



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

December 27, 2010

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson Beall

Historian

National Register of Historic Places

Phone: 202-354-2255

E-mail: Edson_Beall@nps.gov

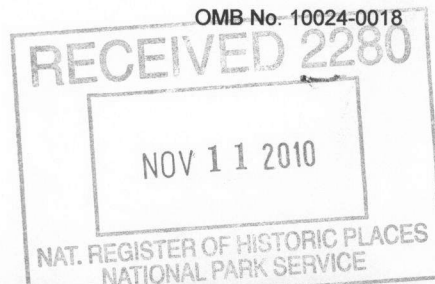
Web: www.nps.gov/history/nr

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

OCT 18 2010

OMB No. 10024-0018



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 Hofmann Building

other names/site number _____

2. Location

street & number 101 South Market Street [N/A] not for publication

city or town Ottumwa [N/A] vicinity

state Iowa code IA county Wapello code 179 zip code 52501

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).

Bryan A. Mitchell November 3, 2010
Signature of certifying official/Title Date
STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the National Register.

☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

Signature of the Keeper

Date of Action

Edson H. Beall 12-27-10

Hofmann Building
Name of Property

Wapello County, IA
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	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	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

Architectural & Historical Resources of Ottumwa, IA N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/Business	COMMERCE/TRADE/Specialty Store
<u>HEALTH CARE/Medical Business/Office</u>	<u>COMMERCE/TRADE/Professional</u>
	<u>VACANT/NOT IN USE</u>

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT

Materials
(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof SYNTHETIC

other TERRA COTTA

GLASS

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hofmann Building
Wapello County, IA

Section number 7

Page 1

SECTION 5: Name of related multiple property listing: (Cont)

The Architectural Legacy of Proudfoot and Bird in Iowa: 1882-1940

NARRATIVE DESCRIPTION:

The Hofmann Building (1941), 101 South Market Street, is on the west corner of the intersection of Market and Second Streets, one block northeast of the "heart" of Ottumwa's central business district. (Figure 1, page 14) The original plat of the city of Ottumwa was laid out parallel to the Des Moines River which runs through Ottumwa on a northwest to southeast diagonal. (Figure 2, page 15) With a population of approximately 25,000, Ottumwa is the county seat of Wapello County. Wapello County is the fourth county west of the Mississippi River and the second county north of the Missouri border.

Designed by the Des Moines architectural firm of Proudfoot, Rawson, Brooks & Borg, the six story brick Hofmann Building rests on a limestone rubble and brick foundation. It is rectangular in shape, measuring 44 feet by 80 feet, with the narrow end of the rectangle facing Market Street. A series of fifteen reinforced concrete piers extend upward from a limestone base below the limestone foundation and the brick underpinning, rising through the basement and all six floors above. The piers are arranged in a five by three pattern, five in each side wall, and five down the center. A central core containing the elevator shaft, interior stair well, and restrooms is located along the side (southwest) elevation. (Figure 3, page 16) All floors are of reinforced cast concrete. (See photo #14). It has a flat roof which slopes gently to the rear. Exterior walls are of hollow tile with buff face brick.

Exterior:

The building is a fine example of Modern design by the noted Des Moines firm, with a sleek exterior of buff colored brick with green terra cotta (called "Greenstone" on the plans) panels and metal windows creating a strong vertical ribbon. It is what Richard Longstreth refers to as "a two part vertical block," meaning that it is four or more stories with a solid base (a broad horizontal band of green terra cotta above the storefronts) with a vertical shaft rising above it. The verticality of the upper stories is so strong visually that the first floor storefronts are almost secondary. A broad seven foot metal canopy wraps around both the Market Street and Second Street storefronts. A canopy like this is shown on the original drawings, but it has not been determined if the present canopy is original or a replacement.

The Market Street elevation features a symmetrical five bay façade on the upper stories, with broader brick piers at the corners. (Figure 4, p 17) The vertical ribbons contain alternating windows with green terra cotta panels (six panels, 3 over 2) between each set of windows. Between the second and third floors the terra cotta panels are highlighted by a square cast aluminum panel with the letter "H" in the center. These monogram panels are found on both the Market and Second Street sides.

The Second Street elevation is a copy of that found on Market Street, except that it is wider, having eight bays. (Figure 5, page 18) The original upper story windows were steel double hung, but were replaced in the recent past by a previous owner. Just as the vertical columns are created by the use of different materials (brick vs terra cotta and glass) the treatment at the roof level is also different. The brick panels are capped with stone coping, while the terra cotta rows have aluminum coping.

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

**National Register of Historic Places
Continuation Sheet**

**Hofmann Building
Wapello County, IA**

Section number 7

Page 2

A rectangular brick penthouse is located on the roof along the southwest (side) elevation. This is sheathed in the same buff colored brick and has a flat roof. This houses the elevator shaft, interior stair well, and mechanicals. Originally a 25 foot flag pole was located on the east corner of the roof at the intersection of Market and Second Streets.

The street level storefronts have undergone the most changes, as is normal for retail buildings. This level is visually separated from the upper stories by the broad band of green terra cotta panels. While the panels on the upper stories are square in shape, those in the horizontal first story band are rectangular. This horizontal band consists of four courses of the rectangular panels, capped by a simple terra cotta cornice. Originally the building featured two entrance doors on each primary façade, with large display windows in between. The area below the display windows was covered with structural glass. Vertical panels of fluted aluminum provided contrast in both texture and color. These aluminum panels were located on each corner of the first floor, and between some display windows. There were three aluminum panels on the Market Street elevation and five on the Second Street side. The main entrances to the store (originally a drug store) were located on the corner of Market and Second Streets with one door opening onto each street. There was a small secondary entrance along the Second Street side as well. The main entrance to the offices on the upper floors was through a set of double doors on the Market Street side. Above these doors was an incised panel reading "Hofmann Building." These doors opened into a vestibule, with a set of double doors set diagonally on the right that entered the drug store, and a door straight ahead opening into the foyer which contained both the elevator and a set of terrazzo stairs to the second floor. The first floor exterior is now covered with panels of a synthetic material (Formica-like) in a warm creamy yellow that repeats the color of the buff brick exterior above. Aluminum and glass doors have replaced all original doors. The one leading to the elevator foyer is now a single door with a side panel. One large display window remains on the left side of this entrance, and the wall facing Market between the two entrances contains a large display window. Although there is still a corner door on the Market Street side, the corner entrance on Second Street is covered with one of the synthetic panels, and the secondary entrance on Second also has an aluminum door. One set of display windows on the Second Street side has been covered with small horizontal black tile, while all except the one near the west end are covered with synthetic panels.

Both of the secondary elevations continue the use of buff colored brick. The southwest elevation reflects the location of the interior stair well with a series of glass block panels, two in the penthouse, three on each of the 4th through 6th floors, and on the 3rd floor a single glass block rectangle plus a broad panel of glass blocks. Vertical ribbons of terra cotta and windows flank each side of the light well and continue around the corner to the rear. The rear (northwest) elevation faces a narrow alley. A metal fire escape on this wall provides exit from each of the six floors. A single door opens onto the alley from the rear of the building, and there is a plywood covered opening that may have been for deliveries. All utility meters are located on this wall. When it was built there was a building immediately adjacent to the southwest and the narrow alley opening off Second Street along the northwest wall. Today the building appears to almost be free-standing due to the new single story building on the southwest, and a city-owned parking ramp across the alley on the northwest. An open metal walkway has recently been constructed across this alley at the second floor level connecting the Hofmann Building to the parking ramp. The walkway is on the same elevation as the historic metal fire escape and might be considered a continuation of it.

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

**National Register of Historic Places
Continuation Sheet**

**Hofmann Building
Wapello County, IA**

Section number 7

Page 3

Interior:

The first floor was primarily designed to house a modern drug store that would also offer a soda fountain and shopping options such as cosmetics, perfumes, and leather goods. This large retail area occupied all of the main floor except the southwest corner which housed the entrance, vestibule and lobby for the upstairs tenants. The elevator lobby has walnut paneled walls and a terrazzo staircase in the corner leads to the second floor. The retail space has been "modernized" over the years, but original materials may still exist under new walls and carpeting. A broad stairway in the center of the store led to a tea room and book store in the basement. Although the floors throughout the first floor are now carpeted, there is terrazzo beneath the carpet.

The upper levels of the building were capable of being one large open space due to the reinforced concrete piers. However, each of the floors was designed to house offices, with a "U" shaped hallway running along the outside of the central utility core. This core area contains an open stair well with terrazzo stairs and modern aluminum stair railing. All offices were along the outside walls and had good light and ventilation. (Figure 6, page 19) At one time there were twenty-seven offices in the upper stories. Each of the occupants (primarily doctors and dentists) had the chance to design the layout of their own offices at the time of construction. (Figure 7, page 20) Today only the second and third floor still house offices and retain the original birch woodwork and asphalt tile flooring. The fourth through sixth floors have been opened up into one large space per floor by the previous owner. This will allow for the development of several housing units per floor. The concrete floors, ceiling, and piers have all been exposed.

Integrity:

An historic postcard from the early 1940s shows that the exterior of the Hofmann Building has retained a high degree of all seven aspects of integrity on the upper levels. The location and setting remain the same, the center of Ottumwa's downtown business district. The design, materials and workmanship have all been maintained and the feeling and association of this modern building with the Hofmann family business remain part of Ottumwa's collective memory. At some point new windows were installed, but the rest of the original materials remain. The street level storefronts have been covered and new doors installed, but it is possible that the original materials remain under the alterations. The same may be said for the first floor interior. The elevator lobby entrance and staircase retain all the original materials. The integrity of the upper levels is well maintained on the second and third floors, and the fourth through sixth represent the original design of the building before it was subdivided for offices. The metal walkway which has been added to the rear elevation linking the Hofmann Building to the parking ramp across the alley is not visually intrusive due to the openness of the metal design and its proximity to the historic fire escape.

The present owners purchased the building in 2009. They appreciate the historic significance of the building and plan to maintain the integrity that remains, and provide sympathetic treatment to the altered areas. They plan to develop the upper stories for downtown housing, with retail space on the first floor.

Hofmann Building
Name of Property

Wapello County, IA
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

HEALTH/MEDICINE

ARCHITECTURE

Period of Significance

1941-1960

Significant Dates

1941

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Proudfoot, Rawson, Brooks & Borg

The Weitz Company, Inc.

Primary location of additional data:

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

Name of repository: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hofmann Building
Wapello County, IA

Section number 8

Page 4

STATEMENT OF SIGNIFICANCE:

The Hofmann Building (1941) is locally significant under Criterion A as the center for health and medical services in downtown Ottumwa and under Criterion C as a good example of modern commercial design by a noted Des Moines architectural firm, Proudfoot, Rawson, Brooks & Borg. (Figure 8, page 21) It retains a high degree of integrity on the exterior, and many of the original interior design elements are also intact. The period of significance begins with 1941, the date of construction, and ends in 1960, the fifty year cut-off date.

Criterion A:

On Easter Sunday, 1940, the original Hofmann Building at the corner of Market and Second Street was destroyed by fire. In the summer of 1902 Frank P. Hofmann had opened his Hofmann Drug Co. store in the building owned by his father. Over the years Hofmann had "modernized" his store to "stay in step with the times," and had made a major investment in the building shortly before the fire. The upper floors of the four story building were occupied by a mix of physicians (8), dentists (2), insurance, real estate and law offices. By 1940 Frank had been joined by his son Richard (Dick), a newly graduated pharmacist. Following the fire the business was moved two doors west on Second Street while the new building was under construction.

On July 6, 1941 the *Ottumwa Courier* ran a front page article that described the new building, the goods and services it would provide, and the professional offices that would be on the upper floors.

New Hofmann Store To Open Formally Tomorrow Beginning of Business on Ground Floors Marks Building Completion

The new six story Hofmann building, completely modern in design and equipment and standing as a monument to Ottumwa progress, will be opened formally tomorrow.

The structure, finest of its kind in Iowa, was built by Frank P. Hofmann, now in his 39th year as an Ottumwa druggist.

27 Tenants Upstairs

Housed in the reinforced concrete and brick building is a drug store and grill on the ground floor, a tea room and book shop on the lower level, and the offices of 27 doctors, dentists, loan firms and insurance agencies on the upper five floors.

Exterior is of light Brazil, Ind., buff brick. Its lines are distinctively modern, straight, simple. Relief for this attractive simplicity comes in dark green terra cotta trim. The letter "H" is carried in trimming panels around the building above the first floor.

.....Both the drug store and tea room [in the basement] are air conditioned with Frigidaire equipment.

There are three entrances to the store and grill, the main door being at the corner of Market and Second, another off the lobby leading to the elevator and stairways, and the third toward the rear on Second street.

Lighting of the store is unique in that two types of fluorescent lights, half daylight and half soft, are recessed in the ceiling.

Floors in the store, tea room and stairways are of terrazzo materials. Elsewhere the flooring is concrete with asphalt tile covering.

.....
There are approximately 100 rooms in the building. The lobby leading

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

**National Register of Historic Places
Continuation Sheet**

Hofmann Building
Wapello County, IA

Section number 8

Page 5

from the street to the elevator is finished in walnut paneling, and woodwork in the hallways and offices is in birch. Tenants had their choice of eight different color schemes in the decoration of their offices. All offices are equipped with steel casement windows, vent guards and Venetian blinds. Office restrooms are on the stairways between floors.

A total of 2,000 glass blocks were used along the stairs from top to bottom and in some offices. Partitions are of gypsum blocks which are sound and fireproof and adaptable to changes.

.....

The new building served as a magnet for medical professionals, many moving to this location from other buildings in the central business district. The 1941 city directory was compiled while the building was being completed, but it listed nine physicians and three dentists in the building along with four non-medical offices. By 1943 there were fourteen physicians and five dentists in the building. These doctors represented a variety of specialties: general practitioners, surgeons, orthopedic surgeons, ears nose and throat specialists, ophthalmologists, pediatricians and a radiologist. The radiologist, Dr. Siegmund F. Singer, was one of the new doctors in town. Dr. Singer and his wife fled Austria following the 1938 German-Austrian Anschluss. The Singers arrived in Ottumwa via Mexico where he had dual citizenship due to his parents' positions in the court of Emperor Maximilian and Empress Carlotta in the 1860s. Though the Mexican government encouraged him to establish his practice there, he decided to settle in a small Iowa town.

While there were sixteen drug stores in Ottumwa in the early 1940s, with nine of them located in the central business district, Frank Hofmann's drug store on the main floor of his new building had the advantage because it was in the same building with the doctors' offices and was a convenient, modern, place for patients to stop and fill their prescriptions on their way home. Cars were still something of a rarity for many people in the early 1940s, but the main city bus stop was located at the corner of Second and Market, making access to these medical offices and drug store readily available for all. Young doctors returning from World War II, and later the Korean Conflict, joined established practices or opened new offices. In 1954 there were eighteen physicians and four dentists in the Hofmann Building including Doctors Hastings and Ireland, radiologists who joined Dr. Singer's practice.

The Hofmann Building remained the hub of medical services in the community for over three decades although another new building was constructed to attract medical offices at the corner of Jefferson and Pennsylvania in 1950. Known as Jefferson Square, it contained McWilliams Drug Store on the lower level with doctor's offices on the second floor. Jefferson Square was much smaller than the Hofmann Building and housed no more than seven physicians at any one time. The one important asset that Jefferson Square had over the Hofmann Building was its location on the route to the new (1951) Ottumwa Hospital. Despite this, in 1960 almost half (seventeen of thirty-seven) of the doctors in Ottumwa had offices in the Hofmann Building. The number of drug stores in the community had dropped to nine, with only four located in the central business district.

In 1976 the Ottumwa Clinic was built on the east side of town, next to Ottumwa Regional Health Center (aka Ottumwa Hospital). At that point, many medical offices were moved to the new clinic and a small pharmacy was opened in the building. About the same time, Richard Hoffmann reached retirement age, and with the loss of several physicians from the upper floors there were fewer people stopping to fill prescriptions on the way out of the building. The decision was made to close the long-time downtown business, Hofmann Drug. A number of different businesses occupied the first floor in the following years.

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

**National Register of Historic Places
Continuation Sheet**

Hofmann Building
Wapello County, IA

Section number 8

Page 6

Parts of the upper floors became vacant, and the building became a less desirable office location. Currently there are two offices located on the second and third floors and a bridal shop on the main level.

Criterion C:

The architectural firm of Proudfoot, Rawson, Brooks & Borg was headquartered in Des Moines, but its influence reached throughout the state. In her Multiple Property Document "The Architectural Legacy of Proudfoot & Bird in Iowa, 1882-1940," Barbara Beving Long discussed the role that the firm played in developing Iowa's built environment. (Section E, page 1)

For well over forty-years, the Des Moines architectural firm of Proudfoot & Bird, et al. [including all of the name changes over the years] played a significant role in designing Iowa's architectural heritage.....

The firm's statewide legacy is broad and deep. Of their approximately 658 Iowa commissions between 1885 and 1940, about half (an estimated 338) were in Des Moines. The firm penetrated markets throughout the state, however, with commissions in at least 117 communities in 64 counties.The firm did significant work outside Iowa, receiving 88 commissions in eleven states....

.....while the firm was not on the cutting edge of architectural experimentation, they provided a solid body of design within the self-imposed limitations of the demands of their clients and accepted architectural styles for the period. The architectural philosophy of the firm can be characterized as conservative, both in design and attention to cost.

Ottumwa was one of the 117 Iowa communities in which the firm worked. Their first design for Ottumwa was in 1915 when a group of Ottumwa business men decided that Ottumwa needed a truly fine, luxury class hotel, and commissioned Proudfoot, Bird & Rawson to prepare the plans. The Ottumwa Hotel, at the corner of Second and Court Streets (one block west of the Hofmann Building) opened in 1916. Proudfoot, Bird & Rawson designed the building utilizing new construction techniques with reinforced concrete columns and concrete floors. It is one of nine hotels in the state designed by the firm. (Long, E-12) The only six story buildings in Ottumwa, the Hotel Ottumwa and the Hofmann Building, are the tallest buildings in town. The construction technique used by the firm in 1915 for the design of the Hotel Ottumwa was the same one used for the Hofmann Building twenty-five years later.

New construction in Ottumwa in the years preceding the Hofmann Building included public works such as the Armory/Coliseum from 1934 by local architect George M. Kerns and the Jefferson Street Viaduct from 1936, and major industrial construction that took place at the John Morrell and Company meat packing plant on the east side of town. The Morrell buildings were all designed by the Chicago firm of Henshein & McLaren. Like the Hofmann Building, the Morrell buildings were all of reinforced concrete construction with concrete floors. In addition, two new elementary schools (Agassiz and Horace Mann) were completed just before the outbreak of World War II. Both of these schools were designed by the Des Moines firm of Keffer & Jones.

In the mid-1930s the office of Proudfoot & Rawson added two new partners, J. Woolson Brooks and Elmer H. Borg. Both had been associated with the office for almost twenty years. Work was scarce during the depression years and "the firm barely eked out an existence..." (Long, E-8) This was the situation in 1940 when they were commissioned by Frank P. Hofmann to construct a fine new business block at the corner of Market and Second in Ottumwa.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hofmann Building
Wapello County, IA

Section number 8

Page 7

The Art Deco style had been adopted by the firm during the 1920s and its influence continued in the following years. This can be seen in the Hofmann Building in the strong vertical emphasis of the overall design, the elegant curves of the metal staircase railings on the interior, and in the original design for the incised "Hofmann Building" panel above the Market Street entrance (now covered with brick). Although the firm was not considered to be "on the cutting edge" of architectural design, it was in tune with the popular styles and materials of the period.

The Weitz Company, the general contractor selected for the Hofmann Building, was also a long-time Iowa firm. Charles H. Weitz emigrated from Germany to Des Moines in 1855 and opened a small carpentry business. He, and later his sons, became well-known in the community and were involved in the construction of many houses, commercial buildings (including the Yonkers Building and Hubbell Building in Des Moines), and public buildings (such as Camp Dodge in Johnston). The family business was handed down through four generations. While many construction firms suffered during the Depression years, the Weitz Company flourished, thanks to federal contracts to build post offices and federal buildings in 42 states. (Olson, "Weitz Construction Game Still Growing After 141 Years.") In the mid-twentieth century Weitz became a leader in the development of precast concrete for exterior walls, and a major producer of the material.

The materials selected for use in the Hofmann Building reflect those commonly used for architect-designed projects of the period. The reinforced concrete structural system with curtain walls of hollow tile sheathed in buff face brick with terra cotta trim, steel windows and glass block inserts was typical of the period. The building was personalized by the addition of the aluminum letter "H" on the terra cotta panels between the second and third floors on both primary elevations. The trade name of the terra cotta used here, "Greenstone," describes the thin (1 1/2 inch) flat panels designed originally to be used in place of stone. Developed in the 1930's this product was often used for curtain wall applications. (Slaton & Hunderman, "Terra Cotta," Jester, p 158) The original aluminum canopy across the primary facades was designed as a modern replacement for the ubiquitous canvas awnings lining Main Streets across the country.

The glass blocks found on the southwest elevation represent another technological advance that had been made during the 1930's. These were several steps beyond the prism glass that had been used as transoms for storefronts in the early years of the twentieth century. Thomas Jester included a good description of the development process in Twentieth-Century Building Materials. "In 1935 Owens-Illinois introduced Insulux, the first widely used hollow glass block, which was sealed with lead." (Neumann, Stockbridge & Kaskell, "Glass Block," Jester, p 196) Pittsburgh-Corning, a company created by Corning Glass Works and Pittsburgh Plate Glass, was formed to develop a similar product, calling it Corning Steuben Block. By 1938 this block, made of Corning's Pyrex, was perfected and offered to the public. It was available in four inch thick blocks six, eight, and twelve inches square.

In only a few years a new glass block aesthetic was firmly established. In 1938 *Architectural Forum* declared (on behalf of Pittsburgh-Corning) that the glass age had finally arrived. Two years later more than 20 million blocks had been sold. Never had "a new building product caught on so quickly." (Neumann et al., Jester, p 197)

The glass blocks were used in the Hofmann Building in two specific places. The largest area is found on the southwest (side) elevation where a series of windows from the third floor through the penthouse on the roof provides light to the interior stairwell. The majority of these windows are large, measuring five blocks by ten blocks in size. Glass blocks were also used in the interior of the building. Although all of the offices had windows to provide natural light, often the room arrangement was such that

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hofmann Building
Wapello County, IA

Section number 8

Page 8

there were interior rooms with no exterior light source. Glass blocks were used for partial walls in these cases.

Other materials on the interior that speak to the period included the terrazzo floors and staircases, aluminum hand rails on the stairs, asphalt/vinyl tile on the upper floors, and the blonde birch woodwork. The original drug store and tea room furnishings continued this light-colored wood theme with a "blond prima vera finish." (*Ottumwa Courier*, July 6, 1941, no page noted)

Conclusion:

The construction of the Hofmann Building just prior to World War II was a sign that Ottumwa's business community was not dead, despite the Depression. The Hofmann family envisioned a building to house many of the community's health and medical facilities in a centralized location that was easily accessible by public transit. The six story building is a major architectural landmark in downtown Ottumwa and is an excellent example of simplified modern commercial design executed in brick and terra cotta, designed by an important Iowa architectural firm, Proudfoot, Rawson, Brooks & Borg. It meets the registration requirements established in Long's Multiple Property Document "The Architectural Legacy of Proudfoot & Bird in Iowa: 1882-1940" as its association with the firm is documented through the extant 1940 drawings, it is a good example of an important subtype (an office building), and the integrity has been maintained with a few exceptions on the ground floor. It also meets the registration requirements for architectural significance established in the Multiple Property Document "Architectural & Historical Resources of Ottumwa, Iowa, c.1850 to 1945" as a good example of an important architectural style of the period by a well-known architectural firm. The integrity has been maintained to a high degree, with many of the alterations being reversible.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hofmann Building
Wapello County, IA

Section number 9

Page 9

BIBLIOGRAPHY:

Assessor's Records. Daggett & Edgerly's Sub – Lots 1 & 2.

Historic Photographs. Private collection, Fred Zesiger.

Jester, Thomas C. (Ed). Twentieth-Century Building Materials: History and Conservation. New York: McGraw-Hill Co for the National Park Service, 1995.

Slaton, Deborah and Harry J. Hunderman. "Terra Cotta," pp156-162.

Neumann, Dietrich; Jerry G. Stockbridge and Bruce S. Kaskell. "Glass Block," pp194-200.

Letter from Richard Hofmann to Dan Kent, November 22, 1976 concerning possible sale of building.

Long, Barbara Beving. The Architectural Legacy of Proudfoot & Bird in Iowa, 1882-1940. A Multiple Property Document prepared for the State Historical Society of Iowa, Office of Historic Preservation, 1988.

Longstreth, Richard. The Buildings of Main Street. New York: AltaMira Press, 2000.

Naumann, Molly Myers. Architectural & Historical Resources of Ottumwa, Iowa. A Multiple Property Document prepared for the Ottumwa Historic Preservation Commission and the State Historical Society of Iowa, Office of Historic Preservation, 1995.

Olson, Chris. "Weitz Construction Game Still Growing After 141 Years." *Omaha World-Herald*, July 8, 1996, p 12.

Ottumwa City Directory. R.L. Polk Co., 1939, 1940, 1941, 1942, 1947, 1954.

Ottumwa Courier:
"Third Fireman On Injury List As Result of Hofmann Building Blaze" March 24, 1940, pp 1 & 14 (Includes photos of fire on Easter Sunday)
"Building Plans Are Indefinite" Week of March 24, 1940, no page or column.
"F.P. Hofmann Opened Store 39 Years Ago" July 6, 1941, no page or column.
"New Hofmann Store to Open Formally Tomorrow" July 6, 1941, no page or column.
"Bernard Hofmann Business Pioneer" Article by Richard Hofmann, grandson, Part of series "Ottumwa in 72" No page or column.

Proudfoot, Rawson, Brooks and Borg. Original plans and drawings for the Hofmann Building, Ottumwa, IA, 1940. Courtesy of Parkview Plaza, Inc.

Sanborn Map Company. Fire Insurance Maps of Ottumwa: 1885, 1891, 1897, 1902, 1909, 1917, 1925, 1925-1948.

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

**National Register of Historic Places
Continuation Sheet**

Hofmann Building
Wapello County, IA

Section number 9

Page 10

Taylor, James C., Jr. Ottumwa: One Hundred Years A City. Ottumwa, IA: In cooperation with the Ottumwa Chamber of Commerce, 1948.

Weitz Company, The. Construction general contractor, builder, construction manager About Us. <http://www.weitz.com/aspx/Build/AboutUs.aspx>. Accessed March 16, 2010.

Hofmann Building
Name of Property

Wapello County, IA
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 **[1]5 [5]4[9]5[1]4 [4]5[4]0[9]0[1]** 2 **[1]5 [0]0[0]0[0]0 [0]0[0]0[0]0**
Zone Easting Northing Zone Easting Northing
3 **[1]5 [0]0[0]0[0]0 [0]0[0]0[0]0** 4 **[1]5 [0]0[0]0[0]0 [0]0[0]0[0]0**
☐ 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 Molly Myers Naumann, Consultant mollynaumann@pcsia.net
organization _____ date April 2010
street & number 167 West Alta Vista telephone 641-682-2743
city or town Ottumwa state IA zip code 52501-1437

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 Parkview Plaza, Inc. (Attn: Don Schwartz)
street & number 107 East Second Street telephone 641-777-5636
city or town Ottumwa state IA zip code 52501

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 Reduction Projects (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Hofmann Building
Wapello County, IA

Section number 10

Page 11

GEOGRAPHIC DATA:

Verbal Boundary Description:

Daggett & Edgerly's Sub.-Lots 1 & 2

Boundary Justification:

This is the parcel of land occupied by, and historically associated with, this resource.

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

**National Register of Historic Places
Continuation Sheet**

Hofmann Building
Wapello County, IA

Section number Photos Page 12

The photographs submitted with this document were taken by Fred Zesiger and Molly Myers Naumann during July and August 2009 and September 2010.

1	Market Street and Second Street facades to W
2	Second Street façade: Detail of aluminum "H" on terra cotta panels
3	Side elevation and Market Street façade to N
4	Side elevation to NE
5	Rear elevation, first floor to S
6	Rear elevation, floors 2 thru 6 to S
7	Rear elevation to SW showing walkway across alley to parking ramp
8	Rear elevation to E from parking ramp showing walkway
9	Interior: 1 st floor elevator lobby to W
10	Interior: 1 st floor, terrazzo stairs leading up from elevator lobby to SW
11	Interior: Stairway in central core to N
12	Interior: Typical hallway on floors 2 & 3 to NW
13	Interior: Present condition of floors 4-6 to W
14	Interior: Reinforced concrete ceiling/floor now visible floors 4-6

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

**National Register of Historic Places
Continuation Sheet**

Hofmann Building
Wapello County, IA

Section number Additional Documentation Page 13

LIST OF ILLUSTRATIONS

- Figure 1: Sanborn map of downtown Ottumwa, 1925-1948
- Figure 2: U.S.G.S. Map of Ottumwa, 1976
- Figure 3: Floor plan showing structural system
- Figure 4: Drawing of Market Street elevation
- Figure 5: Drawing of Second Street elevation
- Figure 6: Plan showing flexible interior arrangement, 2nd floor
- Figure 7: Plan showing layout of 6th floor doctors' offices
- Figure 8: Undated postcard of "new" Hofmann Building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hofmann Building
Wapello County, IA

Section number Additional Documentation Page 14

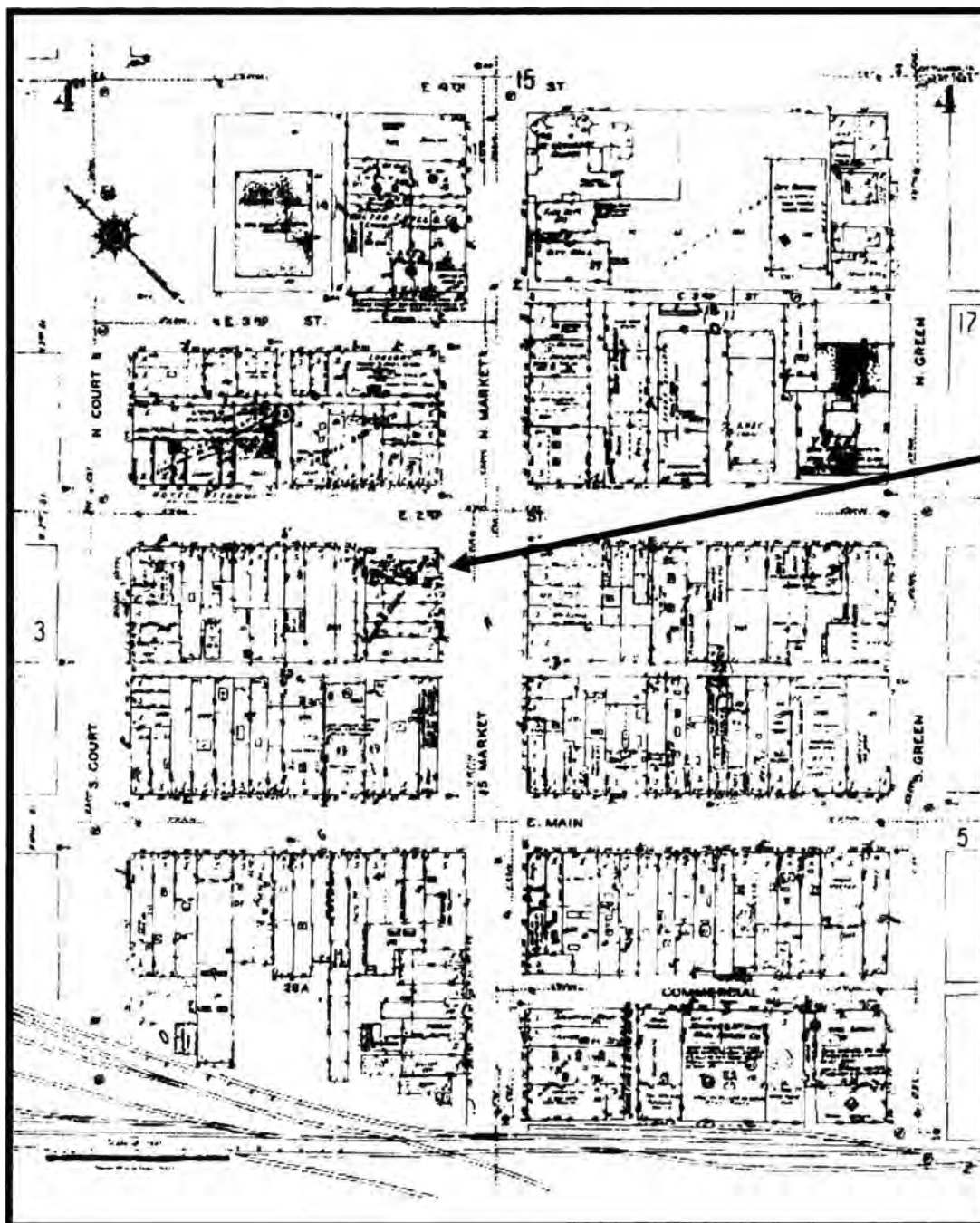


Figure 1
Sanborn Map of Ottumwa, 1925-1948
Location of Hofmann Building indicated by arrow

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hofmann Building
Wapello County, IA

Section number Additional Documentation Page 15

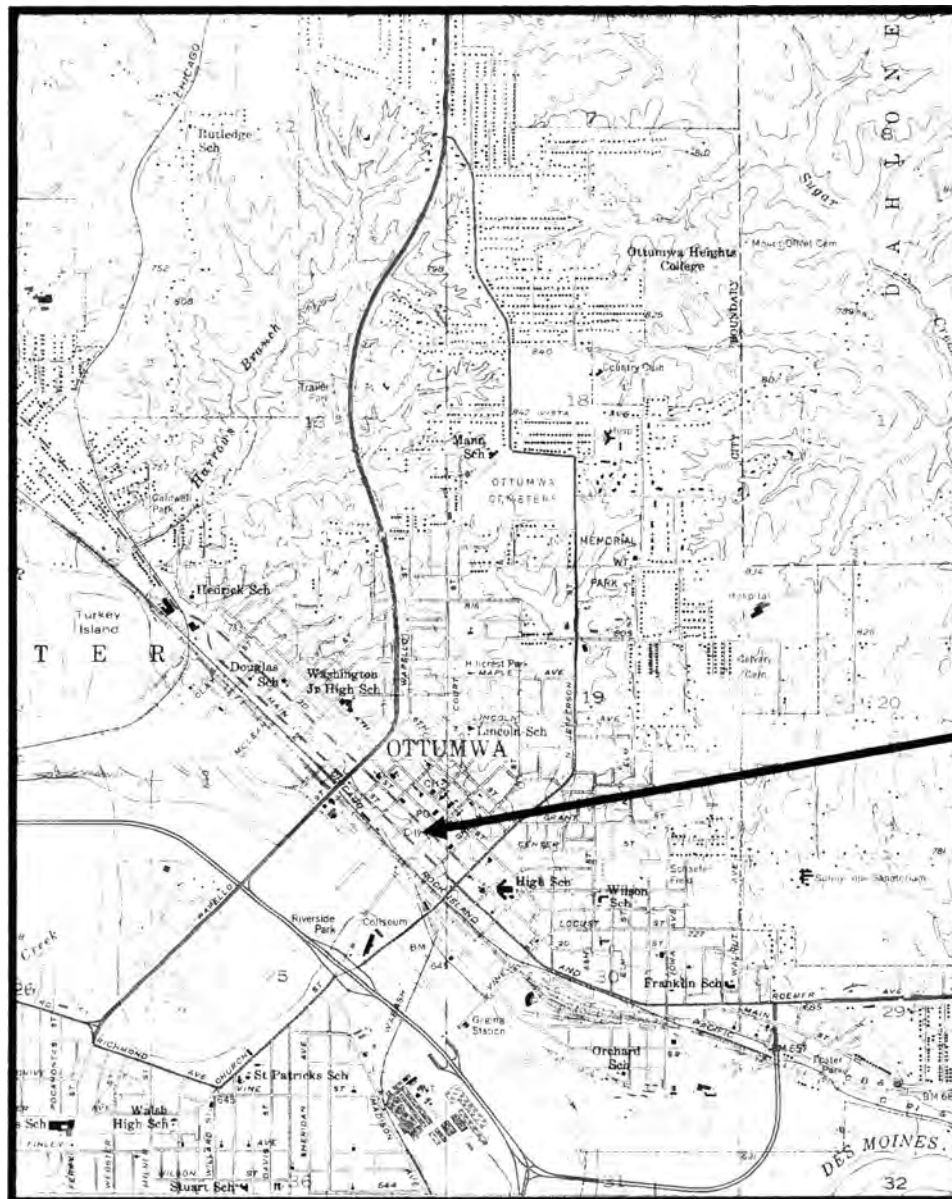


Figure 2
U.S.G.S. Map of Ottumwa (1976)
Location of Hofmann Building indicated by arrow

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hofmann Building
Wapello County, IA

Section number Additional Documentation Page 16

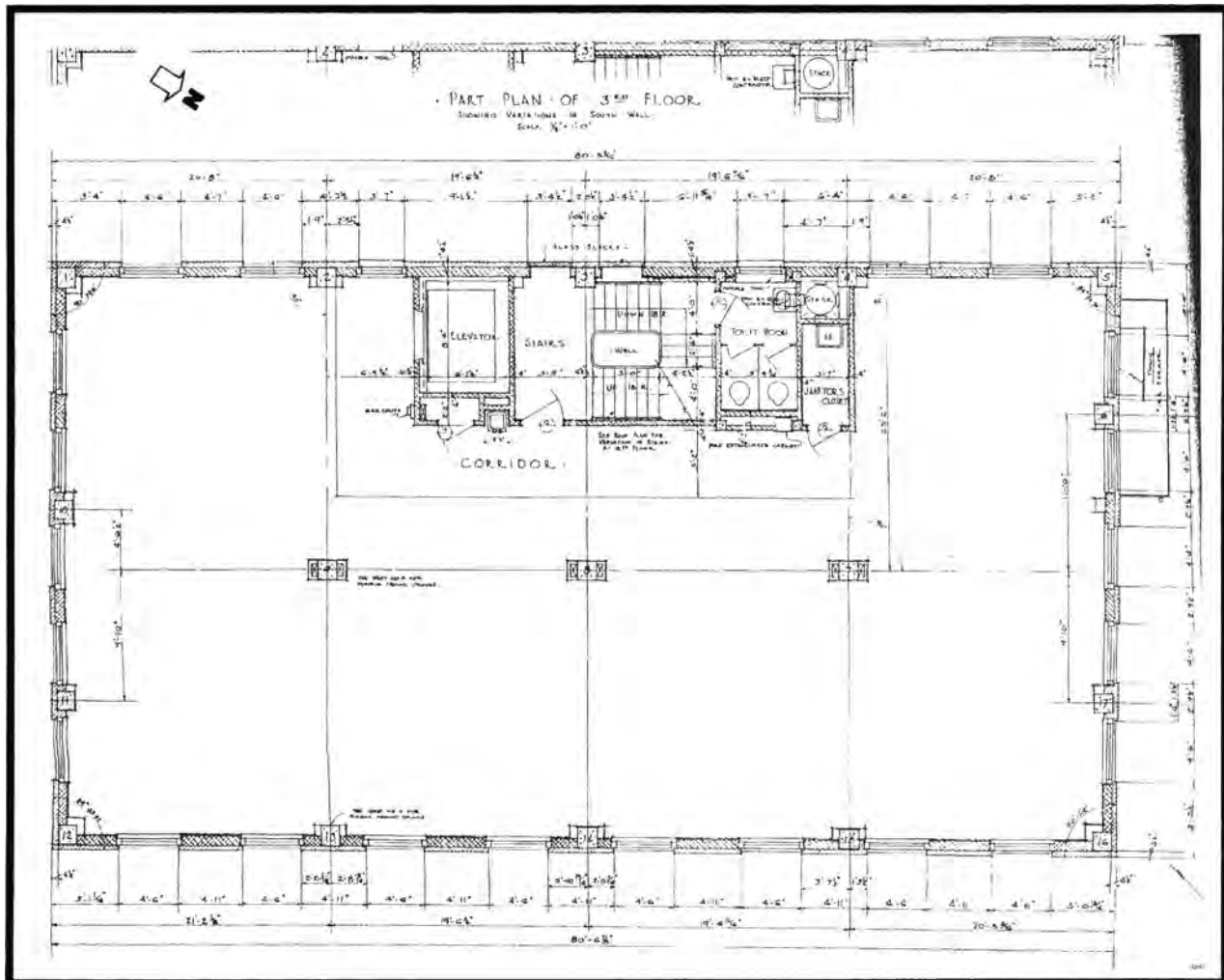


Figure 3
Structural system allows open floor plan
1940 drawing by Proudfoot, Rawson, Brooks & Borg
(Courtesy of Parkview Plaza, Inc)

Figure 4
Market Street elevation
1940 Proudfoot, Rawson, Brooks & Borg drawing
(Courtesy of Parkview Plaza, Inc)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hofmann Building
Wapello County, IA

Section number Additional Documentation Page 18

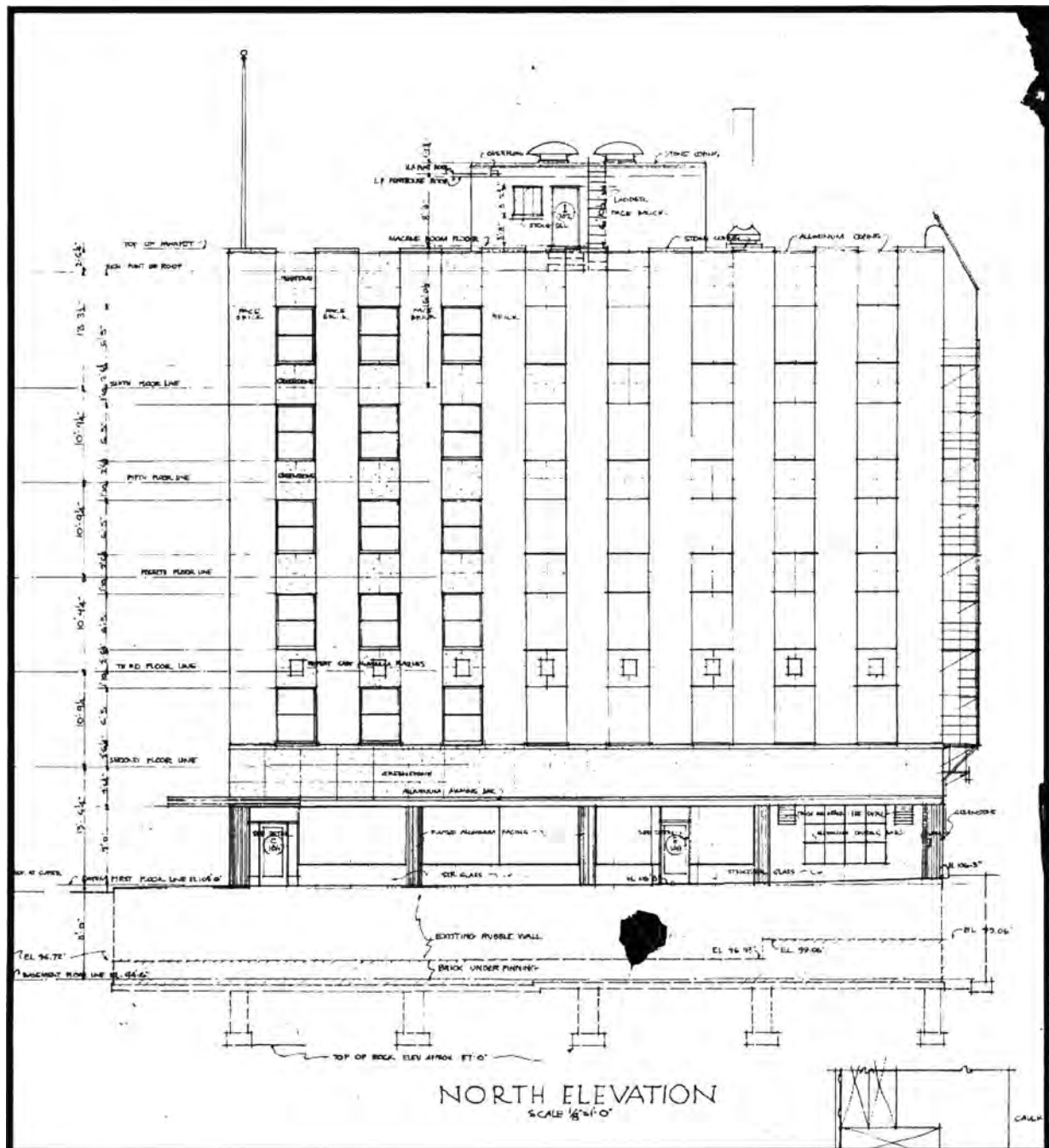


Figure 5
Second Street elevation
1940 Proudfoot, Rawson, Brooks & Borg drawing
(Courtesy of Parkview Plaza, Inc)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hofmann Building
Wapello County, IA

Section number Additional Documentation Page 19

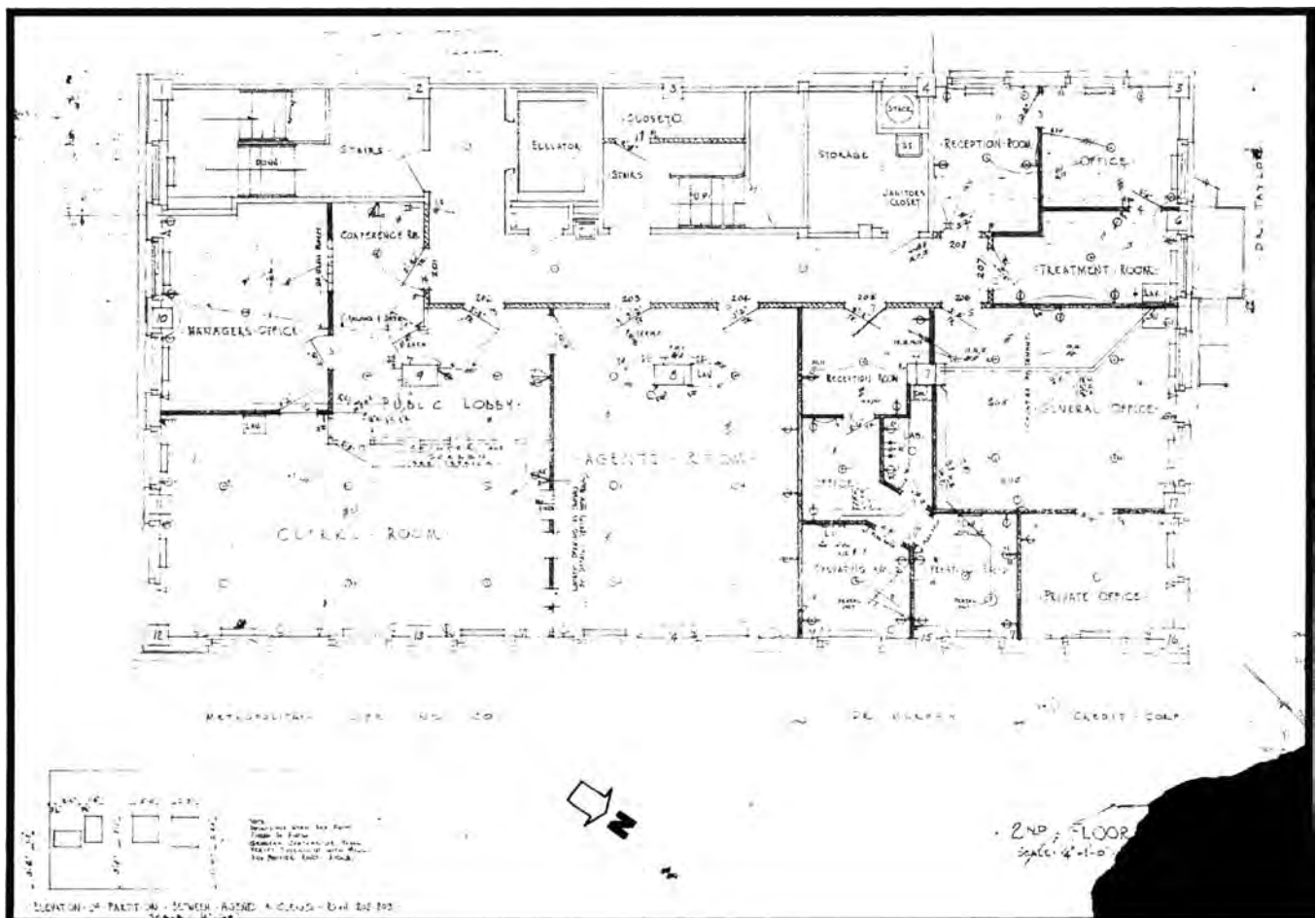


Figure 6
Example of flexible interior layout, plan of 2nd floor
1940 Proudfoot, Rawson, Brooks & Borg Drawing
(Courtesy of Parkview Plaza, Inc)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hofmann Building
Wapello County, IA

Section number Additional Documentation Page 20

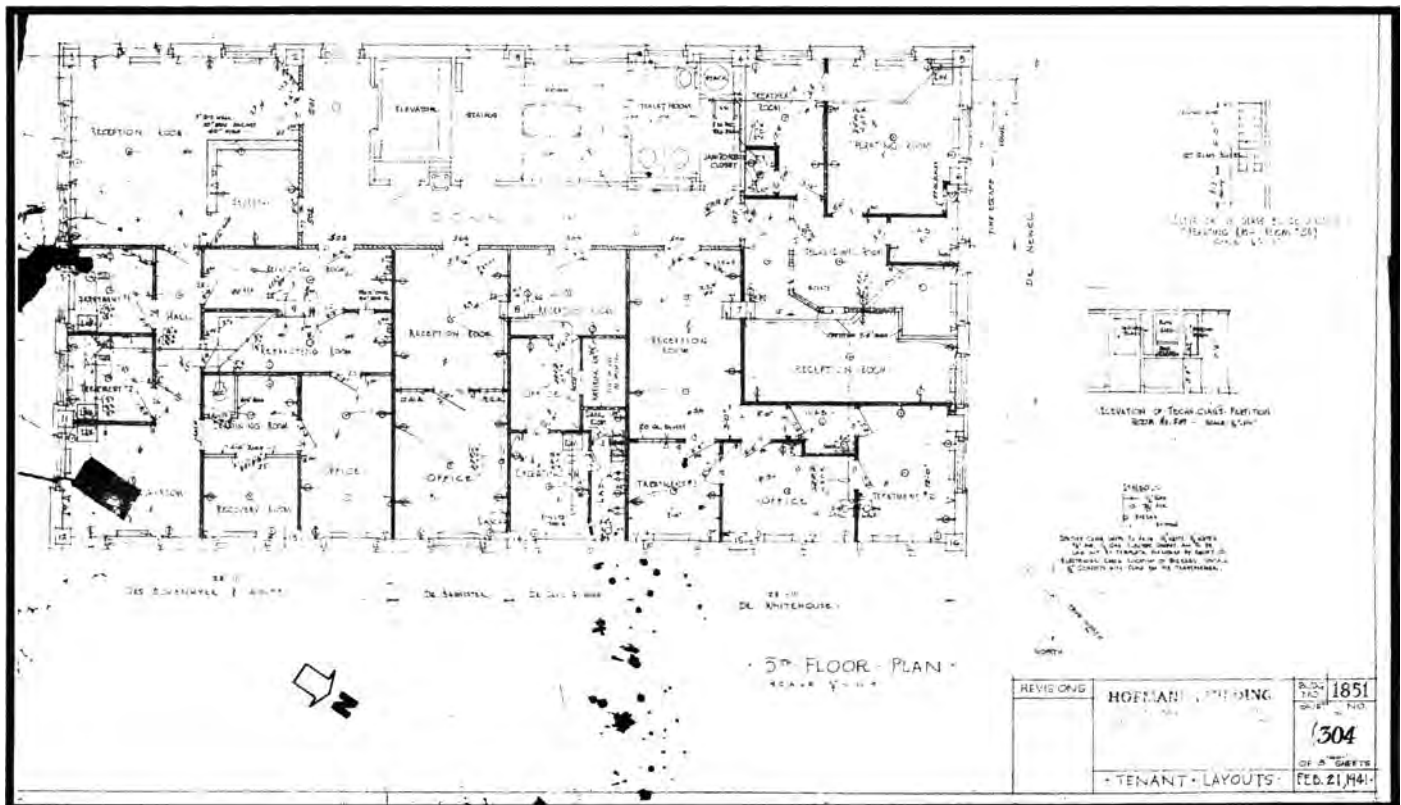


Figure 7
Example of flexible interior layout, plan of 6th floor medical offices
1940 Proudfoot, Rawson, Brooks & Borg Drawing
(Courtesy of Parkview Plaza, Inc)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hofmann Building
Wapello County, IA

Section number Additional Documentation Page 21



Figure 8
Undated postcard of "New" Hofmann Building
(Postcard from Fred Zesiger collection)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hofmann Building
NAME:

MULTIPLE Ottumwa MPS
NAME:

STATE & COUNTY: IOWA, Wapello

DATE RECEIVED: 11/11/10 DATE OF PENDING LIST: 12/13/10
DATE OF 16TH DAY: 12/28/10 DATE OF 45TH DAY: 12/27/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001085

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

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.



IA_Wapello County_Hofmann Building_0001



IA_Wapello County_Hofmann Building_0002



IA_Wapello County_Hofmann Building_0003



IA_Wapello County_Hofmann Building 0004



IA_Wapello County_Hofmann Building_0005



IA_Wapello County_Hofmann Building_0006



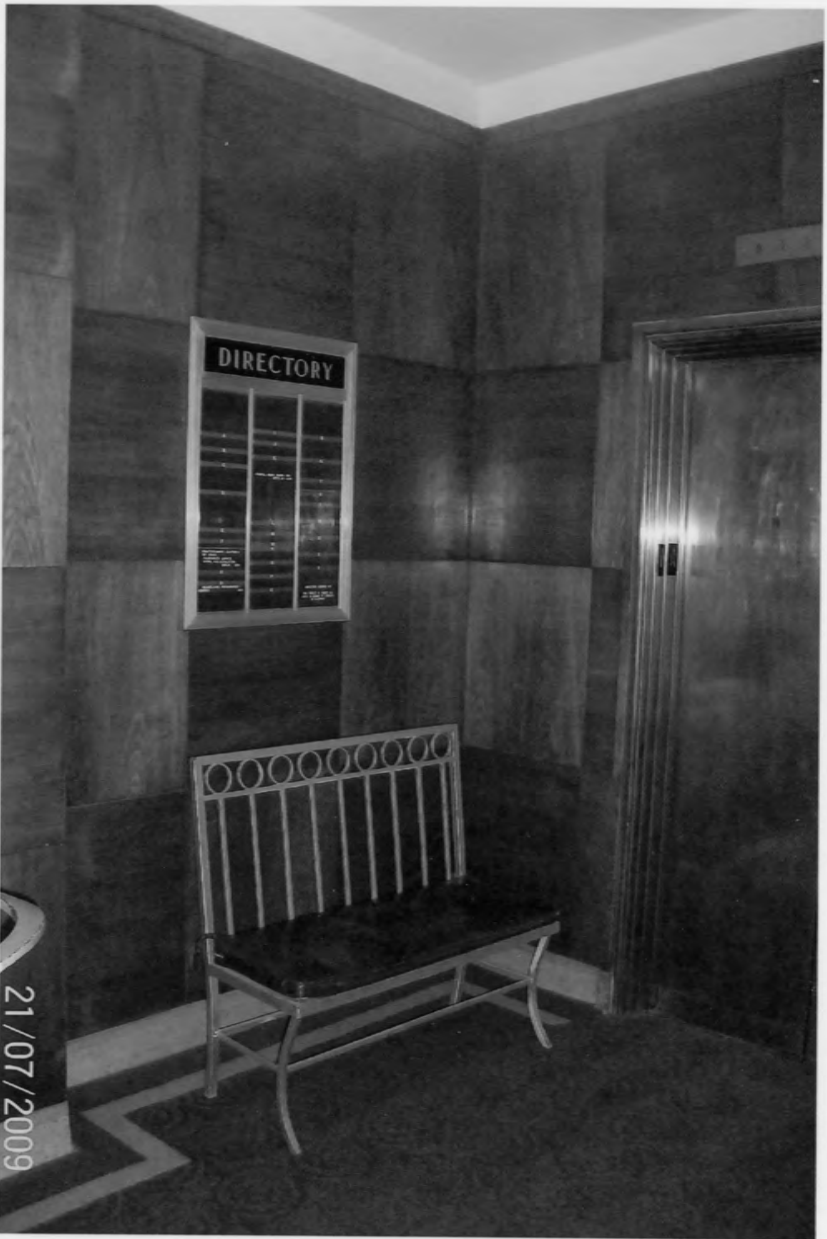
1A_Wapello County_Hofmann Building_0008



1A_Wapello County_Hofmann Building_0007



1A_Wapello County_Hofmann Building_0010



1A_Wapello County_Hofmann Building_0009



21/07/2009

IA_Wapello County_Hofmann Building_0011



21/07/2009

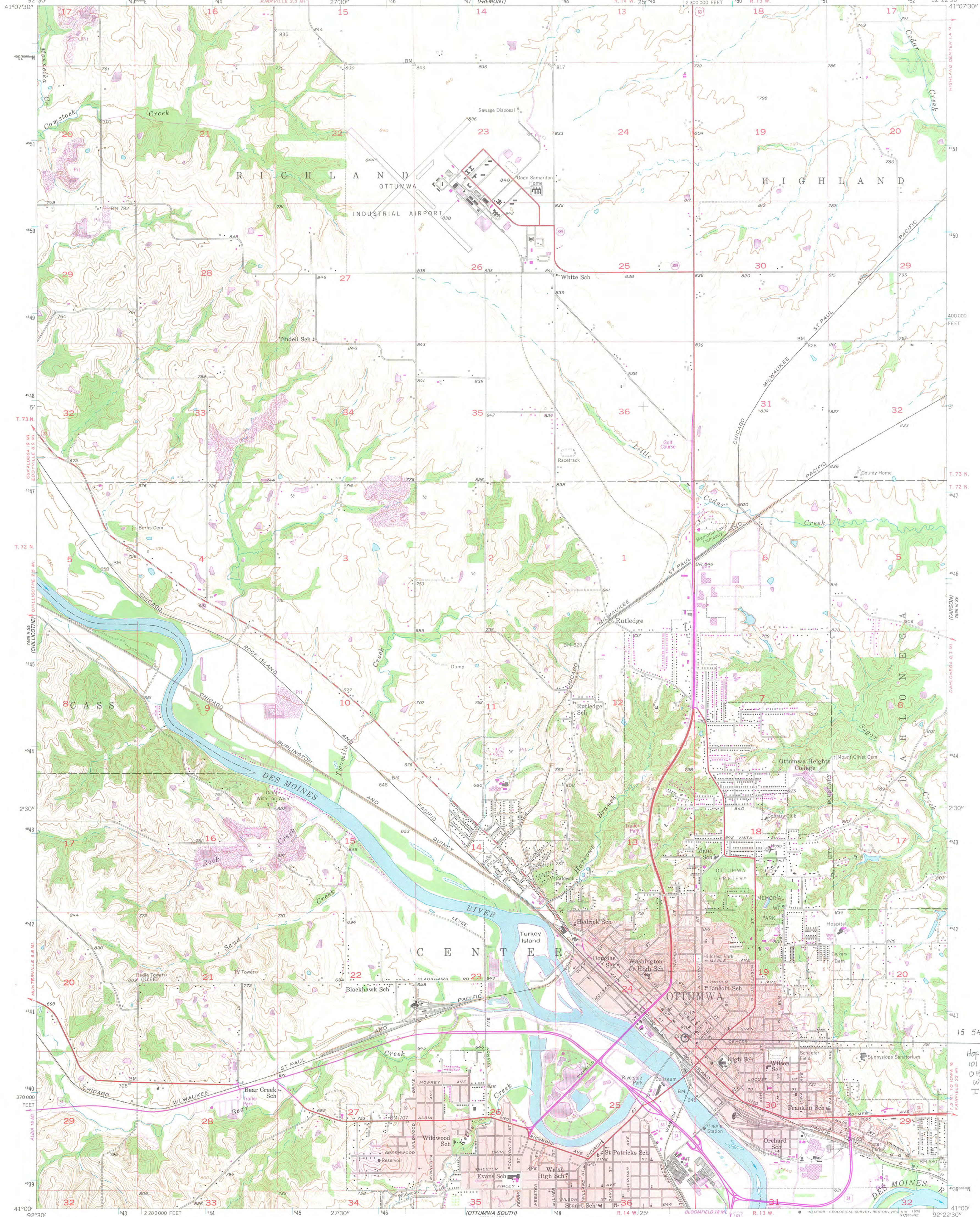
IA_Wapello County_Hofmann Building_0012



IA_Wapello County_Hofmann Building_0013



IA_Wapello County_Hofmann Building_0014



STATE
HISTORICAL
SOCIETY of
IOWA

A Division of the Iowa Department of Cultural Affairs



November 8, 2010

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

Dear Ms. Shull:

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

- Post-World War II Development in Ottumwa, IA: 1944-1959
- North Fellows Historic District 1200 Block North Fellows Street and 1204-1212 North Elm Street, Ottumwa, Wappello County, IA
- Hofmann Building, 101 S. Market Street, Ottumwa, Wappello County, IA

Sincerely,

Elizabeth Foster Hill

Elizabeth Foster Hill
Tax Incentive Programs Manager/
National Register Coordinator