E. Elm -B (center building of 3 buildings currently with same address)	Btwn 1902 -1913 (Sanborns); 1897 (assessor) This 1-story building is painted the bright blue trademark color for NAPA auto parts, but the brickwork facade is intact, including a corbelled cornice; it's a rare 1-story building in this district and replaced two other small wooden buildings when it was built	C

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F	00670	Harness & Trunks shop, Hall on 2nd floor	112 E. Elm -C (far east building of 3 buildings currently with same address)	1884 (assessor) Sanborns suggest a bit later Originally two storefronts; brick block with replaced windows on upper story; brickwork formed to frame facade in slightly protruding endwalls and corbelling under nice intact pressed metal cornice; storefront altered	C
F	00671	Grocery then office bldg	114 E. Elm	1883 (assessor) Brick building with intact upper floor, including windows (original or early replacements) and nice, ornate pressed metal cornice; storefront altered	C
F	00672	1894, 1902 clothing store; dry goods store  1913 moving pictures; post office	116 E. Elm	1886 (assessor); by 1894 (Sanborns) Painted brick with brick window hoods at second level; appears to be two buildings based on window hoods but historically treated as one (including on the Sanborns); cornice is clearly missing and brickwork patched; two storefronts are altered	C
F	00673	Wm. Heiserman bldg.	120 E. Elm	1901 (sign block) Painted brick single storefront with nice window hoods and intact decorative pressed-metal cornice; storefront is altered but footprint of store entrance and display windows is intact	C
F	00674		122 E. Elm	Small restaurant building destroyed by fire, 11/5/2013	Removed from count
F	None	Feed store is being rebuilt	108 S. Walnut	1920 & 1951 building (Iowa site # 33-00675) destroyed by fire, 11/5/2013; building under construction in 2014	NC (age, under construction in 2014)
F	00696	Municipal water tower	108 S. Walnut, behind	1934; 130' tall; 150,000 gal. capacity, this tower is one of two towers in use (the other was built in 1973 and has 500,000 gal. capacity); tower's plans have a title block marked Pittsburgh Steel Co., Des Moines. Nearby town of Hawkeye (7 miles west) has a similar but smaller tower (Steve Johansen, City water dept., 1/17/2013). May be a PWA project. A number of similar towers from the 1930s by the "Pittsburgh Des Moines Steel Co." have been listed in the National Register.	C
G	00487	Maple View Sanitarium  county historical museum	100 N. Walnut	1898 ( <i>Jubilee</i> history, 43) or 1900 (assessor) Eclectic design (Romanesque, Renaissance Revival); intact; contributes to the district as a turn of the century for-profit venture ( <i>Jubilee</i> , 43-44)	C NRHP, 1998
G	00676	Medical office building	104 N. Walnut	1979 One-story wood frame, front facing gable	NC (modern age)
G	00677	Dwelling converted to office bldg.	106 N. Walnut	1880 (assessor)	NC (integrity)

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G	00678	Holy Name Catholic Church Parish	128 N. Walnut-A	1979  Single store, brick veneer, connected to the historic parish house next door, but does not affect the latter's historic integrity	NC (modern age)
G	00679	Holy Name Catholic Church Historic Parish dwelling	128 N. Walnut-B	1900 (assessor); 1914 ( <i>Jubilee</i> , 27) Four-story styles, brick veneer with stone or cast stone trim; vinyl siding on front dormer; porch enclosed; unifying brown fascia trim added	C
G	00680	Holy Name Catholic Church	128 N. Walnut-C	1900 (assessor); 1913 ( <i>Jubilee</i> , 27) Church building; central crenellated bell tower/entrance; lancet windows and other Gothic Revival details; engaged buttresses and load-bearing brick walls laid in American or common bond; trim is probably cast stone; segue attachment to next-door parish house does not affect historic integrity which is quite intact	C (as a reflection of the historic trend of clustering of churches at the edges of the commercial district)
H	00599	Union Drug Store	100 S. Vine	1875 Well-detailed Queen Anne corner brick building; brickwork patterning is remarkable; large art glass window at sidewalk level; pressed metal cornice lost in a 1934 wind storm; currently being rehabilitated as a tax act project	C (draft NRHP individual nomination & Part I approved by NPS, 2012-will not go forward with individual listing)
H	00681	Jewelry store/ barber shop	102 S. Vine (and formerly 104 S. Vine )	1885 Double-store-bay brick building providing just 13' of width for each commercial bay; the north bay is under separate ownership from the south bay and still has its handsome running brick window hoods exposed; the south bay is clad behind modern wood siding; the ornate pressed-metal cornice that spanned the building was damaged in a 1934 wind storm and likely removed at that time ( <i>Jubilee</i> history, 72)	NC (integrity) (may contribute if south bay cladding and canopy removed)
H	00682	Grocery/Confectionary store	106 S. Vine	1893 Brick single store building; nice ornate pressed-metal cornice and segmental arch window hoods on the second level, however, the facade is otherwise covered by horizontal wood siding; upper windows replaced and storefront altered ( <i>Jubilee</i> history, 72)	NC (integrity) (would improve integrity with removal of wood siding and canopy)
H	00683	Meat Market	108 S. Vine	Before 1894 (Sanborns) Rare single-story, single bay brick store building; ornate pressed-metal cornice is intact; storefront altered ( <i>Jubilee</i> history, 72)	C
H	00557	Law office, grocery store, Argo newspaper & job printer	114 S. Vine	1885 Architect: Edward Easton Late Victorian double brick block; intact, well detailed and continues to display excellent integrity	C NRHP, 2008 (approved for state tax credits, 2012)

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H	00622	Bank Block/ Zeiglers Hall	116 S. Vine	1874 Architect: Edward Naescher Large brick block and wing with an unusual prominent cornice; a south wing was constructed at the same time but was under separate ownership from its inception; bank and stores, plus opera hall on top floor until 1918; currently being rehabilitated as a tax act project	C
H	00684	Hardware store, Globe Hotel	122 S. Vine (12? S. Vine )	1874 and by 1913 Two buildings are completely clad behind a modern metal covering; hotel occupied south (right) half of the cladding seen in this image; hotel also occupied the next building south (124 S. Vine, see below)	NC (integrity) (may contribute if cladding is removed)
H	00685	Globe Hotel, office and dining hall on ground floor	124 S. Vine	1900 Single-storefront brick building with rock-face stone headers and sills on second story; original cornice extant; windows replaced on upper and lower, storefront, levels but basic divisions of storefront still present ( <i>Jubilee</i> history, 81)	C
H	00686	Offices Telephone exchange	128 S. Vine	1910 Double store-front brick building; facade enframed by brickwork and corbelling; street level fenestration supported by visible upright posts and spanned by I-beam; upper level windows have brick headers and rock-face stone sills; storefronts have recently been infilled with brick and small windows	C
H	00687	Masonic Lodge No. 69 A.F. and M.A.	132 S. Vine	1965 One-story, double wide brick faced with stepped gable; built on lot owned by the organization since 1919; while still under 50 years of age, this building's styling is very compatible with the historic streetscape and brick storefronts of the district; the building will contribute to the historic character of the district once it turns 50; research into why the lodge held onto the empty lot next to City Hall (see 136 S. Vine below) for 46 years could be interesting ( <i>Jubilee</i> history, 62)	NC (age)
H	00362	City Hall (formerly)	136 S. Vine	1899 Almost certainly architect designed; this corner building has red brick side walls and an ashlar stone facade; the building sits on an elevated stone basement foundation and windows are also trimmed in stone; appears intact except for a replacement front door and the stone crenellation detail over the front entrance vestibule is gone ( <i>Jubilee</i> history, 37)	C (an important building, architecturally)
I	00688	Variety store	105 S. Vine	1885 Freestanding, single storefront, brick cladding appears new; windows are replacements; storefront is altered; recent renovations have resulted in a more historically appropriate facade, but what is visible is essentially modern; rare surviving example of former open walkway to stairway along side the north (left) of the building	NC (integrity)
I	00689	Insurance office	190 S. Vine	2011 Small wood-frame commercial building; replaced historic stone commercial building	NC (age)
I	00690	Store, restaurant	111 S. Vine	1910 (assessor); Btwn 1913-1929 (Sanborns) Single store front brick-on-tile-block; intact with light brown brick and stone or cast stone trim; windows and storefront intact; decorative brick paneling on and above second level	C

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I	00691	office	115 S. Vine	1950 Single-story office space; appears intact to the stated construction age	C
I	00692	offices	117-117 1/2 S. Vine	1959 Single-story office spaces under two owners; yellow brick facade; appears intact to the stated construction age	C
I	00693	Printing shop and paint store	119 S. Vine	1900 (assessor); btwn 1902-1913 (Sanborns) Double store brick block; windows reduced in size on second floor and street level storefronts are heavily altered and historically inappropriate	NC (integrity)
I	00694	store	125 S. Vine	1914 Brick single-store; front heavily altered and historically inappropriate	NC (integrity)
I	00695	store or steam laundry (left) Johnson & Biermann Plumbing (right)	129 S. Vine	1896 Large asymmetrical double store building; completely remodeled in recent years; clad in stucco	NC (integrity)
I	00623	Williamson Building	131 S. Vine	1915 Two-story brick and tile; largely used as a car dealership and repair and later as a school bus barn; decorative brickwork on the exterior is intact; second level windows are covered with some interior glazing intact; ; currently being rehabilitated as a tax act project	C (approved for state tax credits, 2012; approved for federal tax credits, 2013)

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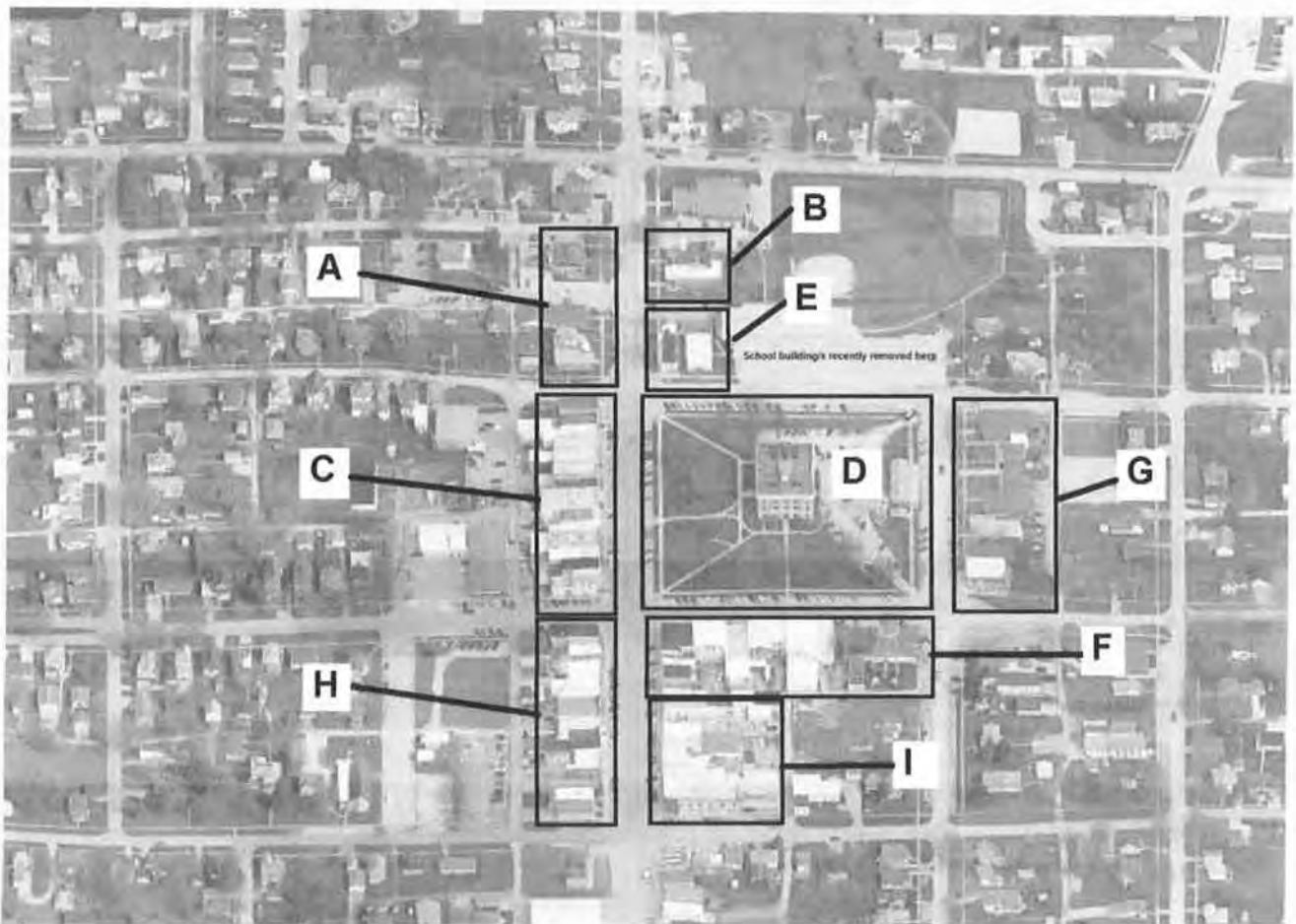
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## Key to Block Locations – for use with Table 1

(Base photo from Google.com, 2013)



**N<sup>^</sup>**

No scale



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The West Union Commercial Historic District is significant under Criterion A as the commercial and civic heart of this community and county from 1850, the date the town plat was surveyed and “mercantile” operations began around the public square,<sup>1</sup> to 1964, the arbitrary 50-year date within the National Register rules. Literally, throughout the lifetime of this town the district has provided its citizens with the physical venue to buy and sell goods, engage in banking, finance and deal-making, offer legal and medical services, and mingle with each other for social, recreational, and civic and patriotic purposes. The district reflects the evolving patterns of commerce over the course of one hundred-plus years as merchants, craftspeople, and professionals constantly adjusted to changes in the way goods and services were marketed as well as to changes in what goods and services were demanded by their customers—customers who lived both in town and on the surrounding farms. The district also reflects the evolution and the persistence of civic life in a small, Midwestern county-seat city. At its inception, the town’s courthouse square in the heart of the district was not only the focus of local government and court affairs, but its greenspace also served as a gathering place where the bonds of community might be formed and continually reinforced at reoccurring events like national holidays and memorial celebrations, and in simply strolling its sidewalks or relaxing on its benches and gazebo.<sup>2</sup> The wide streets and sidewalks of the commercial district provided another public space that invited Saturday shopping, festivals and parades, as well as accommodated the crowds that gathered downtown for any variety of reasons. The town’s commercial district remains a living, vital embodiment of the small-town Iowa main street district. The West Union Commercial Historic District also qualifies as a “Property Type I: Commercial District” and meets the registration requirements set forth in the *Iowa’s Main Street Commercial Architecture* Multiple Property Document (2002) under Criterion A by reflecting the development and growth of the city of West Union as the county seat and a regional market entrepôt. The statewide historic context within that MPD is relevant to West Union’s historic downtown. The churches and church properties located within the district qualify under Criteria Consideration A as properties deriving their primary significance from their historical importance and the role they play within the district.

*Small Towns and Retail Patterns*

During the 19<sup>th</sup> century, Iowa saw hundreds of towns created to serve as market towns for an agricultural countryside being aggressively settled by easterners and immigrants. These towns were collection points for shipping raw produce out to larger cities and distribution hubs for the manufactured goods that were shipped

<sup>1</sup> *History of Fayette County, Iowa* (Chicago: Western Historical Company, 1878), 457.

<sup>2</sup> The current gazebo is of recent construction, but there is at least one historic photograph from the late 19<sup>th</sup> century of the courthouse that also shows a former gazebo. See Herman J. Doscher, Fran Bowden, and Gay Bowden, *History of West Union published in conjunction with the 125<sup>th</sup> Jubilee, 1849-1974* (no publ., no date but c. 1974), 13. [Hereafter *Jubilee*.]

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back. In addition, they offered both rural and community residents services that could not be provided, or were not traditionally provided, within the family, from spiritual counseling to schooling children, from cutting hair to pulling teeth, and from laundering businessmen's collars to burying the dead. A healthy vibrant Iowa town from the mid-19<sup>th</sup> to the mid-20<sup>th</sup> century, fueled by agriculture and small industry but separated by hundreds of miles from a large metropolis like Chicago, or even Des Moines, meant most Iowa towns were relatively self-contained. Communities were capable of supporting a diversity of small retail stores run by merchants, shops operated by skilled craftsman, and even a few businesses run by women who could sew clothes, create hats, or run a lodging house, reputable or not. To this commercial mix were added the professional services of apprenticed or academically trained men and women dentists, doctors, and lawyers. Job skills in these small towns tended not to be specialized or defined by educational training, but more by opportunity, luck, and capital. Many if not most people tried their hand at several jobs over the course of the years, shifting from one to another as the opportunity presented itself.<sup>3</sup> A woman working in a steam laundry might marry and later work in a seasonal cannery; a laborer might become a builder, and a builder might become an architect; a dry goods merchant might move into banking. Within these 19<sup>th</sup> century traits, West Union and its downtown activities were typical and fit the pattern. And like other towns, after the turn of the 20<sup>th</sup> century West Union's business district modernized as stores became more specialized, and academically trained men and women opened professional offices.

*Founding and Development of West Union's Commercial District*

The initial platting of the town, as well as the reservation of an entire block for the courthouse square was accomplished in 1850 by J.W. Rogers, Jacob LyBrand, and William Wells, the latter of whom already had a cabin built nearby. The site was then called Knob Prairie.<sup>4</sup> These three men were prior acquaintances from Monroe, Wisconsin. Rogers and LyBrand were merchants, while Wells owned the land on which the town site would be located. The merchants first set up a store of sorts in their friend Wells' cabin, but soon constructed another building within the town plat and moved their mercantile operation. Other simple stores were quick to open, including one by Daniel Cook in the summer of 1850. In 1854, Cook also commenced construction of a hotel building on the southeast corner of Vine and Elm streets facing the courthouse square. The Stafford Hotel, or the West Union House, as it was later known, was a long, wood-frame, two-story building. Its long north side faced the courthouse square and the first-floor porch wrapped around to the gable-end wall on Vine Street, leaving plenty of shade and shelter for social gathering and serious conversation. Pediment returns on the gable ends, the shallow pitch of its roof, the symmetry of fenestration, and matching gable-end chimneys gave this

<sup>3</sup> See generally, Jan R. Olive Full, "Hinterland or Heartland: Survival of Small-Town Lake Mills, Iowa, 1850-1950" (Ph.D. diss., Loyola University Chicago, 2006); especially Chapter 5 "The Importance of Main Street and Its Merchants."

<sup>4</sup> *History of Fayette County, Iowa*, 488.

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hotel a vaguely Greek Revival feel.<sup>5</sup> It was replaced in 1883 by the present brick block (a double store front) located at 100 E. Elm St. The extant building's size and the extent of square footage dedicated to facing the courthouse square are a strong echo of the old West Union House hotel building.

Various other businesses operated out of the Stafford Hotel/West Union House as well, including the village's first drug store, a tailor shop, and a harness shop.<sup>6</sup> And there were soon other hotels competing for lodgers. Among the earliest lodging establishments were the Irving House (1850), the United States House (1854; burned in 1882), and the Dayton House (later called Stewart House). While little is known of their size or even location sometimes, their sheer numbers in such a nascent village suggest the extent of commerce and legal matters that were taking place in town. Traveling salesmen would have needed a place to stay and the courthouse would have drawn county residents to town for their legal business. Many of these early hotels were just a memory by 1910 when a lengthy history of Fayette County was written by George W. Fitch, a long-time resident of the county.<sup>7</sup> Fitch, however, did venture an opinion about the likelihood of certain *associated* activities: "We believe that all of these early hotels had saloon attachments, and some of them were the scene of 'high carnival' at times during their existence." All these hotels had either been destroyed by fires or removed and replaced by the time Fitch commented.<sup>8</sup> A second generation of hotels is still represented in the historic district, however, by the 1870 Commercial Hotel (aka Commercial House, Hotel West, and Rex Hotel, 101 E. Main). And the Globe Hotel was housed for decades in the smaller 1900 brick building at 124 S. Vine and the building next door.

Banking and legal business played an important part in the growth of the commercial district, in addition to retail stores and lodging for travelers. The county seat town of West Union was still a very young community in 1856 when Samuel B. Zeigler arrived, destined to become an important lawyer and banker. The current jurisdiction of Fayette County had been organized in 1850 and West Union secured the county seat status a year later. County seat status and construction of the county's first courthouse attracted the town's pioneer attorneys to West Union,<sup>9</sup> including 25-year-old Zeigler and, in 1858, his future business associate, Joseph Hobson.<sup>10</sup>

<sup>5</sup> A photograph of this nonextant hotel building is found at *Jubilee*, 7.

<sup>6</sup> *Past and Present of Fayette County, Iowa* (Indianapolis: B.F. Bowen & Company, 1910), 461.

<sup>7</sup> Fitch was an Ohio native who, as a younger man, worked in Fayette County as a teacher and farmer. He was elected Fayette County school superintendent several times and following retirement wrote local history books for the publisher, B.F. Bowen & Company. He did this for 15 years before writing the 1910 local history of Fayette County. Taken from *Past and Present of Fayette County, Iowa* (Indianapolis: B.F. Bowen & Company, 1910), as cited at [www.ancestry.com](http://www.ancestry.com) on 1/30/2013.

<sup>8</sup> *Past and Present of Fayette County, Iowa*, 461-462.

<sup>9</sup> The name was changed from Knob Prairie almost immediately.

<sup>10</sup> Zeigler, a native of Pennsylvania, had moved to Dubuque, Iowa, about 50 miles southeast of West Union, in 1854 to study the law. Dubuque was a thriving river port town on the Mississippi River and was the heart of northeast Iowa's lead mining region from the 1830s. In the 1850s, Dubuque was northeast Iowa's entrepôt to hinterland villages like West Union, and nearby Fayette and Elgin.

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Legal training served Zeigler well, though it was only the launching point for a broader professional career, during which he would construct what is now the oldest extant commercial building remaining in the historic district, the 1874 “Bank Block/Zeigers Hall” (116 S. Vine).<sup>11</sup> Through the end of the decade and into the 1860s, Zeigler practiced law, began to invest in real estate, and developed significant banking interests. By 1866 Zeigler was in a position to open the county’s first bank. By 1870, he was counted among the wealthiest men in the county.<sup>12</sup> Zeigler’s broader financial interests, which began in 1866 with his creation of the private Fayette County Bank of West Union, focused on banking and, in keeping with his real estate speculation, on mortgage loans.<sup>13</sup> In 1872, Zeigler, his West Union colleague Joseph Hobson, and others formed the “Fayette County National Bank” into which Zeigler folded his smaller private bank. Hobson would later construct his own important building next to Zeigler’s in 1885 (Hobson Block, 114 S. Vine, listed on NRHP, 2008).

Zeigler and Hobson’s pivotal banking activities coincided with the 1873 arrival of the railroad in West Union, typically an agent of economic prosperity for any community.<sup>14</sup> First, though, the town needed to retain its county seat status following the fiery destruction of the courthouse just a few months earlier. Zeigler and a small group of local citizens stepped forward to personally guarantee the erection of a new courthouse on the public square by the end of the year if the county supervisors would appropriate \$5,000 for it. In the end, just as the excavation was begun for Bank Block/Zeigers Hall in May of 1874, the supervisors finally made their decision—they would build a new courthouse on West Union’s public square rather than relocate the seat of government to the more centrally located town of Fayette. Samuel Zeigler, acting in concert with others, played a significant role in saving West Union’s county seat status, a role he was well qualified for considering his legal training, banking experience, and his ability to comfortably guarantee the return of the county’s \$5,000 appropriation should it be needed.<sup>15</sup>

The building season of 1874 must have offered a remarkable scene for sidewalk supervisors in downtown West Union. Not only did Zeigler, Hobson, the National Bank board of directors, and another businessman named Hiram B. Hoyt join together to design an impressive new building that became Bank Block/Zeigers Hall, but

<sup>11</sup> “Hon. S.B. Zeigler called Monday A.M.,” *Oelwein Daily Register*, April 19, 1909.

<sup>12</sup> Zeigler’s estate (personal and realty) was listed as \$4,000 in the 1860 federal census. It had risen to \$31,300 by the 1870 census. This was some \$18,000 or more than twice the value of his neighbor, Joseph Hobson’s, combined property. Representative of Zeigler’s regional influence, in 1873, Zeigler, his wife Laura W. Zeigler, and Samuel’s law partner, Milo McGlathery and his relative (spouse?), A.M. McGlathery, surveyed and founded the town of Oelwein, in southern Fayette County, by far the largest city in the county today. *History of Fayette County* (1878), 412.

<sup>13</sup> *Ibid.*

<sup>14</sup> *West Union Gazette*, August 8, 1873 (the *West Union Gazette* was researched by the Fayette County Historical Society staff for this project). The arrival of the railroad and assurances by the local newspaper publisher that there was the “biggest pile of money we have seen in many a day” in the vaults of Hobson and Zeigler’s national bank probably help ease the effects of the nationwide Panic of 1873 (*West Union Gazette*, October 2, 1873).

<sup>15</sup> *Ibid.*, 412.

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the courthouse construction was soon underway as well. By the end of the year a new drug store brick block was under construction as was a brick "business block" for "Owens & Davis," and "Richard Sampson's new building."<sup>16</sup> Demand for brick and bricklayers must have been very great. The local newspaper frequently carried articles and notices on all this building activity, noting that as the bricklayers finished the front wall of Bank Block and work moved to the roof, the courthouse's brick walls were rising to the top windows. Ultimately, this new courthouse constructed in 1874 also would burn in 1922, and be replaced by the extant courthouse on the square (NRHP, 1981).<sup>17</sup>

The building boom apparently continued into the following year, 1875, with the construction of a rare three-story store building (119 N. Vine) and the Union Drug Store a block to the south (100 S. Vine; rehabilitation in progress). Union Drug, a stylish corner brick building showing Queen Anne styling and exemplary masonry skills, was built for Dr. George D. Darnall after a fire destroyed the previous store building on the corner along with several buildings to the south. Fitch's 1910 county history recorded the construction and early tenants of the Union Drug:

From the ruins . . . arose, Phoenix-like, the handsomest building, then in West Union, and one of the best today. Dr. G.D. Darnall was the promoter, and has always been the owner since the building was erected. This is a two-story and basement brick, fronting on Vine street, with basement entrance from Elm street. It is handsomely trimmed in artificial stone, with large plate glass front and high side windows for better lighting the interior. The first floor has always been the location of a drug store, and in fact it was built and arranged for that purpose. P.D. Scofield was proprietor of the first store in this room. Darnall & Fisher succeeded him, the firm being Dr. G.D. Darnall, his cousin, Dr. C.F. Darnall, and Lewis A. Fisher, a present-day grocer in the town.

The basement of this building was the home of the *Fayette County Union* for a few years, but is now used for storage of goods connected with the extensive drug business of Tisdale & Barnes, under the title of the Union Drug Store. The entire upper floor, we believe, is now occupied by the commodious offices, library, apparatus, reception room, etc., connected with Dr. G.D. Darnall's extensive medical practice<sup>18</sup>

George D. Darnall was a prominent West Union physician and public servant for 56 years. Born in Illinois in 1843, Darnall graduated from the Ohio Medical College in Cincinnati in 1872 and soon moved to West Union to open a medical and surgical practice, which he continued until his death in 1928. His popularity in West Union and Fayette County won him election to the 22nd General Assembly of Iowa in 1888. Darnall also served as chair of the Republican Party of Fayette County, county coroner, and member of city council.<sup>19</sup>

<sup>16</sup> *West Union Gazette*, various issues between May and October, 1874.

<sup>17</sup> "Synopsis of Fayette County" (t.s. attributed to Frances Graham, c. 1976). Collection of the Fayette County Historical Society.

<sup>18</sup> *Past and Present of Fayette County, Iowa*, 464-465.

<sup>19</sup> *Ibid.*, 605-606; *Oelwein Daily Register*, April 18, 1925; *Waterloo Evening Courier*, August 7, 1928; *Oelwein Daily Register*, October 13, 1928.

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An important later tenant of the Union Drug building, W. H. Tisdale, was an 1898 graduate of the University of Iowa's College of Pharmacy in Iowa City, Iowa. He had had taken over the corner drug store operation by at least 1915 and would run it for 40 years.<sup>20</sup> Tisdale also saw the building through two major catastrophes, a fire in 1915 that "seriously damaged" the building and "practically ruined" the interior<sup>21</sup> and a tornado in 1934. Regional newspapers across northern Iowa and southern Minnesota made the widespread storm their headline story that day in 1934 as the damage was not confined to West Union. Locally, the Tisdale block was said to "suffer the most" from the tornado. "The roof of this building was completely blown away and in addition to the wind damage, considerable water damage was also suffered."<sup>22</sup> Union Drug's ornate pressed metal cornice ended up in the middle of the street a half block away and other buildings in this block were also seriously damaged. The two immediately adjacent to Union Drug's south side were extensively damage at their rooflines, especially the building attached to Union Drug's south wall (102 S. Vine, const. 1885), which appears to have taken a direct hit from the heavy metal cornice ripped off Union Drug.



Figure 1 Storm damage, 1934. The crumpled heap of material in the right foreground is the pressed metal cornice from the Union Drug building noted in the background. From a newspaper clipping in the collection of Richard O. Woodard.

<sup>20</sup> *The Iowa Alumnus*, 1915; *Mason City Globe-Gazette*, September 14, 1945.

<sup>21</sup> *The Iowa Alumnus*, 1915.

<sup>22</sup> *The Oelwein Daily Register*, July 10, 1934.

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The loss in the 1870s of the courthouse to fire is well documented, but the fate of most of the other 1850s through 1870s nonextant buildings in downtown West Union is not. Many were likely replaced by the current generation of buildings, which were largely in place by the end of the 19<sup>th</sup> century. Within the 56 extant buildings in the historic district, no building from the 1850s survives, and only one is found from the 1860s when the Civil War presumably slowed construction (First Baptist Church, const. 1867; NRHP, 1999).<sup>23</sup> Only five buildings dating to the 1870s survive, including Bank Block/Zeiglers Hall and the Union Drug building. Another nine extant buildings date to the 1880s, including Joseph Hobson's handsome brick block. The largest group of surviving buildings dates to the 1890s when 14 were erected. Seven buildings survive from the 1900 to 1909 period, and six survive from between 1910 and 1915. Construction in the district declined after World War I, probably because most of the district's lots were occupied by that time, but also due to the difficult economic times in the Midwest that followed the war and the great shifts in agriculture that were beginning to affect small Midwestern towns.

Where there are newer buildings dating from the 1920s to the 1970s, Sanborn maps indicate they typically were constructed on lots located at the edges of the district, in the far northern, eastern, or southern blocks. The 1965 Masonic Lodge building at 132 S. Vine, for example, was constructed on the unbuilt lot next to a marble business, unbuilt probably because the marble business needed it for open-air storage. The eastern block of the district (100 block of N. Walnut, Block G on the aerial key) transitioned from dwellings and horse-related buildings (Dorland's livery and feed,<sup>24</sup> private stables) at the turn of century to church buildings and a small hospital. Much later, in 1979 a modern office building was added to that block, either after removal of an existing dwelling or by infilling an empty lot.

At the north end of the district, the lots east of the extant Commercial Hotel were occupied by a "rookery" of older buildings, which at one time included the town's fire department (E. Main, see Block E). This collection of old buildings was removed before 1910 as the block assumed the characteristics of community school land. The town's first large brick school building was constructed at the east corner of this block in 1881 and a large addition doubled its size in 1902. Due to growing student enrollment (probably a function of school consolidations), in 1930 another large and more modern school building was constructed in the middle of that block, just to the west of the older school. The 1881/1902 school was demolished in 1971 and the 1930 building was just demolished two years ago, leaving a large, open area of uncertain future.<sup>25</sup> On the other, west side of the 1930 school, a small metal-clad building was erected in 1977 for the American Legion. This infill building and the very old Commercial Hotel (1870) are all that remain on this particular block.

<sup>23</sup> Fayette County assessor construction dates are used for this count.

<sup>24</sup> A historic photograph of the Dorland livery business at the corner of N. Walnut and E. Elm is found at *Jubilee*, 43.

<sup>25</sup> *Past and Present of Fayette County, Iowa*, 480; *Jubilee*, 50-51. This open land has not been included in the district boundaries.

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The far north end of the district (200 block of N. Vine, see Block A) also saw some later developments as commercial uses began to replace residential parcels that typically contained large, widely-spaced 19<sup>th</sup> century dwellings on double lots. This change began with the construction in the late 1930s of the U.S. Post Office and ended in 1966 with the construction of the Colonial Revival-styled Farmers State Bank.<sup>26</sup> Both buildings took advantage of the additional open land resulting from the dwellings' double lots. Both used this extra land for parking lots and drives, which in the bank's case included a drive-up window under a large gabled canopy.

Churches were present in the district almost from the beginning and were initially interspersed among dwellings in blocks that eventually became part of the commercial hub of the town. The First Baptist Church (210 N. Vine, NRHP) was built in 1867. Its parsonage next door was constructed in 1904, replacing a two-story frame commercial building that housed the Haines furniture and casket factory.<sup>27</sup> This church was joined around the corner in 1900 by the large central-steeple, Gothic Revival-styled Holy Name Catholic Church (128 N. Walnut) in 1900 or 1913 (sources differ). A brick Foursquare rectory (128 N. Walnut) was added next to the church soon after, and in 1979, an office building, the final piece of the extant catholic complex, was constructed.<sup>28</sup> A third church, the Bethel Presbyterian Church, was constructed in the far north end of the district in 1923. It is an elaborate Byzantine-inspired edifice designed by a prominent Waterloo, Iowa, architect, Clinton P. Shockley. One side of this church was altered in 1960 by the addition of a large education wing designed by the Waterloo firm of Toenjes & Stenson. This wing has managed to achieve its own historic significance, clearly exhibiting the look of Midcentury Modern architecture, without overpowering the integrity of the original building.<sup>29</sup> All of these church buildings contributed to establishing and maintaining the social bonds of the community and added vitality to the commercial district by bringing people of all ages, occupations, and income levels downtown on a regular basis.

Following the destruction by fire of two previous courthouses in 1872 and 1922, the present one was constructed in 1923. It "is of classic design and built of gray Bedford stone which rises from a base of granite."<sup>30</sup> Designed by John G. Ralston, of Waterloo, Iowa, it was listed in the National Register in 1981 as a part of a statewide thematic filing. It occupies a full city block that is crisscrossed with concrete sidewalks. The

<sup>26</sup> These observations about what types of properties were replaced by the extant buildings are based on Sanborn fire insurance maps from 1894, 1902, 1913, and 1929.

<sup>27</sup> A photograph of the church and the furniture and casket "factory" (looking much like a traditional storefront) is found at *Jubilee*, 30.

<sup>28</sup> *Jubilee*, 27. A parochial school operated for a time in a "large building ([formerly] Burnham and Wood Funeral Parlors) south of the rectory," from 1952 until 1968. That building no longer exists and was likely replaced by the extant 1979 office building. These three buildings are connected by minor passage segues.

<sup>29</sup> *Jubilee*, 26; "Dedication Services" April 8, 1923; "Bethel Presbyterian Church, Centennial Celebration," June 17, 18, 1967, collection of Robin Bostrom.

<sup>30</sup> Edward & Jacqueline Stanek, *Iowa's Magnificent County Courthouses* (Des Moines: Wallace-Homestead Book Co., 1976), 72.



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modern gazebo located near the district's primary intersection of E. Elm and Vine streets is but the current structure in a line of similar gazebos that invited community socializing.

### *Future Plans in the District*

West Union has been a designated Main Street community since 2006 and has initiated or supported several significant programs affecting the downtown commercial district. This includes the designation in 2008 of West Union as a part of the Green Pilot Program administered by the Iowa Department of Economic Development and a city streetscape improvement project conducted over the last couple of years. It also is currently administering a CDBG-funded façade master plan that is supporting several building rehabilitation projects. It also administers another grant-funded program that rehabs upper floors of downtown buildings for affordable housing. The present historic district nomination is a part of the façade rehabilitation master plan project.

*Note:* This nomination was submitted to the National Park Service in 2013 in connection with a tax credit application Part 1. The resulting NPS determination states: "The National Park Service has reviewed the Historic Certification Application – Part 1 for the above-named property and has determined that the property: appears to contribute to the significance of *a potential historic district, which will likely be listed in the National Register if nominated by the State Historic Preservation Office*" (emphasis added).<sup>31</sup>

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<sup>31</sup> "Historic Preservation Certification Application – Part 1 – Evaluation of Significance." Williamson Building, 131 S. Vine St., West Union" Submitted by owner, Main Street West Union, 3/26/2013; signed for the NPS by Roger Reed, 4/22/2013.

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## 9. Major Bibliographical References

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Full, Jan R. Olive. "Hinterland or Heartland: Survival of Small-Town Lake Mills, Iowa, 1850-1950." Ph.D. diss., Loyola University Chicago, 2006.

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*The History of Fayette County, Iowa*. Chicago: Western Historical Company, 1878.

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Sanborn Map Co. fire insurance maps of West Union, 1894, 1902, 1913, 1929, 1945.

Stanek, Edward and Jacqueline. *Iowa's Magnificent County Courthouses*. Des Moines: Wallace-Homestead Book Co., 1976.

Woodard, Richard O., Collection. Clippings and historic photographs.

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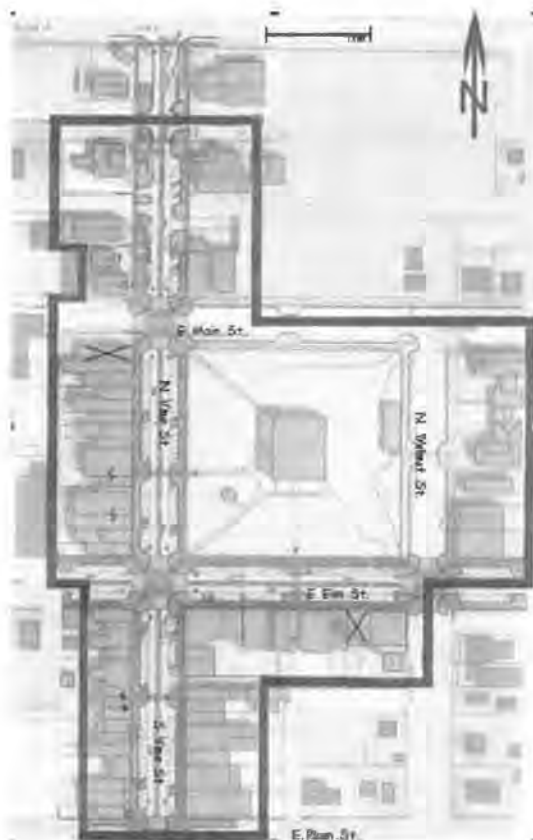
## Geographical Data

### Verbal Boundary Description

The boundary of the West Union Commercial Historic District is shown as a solid black line below and on the accompanying maps and includes the 100 and 200 blocks of N. Vine Street, the 100 block of S. Vine Street, the two buildings on E. Main between N. Vine and N. Walnut Sts., the 100 block of N. Walnut St., and the 100 block of E. Elm St., and the courthouse square bounded by these streets.

### Boundary Justification

These boundaries represent the historic commercial and civic blocks that developed around the central courthouse square with one-block extensions along Vine Street, which blocks represent the traditional views the public had of commercial district. With the exception of the city's water tower, included because of its high visibility within the district, all buildings that face the named streets are included; however, side-street buildings and alley way ancillary sheds and outbuildings are not included within the boundaries.



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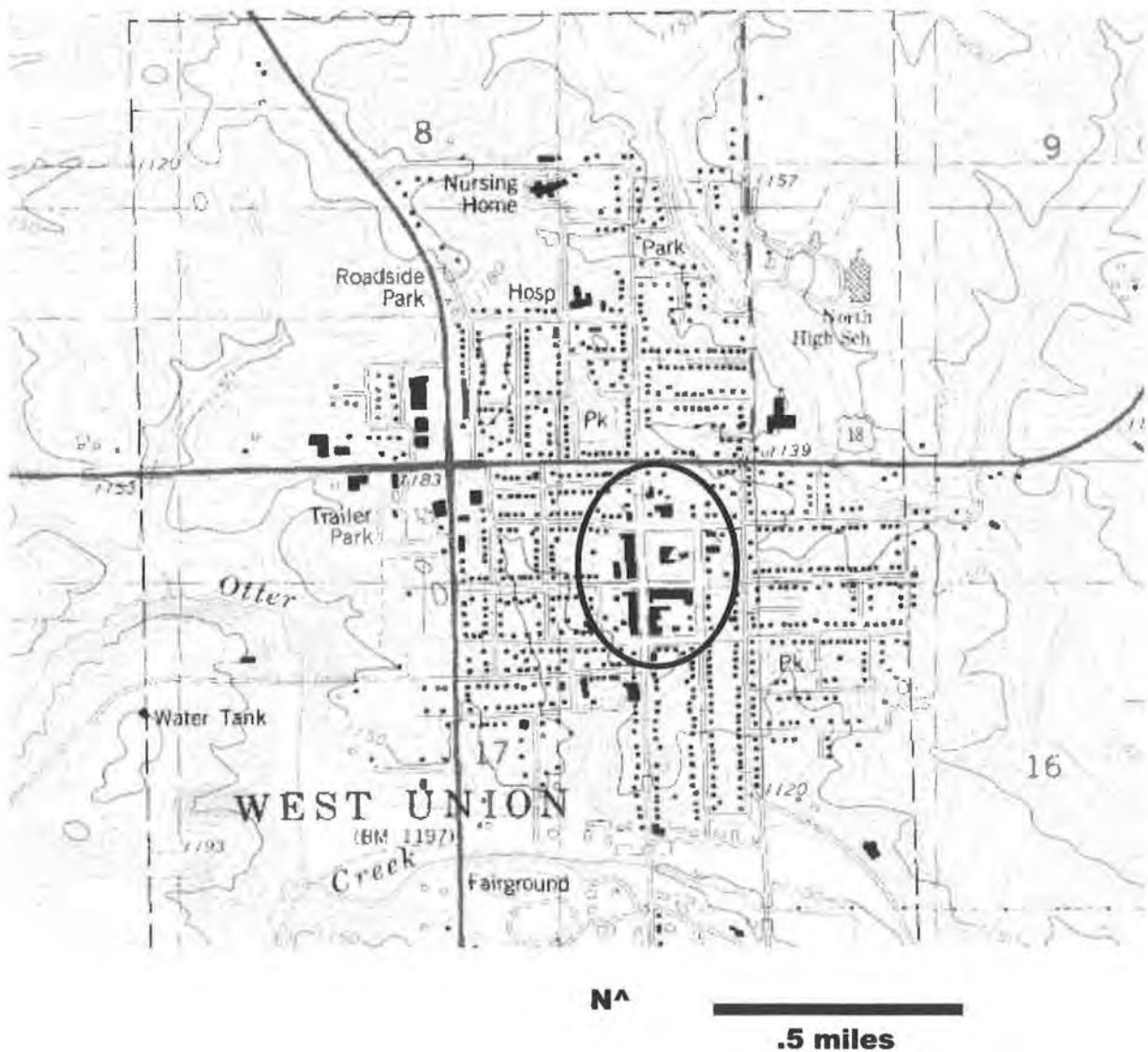
Additional

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**City of West Union, Fayette County, Iowa, with general location of district noted.**

*(Source: U.S.G.S. topographic, 7.5 series)*



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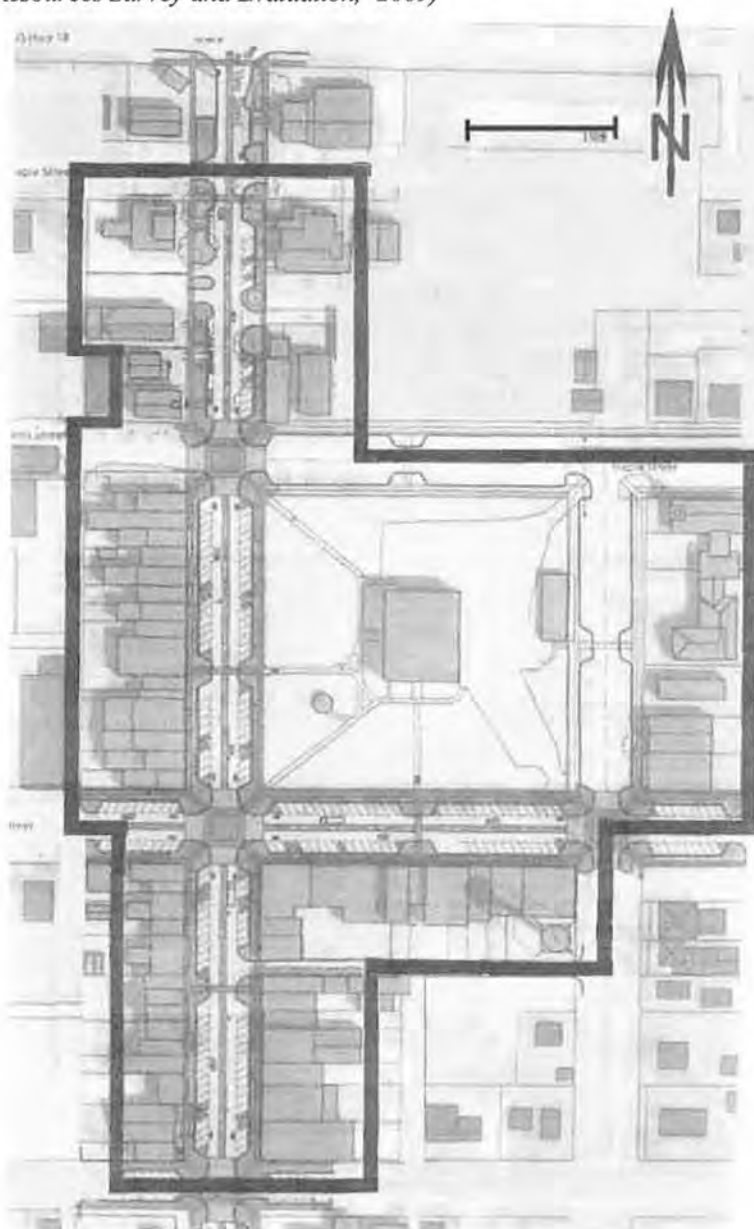
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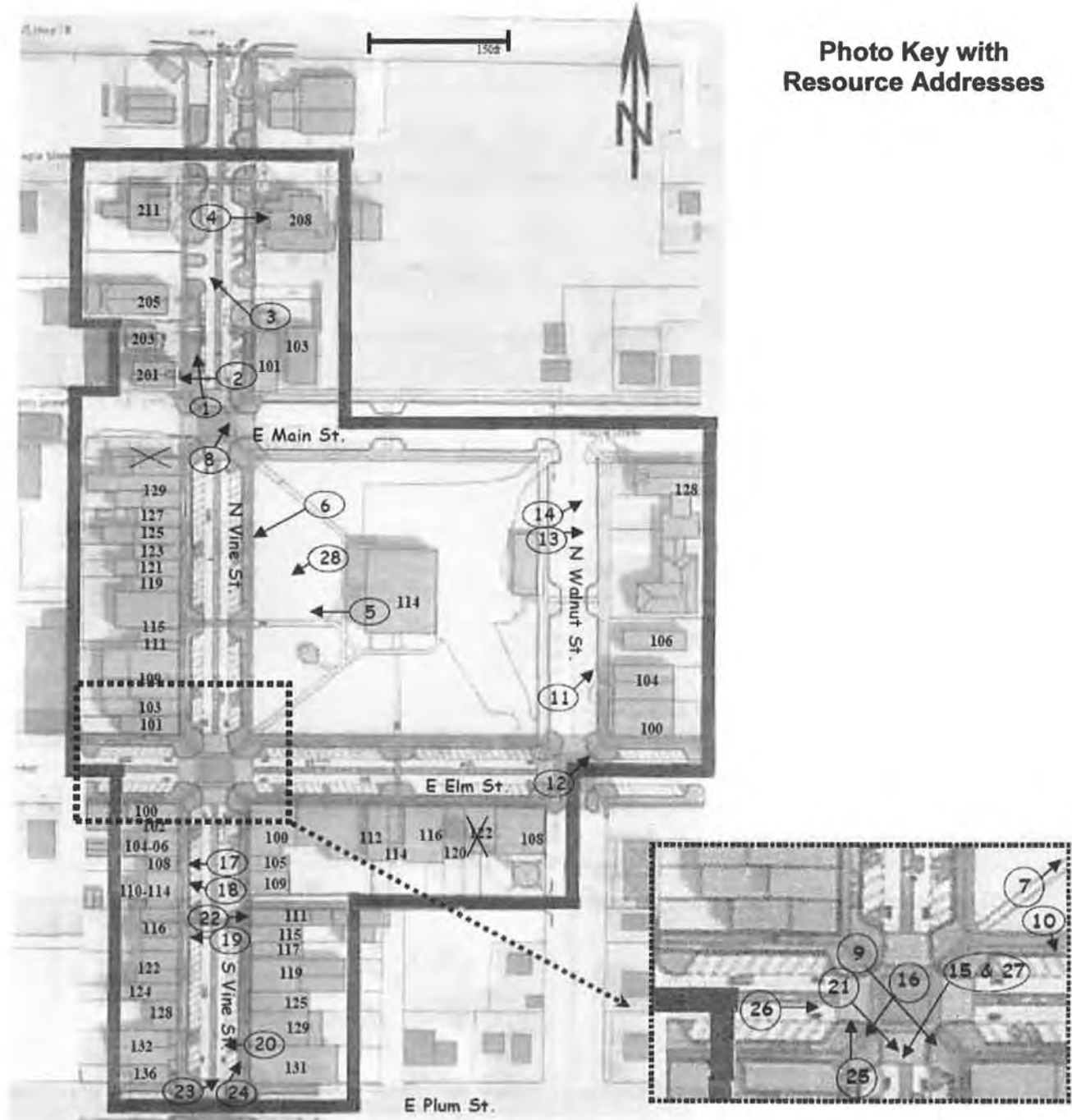
**Historic District Boundaries** - *Base map here and below taken from Alexa McDowell "Reconnaissance Level Historical and Architectural Resources Survey and Evaluation," 2009)*



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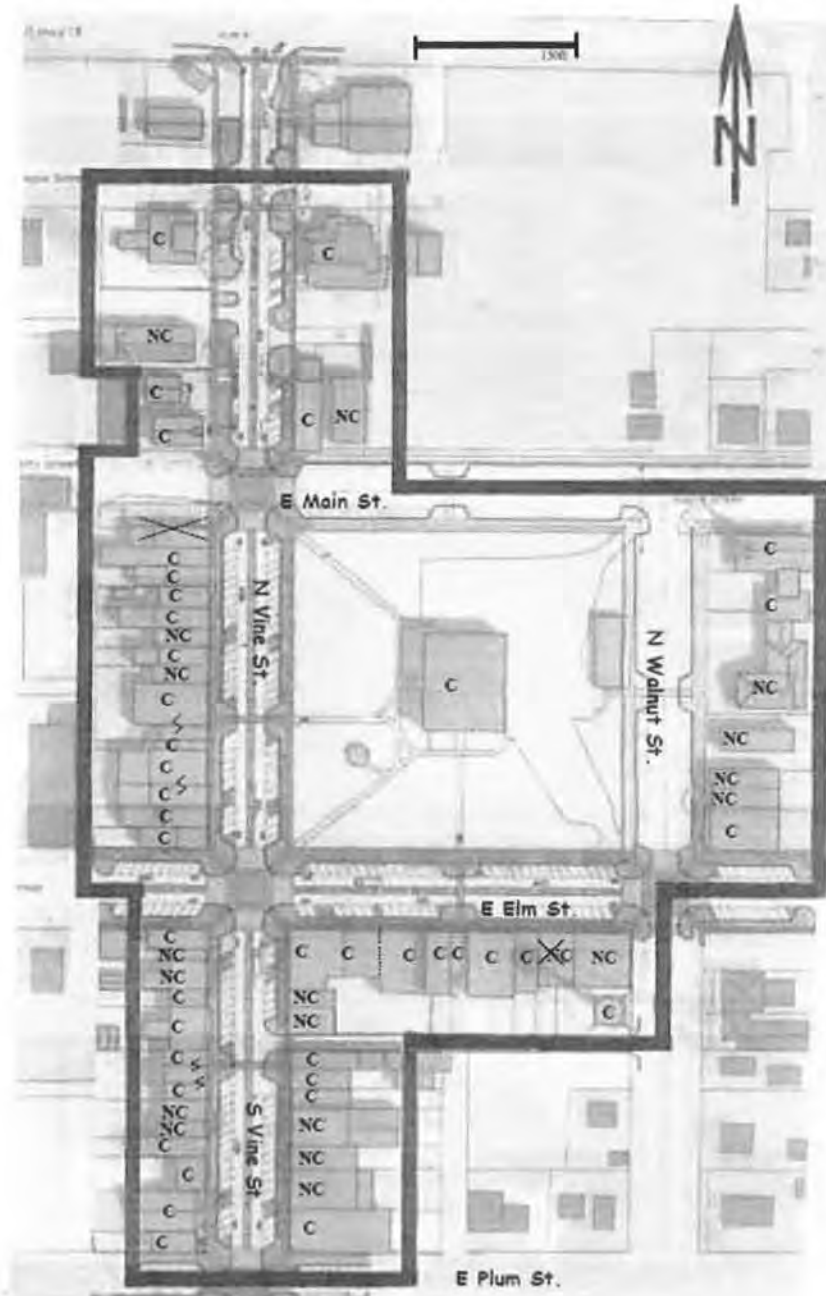
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## Distribution of Contributing [C] and Noncontributing [NC] Resources



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## Photograph Label Information

1. West Union Commercial Historic District
2. Fayette County, Iowa
3. Tallgrass Historians L.C.; Main Street West Union; [www.bethelpresbyterianwu.com](http://www.bethelpresbyterianwu.com) accessed on 1/17/13;  
<http://lowabackroads.com> accessed on 1/17/13
4. 2013 and unknown dates
5. n/a (all digitized)
- 6-7. Photo #, subject, and direction camera is facing
  1. Streetscape, 200 Block N. Vine St., looking NW
  2. First Baptist Church, looking N
  3. Streetscape, 200 Block N. Vine St., looking NW at U.S. Post Office
  4. Bethel Presbyterian Church, looking E
  5. Streetscape, 100 Block N. Vine St., looking W
  6. Streetscape, 100 Block N. Vine St., looking SW
  7. Fayette County Courthouse with new plaza signage and gazebo, looking NE
  8. Streetscape, 200 Block N. Vine St., looking NE
  9. Streetscape, 100 Block E. Elm St. and water tower, looking SE
  10. Streetscape, 100 Block E. Elm St., looking SE
  11. Streetscape, 100 Block N. Walnut St., looking NE
  12. Maple View Sanitarium (Now Fayette Co. Historical Society), looking NE
  13. Parish dwelling, Holy Name Catholic Church, looking E
  14. Holy Name Catholic Church, looking NE
  15. Streetscape, 100 Block S. Vine St., looking SW
  16. Union Drug Store, looking SW
  17. Historic meat market, 100 Block S. Vine St., looking W
  18. Hobson Block, looking NW
  19. Bank Block/Ziegler Building, looking W
  20. Former City Hall and Masonic Lodge, looking W
  21. Streetscape, 100 Block S. Vine St., looking SE
  22. Store building and city water tower, looking E
  23. Williamson Building, looking NE
  24. Historic view of streetscape, 100 Block S. Vine St., looking NE
  25. Historic panorama view (1908), left third, showing 100 Block N. Vine St., looking N
  26. Historic panorama view (1908), center third, showing 100 Block E. Elm St., looking E
  27. Historic panorama view (1908), right third, showing 100 Block S. Vine St., looking SE
  28. Historic view of streetscape, 100 Block N. Vine St., looking SW



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**Property Owners**

SITE NO. 33-00XXX	ADDRESS	PROPERTY OWNER	MAILING ADDRESS
00366	211 N. Vine St.	United States of America	Post Master United States of America 211 N. Vine St. West Union, IA 52175
00366	211 N. Vine St.	United States of America	Dallan C. Wordekemper CCIM Federal Preservation Officer Real Estate Specialist United States Postal Service 475 L'Enfant Plaza, SW Suite 6670 Washington, D.C. 20260-1862
00654	205 N. Vine St.	Kerndt Brothers Savings Bank	Kerndt Brothers Savings Bank 205 N. Vine St. P.O. Box 457 West Union, IA 52175
00655 00361	203 N. Vine St. 201 N. Vine St.	First Baptist Church of W. U.	First Baptist Church of W. U. C/O Evelyn Darnell 210 Otter St. West Union, IA 52175
00656	208 N. Vine St.	Bethel Presbyterian Church	Bethel Presbyterian Church P.O. Box 473 West Union, IA 52175
00360	129 N. Vine St.	129 North Vine, LLC	129 North Vine, LLC 29734 Lincoln Road West Union, IA 52175
00658	127 N. Vine St.	Roger T. & Karen K. Michael	Roger T. & Karen K. Michael P.O. Box 387 West Union, IA 52175
00598	125 N. Vine St.	Joseph P. Braun & Jon W. Antes	Joseph P. Braun & Jon W. Antes C/O Christopher F. O'donohoe 101 North Locust Ave. P.O. Box 310 New Hampton, IA 50659
00597	123 N. Vine St.	Lauer, Gordon A. Revocable Trust	Lauer, Gordon A. Revocable Trust (deed owner) 707 N. Vine St.

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SITE No. 33-00XXX	ADDRESS	PROPERTY OWNER	MAILING ADDRESS
			West Union, IA 52175 Wgs Properties LLC. (contract holder) 123 N. Vine St. West Union, IA 52175
00659	121 N. Vine St.	Ryan Christensen & Amy Christensen	Ryan Christensen & Amy Christensen 121 N. Vine St. West Union, IA 52175
00595	119 N. Vine St.	Kenneth W. Steege & Susan Steege	Kenneth W. Steege & Susan Steege 2961 Pembroke Ave. Fredericksburg, IA 50630
00660	115 N. Vine St.	First National Bank of West Union	Bank 1st P.O. Box 233 West Union, IA 52175
00594	115 N. Vine St.		
00661	111 N. Vine St.	Kaye L. Hackman	Kaye L. Hackman P.O. Box 241 St. Lucas, IA 52166
00662	109 N. Vine St.	Trka, LLC	Trka, LLC (deed holder) 109 N. Vine St. West Union, IA 52175  Randy R. Rovang & Debbie L. Rovang (contract holder) 12002 210th St. West Union, IA 52175
00663	105 N. Vine St.	Mark Thies and Deb Thies	Mark & Deb Thies 105 N. Vine St. West Union, IA 52175
00664	103 N. Vine St.	Alice T. Koempel	Alice T. Koempel 103 N. Vine St. West Union, IA 52175
00665	101 N. Vine St.	West Union Chamber of Commerce	West Union Chamber of Commerce 101 N. Vine St. West Union, IA 52175

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SITE NO. 33-00XXX	ADDRESS	PROPERTY OWNER	MAILING ADDRESS
00358	114 N. Vine St.	Fayette County Court House	Fayette County Court House 114 N. Vine West Union, IA 52175
00666	101 E. Main St.	Donohue Law Office P.C.	Donohue Law Office P.C. P.O. Box 389 West Union, IA 52175
00667	103 E. Main St.	American Legion Post #15	American Legion Post #15 P.O. Box 82 West Union, IA 52175
00354	100 E. Elm St.	Kara A. Wedemeier	Kara A. Wedemeier 104 N. Park Ct. West Union, IA 52175
00668	112 E. Elm St. A	Jackson H. Cline Revocable Trust	Jack Cline 239 S. Walnut St. West Union, IA 52175
00669	112 E. Elm St. B		
00670	112 E. Elm St. C		
00671	114 E. Elm St.	Stanley Swenson & Kathleen Swenson	Stanley Swenson & Kathleen Swenson P.O. Box 55 12 N. Orange St. Kiron, IA 51448
00672	116 E. Elm St.	Norman J. Einck & Cynthia L. Einck	Norman J. Einck & Cynthia L. Einck 411 N. Vine St. West Union, IA 52175
00673	120 E. Elm St.	Robert Sadler & Jessica Sadler	Robert Sadler & Jessica Sadler 10285 258th St. West Union, IA 52175
00674	122 E. Elm St.	Norman J. Einck & Cynthia L. Einck	Norman J. Einck & Cynthia L. Einck 411 N. Vine St. West Union, IA 52175
00675	108 S. Walnut	Unionland Feed & Supply, Inc.	Union Feed & Supply, Inc.

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SITE NO. 33-00XXX	ADDRESS	PROPERTY OWNER	MAILING ADDRESS
			108 S. Walnut St. West Union, IA 52175
00487	100 N. Walnut	Fayette County Helpers Club & Historical Society	Fayette County Helpers Club & Historical Society C/O Bill Moellering 100 N. Walnut St. West Union, IA 52175
00676	104 N. Walnut	Cameron J. Elmer	Cameron J. Elmer 104 N. Walnut St. P.O. Box 478 West Union, IA 52175
00677	106 N. Walnut	Marilyn N. Kamaus	Marilyn N. Kamaus P.O. Box 111 West Union, IA 52175
00678	128 N. Walnut A	Holy Name Catholic Church	Holy Name Catholic Church C/O Donna Bodensteiner 128 N. Walnut St. West Union, IA 52175
00679	128 N. Walnut B		
00680	128 N. Walnut C		
00599	100 S. Vine St.	Richard O. Woodard	Richard O. Woodard 335 S. Vine St. P.O. Box 386 West Union, IA 52175
00557	114 S. Vine St.		
00681	102 S. Vine St.	Ronald G. & Constance J. Saboe	Ronald G. Saboe 300 Guyer St. West Union, IA 52175
00682	106 S. Vine St.	Gerald Keith Butterfield & Sharon A. Butterfield	Gerald Keith Butterfield & Sharon A. Butterfield 13931 Badger Ave. Sylmar, CA 91342
00683	108 S. Vine St.	April A. Hanson McDermott	April A. Hanson McDermott 108 S. Vine St. West Union, IA 52175
00622	116 S. Vine St.	Andrew L. & Ginny M. Boeckman Steven K. & Pamela J. Rogers	Pamela J. Rogers 212 E Elm St. West Union, IA 52175

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SITE NO. 33-00XXX	ADDRESS	PROPERTY OWNER	MAILING ADDRESS
00684	122 S. Vine St.	Tap't Out Stein n Dine, Inc.	Troy H. Johansen (deed owner) 210 Meadow Lane West Union, IA 52175  122, Inc. (contract holder) C/O Travis Rovang 122 S. Vine St. West Union, IA 52175
00685	124 S. Vine St.	Bruihler Properties, L.L.C.	Bruihler Properties, L.L.C. C/O Tim Bruihler 20313 R Ave Hawkeye, IA 52147
00686	128 S. Vine St.	Tekippe Brothers, L.C.	Lyle TeKippe 128 S. Vine St. West Union, IA 52175
00687	132 S. Vine St.	West Union Lodge #69	West Union Lodge #69 A.F. & A. M. C/O Tex Heyer 132 S. Vine St. West Union, IA 52175
00362	136 S. Vine St.	D.E.W. Investments, L.C.	D.E.W. Investments, L.C. C/O Earl Moss 310 Hwy 150 S West Union, IA 52175
00688	105 S. Vine St.	Brian P. Gibson & Linda M. Gibson	Brian P. Gibson 22268 Hornet Rd. Elgin, IA 52141
00689	109 S. Vine St.	Jeffry J. Miller	Jeffry J. Miller P.O. Box 352 West Union, IA 52175
00690	111 S. Vine St.	Sam Boi Phan	Sam Boi Phan 111 S. Vine St. West Union, IA 52175
00691 00692	115 S. Vine St. 117 S. Vine St.	Tex R. Heyer	Tex R. Heyer 117 S. Vine St. West Union, IA 52175

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SITE NO. 33-00XXX	ADDRESS	PROPERTY OWNER	MAILING ADDRESS
00692	117 1/2 S. Vine St.	James S. Updegraff	James S. Updegraff P.O. Box 454 West Union, IA
00693 00694	119 S. Vine St. 125 S. Vine St.	Gerald H. & Donna L. Blue	Gerald H. & Donna L. Blue 119 S. Vine St. West Union, IA 52175
00695	129 S. Vine St.	Kevin J. Cline & Pamela Cline	Kevin J. Cline & Pamela Cline 115 N. Wells St. West Union, IA 52175
00623	131 S. Vine St.	Main Street West Union	Main Street West Union C/O Robin Bostrom 115 1/2 N. Vine St. P.O. Box 428 West Union, IA 52175

United States Department of the Interior  
National Park Service

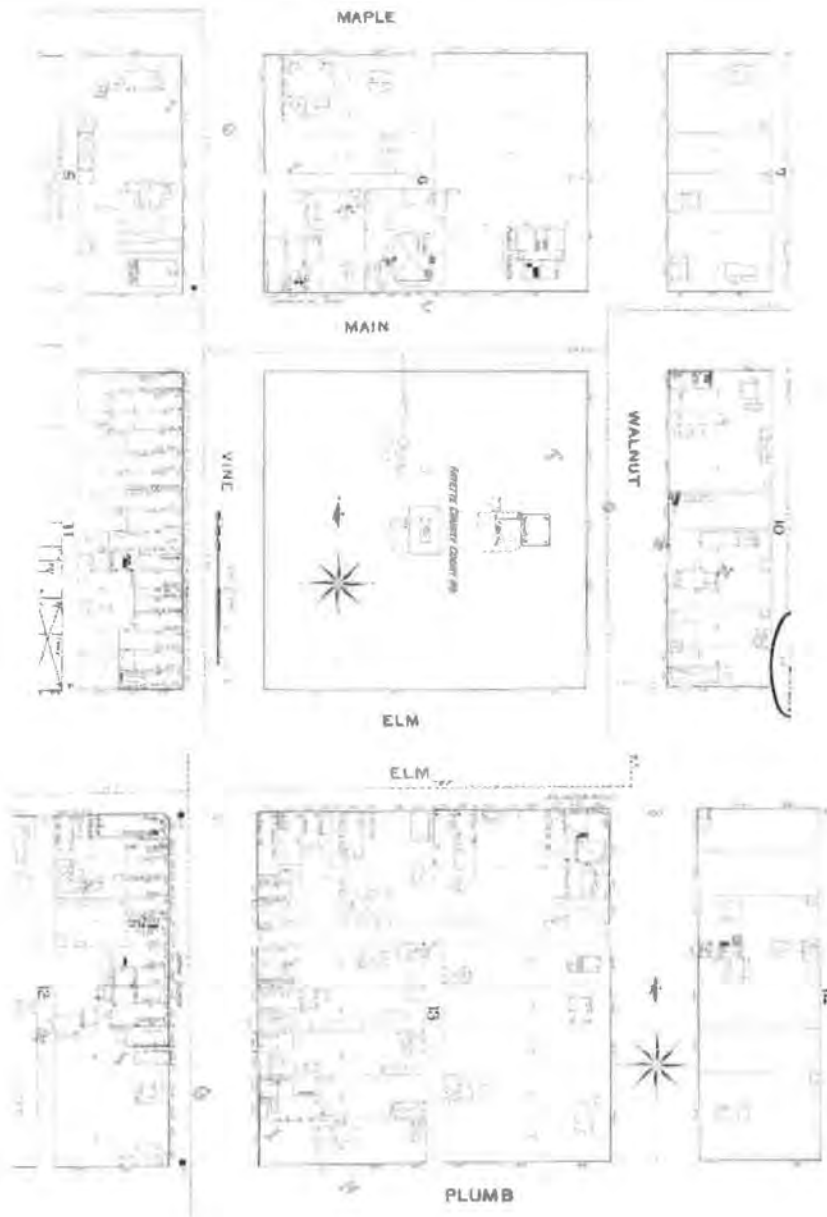
# National Register of Historic Places Continuation Sheet

Additional

West Union Commercial Historic District

Section number Documentation Page 35 Fayette County, IA

Composite of two pages from Sanborn Map Co. fire insurance maps of West Union, Iowa -  
1894





Kenndt  
37°







Kerndt  
SAVINGS BANK

379

24 hour ATM inside





FIRST NATIONAL BANK

The Drive

5

WALKER'S



FIRST NATIONAL BANK

4 IF

Group Health Plan

RadioShack  
Sales & Service • Computers • Cellphones

LAER & LAER INSURANCE

Elwood, O'Donohoe, Braun & White



WELCOME TO  
THE CITY OF WEST UNION AND FAYETTE COUNTY







WEST UNION

MAPS INFO PARTY

Sports & Sun

Drew's Closet





1883

NAPA AUTO PARTS

NAPA AUTO PARTS

Liquors & More

Drew's Closet



Welcome  
to  
West Plains



MUNICIPAL CENTER

7 15 '08



LY NAME

128



ST. JOSEPH'S  
PARISH  
SUNDAY MASS  
8:00 AM  
10:00 AM  
12:00 PM  
5:00 PM  
8:00 PM  
RECTOR: REV. FR. DAVID J. HANCOCK







Welcome  
to  
West Union

SABOE  
JEWELRY

5TH ST  
E. ELM W

SABOE  
JEWELRY

CONGBRANCH

Photos  
by  
Melissa

NO  
PARKING  
HERE  
SEE  
SIGN

**HAIR HUT**  
FULL SERVICE  
**SALON**  
422-5016







W

**Woodard**  
INSURANCE  
REAL ESTATE

114  
W  
Entrance

**Woodard**  
INSURANCE  
REAL ESTATE

W

110  
BAUER  
&  
KLAWNSKY  
INC.

**Hair**



NO  
PARKING  
EXCEPT  
12/12/2  
Concrete

1874

BANK BLOCK

RED HEART PIZZA

Woodard  
THE BAKERY  
REAL COFFEE





✦ CITYHALL ✦

NO PARKING  
ANYTIME



WEST UNION

# CHINA KITCHEN

OPEN

CHINA KITCHEN

1111 South State  
West Union, OH 43081  
Tel: 614-885-1111  
Fax: 614-885-1112

Ame



ROAD  
CONSTRUCTION  
AHEAD

LAWYER



EAST SIDE VINE ST. WEST UNION IA. x1346







WEST UNION IA



COPYRIGHT 1908  
BY F. J. BANHOLTS  
DES MOINES IA.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: West Union Commercial Historic District

MULTIPLE NAME: Iowa's Main Street Commercial Architecture MPS

STATE & COUNTY: IOWA, Fayette

DATE RECEIVED: 3/20/15      DATE OF PENDING LIST: 4/14/15  
DATE OF 16TH DAY: 4/29/15      DATE OF 45TH DAY: 5/05/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000191

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    5.4.15 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.

IOWA DEPARTMENT OF  
CULTURAL AFFAIRS

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

MARY COWNIE, DIRECTOR  
CHRIS KRAMER, DEPUTY DIRECTOR



IOWA  
ARTS  
COUNCIL

March 18, 2015

PRODUCE  
IOWA

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

STATE HISTORICAL  
SOCIETY OF IOWA

Dear Mr. Loether:

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

STATE HISTORICAL  
MUSEUM OF IOWA

- Sac City Monument Square Historic District, Sac City, Sac County, Iowa
- West Union Commercial Historic District, West Union, Fayette County, Iowa

STATE HISTORICAL  
LIBRARY & ARCHIVES

Thank you for your consideration.

STATE  
HISTORIC  
SITES

Sincerely,

*Elizabeth Foster Hill*

Elizabeth Foster Hill  
National Register

STATE HISTORIC  
PRESERVATION  
OFFICE OF IOWA

IOWA  
HISTORICAL  
FOUNDATION