

United States Department of the Interior  
National Park Service

RECEIVED 2280 RECEIVED

365

APR 29 2016

APR 19 2016

National Register of Historic Places  
Registration Form

Nat. Register of Historic Places by SHPO  
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 Greater Second Street Historic District

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

2. Location

street & number 201-315 East Second, 116 North Green, 109 South Green, and 106-112 North Market [N/A] not for publication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).

Signature of certifying official/Title

Date

State Historical Society of Iowa

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

Alexis Brown

6/14/16

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

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

- [X] private
[] public-local
[] public-State
[] public-Federal

- [] building(s)
[X] district
[] site
[] structure
[] object

Table with 2 columns: Contributing, Noncontributing. Rows for buildings (10, 1), sites (1), structures, objects, and Total (10, 2).

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

N/A

3

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

TRANSPORTATION/Road-related(vehicular)

TRANSPORTATION/Road-related(vehicular)

SOCIAL/Meeting Hall

RELIGION/Religious Facility

RECREATION & CULTURE/Sports Facility

COMMERCE/TRADE/Business

RECREATION & CULTURE/Theater

COMMERCE/TRADE/Restaurant

COMMERCE/TRADE/Specialty Store

COMMERCE/TRADE/Specialty Store

INDUSTRY/PROCESSING/EXTRACTION/

INDUSTRY/PROCESSING/EXTRACTION/

Communications

Communications

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

Late 19th/Early 20th C. Revivals/Renaissance

foundation CONCRETE

Late 19th/Early 20th C. Revivals/Tudor

walls BRICK

Late 19th/Early 20th C. Revivals/Classical

STONE/LIMESTONE

Late 19th/Early 20th C. Revivals/Neo-Classical

roof SYNTHETIC

LATE 19TH/Early 20th C. Revivals/Egyptian

other TERRA COTTA

Narrative Description

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Areas of Significance**

(Enter categories from instructions)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architecture**

\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

**1902 - 1930**  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

**1902**  
\_\_\_\_\_  
**1921**  
\_\_\_\_\_  
**1930**  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

**N/A**  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

**Koch, Ernst**  
\_\_\_\_\_  
**Kerns, George M**  
\_\_\_\_\_

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

Greater Second Street Historic District  
Name of Property

Wapello County, Iowa  
County and State

**10. Geographical Data**

**Acreage of Property** 4.7 Acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>[1]5</u>	<u>[5]4[9]6[2]8</u>	<u>[4]5[4]0[8]2[4]</u>	2	<u>[1]5</u>	<u>[0]0[0]0[0]0</u>	<u>[0]0[0]0[0]0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>[1]5</u>	<u>[0]0[0]0[0]0</u>	<u>[0]0[0]0[0]0</u>	4	<u>[1]5</u>	<u>[0]0[0]0[0]0</u>	<u>[0]0[0]0[0]0</u>

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@outlook.com  
organization For the City of Ottumwa date April 2016  
street & number 167 West Alta Vista telephone 641-777-3318  
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 Multiple (see attached list)  
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.

United States Department of the Interior  
National Park Service

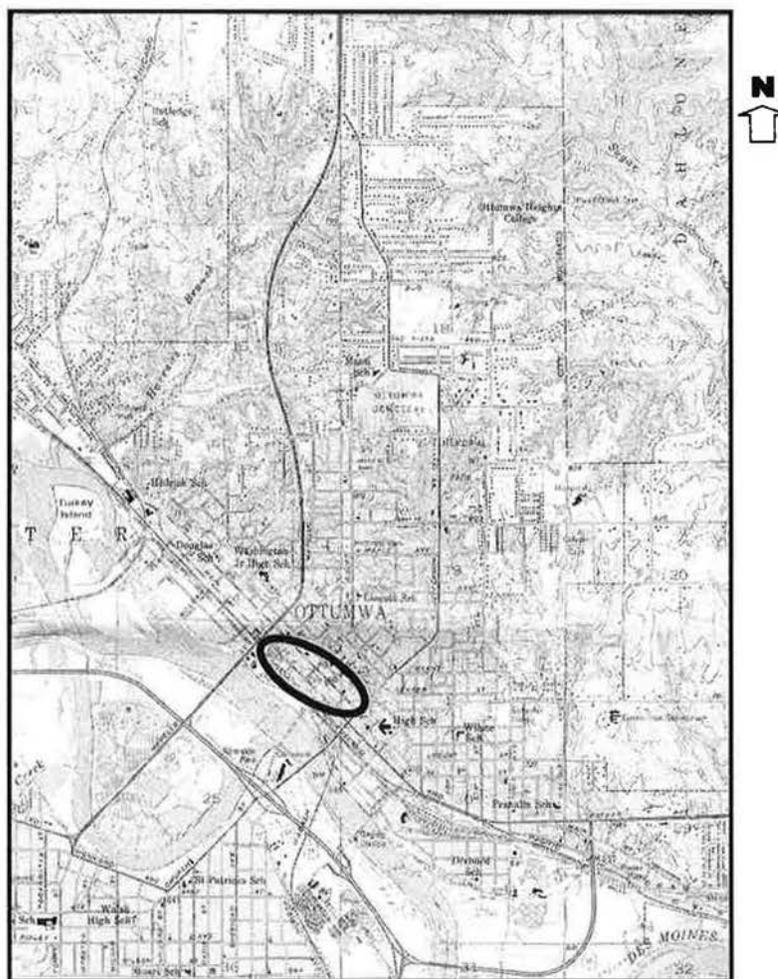
# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 7 Page 1

## NARRATIVE DESCRIPTION:

Ottumwa is located in southeastern Iowa and is the Wapello County seat. It was established on the banks of the Des Moines River in 1843, and the original plat was laid out parallel to the river along a northwest to southeast axis. The central business district is located primarily along Main and Second streets between Wapello Street and Jefferson Street, with the heart of the business district at the corner of Market and Main.



Oval indicates location of Central Business District  
U.S.G.S map of Ottumwa (1976)

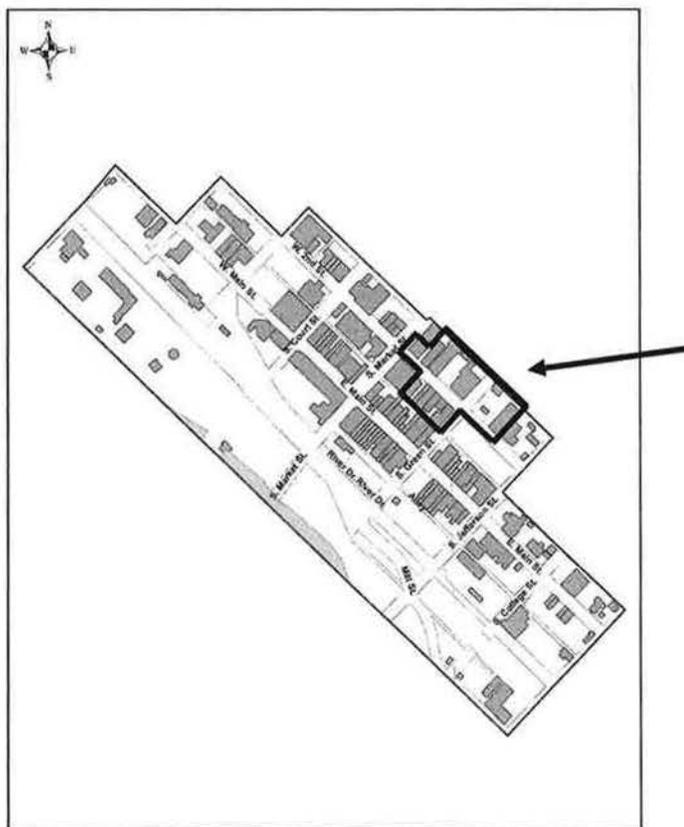
**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Greater Second Street Historic District  
Wapello County, IA**

Section number **7** Page **2**

The Greater Second Street Historic District is located on the northeast edge of the business district and encompasses the 200 block and part of the 300 block of East Second Street plus one building on Market Street and two on Green Street. The buildings in this district differ from the rest of downtown Ottumwa as all were either constructed, or received a new façade, between 1902 and 1930 and exhibit a variety of early twentieth century styles. The original function of these buildings was not to house common retail businesses, but to provide space for professional offices and leisure activities, with an occasional retail business. The brick "canyon" created by the late nineteenth buildings along Main Street is not found here, as eight of these buildings were designed and built as free-standing structures and two of them were set back from the front lot line. Unlike most buildings in Ottumwa, the majority of buildings in this district were architect-designed, with



**Map of Ottumwa's Central Business District  
Location of Greater Second Street Historic District indicated by arrow  
(Ottumwa Department of Planning and Development, 2013)**

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 7 Page 3

architects identified for nine of the fifteen resources in this district. The district includes fourteen buildings and one site (a parking lot that was the location of a significant building). Of these fifteen resources, three are already individually listed on the National Register of Historic Places, ten are considered contributing, and two are non-contributing.



Greater Second Street Historic District  
15 Resources  
(City of Ottumwa, Department of Planning & Development, 2015)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 7 Page 4

RESOURCES IN THE GREATER SECOND STREET HISTORIC DISTRICT

#	ADDRESS	NAME	DATE	EVALUATION	ARCHITECT
1	108-112 N Market	Benson Block	1924	NRHP	Unknown
2	201-205 E Second 106 N Market	Iowa Railway & Light Bldg or McNett Bldg	1883 & c.1915	C	Ernst Koch
3	207 E Second	No Name	1902-1909	C	Unknown
4	209-211 E Second	Electric Building	1902	C	George M. Kerns
5	213 E Second	Ottumwa Courier Building	1921	C	Claussen & Kruse
6	225 E Second	Wapello Club/Elks – non-extant	1921	N	George M. Kerns
7	231 E Second	YMCA	1921	C	Benno Janssen
8	214 E Second	Benson Building	1930	NRHP	Unknown
9	220 E Second	C.W. Langford Building	1923	C	Unknown
10	222-224 E Second	J.W. Garner Building	1911	NRHP	George M. Kerns
11	226-232 E Second	Utt Building	1910	C	Ernst Koch
12	109 S Green	Eagles Club	1969	N	Unknown
13	116 N Green	Iowa Telephone/American Legion	1904	C	George M. Kerns
14	303 E Second	Continental Oil Station	1930	C	Company Plans
15	313-315 E Second	Ottumwa Auto Company	1909-1911	C	George M Kerns

**201-205 East Second and 106 North Market** (Photos 1 & 2) The northeast corner of Market and Second is anchored by this square three story brown brick building with a flat roof. It has been known at different times as the Potter Building, the Ottumwa Railway and Electric Building and as the McNett Building. This is an 1883 building that was given a new façade around 1915. It features two primary elevations: Market Street and Second Street. The building is Classical Revival in design with three bays on each primary elevation separated by brick pilasters with limestone capitals and bases. The Market Street entrance to the upper levels is flanked by Classical pilasters with limestone bases and capitals and a limestone pediment. A stone water table extends south from this entrance, becoming the sill of the display windows on the corner section and returning to water table across the three eastern main level fronts. This is echoed by a stone belt course at the sill level of the second floor windows, stone sills on the third floor windows, and a stone cornice with dentils near the top of the building. Both the Market and Second elevations are capped by stepped parapets at the roofline. The three bay Market Street (west) façade is asymmetrical, with the upper story entrance on the left side and large display window on the street corner. The west elevation features two windows in each bay, while the Second Street elevation has three windows per bay. All windows have double hung sash and a soldier course header. The Second Street sidewalk level was altered in the early twentieth century when the raised

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 7 Page 5

---

entrance to the corner space was lowered to the sidewalk. The center bay retains the original raised entrance, while the east retains the high windows but the door is located at sidewalk level. The exterior remodel of this building was designed by Ottumwa architect Ernst Koch. This is a major contributing resource.

**108-112 North Market** (Photo 1) Next door to the McNett Building is the Benson Block from 1924 (NRHP). This two story building replaced an 1883 three story building that received extensive fire damage in 1923. The ornate Neo-Classical terra cotta façade reflects the original planned use for the building as a movie theater. It features a three bay façade with three large display windows at sidewalk level and a single round arched window in each bay on the second floor. Pilasters separating the three display windows feature inset decorative panels and hybrid capitals, while the paired pilasters on the second floor are fluted with hybrid capitals. The three arched windows have decorative keystones, and foliated spandrels. The pediment in the denticulated cornice features an elaborate foliated rinceau design and the facade is crowned with a terra cotta urn. No architect has been identified for this building. It is a major contributing resource to the district.

**Looking east down the 200 block of Second Street from Market** (Photo 2) it can be seen that Second Street starts a slight upward incline at Green Street, ultimately reaching the Ottumwa High School building (1923) at the corner of Second and College. The variety of building styles, materials, and roof types in this block is clearly visible. **The north side of the 200 block** includes five buildings and a parking lot. (Photo 3)

**207 East Second** (Photos 2 & 3) Located next door to the McNett Building is a narrow (seventeen by ninety feet) brick single story building with a flat roof. Although it is now connected to the building next door east (209-211 East Second), there was originally a narrow space between them when this building was constructed sometime between 1902 and 1909. This space can be seen today as a narrow section with a blank doorway on the east side of the facade. The façade is stucco-covered with a broad, multi-light display window and the entrance on the right side. A transom is located above this door. A simple stucco-covered brick cornice is located directly above the window and entrance. This building does not have any outstanding architectural elements, but neither is it visually distracting. It falls within the period of significance and is considered to be a contributing resource.

**209-211 East Second** (Photos 2 & 3) The Electric Building was constructed in 1902 from plans drawn by Ottumwa architect George M. Kerns, and was designed as a free-standing building. It is a broad rectangular two story building of deep red brick with a symmetrical façade and a flat roof. The high limestone foundation (with four windows providing light to the basement) is broken in the middle by a recessed entrance that is reached from the sidewalk level by a set of wide stone steps. The foundation features a dressed stone water table above three courses of rusticated stone. The center portion of the façade which contains the windows is slightly recessed, in a brick frame, the interior edge of which is decorated with a terra cotta egg and dart motif. The entrance is also framed by this terra cotta egg and dart pattern. The Classical design elements on this façade are all of deep red terra cotta that matches the color of the brick. The front entry is flanked by a double

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 7 Page 6

display window on each side, and there are four paired windows on the second floor. Windows on both levels were replaced within the past fifteen years. Tall slender segmental arched windows are found on the side and rear elevations. Some of these have been replaced with new windows, some are covered with panels, and some have been filled in with glass blocks, including the basement windows on the façade. This building is a strong contributing resource in the district and might be considered individually eligible with additional research.

**213 East Second** (Photos 2 & 4) The 1921 *Ottumwa Daily Courier* Building is the true jewel in the district and is definitely individually eligible. This two story brick rectangular building with flat roof is a great example of a rare style in Iowa, Egyptian Revival. It was designed by the Davenport architectural firm of Clausen & Krause and built for the flagship paper of the Lee Newspaper Syndicate. The façade is treated as a single story (as was the front section of the interior) with a pale tan-colored brick frame resting on a high dressed limestone base. It is in the center portion of the façade that the elegant Egyptian Revival details are found. The façade is dominated by a pair of monumental stone columns highlighted by blue and yellow terra cotta papyrus capitols flanking the entrance. This entrance features a stone pylon surround capped by a cavetto cornice of blue and yellow terra cotta with spread-winged raven (falcon). The identification frieze is in the same typeface as the masthead that the newspaper used for many years. The façade is crowned by a cornice of yellow and blue terra cotta with winged globe above two snakes. This is the Egyptian symbol for protection, with the globe replacing the sun disk found in ancient Egypt. The façade windows were altered c. 1975-80, but the changes appear to be reversible. Like the Electric Building next door, the *Courier* was designed as a free-standing structure, with the windows on the side elevations providing light for the large reception area and press room. This is a major contributing resource within the district.

**225 East Second** (Photos 4 & 5) This is the large parking lot immediately east of the *Courier* Building. Originally it was the site of the Wapello Club/Elks (BPOE) building from 1921. Designed by George M. Kerns, it was a free-standing dark brown brick building with broad Craftsman style porch across the front, set back a few feet from the sidewalk. (See historic photo on p ) This building was altered around 1960 by an unfortunate addition to the facade. Around 1990 the Elks moved from this building. It was purchased by the *Ottumwa Courier* and demolished it for the parking lot seen today. This is a non-contributing site.

**231 East Second** (Photos 2 & 5) The [former] Young Men's Christian Association Building (YMCA) was constructed the same year as the Elks and the *Courier*, 1921. It is a four story free-standing building of variegated orange and brown brick. Rectangular in shape with a flat roof sloping gently to the rear, it is in the popular Renaissance Revival style with each level treated in a different manner. Like the McNett Building on the west end of the block, this building has two primary elevations, both with major entrances. The lower level appears as a high brick foundation on the Second Street side, while it disappears on the Green Street side due to the hill. This first level is treated as though it was of long horizontal ashlar blocks with a limestone water table above. This limestone belt course serves as the sills for the main floor windows. Both the symmetrical

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 7 Page 7

---

main entrance on Second and the secondary entrance on Green are large round-arched doors with brick surrounds and stone scroll-like keystones. The main floor windows feature jack-arched tops and keystones. The corners have been given a brick-patterned quoin treatment. The upper levels have small rectangular windows and there is a stone belt course separating the third and fourth floors, with stone coping at the top of the building. The original Second Street entrance was reached by a set of steps on each side of the door rising from sidewalk level. When the YMCA moved out of this building and it was converted for other uses, an entrance into the basement was created directly under that door. An addition housing a second gymnasium was made to the rear of this building in the 1950s. This building was designed by Pittsburgh architect Benno Janssen, and it is The YMCA Building is considered to be an important structure in a potential East Second Street Historic District.

**The south side of the 200 block** (Photo 6) begins, not at the corner of Market, but approximately 130 feet to the east. This side of the street contains five buildings and a very narrow vacant lot that is not counted among the district resources as it neither adds nor distracts from the streetscape. The corner building on the west has always been part of the Market Street landscape and use pattern, not related to the development along Second Street.

**214 East Second** (Photos 6 & 7) The Benson Building from 1930, is listed on the NRHP for its significance as an excellent example of Tudor Revival design used for a commercial building. It has the appearance of an English Cottage with rusticated brick first floor, simulated half-timbering above, and a steeply pitched gable roof. The gabled wing to the side features a dormer window. At one point there was a large garage door in the side wing (closed in the 1970s). The brickwork on the façade has been painted, but this is not considered to be visually intrusive. The rear portion of the building is of glazed hollow tile with a steel truss roof. This building was constructed as a free-standing structure, attached only along the east wall for a few feet to a non-extant 19<sup>th</sup> century building. This building is virtually unaltered except for new door and replacement windows. No architect has been identified for this building, but it is possible (probable) that its design was influenced by that of the Continental Oil Station one half block east at 305 East Second. This is considered a major contributing resource to the district.

**220 East Second** (Photos 6 & 8) The C.W. Langdale Building is a two story single storefront rectangle with a flat roof sloping gently to the rear. It was constructed in 1923, and although no architect has been definitely identified, it is believed to have been George M. Kerns. Although the street level storefront has been altered by bringing the entrance forward, and a "new" door installed at the upper story entrance, the second floor façade retains its original architectural design. It is a simplified Neo-Classical design with a broad oriel window with lunette above, and a narrow multi-light rectangular window on each side. All three windows feature a keystone, while the center window has cornerstones as well. A simple brick patterned cornice and stone cap at the roof line complete the design. The brick is of a deep red color, matching the J.W. Garner Building next door on the east. This is considered to be a contributing resource within the district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 7 Page 8

---

**222-224 East Second** (Photos 6 & 8) The J.W. Garner Building (NRHP) from 1911 is a three story double storefront building with a flat roof. It was designed by George M Kerns in a subdued Classical Revival style and features a façade of "ox-blood" red brick with limestone detailing. At street level it features three broad display windows with transoms across the front with a pair of recessed entry doors. On the far right (west) side of the façade is the entrance to the upper levels. This entrance features multi-light sidelights and a triple multi-light transom. The twelve upper story windows (10 of which are original) all have wood double hung sash with a nine light top sash. In addition, the second floor windows each have a six light transom. The second floor is treated as three separate bays, each with two windows slightly recessed between brick pilasters topped by rectangular stone panels creating a simple pattern against the deep red brick. Each pair of windows shares a narrow limestone sill. The third floor windows are not viewed as pairs, and a stone belt-course across the entire façade serves as the sills. The design is completed by a very simple limestone cornice across the top. This is a major contributing resource in the district.

**226-232 East Second** (Photos 6, 9 & 10) The broad (four storefront) Utt Building was constructed in 1910 from plans drawn by Ottumwa architect Ernst Koch. It is a broad three story building in two rectangular sections, only one of which extends all the way to the alley at the rear. Both sections have a flat roof. Originally this had four distinct storefronts at street level and coordinated with the building next door east on the corner. The corner building had been designed by Koch a few years earlier for the Elks. The cream-colored terra cotta façade seen today on the Utt Building was added to the corner building at the same time. These two buildings were often viewed as a single building and called either the Elks or the Utt Building. This Neo-Classical design features nine windows on each floor, with arched second floor casement windows, and tall third floor windows that were designed as French doors with small iron balconies. These balconies are supported by hybrid Classical brackets, and a bracketed, denticulated cornice extends the width of the building. The top of the building is capped by a simple narrow Classical cornice. The street level of this building originally was enframed by dark green marble that can be seen above the buff brick and on the west end. Three of the four storefronts have been sheathed in buff-colored brick, inset with small single windows and the original double door center entrance to the upper stories remains. The west storefront retains the original configuration with large display windows with transom, and recessed entry. The transom area is now filled with glass blocks. This building originally housed the Moose Lodge on the upper levels, with a single small business in each storefront. The Utt Building is a strong contributing structure in the district.

**109 South Green** (Photo 10) This single story buff-colored brick building from 1969 replaces the original two story terra cotta sheathed Elks Building from c.1900. No documentation has been identified as to the architect of the current building, but it is believed to have been the Ottumwa firm of Steffen & Stoltz. It is a non-contributing resource as it falls outside the period of significance.

**The 300 block of East Second Street** (Photo 11) remained residential for a longer period of time, with residences on the south side until the late 1960s. Today there are buildings along the north side of the street,

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 7 Page 9

while the south side is a large parking lot created by urban renewal. The three buildings included in this district were all built within the period of significance (1900-1930), and two of the three were designed by George M. Kerns. This block of Second Street is on a hill that begins at Green Street and continues eastward for two blocks, peaking at the intersection of Second and College streets, the location of Ottumwa High School (1923).

**116 North Green** (Photos 11 & 12) The Iowa Telephone Company Building was designed by George M. Kerns and constructed between 1902 and 1909. It is a free-standing two story rectangular building on a high foundation with a flat roof sloping to the rear. Since it was built on a hill, there are windows at basement level along the south side. The exterior is of variegated brown brick with limestone trim. It features an asymmetrical façade with the large round-arched entrance on the left and originally a large arched window on the right side of the façade. Both arched openings had stone keystones, and the entrance arch was of stone. A limestone belt-course connected the entrance and window on the sides, and another belt-course served as the window sill. On the upper level, three round arched windows with keystones are found on the façade, again linked by stone belt-courses in the middle, but it is a narrow stone denticulated cornice that forms the window sills. A final stone belt-course is located just below flat, brick-patterned cornice. Side elevations are undecorated, with segmental arched windows and stone sills. A small square brick vestibule was added to the entrance sometime prior to 1947. This building has been further altered in the past forty years by the application of large multi-colored stone on the vestibule and below the front window. In addition, the large arched window on the façade has been replaced by a small double window and the rest of the arch has been bricked-in. On the side (south) elevation, a narrow one and one-half story frame shed roof addition has been made. While these detract from the original design, these are reversible, and Kerns' original design is still readily visible. This is considered a contributing resource in the district.

**305 East Second** (Photos 11 & 13) This single story brick building is rectangular in shape with a steeply pitched gable roof and a steeply pitched front gable off-set to the left. It is built in the English Cottage style which was very popular for middle class residences during the 1920s and '30s, but was sometimes used for commercial buildings as well. This English Cottage was constructed in 1930 as a Continental Oil Station and was probably built from standardized company plans. The entrance door is located in the center of the façade, and originally there would have been two service bays on the right (east) of the door. The building is set well back from both Second and Green Streets, allowing sufficient room for automobiles to pull in to be filled with gas, and to be serviced in one of the two service bays. This building speaks to the changes brought about by the automobile, and the new types of buildings that became necessary. The building currently has a "white washed" effect suggesting age, but it probably was painted white to begin with. There are new doors and windows and the service bays have been filled in, but the overall size, shape, design, and function of the building are all still clearly visible, and there are no encroaching buildings on the lot. The building does not have individual significance, but is a very good contributing resource in the East Second Street Historic District.

**313-315 East Second** (Photos 11 & 14) This large two story rectangular brick building has a flat roof. It was designed by George M. Kerns as a free-standing structure for the Ottumwa Auto Company to serve as an

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 7 Page 10

auto sales and service garage, and was constructed between 1909-1911. It is a full lot (sixty-six feet) wide and features four large display windows across the front and two entrance doors at sidewalk level. The façade is of deep red face brick with a limestone lintel that extends across all first floor fenestration. A narrow stone belt-course serves as the sills for the nine second floor windows (those at each end are paired). A very simple Classical brick cornice completes the façade design. The west side elevation is of common brick pierced with multiple windows on the second floor level, and has a combination of windows and large garage (service) doors on the main floor. Although the east elevation is no longer visible due to a new building, it is believed that it contained an identical pattern of doors and windows. This appears to be one of the earliest large buildings constructed specifically to serve as an auto garage, and there are faint signs attesting to its use still visible on the west elevation. The alterations to this building are limited to the covering of some windows. It is an important contributing building in this historic district.

**The Greater Second Street Historic District** (Photos 11, 15 & 16) contains fourteen buildings and one site, with only the site and one building considered to be non-contributing. The thirteen contributing buildings represent the expansion of non-residential design and use into a previously residential neighborhood during the period 1900-1930, and, illustrate several popular styles of this period: Classical Revival, Neo-Classical, Tudor Revival, Renaissance Revival, and Egyptian Revival. Local architect George M. Kerns designed at least five of the buildings, with others by Ernst Koch, Claussen & Kruse, and Benno Janssen.

## INTEGRITY

All seven aspects of integrity have been retained in the buildings in this district at an unusually high level.

**Location:** All fourteen of the buildings in this district were built in the lots where they stand today.

**Design:** Nine of these buildings were designed by respected architects in the currently popular styles of the period. Nine were built as free-standing structures and this has been retained. Set-backs have not changed, and space needed for autos in the 300 block has been maintained.

**Setting:** This block and a half of Second Street retains the broad sidewalks, trees, and traffic patterns that were prevalent during the period of significance. The one major change was the demolition of the Wapello Club/Elks Building at 225 East Second for parking space.

**Materials:** These buildings used the common building materials of the day: brick (both face and common), limestone, and terra cotta. With the exception of one small building with a stuccoed façade, all original materials are readily visible.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 7 Page 11

**Workmanship:** The quality of the workmanship of these buildings is apparent by the condition of most of them. Most of the brick used in the construction of these buildings was produced by the Ottumwa (Morey) Brick and Tile Company. Four of the buildings feature elaborate and unusual terra cotta facades, with that on the *Courier* produced by the St. Louis Terra Cotta Company.

**Feeling:** This area of downtown Ottumwa retains a sense of time and place that is not found anywhere else in the community. This is due to the size, materials, and design of these buildings, as well as the streetscape.

**Association:** These buildings were not originally designed or built as ubiquitous retail establishments. They were built to provide fine office space, a movie theater, a newspaper, fraternal organizations, the Young Men's Christian Association, and auto-related activities. This is still seen in these buildings.

## FUTURE PLANS:

Although not all property owners are planning projects at this time, the owners of 209-211 East Second are participating in an Upper Story Housing project through HUD and the Iowa Economic Development Authority, the owners of 226-232 East Second are rehabbing the upper stories that originally served as lodge rooms for new businesses including a fitness studio and a photography studio, and, the new owners of 313-315 East Second are considering upper story housing in their building. As a Certified Local Government with an active Historic Preservation Commission and an Iowa Main Street community, there is a growing awareness in Ottumwa of historic resources and the value of preserving them. Recognition of the Greater Second Street Historic District is one more step in the process.

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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 12

---

## ARCHITECTS & BUILDERS (Cont.):

Claussen & Kruse, Davenport  
Jannsen, Benno, Pittsburgh

## STATEMENT OF SIGNIFICANCE:

The Greater Second Street Historic District is locally significant under Criterion C as a cohesive collection of early twentieth century design that is not found elsewhere in the community. These substantial brick buildings were either constructed, or received a new façade, during the period of significance, 1902 to 1930, and illustrate the most popular styles of the period: Classical Revival, Neo-Classical, Renaissance Revival, Tudor Revival, and an outstanding example of the rare Egyptian Revival. The district includes fourteen buildings and one site, of which thirteen buildings are contributing resources. Architects have been identified for nine of the buildings, with research continuing on two more. Eight of the buildings were originally designed and built as free-standing structures. For the first time in Ottumwa buildings were being constructed near downtown specifically for use as fraternal lodges, office space, and leisure activities such as movie theaters and recreation, rather than purely retail establishments. The period of significance begins with the construction of the "first modern" building, the Electric Building, in 1902 and extends through the completion of the last two buildings in the neighborhood, the Continental Oil Station and Benson Building, in 1930. The Young Men's Christian Association Building is now used as a church, but it meets Criterion Consideration A as its significance derives from its design by architect Benno Jannsen. Geographically the district includes the 200 and part of the 300 block of East Second Street, with one building around the corner on Market, and two around the corner on Green.

## Brief History of Ottumwa

Ottumwa was established in 1843 on the north bank of the Des Moines River by the Appanoose Rapids Company. The river was viewed as a source of power as well as a means of transportation. Appanoose Island divided the river into two channels here, with the rapids in the north channel thought to be a great place for a mill. Originally called Louis Ville when it was platted in 1844, the town was laid out with a northwest to southeast axis, running parallel to the river channel. It extended northeast from the river to one half block beyond Fifth Street and was nine blocks long, from Cass east to Union. Most of the original plat occupied the flood plain, with bluffs rising to the northeast. Fourth and Fifth streets were both at a higher elevation, with Fourth Street literally at the base of the bluff, and Fifth Street became known as "on the Bluff." Although a Public Square is shown on the plat, it was located over two blocks away from the river, on a slight incline, and was never the focus of commercial development. Like other linear river towns described by Tom Schmiedler (pp 19-24), Ottumwa's fledgling business district grew up along both sides of Main Street, primarily between Market and Green. The south side of Main Street west of Market was a marshy area, and in the 1850s a wharf was built at the end of Court Street where the riverboats could land. In the earliest days houses were built side by side with the commercial buildings, and most

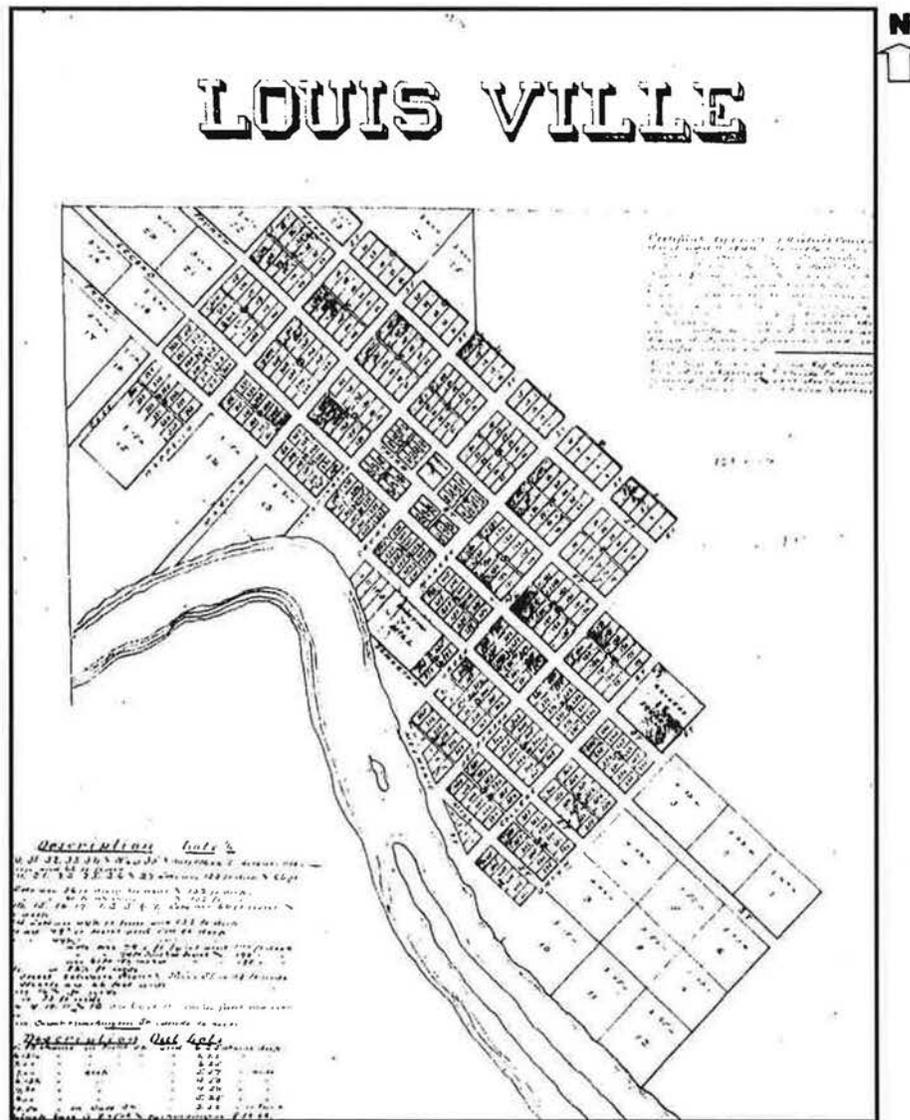
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 13

were along Main Street, with some residential development farther to the east. As the village developed, residential construction moved to the edges of the business district, with some of the earliest "fine residences" found in the



Original Plat of Ottumwa, 1844  
(Wapello County Recorder's Office)

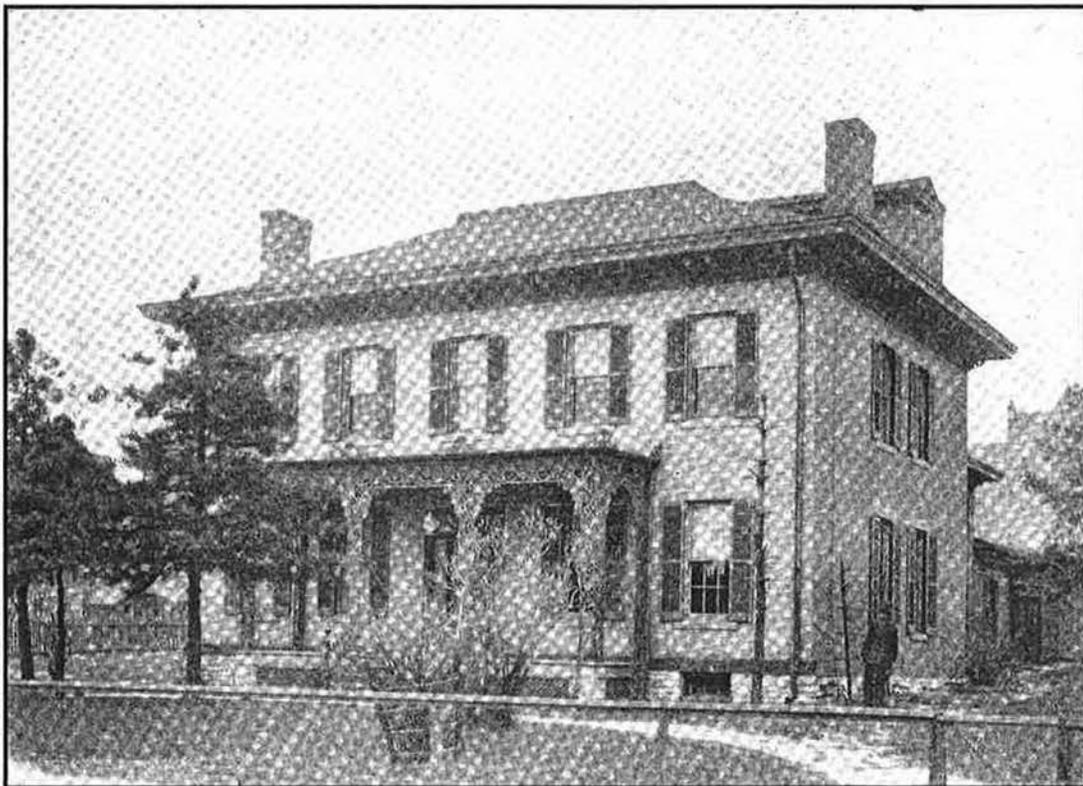
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 14

200 block of East Second Street. One of these belonged to Thomas Devin, an early dry goods merchant. His two story brick house would later become the home of the Wapello Club, a social group of leading business and professional men.



Thomas Devin Residence (1854)  
225 East Second Street  
(Ottumwa '98, '99, 1900, p 7)

When the Burlington and Missouri River Railroad arrived in Ottumwa in September 1859, it too ran parallel to the river channel. The availability of rail transportation encouraged both commercial and industrial expansion along the northwest to southeast axis. Access to the south bank of the river was by ferry from the foot of Green Street. A map of Ottumwa from the 1875 Illustrated Historical Atlas of the State of Iowa shows that this ferry had been replaced by a bridge, and that a number of additions had been made to the city during the first thirty years, all located on the north side of the Des Moines River. As development (almost exclusively residential) climbed the bluffs, the streets on top of the hills were laid out to compass points, rather than parallel to the river. Although there was some development on the south side of the river, South Ottumwa was not brought into the city limits

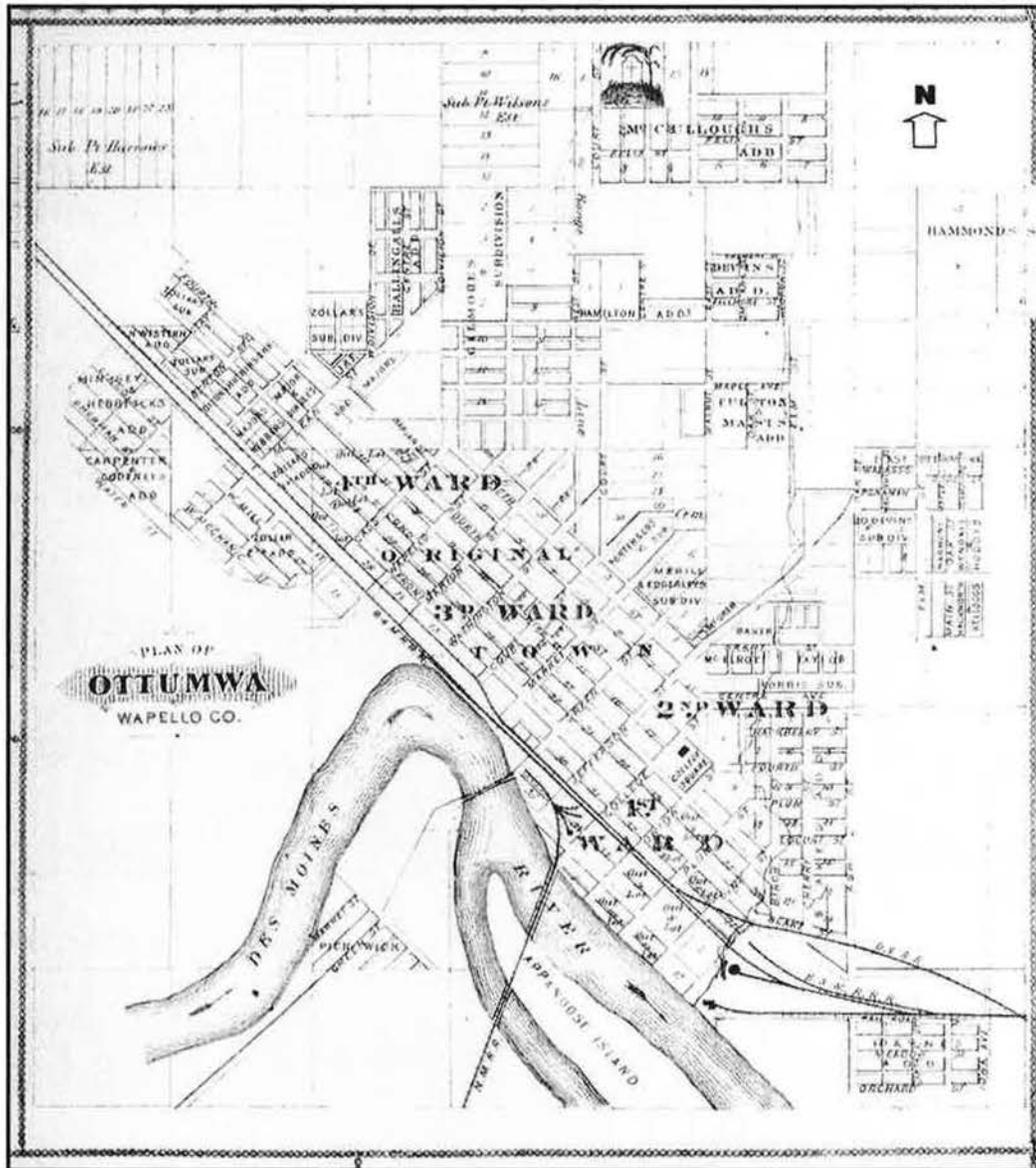
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 15

until the 1880s. A second commercial district grew up along Church Street on the south side, but it was never as densely built-up as Main Street in the central business district.



1875 map of Ottumwa  
(Illustrated Historical Atlas of the State of Iowa, p 136)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 16

The Italianate style was the most popular for commercial buildings until the end of the century with decorative detailing becoming more elaborate. The most elaborate buildings were located in the 100 and 200 blocks of E Main. There had been sufficient change in the river channel (probably due to the railroad tracks) that the south side of Main between Court and Market filled in and was dry enough for the construction of two and three story brick buildings. With a handful of exceptions, the buildings lining Main between Court and Green streets today are the same ones shown on the 1885 Sanborn map. The majority of these buildings were three stories, with a single four story building. The north side of Main between Market and Green was composed of two story buildings with the exception of the Centennial Block at 209-211 E Main which is three stories. As the business district grew, brick construction moved into the 300 block of E Main, though the buildings were less spectacular in design, and it took until the mid- 20<sup>th</sup> century to remove that last frame building in that block.



Left: Main Street looking west  
from middle of 200 block of East  
Main, Market is the cross street

Below: 200 block of East Main,  
south side, looking east



(Both photographs from Zesiger Collection)

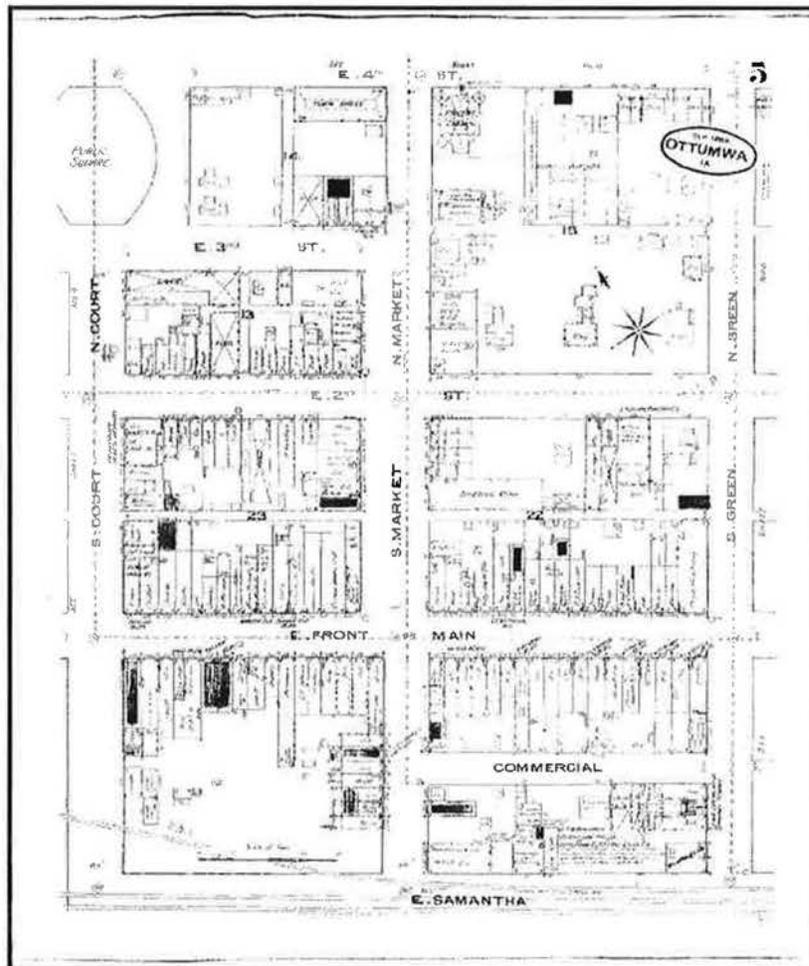
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 17

Market Street appears to have always been the major cross street, and the intersection of Market and Main was considered the heart of the business district as early as the 1860s. As the Sanborn below shows, all streets were sixty-six feet wide except for Market, which was 100 feet wide between Main and Third street. Court Street also appears to have developed about the same time as Main. Historic photographs show both Market and Court fully developed between Main and Second with some brick development north of Second. Second Street boasted a combination of brick and frame buildings between Court and Market, while the block from Market to Green remained primarily residential.



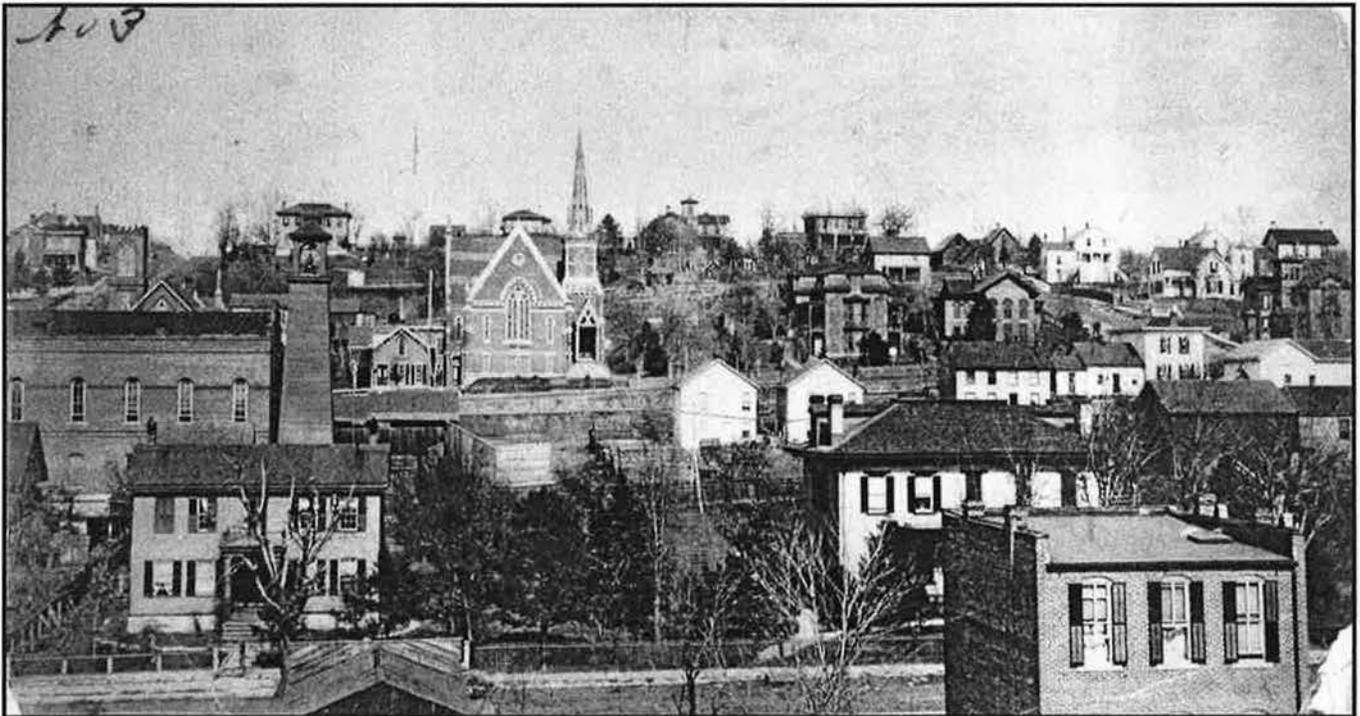
1885 Sanborn Map  
Showing major development along Main Street  
Little commercial development on  
Second Street between Market and Green

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 18



Photograph of the 200 block of East Second looking north from alley between Main and Second streets

Taken between 1873 and 1883

Building in right bottom corner was replaced by the J.W. Garner Building, 222-224 East Second  
The two houses facing the camera were replaced (l to r) by the Electric Building, 209-211 East Second,  
and by the Wapello Club, 225 East Second

The brick building with bell tower on the left side is the 1873 city hall

The Congregational Church is the brick building with spire on Fourth Street near the center

(Zesiger Collection)

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

**National Register of Historic Places  
Continuation Sheet**

**Greater Second Street Historic District  
Wapello County, IA**

Section number **8** Page **19**

The early years of the twentieth century were a period of new construction in Ottumwa, adding four story warehouses along Commercial Street and West Main, building new public buildings, and replacing some of the small early residences with much larger ones that the prominent business and professional leaders could now afford. The Ottumwa Public Library (NRHP) was constructed on the west side of Central Park in 1902. Designed by the Des Moines architectural firm of Smith and Gutterson, it is one of 101 libraries in the state of Iowa funded by Andrew Carnegie. This limestone building shows the influence of the Neo-classical buildings that were built for the 1893 Columbian Exposition in Chicago.

Right: Ottumwa Public Library, 1902  
West side of Central Park  
(Zesiger Collection)



Left: U.S. Federal Building/Post Office  
1910-12  
East side of Central Park  
(Zesiger Collection)

A few years after the opening of the library, the U.S. Treasury Department decided that Ottumwa had grown sufficiently that a larger, more impressive Post Office/Federal Building should be built. It was built on the site of the earlier Post Office, along the east side of Central Park between Third and Fourth Streets. Designed by Treasury Department architects, the Renaissance Revival building (NRHP) features an ashlar limestone exterior with

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

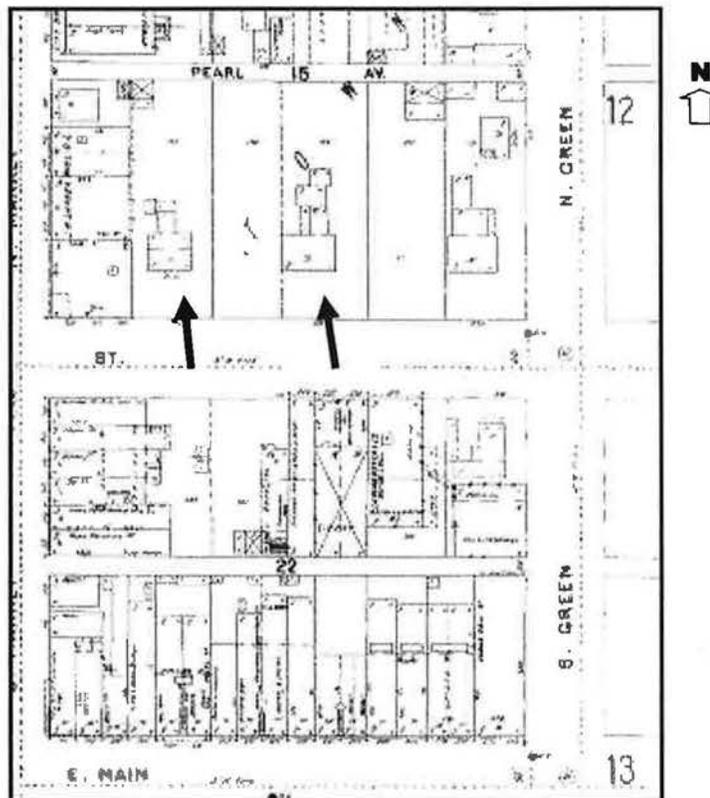
Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 20

each floor receiving a different architectural treatment: first floor with round-arched windows, second floor with rectangular pedimented windows, and the third (attic) floor with short rectangular windows. Primary entrances were located on the Third and Fourth street elevations. With the completion of the Post Office/Federal Building in 1912, Central Park was surrounded by government buildings: Wapello County Courthouse, Ottumwa Public Library, and the Post Office/Federal Building. These symbolized the growth and development of Ottumwa during its first fifty years.

### The Development of the Greater Second Street District

A detail from the 1897 Sanborn map shows a solid block of buildings facing Market Street south of Second, and three substantial brick buildings facing Market north of Second. Three residences occupy the north side of Second between Market and Green, while the south side is a mix of one and two story frame and brick buildings. This was about to change with the coming of the new century, beginning with the house near the west end of the block (left arrow). The Devin house is indicated by the right arrow.

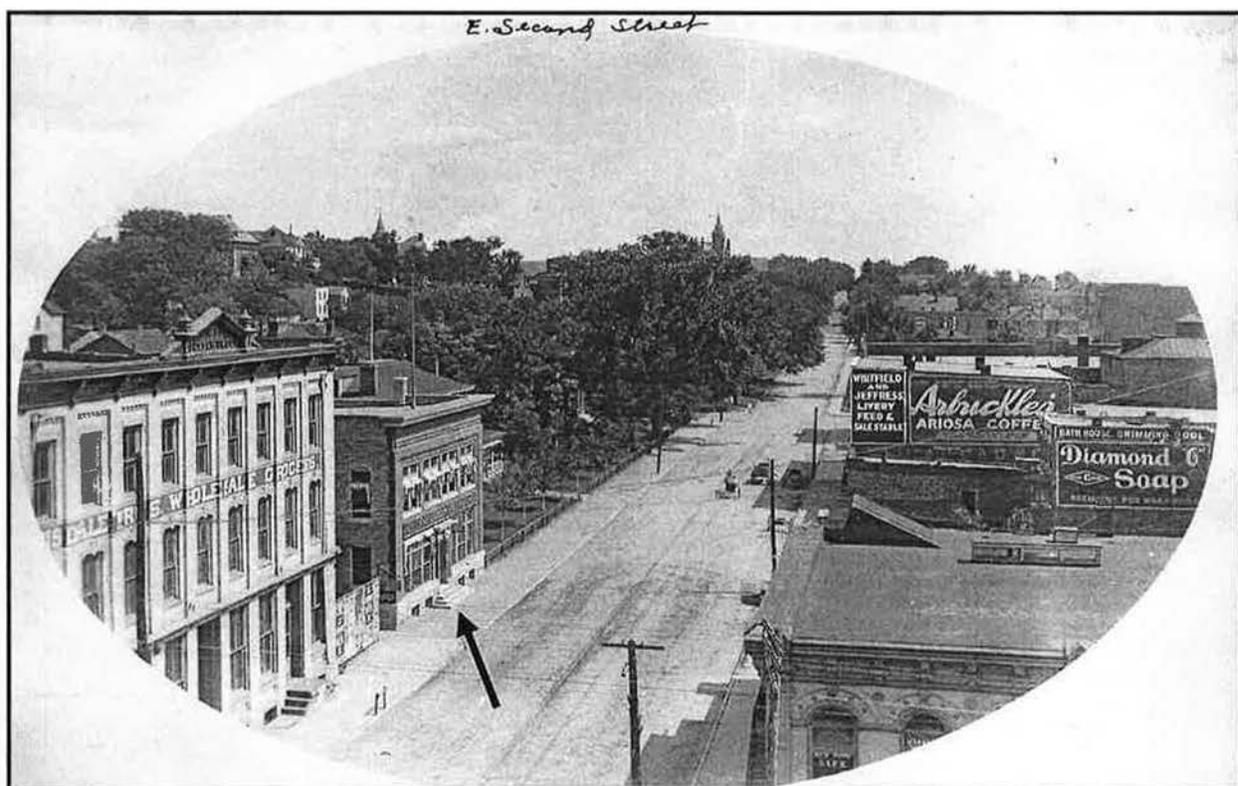


1897 Sanborn map  
Detail of Second Street between Market & Green

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetGreater Second Street Historic District  
Wapello County, IA

Section number 8 Page 21

J.W. Garner was a long-time Ottumwa businessman, operating his dry goods business in the three story building at 108-110 North Market. As a young man in the 1850s he had worked for dry goods merchant Thomas Devin and even boarded at Devin's house, 225 East Second. In 1902 Garner made the decision to construct a new building, specifically for office use...fine offices that would attract prime tenants. He purchased a lot in the 200 block of E. Second Street then occupied only by a dilapidated frame house from the 1850s. (This house is shown along with the Devin House in the photograph on page 18, and is indicated by the left arrow on the Sanborn map on page 20). Garner's daughter was married to a young architect who had recently arrived in Ottumwa, George M. Kerns, and Garner hired his son-in-law to design what was to be known as the Electric Building. Kerns maintained his office in that building for decades. In the 1921 Ottumwa *Courier* New Home Edition an article referred to Garner as "Pioneer of Second Street," and noted that the Electric Building was "the first modern one [building] in the block." (Ottumwa *Courier*, March 30, 1921, p 26, c 4 & 5)



Historic photograph looking east from the Hofmann Building shortly after 1902.  
The Electric Building (arrow) is shown next to the three story Potter Block from 1883.  
Note that Second Street remains residential to the east.

(Foster Family Photograph Collection)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 22



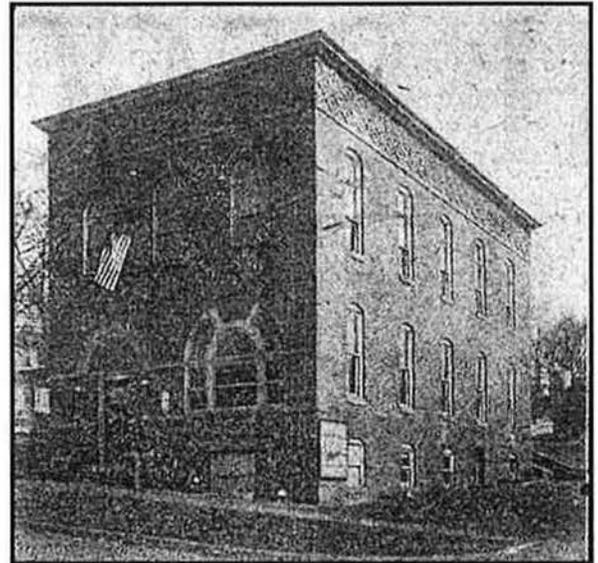
The Electric Building, 1902  
209-211 East Second  
George M. Kerns, architect  
(Detail from photo on preceding page)

The Electric Building was a free-standing two story brick building on a high limestone foundation, exhibiting design elements from the popular Classical Revival style, complete with a simple metal cornice across the top. The façade was of deep red face brick, with common brick side and rear elevations. Windows on all sides provided good light and ventilation for the offices. This building became such a popular office space for prominent businessmen that a rear addition, doubling the size, was added by 1917. In addition to George M. Kerns and several insurance offices, the Ottumwa Board of Education, the Commercial Club, and, the International Correspondence Schools were housed in this modern building. The open area on the west side (location of the billboard in the photo) was filled between 1902 and 1909 by a non-descript brick single story building.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetGreater Second Street Historic District  
Wapello County, IA

Section number 8 Page 23

Just two years later (1904) Kerns had the opportunity to design a building for the Iowa Telephone Company. This two story building was constructed around the corner at 116 North Green Street. Green Street rises up from Second to the top of the bluff on Fifth Street. The Telephone Building was constructed on this hill, so it has a high brick foundation that supports the two upper floors. Kerns again turned to the past, using large round-arched openings on the façade with the entrance highlighted by a stone identification arch. Limestone is used as a stringcourse across the front and as window sills throughout. The south (downhill) elevation is treated as a secondary façade with decorative brick cornice matching that found on Green. Although the telephone company was the original owner, shortly after World War I it was purchased by returning veterans to serve as the American Legion Home.



Iowa Telephone Company, 1904  
116 North Green  
George M. Kerns, architect

(Left: 1914 image, Zesiger Collection)

(Right: *Ottumwa Courier*, New Home Edition,  
March 30, 1921, p 42)

United States Department of the Interior  
National Park Service

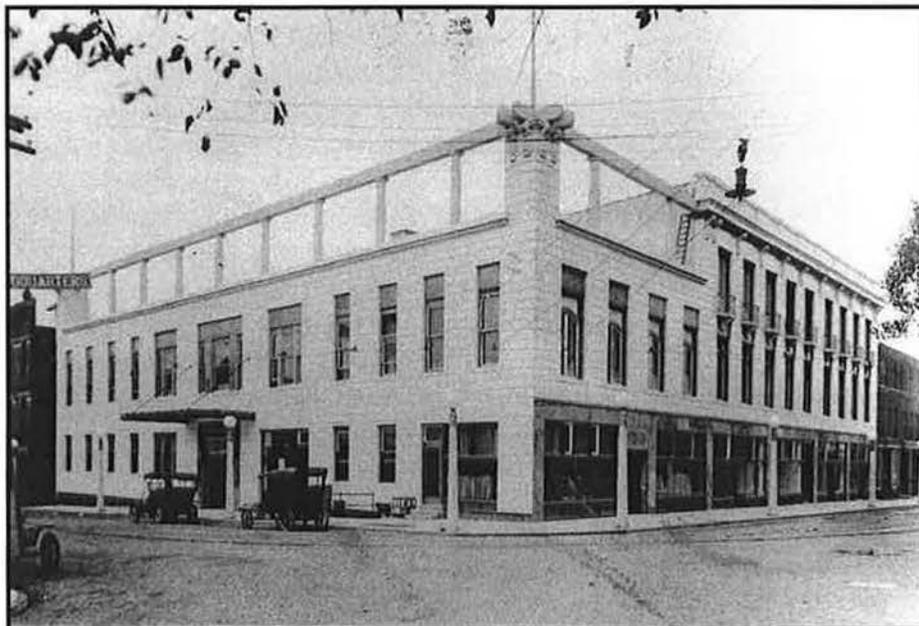
National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 24

While Kerns was designing buildings downtown, he was also busy with other commissions including, the Ottumwa Cemetery Gate and Office (NRHP), the Ottumwa Country Club House and Dance Pavilion, the Ottumwa Water Works Building (non-extant), the Wapello County Jail, and numerous residences both large and small.

Another Ottumwa architect, Ernst Koch, designed a building for the Benevolent Protective Order of Elks (BPOE) around 1900 at the southwest corner of Second and Green facing Green Street. This building is shown for the first time on the 1902 Sanborn map. Unfortunately, no historic photographs of the original exterior have been located. However, in 1909 Koch designed the Utt Building at 226-236 East Second, adjacent to the corner Elks Building, and the two were given a common façade treatment: cream colored terra cotta in the Neo-Classical style. Dark green marble panels surround the storefronts on the joint Second Street façade. The second floors of the two buildings match along Second Street, having arched casement windows, while the Green Street elevation features simple double hung windows. The Utt Building had a third floor featuring elegant French doors with small wrought iron balconies. A bracketed cornice is found across the top. A colonnade was placed atop the two story Elks to create a common roofline. These buildings were often collectively referred to as either the Elks Building or the Utt Building and were considered to be the "jewels" of the block. The two upper stories of the Utt Building



Elks Building (109 South Green, non-extant) and Utt Building (226-236 East Second)  
Ernst Koch, architect, 1909

(Waterman, Vol 1, p 131)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 25

were occupied by several different lodges over the years, including the Moose, the Ancient Order of United Workmen (AOUW), the Knights of Pythias, and the Maccabees. In the 1930s the Iowa Success School occupied the upper level and provided business training for many young Ottumwans. Occupants of the four storefronts changed often, with the exception of Mercer Printing which occupied 226 from the 1920s through the 1990s. The others housed tire and battery shops, auto dealerships (no photos have been found showing how an auto could fit into the narrow space), and, in the mid-twentieth century, Williams Dairy served ice cream to young dancers from the dance studio on the second floor of the Utt Building.

In 1911-12 a new building was constructed at 222-224 East Second, next door to the Utt Building. This was the J.W. Garner Building (NRHP). Garner again hired his son-in-law, Kerns, for the design. This three story double storefront building is a subdued example of Classical Revival design. The façade is of ox blood red brick with minimal limestone details: windows sills, small inset panels, and denticulated cornice. It features a recessed double entry with broad display windows and glass transoms. The upper floors feature double hung windows with multi-light top sash, and the second floor windows also feature multi-light transoms. This building was constructed to serve as the office and warehouse for Garner's Wholesale Dry Goods business, and to provide "a suite of fine offices" on the second floor. These offices were accessed by a side-lighted entrance on the far right (west) side of the façade. The Board of Education was located on the second floor of the Garner Building for a number of years.



J.W. Garner Building (NRHP)  
222-224 East Second Street  
George M. Kerns, architect, 1911-12

(Unidentified booklet c. 1915)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 26

In 1912 another Kerns design was built in the next block east at 313-215 East Second. This was a two story free-standing brick building was constructed to serve a new function: auto sales and service garage. The Ottumwa Auto Company building featured broad display windows across the façade, with individual windows and garage doors on the side elevations. These windows provided ample natural light to the service areas.



Ottumwa Auto Company  
313-315 East Second  
George M. Kerns, architect, 1912

(Unidentified booklet c.1915)

**Building New Garage**

Where the excavating was being done but a short while ago, the masons have already gotten the first story up and are laying the brick and stone for the second floor in the new garage that Dr. D.C. Brockman is erecting for the Ottumwa Auto Company. This structure is located between Green and Jefferson streets on Second Street. It is a pretty design & made especially for auto business and is supplied with a wealth of large windows. (*Ottumwa Courier*, May 24, 1912, p 11)

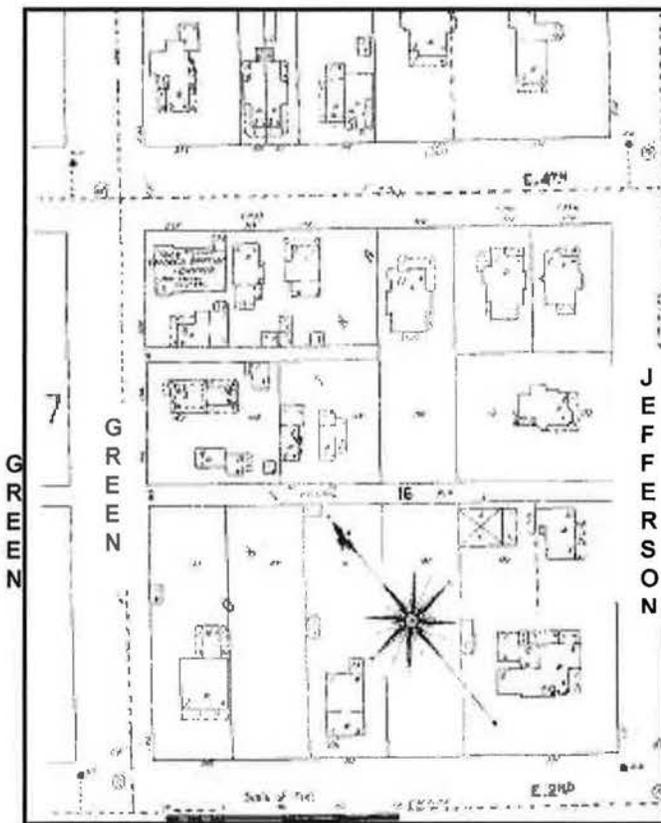
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

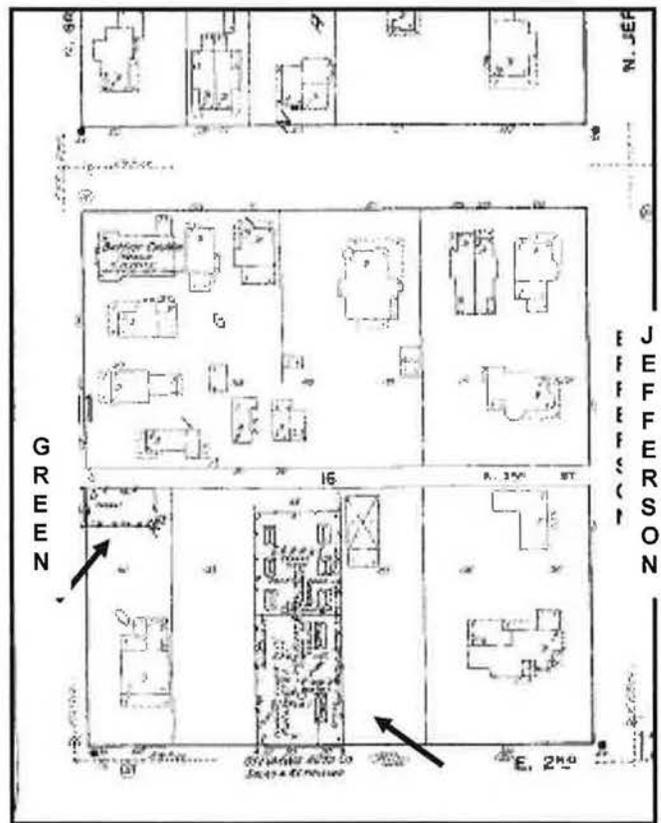
Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 27

George M. Kerns placed a large ad in the "Expansion Edition" of the *Ottumwa Courier*, August 25, 1911 which listed the buildings above among the many houses and buildings he had designed since coming to Ottumwa a decade earlier.



1902 Sanborn map  
300 block E Second Street,  
north side



1917 Sanborn map  
300 block E Second Street,  
north side

The 1902 Sanborn map shows three residences along the north side of the 300 block of E Second Street. The 1917 Sanborn shows how that block had changed with the addition of the Iowa Telephone Building (1904) facing Green Street (left arrow), and the Ottumwa Auto Company (1912) facing Second (right arrow).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 28



Left: Ottumwa Railway & Light Company Building  
(aka Potter Block)  
Corner of Market and Second  
106 North Market and 201-205 East Second  
Note stone pedimented entrance on far left  
(Undated photo, Zesiger Collection)



Right:  
Ottumwa Railway & Light Company/McNett Building  
Note stone pedimented entry on far left  
(*Ottumwa Courier* "New Home Edition,"  
March 30, 1921, p 27)

It would appear that the construction of new buildings in the block gave other building owners something to think about. The Ottumwa Railway & Light Company building at the corner of Second and Market was owned by Leighton and McNett who evidently decided that it was time to update their building as well. This three story building was given a new, Classical Revival façade with limestone trim. Both Koch and Kerns were said to have drawn plans for this building. The American Contractor carried a short paragraph talking about this building in 1915.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

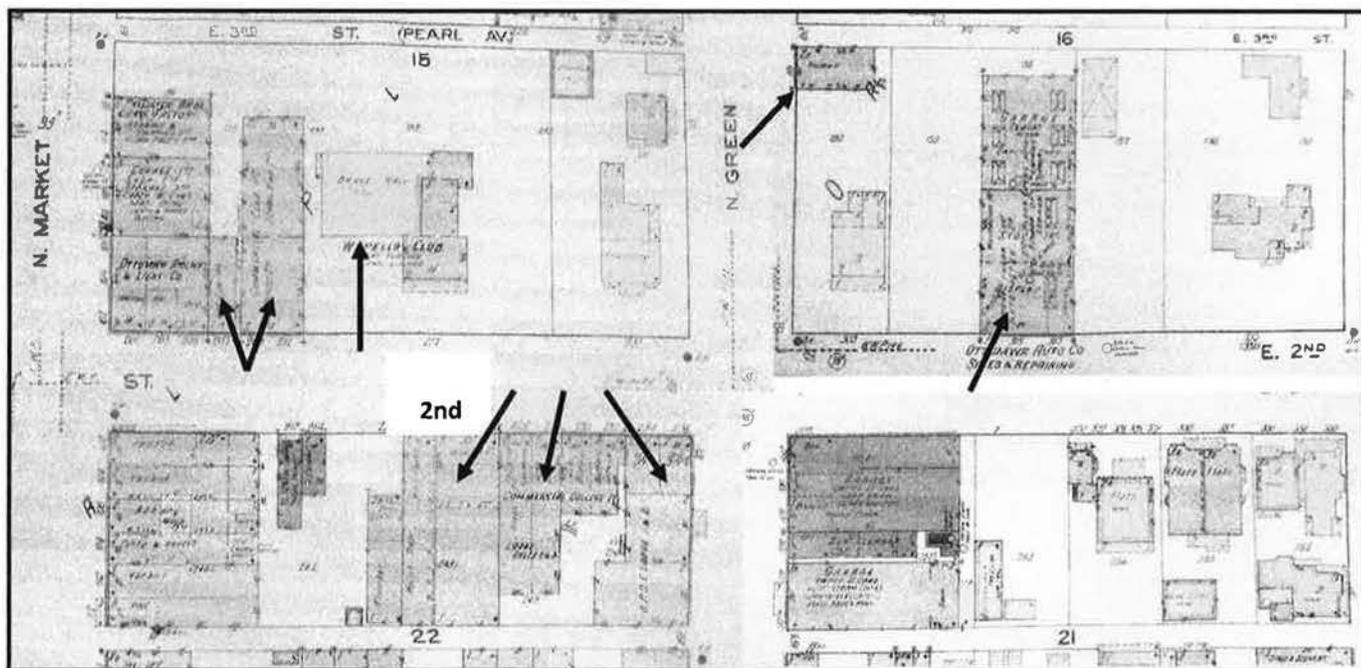
Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 29

Contracts Awarded

Store, Lodge Hall & Office Bldg: 3 sty, & bas. 70 x 70. Archt. Ernst Kuch [sic], Hofmann blk. Owners Leighton & McNett. Gen. contr. Let to Ottumwa Mill Constr. Co. Archt. desires bids on wiring. (American Contractor, Vol 36, #38, Sept 18, 1915, p 76)

Research does not show any other buildings of this description and ownership at the time, so it appears that Ernst Koch was the architect, and that this was a new exterior only. Note that the fenestration pattern on the upper stories remains the same of both elevations in the 1914 and 1921 photos, and, although it is difficult to see in the undated photo above, the entrance to the upper stories on the Market Street side was Classical Revival with pedimented entry before the rest of the façade took on that appearance.



1917 Sanborn map shows the construction that had taken place since 1902.

On the south side of the 200 block are (l to r) the Garner Building, Utt Building, and Elks. The north side shows the Electric Building with a narrow single story building on the west side, and the dance hall addition to the Wapello Club.

In the 300 block, the Telephone Building is shown facing Green Street, and the large Ottumwa Auto Company building faces Second. (The south side of the 300 block is non-extant)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 30

Big changes came to Second Street during the 1920s with the construction of three major buildings on the north side of the street. The *Ottumwa Courier* appears to have started the "domino" that brought down the last two original dwellings in the block.

The *Ottumwa Courier* was first published in 1848 as the *Des Moines Courier* by R.H. Warden. In 1865 it became a daily paper. A.H. Hamilton became the editor in 1869 and the owner in 1878. In 1890 A.W. Lee was looking for a newspaper to buy, and "had narrowed his prospects to Ottumwa, Iowa, and Hutchison, Kansas." (*Palimpsest*, Vol XXXI, No 10, Oct 1950, p 401) He ultimately decided on Ottumwa, and the *Ottumwa Courier* became the first newspaper in what became Lee Enterprises. The growth of the paper was so rapid that a new building was constructed in 1903 at 117-119 E Second Street, next door to the Hotel Ottumwa (non-extant). The newspaper continued to grow, and by 1920 a new, thoroughly modern building was in the planning stages.



Wapello Club (aka Devin Residence) with dance hall addition on left  
(Waterman, opp p 190)

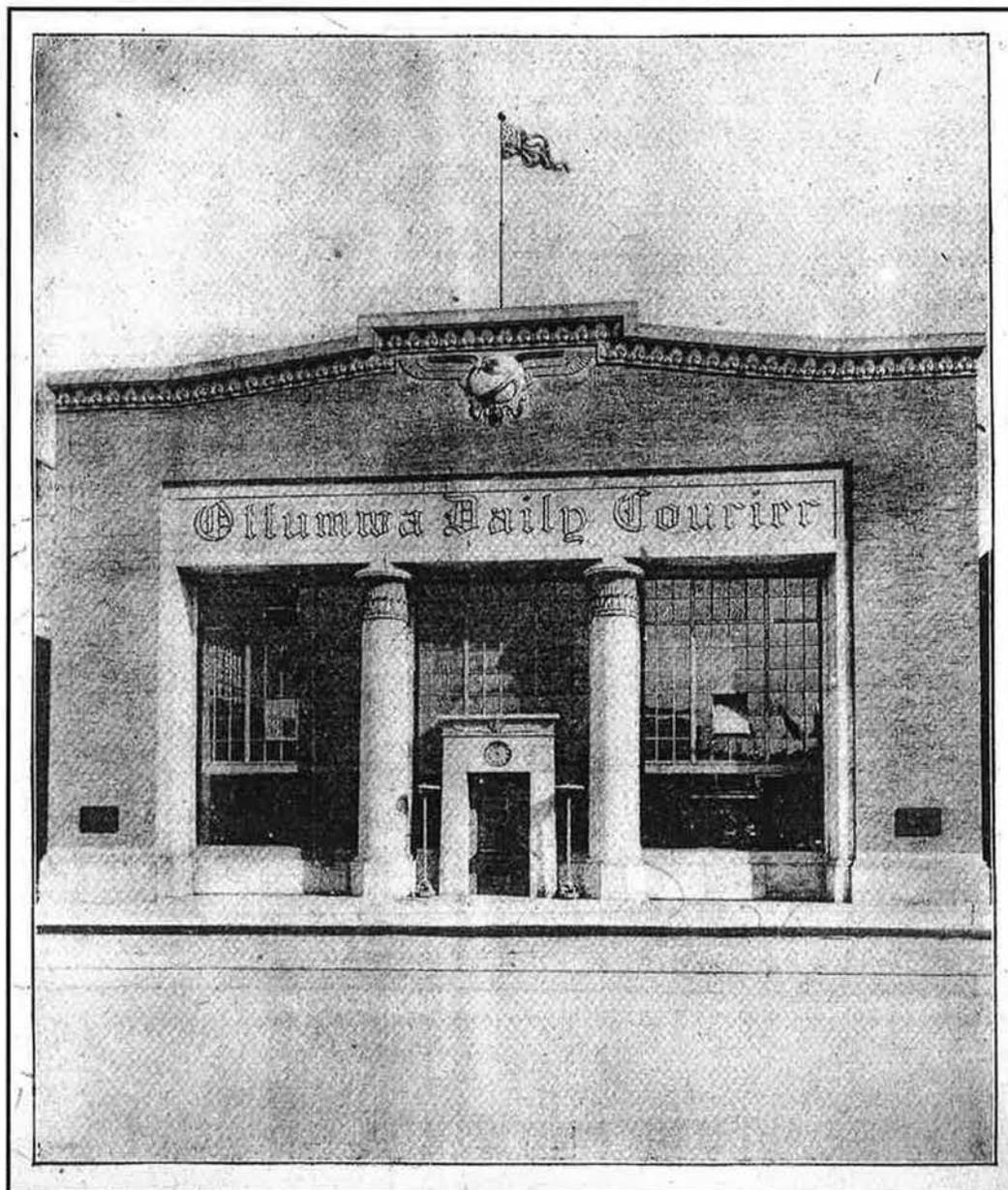
The Wapello Club occupied two lots, with a large addition for a dance hall located on the west lot. The original 1850s part of the clubhouse was showing its age, and there was talk of replacing the entire building. The club sold the west lot to the *Courier*. On this lot the *Courier* built the most modern of newspaper plants, opening in 1921. Designed by the Davenport architectural firm of Clausen and Kruse (also responsible for the *Davenport*

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 31



Ottumwa Courier Building (1921)  
213 East Second Street  
(*Ottumwa Courier*, March 30, 1921, p 13)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 32

*Democrat* building), the new free-standing facility was totally unlike any other building in Ottumwa. The architects selected the unusual Egyptian Revival style for this building. The buff-colored brick of the façade was trimmed with limestone and colorful terra cotta detailing on the papyrus capitals and cornice of egg and dart design centered with winged globe. When the new building opened, the paper published a special edition in celebration, and architect Walter O. Krause explained their rationale. He said that most people were familiar with the "so-called classic styles of architecture---the Greek and Roman, and also the Gothic style of the middle ages" because much of present day design was based on them. He went on to say that there was another style, even older than those...Egyptian. "In simplicity and dignity it stands unequalled..." He went on to explain,

### Sun Was Their God

Among the main characteristics of this Egyptian architecture are the large entrances and openings and the use of color on the exterior of buildings. The principal decorative motif was the lotus.

Egypt has given us, probably, more symbols of the sun than has any other country. Doubtless this is because the Egyptians had a more elaborate form of sun worship than existed in any other land. The winged disk of the sun god Horus was regarded highly by the ancient Egyptians, who considered it as an emblem of divine protection. It typified the sun's light and power, transported to the earth on the wings of a bird, possibly the hawk, and the emblem appears on many temple walls and over the doorways of numerous Egyptian temples. By the ancients the eagle and hawk were dedicated to the sun, being a symbol of light, because of the quickness of winged motion and ascent to the higher regions of the air.

For the Egyptians the serpent symbolized the guardians of truth and justice, and we find them quite frequently in decorative motifs.

Other symbols they worshipped were the scarab beetle and the asp. Any attempt at Egyptian architecture without using their decorative ideas would be uninteresting and incomplete. Although we find from history that all these symbols related to their form of worship, we of today use the scarab in the form of a pin as a token of good luck.

### The Winged Globe

All these thoughts, or most of them, are carried out in the architecture of the new Courier building. The winged globe is an adaptation of the winged disk of the Egyptians and is emblematic of the rapidity of the flight of time on this earth. The band around the globe expresses the thoroughness with which the newspaper gathers the world's news. The scarab of good luck is at hand to judge and direct the activities of mortals for the common good, and the serpents to guard jealously and zealously against untruth and injustice. Such a decoration as that high on the front of the Courier building, therefore, might have been employed by the old Egyptians had they had newspapers in those days, to bespeak the prayer that the newspaper might bring to its public all the world's news, repeat it truthfully and with justice, and express honest convictions to assist readers in forming fair opinions.

The colors used in the lotus designs and other decorations add to the beauty of the

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 33

building: everyone admires and enjoys color. Just above the door is the scarab of good luck on the feathered crown of an Indian chief, the latter a single departure from the Egyptian's style to do honor to the earliest Americans. (*Ottumwa Courier*, March 30, 1921, p 24, c 1-4)

With the construction of the *Courier* Building on the west lot, the original Devin lot was still owned by the Wapello Club, the perfect place for a new building. The members hired one of their own, George M. Kerns, to design their new building. (Original drawings by Geo. M. Kerns) The *Courier* highlighted the new Wapello Club in their "New Home Edition" that focused on not only the new *Courier* Building, but the other new buildings in the block as well.



New Wapello Club Building (1921)  
After it became the Elks in the 1930s  
225 East Second Street  
(Michael W. Lemberger Collection)

The Wapello Club Building differed from its neighbors on each side, being set back from the lot line and featuring a broad, Craftsman style porch across the façade. It was more "residential" in feeling, more like the Devin House it replaced, complete with a small green lawn in front. The symmetrical façade features a round-arched

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet****Greater Second Street Historic District  
Wapello County, IA**

Section number      8      Page      34

entry door is flanked by large windows with jack-arched tops. On the upper level, three round arches with keystones enclose recessed brick panels containing jack-arched windows. A simple Classical cornice completes the façade. This brick building is another example of Kerns' preference for the Classical Revival style. This building was demolished c.1990 to provide parking space for *Courier* employees.

In 1920 the Directors of the Young Men's Christian Association (YMCA) announced plans to build a new building, large enough to include not only a swimming pool and gymnasium, but a number of rooms for boarders. The YMCA had a long successful history in Ottumwa. It had been established in Ottumwa in 1887 by a group of men led by Thomas D. Foster, the Englishman who was responsible for bringing John Morrell and Company meatpacking to Ottumwa a few years earlier. A fine brick building was constructed in 1891 at the corner of Second and Washington streets to house this new organization. A few years later they added a swimming pool and gymnasium, and the organization continued to grow.



1891 Young Men's Christian Association  
Building  
West Second and Washington Streets  
(Ottumwa '98, '99, 1900, p 7)

That building was found to be too small by 1920, and plans were made for a new building to be located three blocks east, at the corner of Second and Green. This location was just two blocks down Second Street hill from the proposed site of the new Ottumwa High School (1923). Plans for the new YMCA building removed the last residence on the 200 block. Members of the building committee included most of Ottumwa's top business and professional men, including local architect George M. Kerns. Architect Benno Janssen of Pittsburgh, PA was selected to design the new building, with Kerns providing local over-sight. Janssen does not appear to have designed any other houses or buildings in the state of Iowa. He is not mentioned in Wesley Shank's Iowa's Historic Architects, and is not included in the State Historic Preservation Office's architect files. In her brief biography of Janssen in the American Architects and Buildings database, Sandra L. Tatman wrote:

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 35

Although Janssen was primarily known as a residential architect of some taste and distinction, he and his firms did produce a number of public buildings, including the Pittsburgh Athletic Association (1909-1911), the YWCA on Chatham Street (1908), and the William Penn Hotel (1914-1916; 1927-1928). (Accessed September 30, 2015)



Young Men's Christian Association Building (1921)  
231 East Second Street  
(1921 postcard, Zesiger Collection)

This four story brick building in the Renaissance Revival style is stylistically similar to the Hotel Ottumwa (1916) and the Post Office/Federal Building (1912). Brickwork on the "basement" level is coursed to give the appearance of blocks of stone, with a limestone watertable above. Brick-patterned quoins are found on each corner. Both major entrances (Second and Green streets) are high-lighted by large round-arches with brick-patterned surround and key stones. The brick and stone double stairway on the Second Street elevation establishes this as the primary façade and entrance. The first floor windows are paired with transoms and feature brick surrounds with limestone keystones. The second and third floor windows are smaller with double hung sash. A limestone beltcourse separates the second and third floors, while a very simple classical cornice completes the design. The total cost of construction and furnishing was \$361,000 (completely raised by subscription), more than any other YMCA in the state. It opened to much fanfare in 1921.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 36

The building, facing on Second Street, is of three floors and a high basement and extends back a half block on North Green street. Constructed of pressed brick and stone, its outside appearance is familiar to all Ottumwans who have watched with interest during the past year, the erection of the new structure.

The main entrance is on Second street, while the opening into the boys' department is on Green street. Steps leading up from both east and west, give entrance to the building. (*Ottumwa Courier*, March 30, 1921, p 28)

The new facility was "splendidly equipped with modern conveniences, a large swimming pool, gymnasium, locker rooms, shower baths, men's and boy's reading rooms, eighty-four dormitory rooms and ninety-three beds." (Meagher & Munsell, p 54) The *Courier* noted that "many young men, employed here and living away from home, are comfortably housed in the dormitories on the upper floors." (*Ottumwa Courier*, August 4, 1923, p 15) The YMCA was the "home" to many men who came to Ottumwa during the 1930s to study at Iowa Success School (across the street in the Utt Building), and the "Y" became an important recreation facility for Navy personnel who were stationed at Naval Air Station (NAS) Ottumwa during World War Two.



Ottumwa *Courier*, Wapello Club, and YMCA  
Shortly after completion in 1921  
(Lemberger, p 33)

These three new buildings (the *Courier*, Wapello Club, and YMCA) were heralded as a new beginning for Second Street. They were very different from other buildings in downtown Ottumwa, being free-standing designs with open spaces between, just as the original vision for the Electric Building.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 37

---

In the "New Home Edition" of the *Ottumwa Courier*, reporter Genevieve G. Daggett told the story of the development of the 200 block of East Second.

**MORE THAN HALF MILLION DOLLARS SPENT IN LESS THAN YEAR ON EAST SECOND STREET**

The year of 1920 coming as it did soon after the close of the war and before prices had dropped from their high war peak was a poor time for building all over the country. But 1920 was marked in Ottumwa by a building period in which close to half a million dollars was expended, and oddly enough nearly all of this big amount went to the improvement of one block, that between Market and Green, on East Second street.

For many years the north side of the block had been backward in development for business purposes, though on the south side the erection of the Utt and Garner buildings had made a distinct improvement. It was a combination of modern and decaying, run-to-seed buildings. On one corner stood the up to date three story office building..., next to which was a small but modern building occupied by the Poling Electric Supply company, and then the Chamber of Commerce [Electric Building]. ... But then came the old Wapello Club, built by Thomas Devin, pioneer merchant, and for nearly three score years one of the enters of the social life of Ottumwa, first as the Devin home and later as the Wapello club. Set back from the street, with broad verandahs, the shabby brick building still possessed an air of gentility, but it was certainly not a place to which a thriving city could point with pride. On the corner of Green street was an old square frame dwelling place, in its time a fine home, but that time long since past.

Even to the average citizen the improvements in the block are too marked to be accepted as a matter of course. Mr. Ottumwan strolls on the broad walk in front of The Courier, the Wapello club, and the Y.M.C.A. and wonders "Can this be Ottumwa?"

For here, within the year, have been erected three beautiful and costly buildings, probably the finest in the city, to take the place of two old and dilapidated ones. On the Green street corner is the immense Y.M.C.A., massive, substantial, a boon to the men and boys of the community in this and succeeding generations, which was made possible by the generosity of citizens of Ottumwa.

The Wapello club's new home is next and its attractions are by no means lessened because of the greater size of its neighbors, the "Y" as the boys call it and The Courier building. Its architecture is less striking than that of its neighbor on the west, less imposing than that of the big structure to the east, but it has distinct charm of its own. A genial atmosphere is engendered by the broad porch and quaint IClonial [sic] doorway, both painted cream color in pleasing contrast to the warm hue of the brick, that is fitting to the purpose of the club, dedicated as it is to sociability and hospitality.

The Courier building itself is a beautiful and very striking example of the architecture of the Egyptian period. It might well belong in a grove of trees, and to have been built in worship of some pagan deity. Instead, the tall pillars are surmounted by the inscription "The Ottumwa Daily Courier" and through the many paned windows may be seen the huge press, that when in operation are always a fascination to passersby.

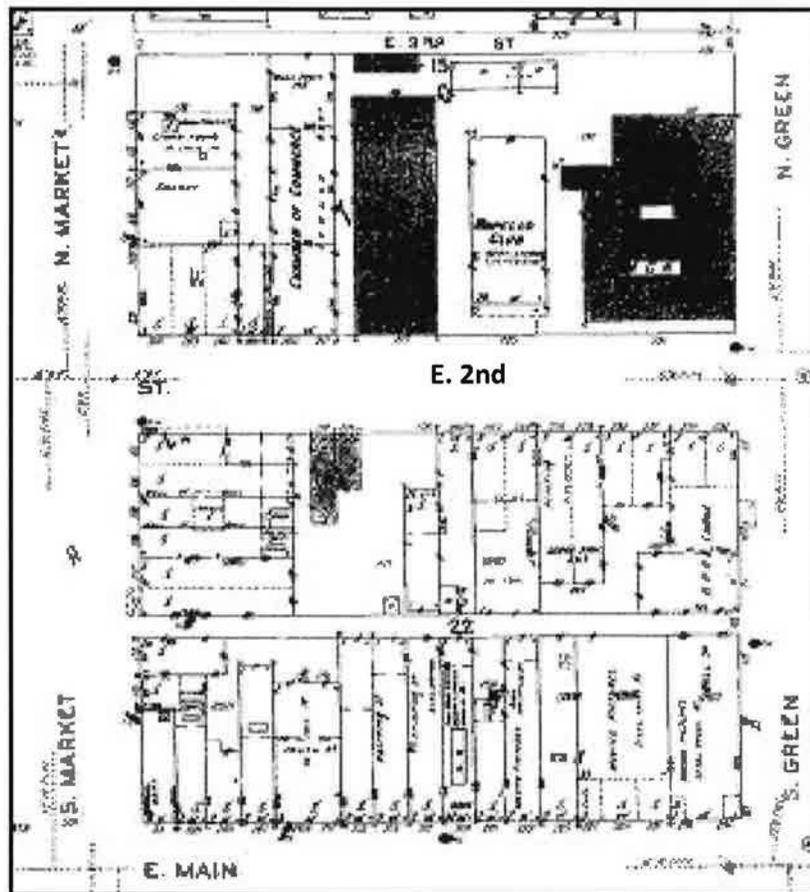
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 38

All three of these new buildings are permanent additions to the city for all were built for the future. It will be many, many years before Ottumwa, even though its growth far exceeds the hopes of even its most enthusiastic boosters, can out-grow any of them. (*Ottumwa Courier*, Mar 30, 1921, p 26)



Detail from 1925 Sanborn map  
With the construction of the three new buildings, the north side of Second Street is now filled with buildings.  
The black rectangle in the middle of the block is the *Courier*  
The Wapello Club is set back from the street  
The YMCA is at far right

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 39

## Greater Second Street



*THIS is to announce to Ottumwa and the whole wide world that Second Street—the Heart of Ottumwa—has inaugurated an era of Expansion, Progress and Prosperity which means a Bigger, Better and Busier Ottumwa and promises development of Ottumwa's business district far beyond the wildest hopes the most enthusiastic citizens entertained only a few years ago.*

Consider Second Street's record in the last year. The Courier's New Home, model newspaper plant and so recognized throughout the country, is one of the three magnificent structures erected in a single Second Street block within a year. That block represents investments—by The Courier, by The Wapello Club and by the people of Ottumwa united behind the Young Men's Christian Association—aggregating in round numbers, Three-Quarters of a Million Dollars.

Another Three-Quarters of a Million will be represented in the New Ottumwa High School, which will be located on Second Street between College and Union Streets. The Courier Building which was vacated when the New Home was occupied has become the property of the Ottumwa National Bank and will be remodeled as a modern banking structure. This will give Second Street three banks in a single block.

With the New Hotel Ottumwa—a constant advertisement for the city—and with the other new business structures which have been erected along Second Street within the last two or three years, Second Street has written a record of Progress and Development which few thoroughfares in Iowa can equal.

This Progress measures the Growth of Ottumwa as a Business center, as a Mecca for Shoppers. The Development of Second Street means the Development of Ottumwa! It does not detract in the smallest degree from the importance of other business streets, and there is nothing of rivalry in the pride which Second Street business men feel in the advancement of their thoroughfare. Their pride is in the fact that Ottumwa has outgrown the narrow limits of a few blocks which hitherto have been considered her Business Center, and the unquestionable proof of her growth is shown in Second Street's forward strides.

### Watch Ottumwa Grow

President Harding has sounded the call: "Back to Normalcy," and Ottumwa leads the procession. Always our city has enjoyed a reputation as a Business Center, as a Manufacturing Center, as an Industrial Center. Throughout the trying years of the World War, Ottumwa maintained her place; her stores were busy, her factories were humming, her workers were employed. While the war was at its height, Ottumwa was the scene of a Million Dollar Improvement which gave the City one of the most modern Railway Terminals in the Middle West.

And Ottumwa's advancements are not due in even the most indirect way to the war; therefore Ottumwa was not faced with the necessity for readjusting her industrial conditions when the war came to an end. Our war activities were not industrial, but they were patriotic. Ottumwa and Wapello County led in Iowa, just like Iowa led the Nation, when Liberty Loans were over-subscribed. But Ottumwa's factories had no artificial booms through an excess of war orders; their products are for the ways of peace and permanent prosperity.

Thus Ottumwa has suffered none of the depression which came to cities and communities which had profited temporarily while the war was on and the nation's normal conditions were overturned. So Ottumwa is "Back to Normalcy" and on her way without ever having lost so much as a single step in the forward march.

Let's make this year a Banner Year for Ottumwa. Let Second Street's record of Progress set the pace for our whole City. Make every day Ottumwa Day. Let's help Ottumwa grow. This is the Greeting to All Ottumwans from

## Greater Second Street

A full page ad coined a new name for the block,  
Greater Second Street  
(Ottumwa Courier, New Home Edition, Mar 30, 1921, p 25)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

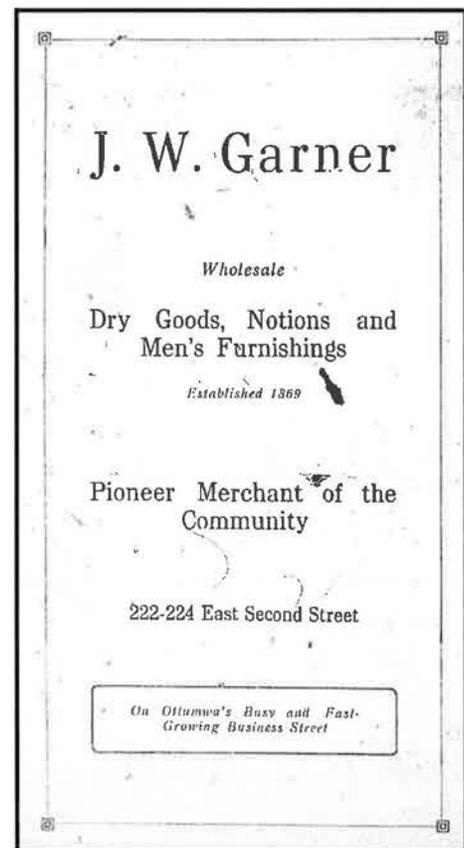
Section number 8 Page 40

"Greater Second Street" offered goods and services not available along Main Street. The three new buildings served several different purposes: the newspaper provided information; the Wapello Club provided social activities for its members; and, the YMCA provided a variety of services ranging from social, to recreational, to lodging, to religious meetings. The Ottumwa Railway & Electric Company building at the west end of the block provided offices and a waiting room for trolley customers, with professional offices above, and the narrow little building between the corner building and the Electric Building (which became known as the Chamber of Commerce Building in the 1920s), housed a small electrical shop. Not one of them was a traditional commercial building.

The south side of the block still had two or three ramshackle buildings in the middle, with the three new buildings on the east: the Garner Building's wholesale dry goods and fine offices, along with the Utt Building and Elks. The primary function of the Utt Building was as a lodge hall on the third floor with a commercial college on Second. The five narrow Utt storefronts and two matching ones in the Elks Building housed a printing service (which was there for over seven decades), auto displays, a tire service, and an electrical (battery) service. As on the north side of the street, none of these were traditional retail businesses with the exception of the printing company. Second Street truly had a different atmosphere from Main Street.

The businesses along Greater Second Street advertised on a regular basis in the *Ottumwa Courier*, with "Pioneer Merchant" J.W. Garner leading the way. His three column ad was very simple (he knew the value of negative space), but it carried an important statement at the bottom, "On Ottumwa's Busy and Fast Growing Business Street."

Ad for J.W. Garner's  
Wholesale Dry Goods  
(*Ottumwa Courier*, Mar 30, 1921, p 36)





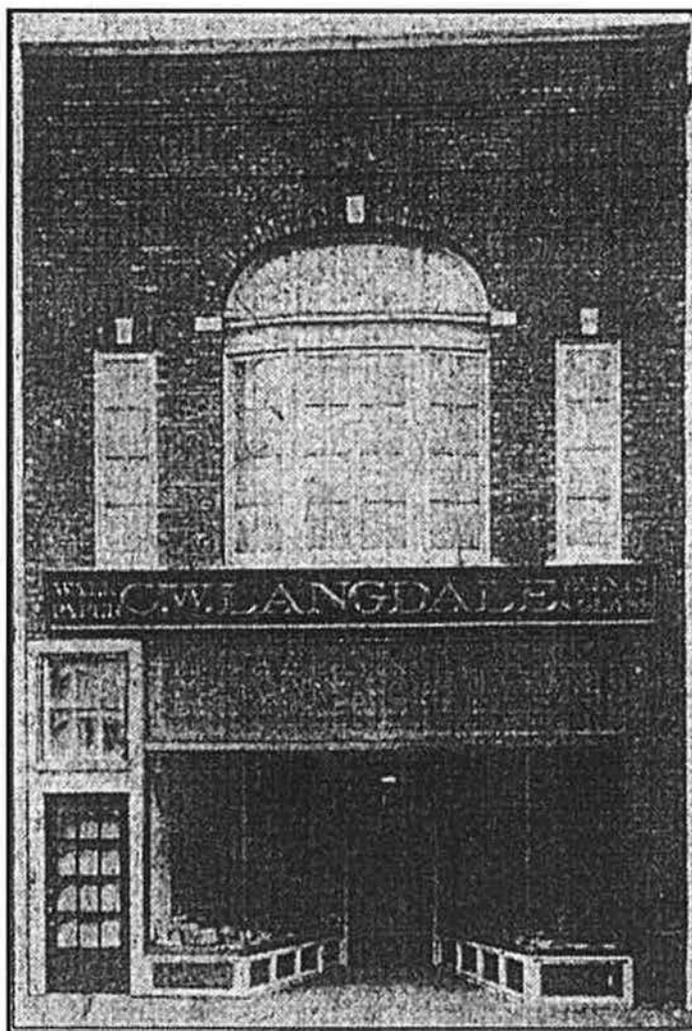
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 42

Another "new face" appeared on the south side of the block in 1923, next door to the J.W. Garner Building. The C.W. Langdale Building follows the simplified Neo-Classical style found on several other buildings in the block, with a deep red brick façade and limestone trim. No architect has been identified for this building but it is similar to several buildings designed by Kerns, including the one immediately to the east, and it is believed that this was also a Kerns design.



C.W. Langdale Building (1923)  
Ad Wallpaper, Paints, Glass  
220 East Second  
(*Ottumwa Courier*, August 24, 1923, p 38)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 43

---

**Our New Modern Home**

A two-story structure with living quarters laid out in a most up-to-date apartment on the second floor, the lower or main floor combines a wonderfully laid out sales room, workshop and office, and the basement carries one of the largest stocks of wallpaper in Iowa. Fire-proof rooms for mixing paints and the storage of oils, turpentines, etc., with a modern heating plant also safeguarded to prevent any chance of fire danger. A garage for the numerous trucks used by the business is located at the rear of the basement.  
(*Ottumwa Courier*, Diamond Jubilee Edition, Aug 24, 1923, p 38)

The multi-light transom and door leading to the second floor are very similar to that found on the Garner Building next door. These two buildings share a common side wall that extends 132 feet, the full depth of the lot, and both buildings featured large delivery doors on the back. Interestingly, the Langfords owned this building until it was sold to the present owners in 1977.

The three story building on Market Street adjacent to the Ottumwa Railway Building had been occupied for many years by J.W. Garner's Dry Goods warehouse prior to his move to his new building in 1912. It housed a variety of businesses over the next decade, none staying for very long. In 1923 a fire caused severe damage to the building and it sat vacant for over a year.

**Construction Work is Rapid**

The past summer has been an active building season in Ottumwa, and three important projects in the downtown section are now in the course of construction, while others have already been completed. Work is being pushed on the new Y.W.C.A. [NRHP] at the corner of Second and Washington streets, the garage building [non-extant] on John F. Webber's property just west of the telephone company office, and on the new moving picture theater in the Leighton property on Market street just north of the street car waiting room. These downtown buildings now in the course of construction are assuming the appearance of attractive as well as useful structures.

The building on Market Street which had stood idle since the interior burned over a year ago is being remodeled for a theatre. A white terra cotta front is being put on the building and the tentative plans for the interior call for a modern theatre arrangement with seating capacity of 640. The terra cotta is now being set some distance above the first story and the arched window frames are in place. The Ottumwa Mill and Construction Company has the contract.  
(*Ottumwa Courier*, Sept 9, 1924, p 14, c 3)

The white terra cotta front "theater" building was built for Ben Benson, an Ottumwa real estate broker. Unfortunately for his grand idea of an elegant moving picture theater, the fire chief determined that it did not have sufficient exits and it was never allowed to be used for that purpose. It sat vacant for long periods of time until it became a dry cleaners in the north side, and café in the south, in the 1940s. Amazingly, the upper story was never finished and was left as one large open space. The development that had taken place around the corner on Second

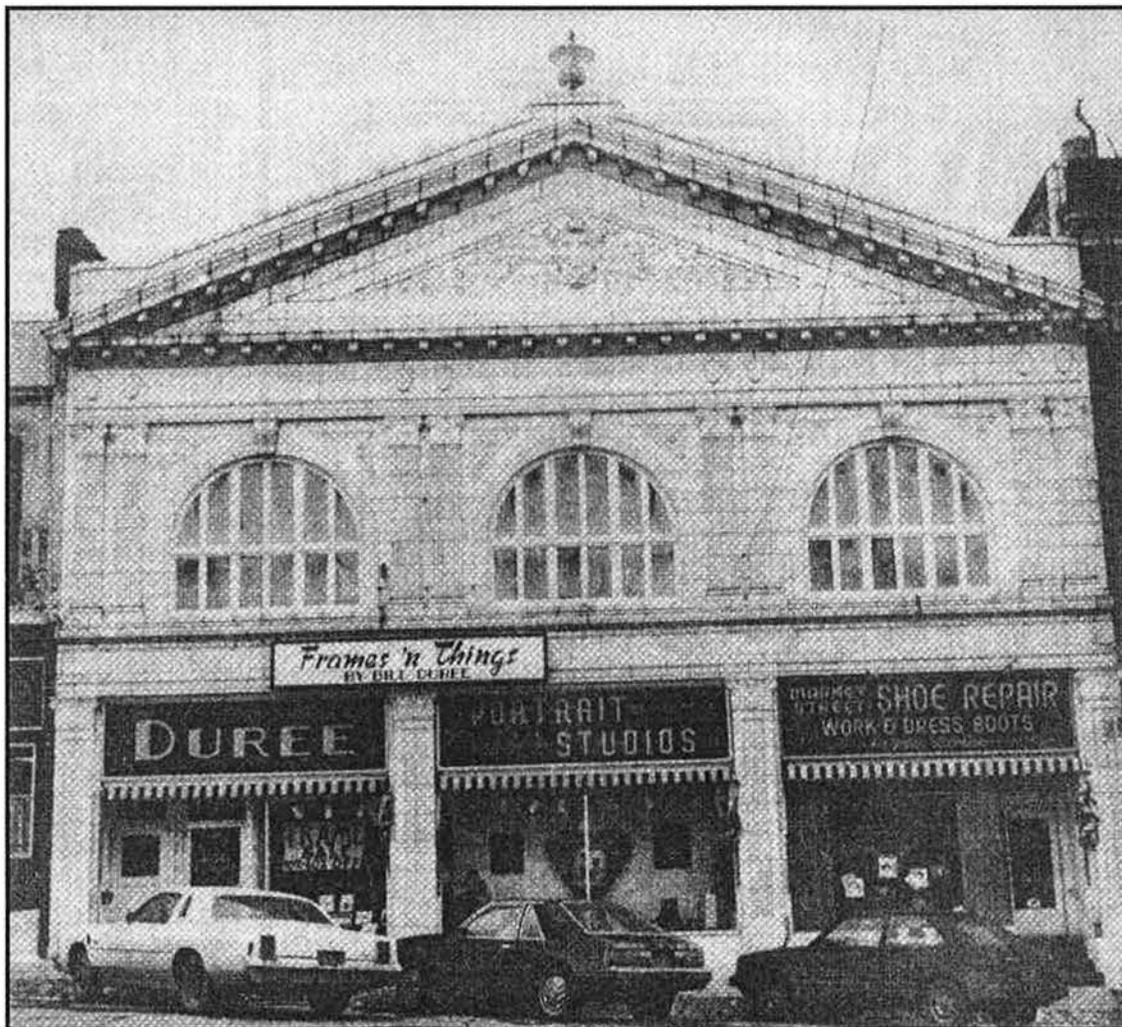
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 44

Street may have been the inspiration for Benson to have this building remodeled. It fit the character of the 200 block, being an unusual design and use of materials.



Benson Block (NRHP), 1924  
108-112 North Market  
(*Ottumwa Courier*, Feb 2, 1985, p 3)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetGreater Second Street Historic District  
Wapello County, IA

Section number 8 Page 45

While new buildings were being constructed in the 200 block of East Second, little had changed in the 300 block over the years, with houses remaining at each end of the block on the corners of both Green and Jefferson streets. (See page 29) The south side of the block had commercial development facing Green Street, but the rest of the block was filled with houses. Trees lined both sides of the street, with Ottumwans being very vocal about keeping those trees when the city mentioned the possibility of cutting them down.

City directories show the changing businesses in the buildings over the years, and also help to date construction. The adoption of the automobile as the major form of transportation was illustrated by the new types of businesses in the directories. The Ottumwa Auto Company changed ownership but continued to provide the same services. Oil stations began popping up around town, with a concentration of them along the route of the two federal highways that intersected in Ottumwa, US 34 running east/west and US 63 running north/south. The downtown business district also attracted oil/service stations. The 1931 City Directory was the first to list a Continental Oil Station at 303 East Second. (A copy of the 1930 directory could not be located.) Continental, like most other oil companies, had developed standardized plans for their stations. The photo on the left below illustrates one of their standard designs in an unknown town, a small brick English Cottage with steeply pitched gable roof, and service bays on one side. The small brick building on the northeast corner of Second and Green followed the same standard design favored by Continental Oil around 1930. It is surrounded by a paved lot, providing adequate space for cars to pull in to fill at the pumps or to be serviced.



Left: Standard Continental station  
design c. 1930  
(ConocoPhillips web site, 2012)



Right: Continental Oil Station  
303 East Second  
(2005 photo courtesy Main Street Ottumwa)

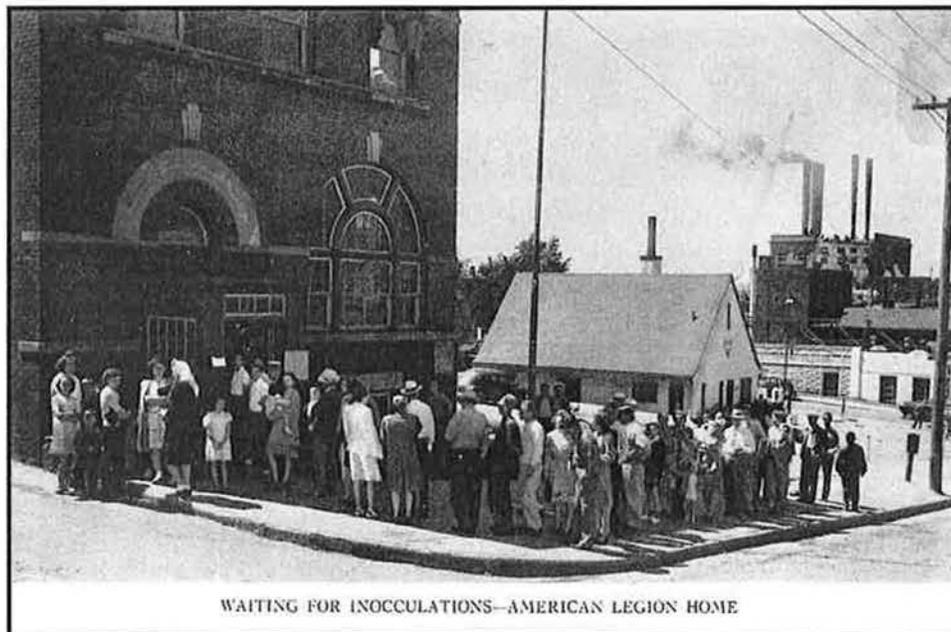
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 46

No historic photos have been located showing just this station, but a photograph from June 1947 shows both it and what was the original Iowa Telephone Company building that had become the American Legion Home. Although alterations have been made to both buildings, both are still easily identifiable. The construction of this small oil station completed the development on the north side of the 300 block. Further construction did not occur for over twenty years.



American Legion Home (Iowa Telephone Building) with Continental Oil Station in background  
(Disaster at Ottumwa Iowa, 1947, unpaginated)

Real estate man Ben Benson was responsible for the last building constructed in the 200 block of Greater Second Street in 1930. This was a small brick English Cottage with steeply pitched gable roof, both front gable and side gable wing at 214 East Second. Unlike the Continental Oil Station which might have served as inspiration, the Benson Building (NRHP) featured a rough textured brick lower level and half-timbered gable end. While English cottages were not commonly found along "Main Street," the small building type had become popular for small strips of commercial development occurring in the growing suburbs in metropolitan areas. Benson might well have seen these while traveling. Just as Benson had envisioned his building on Market as an elegant movie theater, this building on Second Street also had an unusual use...the first tenant was an indoor miniature golf course. The *Courier* noted that "It will be equipped with a fiber green which has been patented by Mr. Rudy [the leasee] and which he claims is the next approach to bent grass that is available." (*Ottumwa Courier*, Aug 26, 1930, p 15) Located just three blocks from the high school, and just around the corner from the movie theaters, it did a brisk

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 47

business after 3:00PM. The building later served as a bus depot with the buses entering the building from the alley in back and pulling forward along the west wall toward Second Street. The large vehicle door on the right side of the façade has been enclosed. This building could be viewed as free-standing, although when it was constructed, it was adjacent to a small two story brick building at 220 East Second. This little building was set well back from the street and appears on the earliest Sanborn maps as a dwelling, then in 1897, an addition is shown on the rear and it is labelled "Bath House" and had a swimming pool. By 1917 it had become a doctor's office with a plumbing business in the back. The last occupant was long-time Ottumwa attorney turned artist, Newton Roberts. It was demolished in 1975 following his death. The lot remains open space between the two buildings today.

The year 1930 brought the construction on Greater Second Street to a close.



Left: Pre-1885 dwelling/office at 220 East Second that was demolished in 1975  
(Lemberger Collection)

Right: Benson Building, 1930 (NRHP)  
214 East Second  
(Ottumwa Courier, Jan 31, 1959, p 14)

United States Department of the Interior  
National Park Service

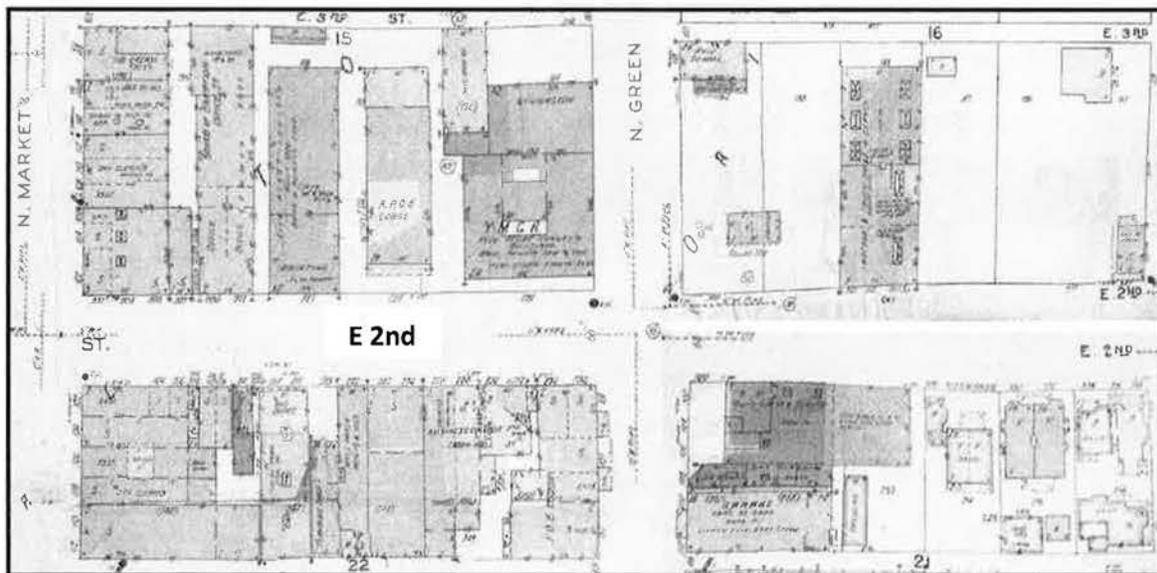
# National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 48

**CONCLUSION:**

The Greater Second Street Historic District is a cohesive grouping of early 20<sup>th</sup> century buildings illustrating most of the popular styles of the period: Classical Revival, Neo-Classical, Renaissance Revival, Tudor Revival, and Egyptian Revival. Constructed between 1902 (the Electric Building) and 1930 (the Benson Building and Continental Oil Station), nine of these were architect-designed, one was built from standardized company plans, and at least two others are believed to be architect-designed but the identity has not been established. The buildings in this district do not follow the "brick canyon" pattern of "Main Street" buildings which share a common set-back, common walls, common building materials, and often common height and style. The Greater Second buildings range from the broad four story YMCA to the little single story building at 207 East Second wedged between the Electric Building and the Ottumwa Railway/McNett buildings. Several of the buildings were designed (and some remain) free-standing structures. Although brick was widely used, terra cotta was popular not just for details but for entire facades, and stone trim was often used for detailing. The difference is even more striking in the 300 block where the three buildings are very different in size, shape and style, with the open space associated with the auto-related buildings. The district has strong Criterion C significance locally due to the wealth of building styles, materials and the architects who designed them. Although the Young Men's Christian Association Building is now used as a church, it meets Criterion Consideration A as its significance derives from its design by architect Benno Janssen.



Greater Second Street Historic District in completed form  
1925-48 Sanborn map

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 8 Page 49

---



Greater Second Street Historic District  
Looking west down Second Street from Green, taken between 1930 and 1940.  
The rich variety of buildings is readily apparent.  
(Zesiger Collection)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 9 Page 50

---

**BIBLIOGRAPHY**

*American Contractor*. Many entries: Vol 29 (1908), Vol 34 (1913) through Vol 39 (1918), weekly.

Andreas, A.T. Illustrated Historical Atlas of the State of Iowa. Chicago: Andreas Atlas Co., 1875.

Bayer, Linda. "Commercial Brick was 20<sup>th</sup> Century Small Business Style," Preservation Report. Alabama Historical Commission, (XII:1), July/August 1984.

ConocoPhillips: Who We Are: History. [www.conocophillips.com/who-we-are/our-legacy/history](http://www.conocophillips.com/who-we-are/our-legacy/history)  
Accessed July 17, 2015.

Disaster at Ottumwa, Iowa: A Picture Book Showing Reproductions of Photographs of the Floods Of June 6 – 15, 1947. Ottumwa, IA: Ottumwa Stamp Works, 1947.

Elmets, Steven. Historic Structures Inventory: An Assessment and Recommendations. Ottumwa, IA: Department of Plan, Zoning & Development (CDBG funding), 1975.

Evans, Samuel B. History of Wapello County, Iowa. Chicago: Biographical Publishing Co., 1901.

Flower, Fred G. Descriptive Illustrated Review of Ottumwa, Iowa. Ottumwa, IA: 1890.

Franca viglia, Richard V. Main Street Revisited. Iowa City, IA: University of Iowa Press, 1996.

Garner, J.W. "Memories of J.W. Garner." An unpublished manuscript written in Ottumwa, Iowa, March 17, 1936.

History of Wapello County, Iowa. Chicago: Western Historical Co., 1878.

Jakle, John. The American Small Town: Twentieth Century Place Images. Hamden, Conn.: The Shoe String Press, 1982.

\_\_\_\_\_ and Keith A Sculle. The Gas Stations of America. Baltimore: The John Hopkins University Press, 1994.

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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 9 Page 51

---

Lemberger, Michael W. and Leigh Michaels. Ottumwa. Chicago: Arcadia Publishing, Post Card History Series, 2007.

Longstreth, Richard. The Buildings of Main Street. Updated Edition. Walnut Creek, CA: Alta Mira Press, 2000.

Meagher, Glenn B. and Harry B. Munsell. Ottumwa: Yesterday and Today. Ottumwa, IA: Ottumwa Stamp Works, 1923 (Diamond Jubilee).

Mohr, Paula. National Register of Historic Places nomination:  
Benson Block, 108-112 N Market, Ottumwa, IA, 1984.

Nash, Jan Olive. Iowa's Main Street Commercial Architecture. A Multiple Property Document Prepared for the State Historical Society of Iowa (SHSI), Historic Preservation Bureau, 2002.

Naumann, Molly Myers. An Architectural Summary of Ottumwa: Evaluations of Pre-1935 Structures North of the River. Des Moines, IA: State Historical Society of Iowa, Historic Preservation Bureau, 1985.

\_\_\_\_\_. Architectural & Historical Resources of Ottumwa, Iowa. A Multiple Property Documentation Form. Ottumwa, IA: Ottumwa Historic Preservation Commission, 1995.

\_\_\_\_\_. National Register of Historic Places nominations for:  
Benson Building, 214 East Second, Ottumwa, IA, 1995.  
J.W. Garner Building, 222-224 East Second, Ottumwa, IA, 2010.  
Young Women's Christian Association, 135 West Second, Ottumwa, IA, 2005.

Ottumwa '98, '99, 1900. No publisher, no date.

Ottumwa 1900. Ottumwa, IA: A.G. Wallace, Art Printer for Christian Endeavors Union, 1900.

Ottumwa Daily Democrat Souvenir of the 2<sup>nd</sup> Regiment Encampment, I.N.G. Ottumwa, IA:  
July 25 – August 1, 1896 (Compiled by Hamilton K. Watkins).

Ottumwa 1889 Illustrated. No publisher given.

"Ottumwa's New Armory" The Iowa Guardsman, Nov 1934, Vol 11, #8.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number 9 Page 52

---

Petersen, William J. (Ed.). "The Lee Newspapers" The Palimpsest, Vol XXXI, No 10 (Oct 1950), pp 401-406.

Polk, R. L. Ottumwa City Directory. 1895 to 1940.

Portrait and Biographical Album of Wapello County, Iowa. Chicago, IL: Chapman Bros., 1887.

Rifkind, Carole. Main Street: The Face of Urban America. New York: Harper & Row, Publishers, 1977.

Sanborn Insurance Maps. Chicago, IL: Sanborn Map Co., 1885, 1891, 1897, 1902, 1909, 1917, 1925, 1925 updated to 1948.

Schmiedeler, Tom. "Frontier Forms of Iowa's County Seats." Annals of Iowa, Vol 57, No 1, Winter 1998, pp 1-37.

Shank, Wesley I. Iowa's Historic Architects: A Biographical Dictionary. Iowa City, IA: University of Iowa Press, 1999.

Standard Atlas of Wapello County, Iowa. Chicago, IL: Geo. A. Ogle & Co., 1908.

Tatman, Sandra L. "Benno Janssen: 1874-1964," American Architects and Buildings Database, [https://www.americanbuildings.org/pab/app/ar\\_display.cfm/22148](https://www.americanbuildings.org/pab/app/ar_display.cfm/22148) accessed Sept 30, 2015.

Taylor, James C. Ottumwa: One Hundred Years a City. Ottumwa, IA: James C. Taylor & Ottumwa Chamber of Commerce, 1948.

Thompson, William H. Transportation in Iowa: A Historical Summary. Iowa Department of Transportation, 1989.

Unidentified Photo Booklet of Ottumwa Buildings, c.1915. No front cover, no text, only hand-written "1915" inside back cover.

Waterman, H.L. History of Wapello County, Iowa. Chicago, IL: S.J. Clarke Pub. Co., 1914, 2 Vol.

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

**National Register of Historic Places  
Continuation Sheet**

**Greater Second Street Historic District  
Wapello County, IA**

Section number **9** Page **53**

---

**Newspapers**

*Ottumwa Courier.* 1892, 1902, 1905, 1906, 1908, 1910, 1912, 1914, 1920, 1921, 1923, 1924,  
1930, 1931, 1935.

"Expansion Edition," March 25, 1911

"New Home Edition," March 30, 1921

"Diamond Jubilee Edition," August 4, 1923

**Historic Photographs**

Foster Family Private Collection

Michael W. Lemberger, Special Collection.

Ottumwa Public Library, Iowa History Collection

Wapello County Historical Society

Fred Zesiger Private Collection

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

**National Register of Historic Places  
Continuation Sheet**

**Greater Second Street Historic District  
Wapello County, IA**

Section number **10** Page **54**

---

**GEOGRAPHIC DATA:**

**Verbal Boundary Description:**

Original Plat: Block 15, Lots 191-195, and SE 118' of Lot 196  
Block 16, Lots 188-190  
Block 22, Lots 247-250

**Boundary Justification:**

These are the lots on which the buildings making up the Greater Second Street Historic District were constructed or received new facades between 1902 and 1930.

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

**National Register of Historic Places  
Continuation Sheet**

**Greater Second Street Historic District  
Wapello County, IA**

Section number    **Photos**    Page    **55**

The photographs submitted with this nomination were taken with a digital SLR at 24.1 MP, with 6160 x 4000 definition. The photos were taken by Molly Myers Naumann in July 2015, except for Photo 0002 which was taken in March 2006. The 2006 photo is used because there are no leaves on the tree and it provides a good view of the block. Despite being 6 years old, it provides an accurate view of the buildings today. Both hard copy and digital images are provided with this nomination.

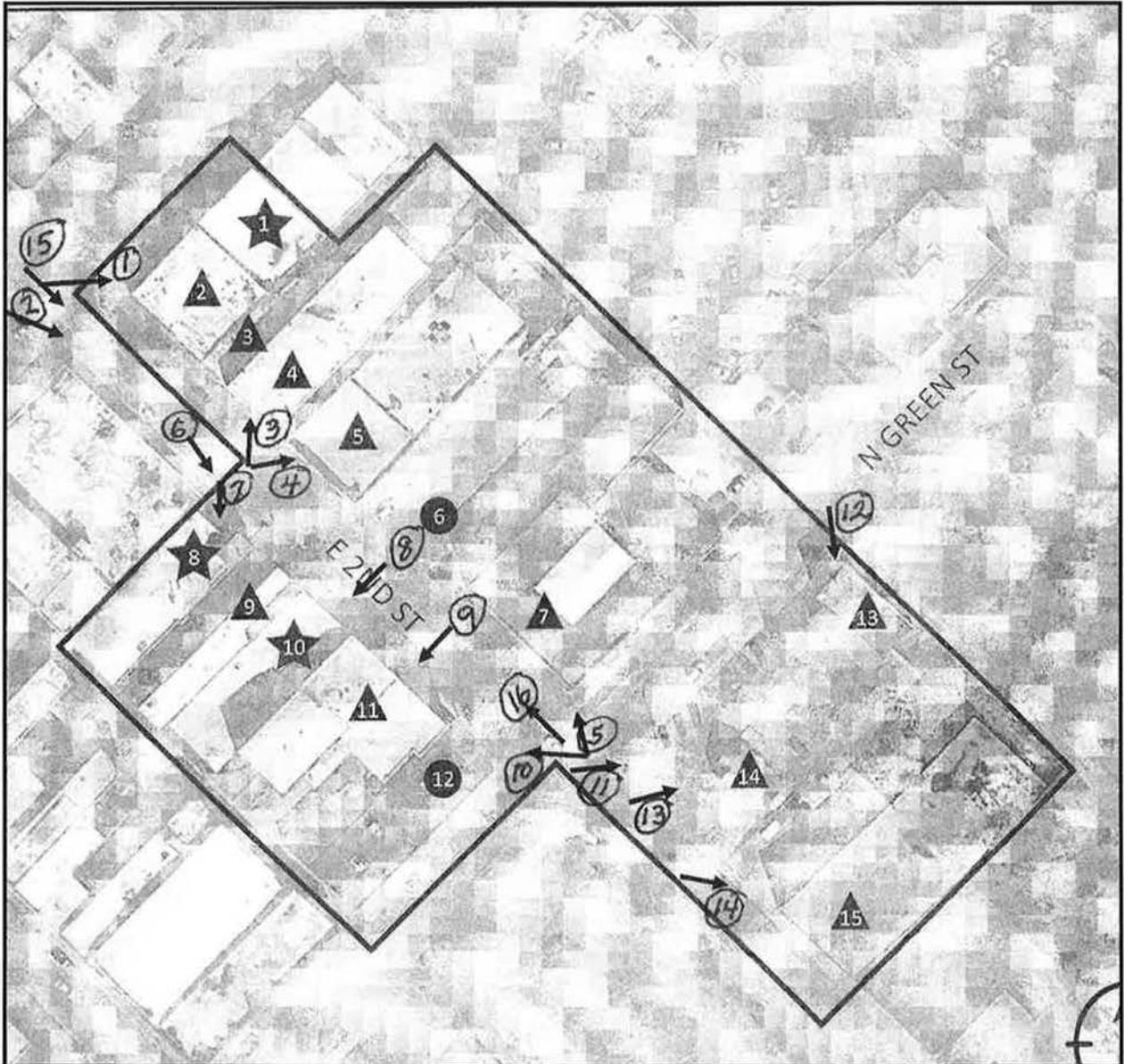
0001	Northeast corner of Market & Second, to E, 108-112 N Market and 106 N Market/201-205 E Second
0002	North side of 200 Block of E Second, looking E from near Market
0003	North side of 200 block of E Second, Ottumwa Railway on left, Electric Building on right to NW
0004	North side of 200 block to E with the Courier, YMCA on right to NE
0005	North side of 200 block, YMCA to N
0006	South side of 200 block of E Second to SW
0007	South side of 200 block, Benson Block to SW
0008	South side of 200 block, 220-226 to SW, (L to R) Utt Bldg, Garner Bldg, Langdale Bldg
0009	South side of 200 block, Utt Building to SW
0010	South side of 200 block, corner of Green and Second to W, new Eagles in foreground
0011	NE corner Green & Second to E, (L to R) Telephone Bldg, Continental Oil, Ottumwa Auto
0012	Telephone Company (116 N Green) to S, Continental Oil in background
0013	NE corner Green & Second, Continental Oil (305 E Second) to NE
0014	North side 300 block to E, Ottumwa Auto, 3132-315 E Second
0015	200 block E Second, looking SE from Market
0016	200 block E Second, looking NW from Green

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number    Photos    Page    56



Map of Greater Second Street Historic District  
Photo Angles

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Greater Second Street Historic District  
Wapello County, IA

Section number Owners Page 57

ADDRESS	PROPERTY OWNER	NAME	MAILING ADDRESS	CITY	STATE	ZIP
207 E Second	Lick Creek Inc	Martin Helgerson	4338 180 <sup>th</sup> Ave	Ottumwa	IA	52501
211 E Second	Lick Creek Inc	Martin Helgerson	4338 180 <sup>th</sup> Ave	Ottumwa	IA	52501
213 E Second	Newspaper Holding Inc	Ms Donna J. Barrett, CEO/President	3500 Colonnade Pky	Birmingham	AL	35243
	Ottumwa Courier	Martin Cody, Pub	213 E Second	Ottumwa	IA	523501
214 E Second	Kristi Durlinger	Kristi Durlinger	420 E Main	Agency	IA	52530
220 E Second	Bryan & Connie Lee	Bryan & Connie Lee	220 E Second	Ottumwa	IA	52501
222 E Second	Molly's of Ottumwa LLC	Molly Myers Naumann	167 W Alta Vista	Ottumwa	IA	52501
226 E Second	The Gettings Group LLC	Joshua Gettings	226 E Second	Ottumwa	IA	52501
229 E Second	Jubilee Bible Church	Randy Saylor	PO Box 1576	Ottumwa	IA	52501
303 E Second	Edwin & Linda Detlie	Edwin & Linda Detlie	303 E Second	Ottumwa	IA	52501
315 E Second	Gary Short Sr.	Gary Shorty Sr	10284 95 <sup>th</sup> Ave	Ottumwa	IA	52501
	Impact Properties LLC	Jennifer Christopher	511 N Ferry	Ottumwa	IA	52501
109 S Green	Ottumwa Aerie 114 Eagles	Attn: Jake Roush	109 S Green	Ottumwa	IA	52501
116 N Green	Abigail Gomez Holly Bobroweiki Andres Henao	Alicia Gomez Holly Bobroweiki Anres Henao	6 Bridgewater Dr	Winter Haven	FL	33881
	Thomas/Mary Ann Leffler Joshua/Elizabeth Bolinger	Thomas/Mary Leffler Joshua/Elizabeth Bolinger	116 N Green	Ottumwa	IA	52501
104 N Market	Otilia V Aguilar	Otilia V. Aguiler	106 N Market	Ottumwa	IA	52501
112 N Market	Wear, Wear & Holtschlag	Michael Wear	903 Marion City Rd	Palmyra	MO	63461



IA\_WapelloCounty\_Greater Second Street Historic District\_0001

IA Wapello County Greater Second Street Historic District 0002





IA\_WapelloCounty\_Greater Second Street Historic District\_0003

IA\_Wapello County\_Greater Second Street Historic District\_0004





IA\_WapelloCounty\_Greater Second Street Historic District\_0005

IA\_Wapello County\_Greater Second Street Historic District\_0006





IA\_WapelloCounty\_Greater Second Street Historic District\_0007

IA\_Wapello County\_Greater Second Street Historic District\_0008





IA\_WapelloCounty\_Greater Second Street Historic District\_0009

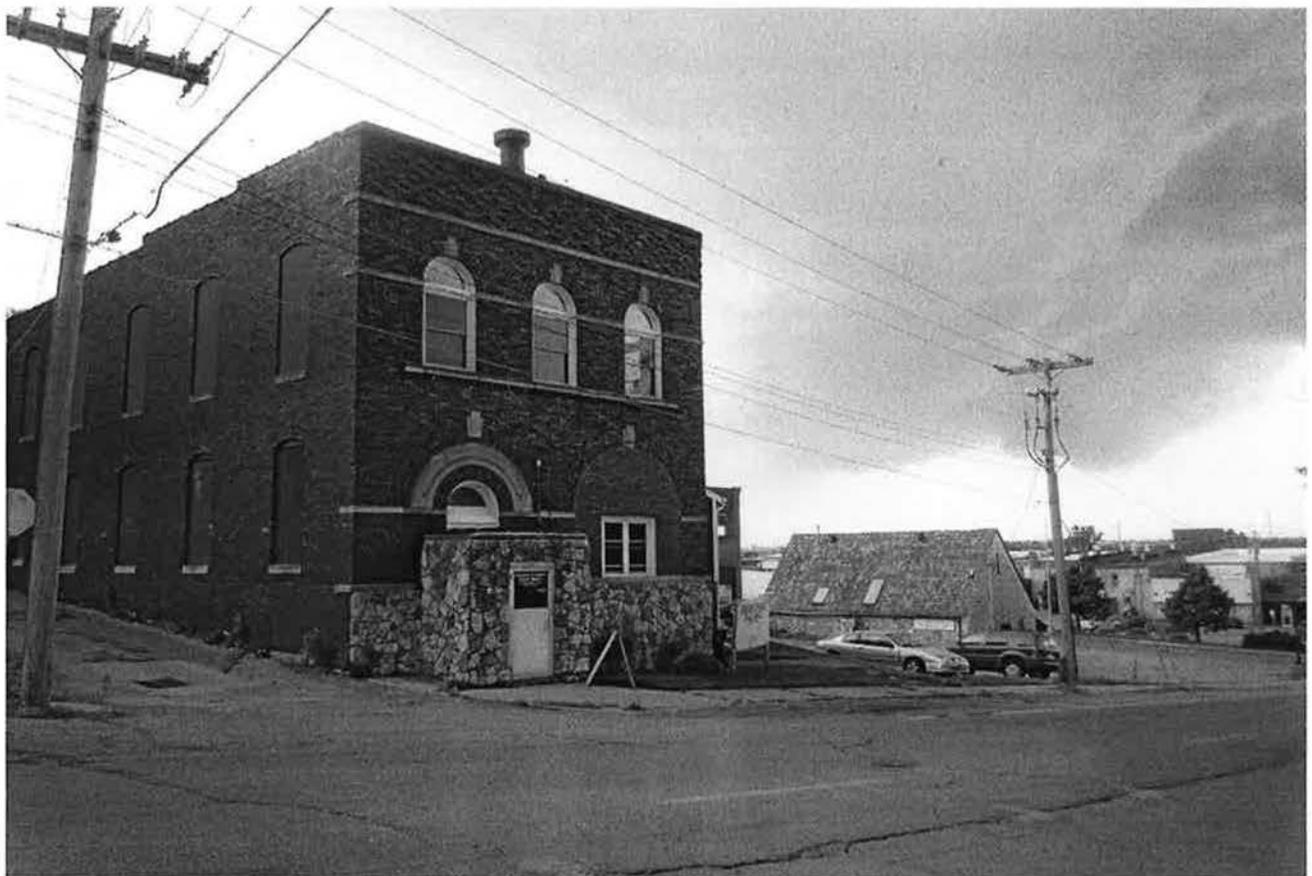
IA\_Wapello County\_Greater Second Street Historic District\_0010





IA\_WapelloCounty\_Greater Second Street Historic District\_0011

IA\_Wapello County\_Greater Second Street Historic District\_0012





IA\_WapelloCounty\_Greater Second Street Historic District\_0013

IA\_Wapello County\_Greater Second Street Historic District\_0014

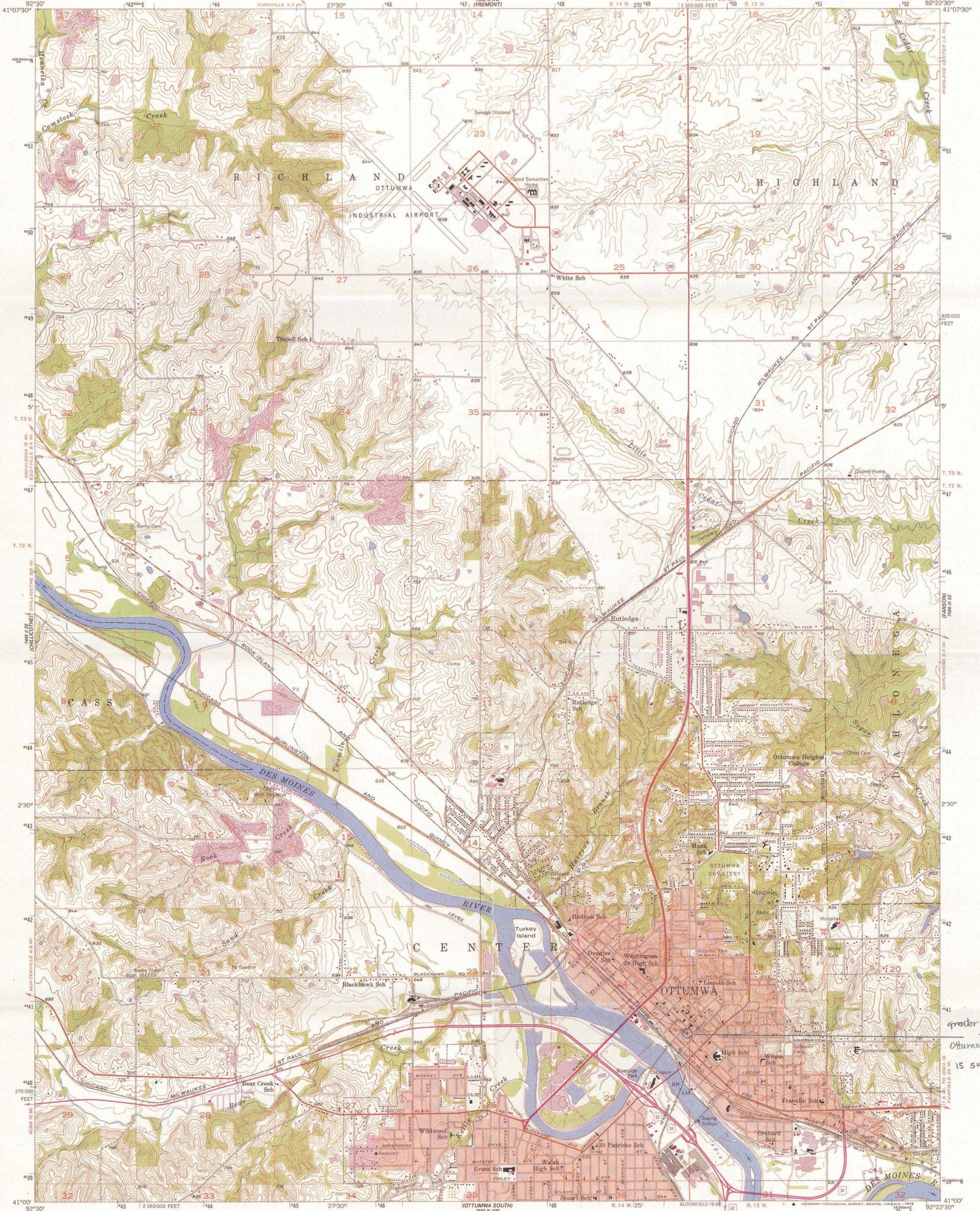




IA\_WapelloCounty\_Greater Second Street Historic District\_0015

IA\_Wapello County\_Greater Second Street Historic District\_0016





greater Second Street  
Historic District  
Ottumwa, Wapello Co., IA  
15 549628 4540824

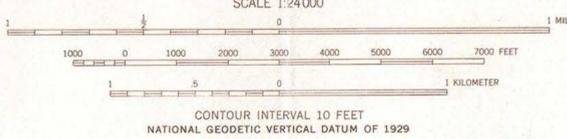
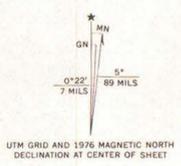
Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS  
Topography from aerial photographs by photogrammetric methods  
and in part by City of Ottumwa. Aerial photographs taken 1955  
Field check 1956

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Iowa coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue

Red tint indicates areas in which only  
landmark buildings are shown

Revisions shown in purple compiled from aerial photographs  
taken 1976. This information not field checked  
Purple tint indicates extension of urban areas



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

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U. S. Route	State Route



USGS  
Historical File  
Topographic Division

OTTUMWA NORTH, IOWA  
SW/4 OTTUMWA NORTH 15' QUADRANGLE  
N4100-W9222.5/7.5  
1956  
PHOTOREVISED 1976  
AMS 7566 III SW—SERIES V876

JUL 3 1 1978

2850





ONE WAY

U.S. Cellular  
AUTHORIZED AGENT

U.S. Cellular  
AUTHORIZED AGENT

U.S. Cellular  
AUTHORIZED AGENT

Illiana Baby Center

TATTOO



Wilmington Daily Courier



222 WILM





WE WELCOME YOU  
**JUBILEE**  
BIBLE CHURCH  
SUNDAY WORSHIP: 10:00 AM - 11:00 AM  
JUBILEEBIBLECHURCH.ORG 440.543.0777

S GREEN W  
E SECOND

Greenway Park



SPEED  
LIMIT  
20

*The*  
*Shoe*  
*Store*

133A VMT



THE BRIDAL COTTAGE







EASTERN BUILDING  
338 E. 2nd

Winner of  
2014  
HEALTH  
EXCELLENCE  
Awards  
Florida

Work  
by  
Out  
Clean  
Safe  
Healthy  
Happier!

2 HOUR  
PARKING  
8AM-5PM  
MONDAY  
THRU  
SATURDAY



FOE  
114

WOMEN & MEN'S  
Health Care Clinic  
Family Planning

Blue handicapped parking sign





SECOND





GREEN STREET  
HALL HALL

GREEN STREET  
HALL HALL





AL THOMAS THEATER







SPEED  
LIMIT  
20



WOMEN & MEN'S  
Health Care Clinic  
Family Planning



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Greater Second Street Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: IOWA, Wapello

DATE RECEIVED: 4/29/16 DATE OF PENDING LIST: 5/25/16  
DATE OF 16TH DAY: 6/09/16 DATE OF 45TH DAY: 6/14/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000365

REASONS FOR REVIEW:

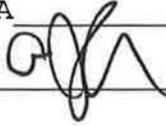
APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 6/14/16 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.

MARY COWNIE, DIRECTOR  
CHRIS KRAMER, DEPUTY DIRECTOR

RECEIVED 2280

APR 29 2016

Nat. Register of Historic Places  
National Park Service

April 25, 2016

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

Dear Mr. Loether:

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

- Cedar Valley Seminary, 200 North 7th Street, Osage, Mitchell County
- G.W. Jones Building, 1430 Locust Street, Des Moines, Polk
- Greater Second Street Historic District, 201-315 East Second, 116 North Green, 109 South Green, and 106-112 North Market, Ottumwa, Wapello County
- Apperson-Iowa Motor Car Company Building, 1420 Locust Street, Des Moines, Polk County

Thank you for your consideration.

Sincerely,



Elizabeth Foster  
National Register Coordinator  
State Historical Society of Iowa