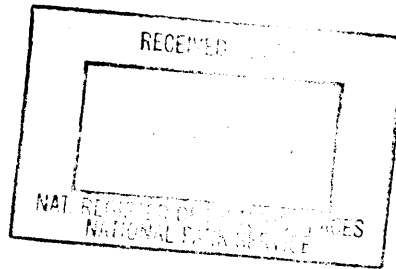


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



129/

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 Courthouse Square Historic District

other names/site number _____

2. Location

street & number All bldgs facing Courthouse Square plus those 1/2 blk north & one blk east, south & west of Square. N/A for publication

city or town Centerville N/A vicinity

state Iowa code IA county Appanoose code 007 zip code 52544

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.)

Patricia Chen Kim DS/PO 9-22-97
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall 10/30/97
Signature of the Keeper Date of Action

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.)

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

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

Contributing	Noncontributing	
84	32	buildings
0	1	sites
0	0	structures
1	0	objects
85	33	Total

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

Number of contributing resources previously listed
in the National Register

Architectural & Historical Resources of Centerville, IA 1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

COMMERCE

COMMERCE

SOCIAL

SOCIAL

GOVERNMENT

GOVERNMENT

RECREATION & CULTURE

RECREATION & CULTURE

HEALTH CARE

HEALTH CARE

DOMESTIC

DOMESTIC

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN: Italianate

foundation Stone

Queen Anne

walls Brick

Romanesque

Stone

roof Asphalt

other Concrete

Metal

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.

Areas of Significance

(Enter categories from instructions)

- Commerce
Politics & Government
Architecture

Period of Significance

1876-c.1947

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Dunham, Charles A.

Smith & Gage

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

Primary location of additional data:

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

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION:

Architectural Classification (Continued):

LATE 19th/20th CENTURY REVIVALS: Neo-Classical

LATE 19th/20th CENTURY AMERICAN: Commercial

Narrative Description:

The Courthouse Square Historic District is a commercial district centered around the Appanoose County Courthouse. It contains 118 resources, 85 of which are considered to be contributing to the district.

When County Surveyor J.F. Stratton laid out and platted the town of Chaldea (soon to become Centerville) in 1846, he arranged the streets in a north/south and east/west grid pattern, with the public square located not in the center, but near the southwest corner of the new community. The square was unusual not only in location, but also in size, measuring two blocks on each side creating a public area four blocks square. Each block was 200' long with the major north/south and east/west streets (Main and State) entering the Square in the middle rather than at the corners, thus making it difficult to drive directly through the area. Main and State streets are platted as 70' wide, while those entering on the corners (12th, 13th, Van Buren, and Jackson) measure only 33'.

Today the Appanoose County Courthouse rests in the center of the Public Square surrounded by two and three story brick buildings. The streets around the courthouse are 90' wide, allowing not only for the diagonal parking commonly found around Public Squares, but also a double row of angle parking down the center of each street as well. The blocks facing the Square are a half block deep, with the lots measuring 40' x 100'. A 20' alley separates these commercial lots from the normal 200' square blocks behind them.

One quarter of the lots around the Square (ten) were offered for sale in February 1847, with another ten available in April of that year. The lot bringing the highest price was that on the southeast eyetooth corner (Lot 3, Blk 1, Rge 2) which was purchased by George W. Perkins for \$207. Other lots sold for between \$10 and \$50.¹ It appears that the first business to be located on the Public Square was the store of Spencer Wadlington. He had opened his business northeast of town in 1846, but moved the log cabin to the west side of the Square (the southwest corner of 12th and State) the following year.² Shortly thereafter a log courthouse was constructed at the southeast corner of the Square (corner of 13th and Jackson). Centerville's growth was slow for several years with just a handful of merchants, a blacksmith, and a hotel. To celebrate the 4th of July, 1851, a procession, lead by a fife and drum corps, marched from the Public Square to a grove at the edge of town and feasted on "juicy steaks of a beef that had been barbequed."³ By 1854 the population had grown to 283 inhabitants, and the following year the Appanoose Chieftain was established, a sure sign of a thriving community.

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

CFN-259-1118

COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

Little is known about how the business district looked in the 1850s. The earliest buildings would have been of log construction, but these were soon replaced by wood frame buildings. A brickmaker by the name of Cyrus Wentworth arrived in town in 1856 and brick buildings probably sprang up soon after. By the late 1850s businesses around the Square provided almost all of the goods and services necessary for a growing town: blacksmiths, general merchandise stores, at least two drug stores, shoe stores, hardware stores, harness makers, banks, doctors, and lawyers. In addition, there were four hotels: the Eagle House, Travelers Home, the Appanoose Hotel, and the Oldham House. These provided not only food and lodging for the weary traveler, but accommodations for his horse as well. The Oldham House (which became the Keystone in the 1860s) on the north side of the Square seems to have been the most prominent of these establishments.⁴

The earliest buildings appear to have been constructed along the west side of the Square near Wadlington's store, and then expanded along the north and south sides. Main Street apparently was the dividing line, with little development taking place along the east half of the Square. The early 1860s brought the construction of a fine, two story brick courthouse in the center of the Public Square. This Italianate style building was designed by Burlington architect Charles A. Dunham. With the completion of this new public building, and the end of the Civil War, commercial development around the Square became more pronounced. In 1866 a large brick hotel (later known as the Continental) was built at the corner of State and 13th, signaling the beginning of commercial development along the east side of the Square. The Andreas Atlas description of Centerville in 1875 said,

The town is regularly laid out with handsome streets. The business portion of the town, with the exception of the depot and warehouses, surrounds the central square on which stands the court house. The business buildings, as a class, are very good, many of them being constructed of brick, several of which are three stories in height.

.....Its mercantile trade is extensive and steadily increasing, being represented by a large number of business firms in nearly all branches of trade, not a few of who carry heavy stocks of goods and employ a good deal of capital. A national bank, good hotels, several good manufacturing establishments, agricultural implement depots, etc. are among the business enterprises of the place.⁵

The first documentation for the entire Square dates from 1883 when an unidentified person drew a map of the Square to advertise the various businesses, and the first Sanborn Fire Insurance Map was drawn. Two banks are shown, the First National at the northeast corner of Main and Van Buren streets, and the Campbell Bank at the southwest corner of State and 12th (then called Franklin Street). The banks are each housed in a three story building, that of the First National

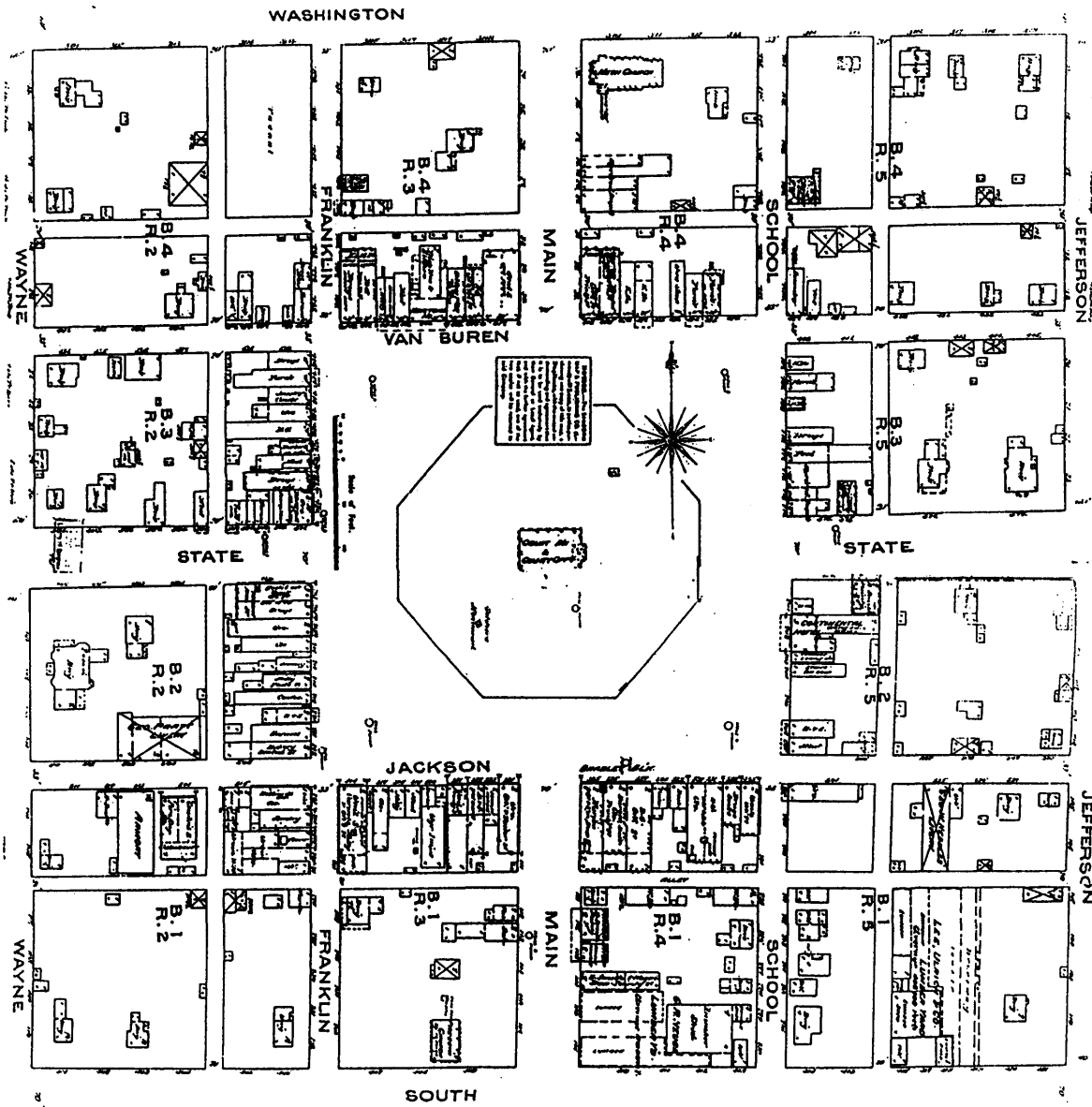
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National Register of Historic Places Continuation Sheet

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CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA



1883 Sanborn Map

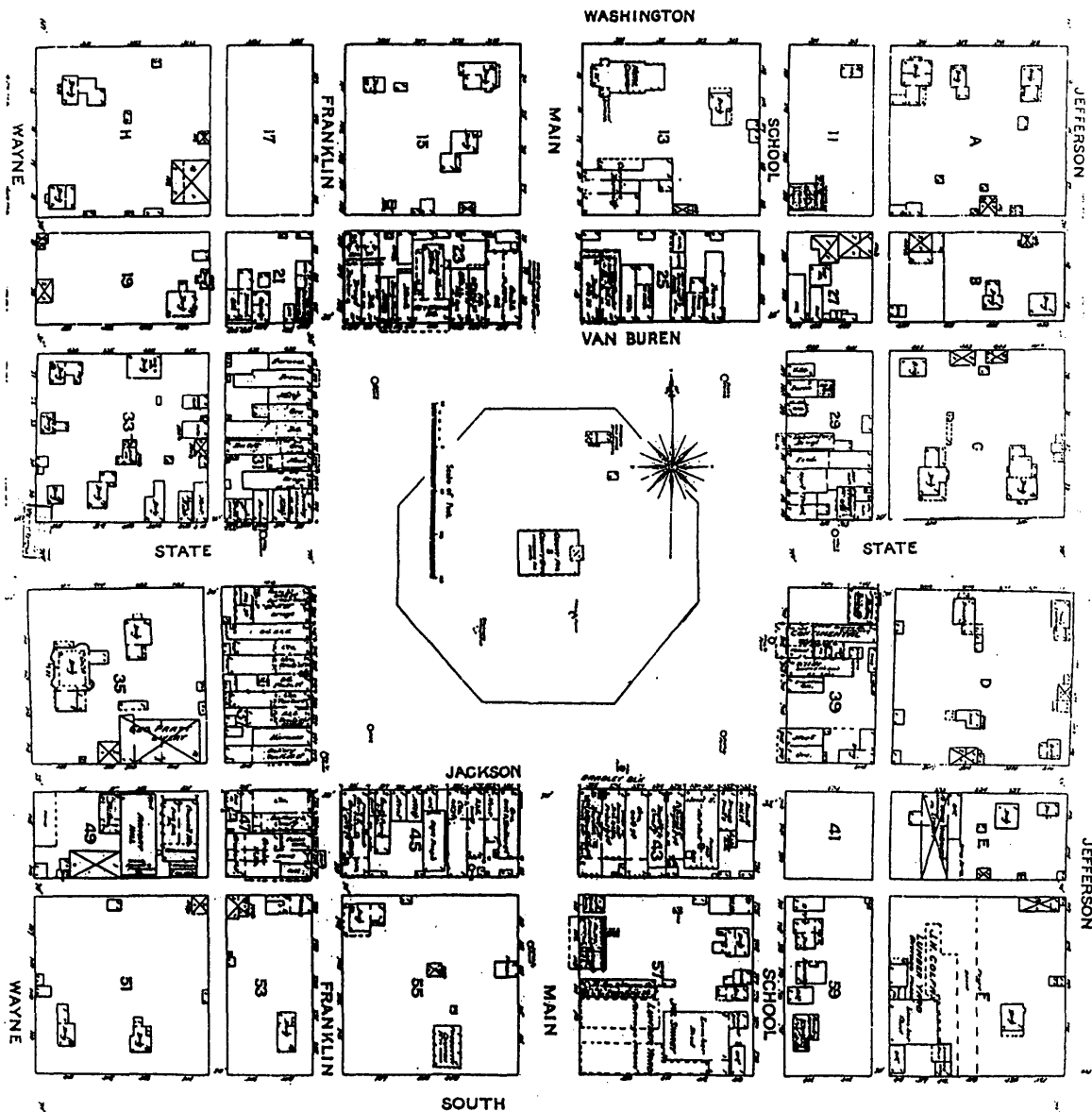
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CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA



1888 Sanborn Map

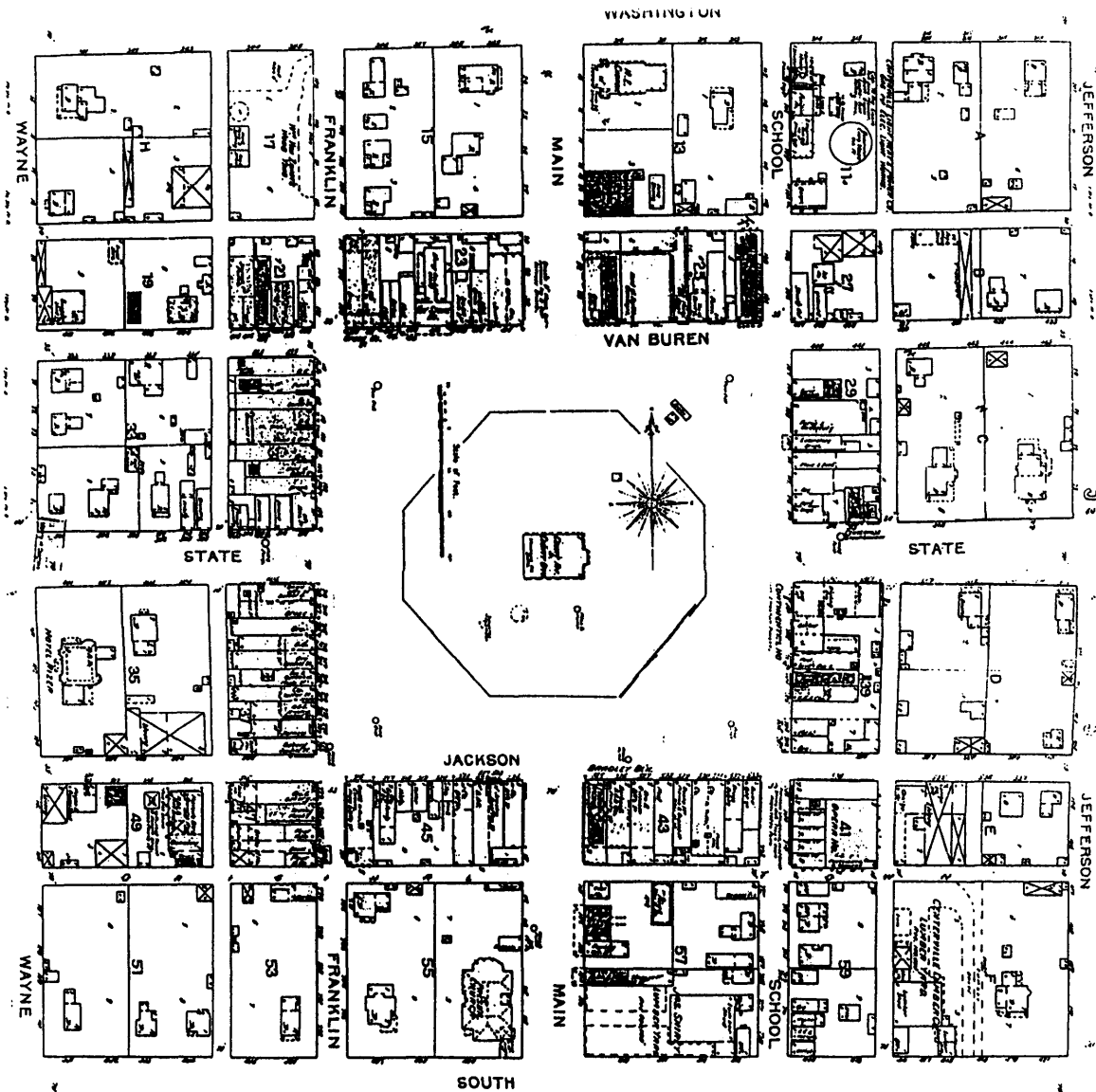
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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA



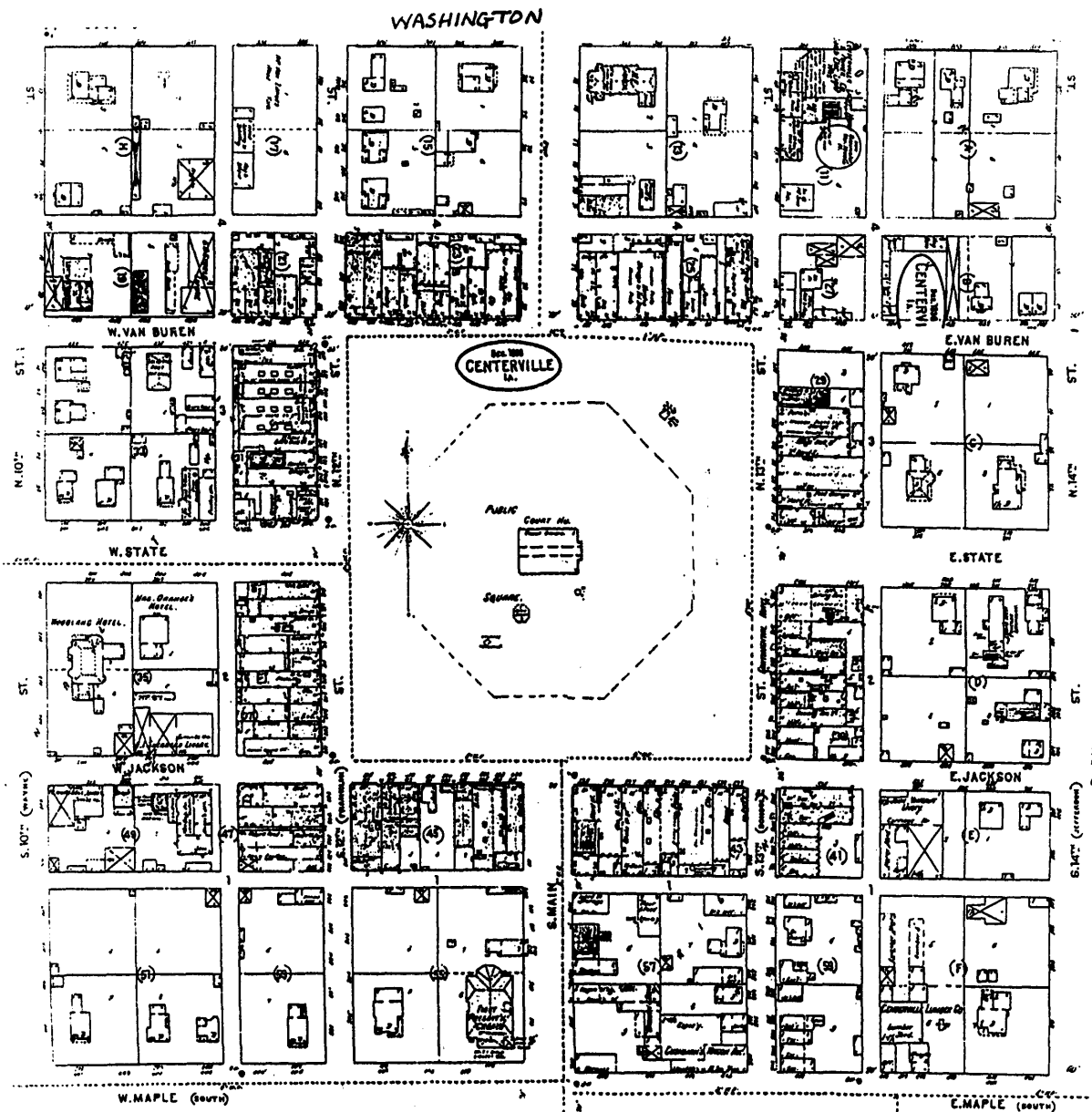
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National Park Service

National Register of Historic Places Continuation Sheet

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CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA



1898 Sanborn Map

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

being shared with the I.O.O.F. Lodge, and the Campbell Bank with some type of hall on the third floor, possibly the Masonic Lodge. Both the Keystone and Continental hotels are also shown, and the two story triple storefront building at the southeast corner of Main and Jackson streets is identified as the Bradley Block. All types of businesses were represented, even including a flour and feed depot on the east side of the Square. The only vacant lots and/or buildings in the business district are located on the east side of the Square. The four "eyetooth" corners contain a sprinkling of one story buildings and approximately one-half of the buildings facing the Square are a single story. The Sanborn map shows that livery stables and lumber yards were located a half block off the Square. A new City hall built in 1878 just west of the southwest corner of the Square housed the Fire Department as well as the Council Chambers. It is worth noting that the Courthouse Square is shown as octagonal until the 1907 Sanborn map. This was not uncommon in Iowa county seat towns. The octagon shape appears to have been retained until the streets were paved.

Little change was shown on the 1888 Sanborn. By 1893 a new brick building has been added at the northwest corner of School (now 13th) and Van Buren, and a proposed new Opera House is shown on the southeast "eyetooth" corner, drawn from the architect's plans. This Opera House was never built. The 1890's were a period of construction around the Square. In 1895 the newspaper carried several notices of plans for new buildings.⁶ The first was in February when it noted that a two story double storefront building was being built for Clark and White on the site of the old Keystone Hotel on the north side of the Square. It was to be fire-proof, built of red St. Louis hydraulic pressed brick and trimmed in different colors. In April the paper included an illustration of the two story double storefront located on the west side of the Square occupied by Drake and Lane, Dry Goods & Groceries. This building had been constructed between 1888 and 1893.

In June the paper noted the passing of two landmarks at the corner of School (13th) and State, and in September it carried the architect's drawing of the new business block to be built on the site for Wm. Bradley, David Hamilton, and J.A. White. The two story building, complete with corner turret and oriel windows, was designed by Charles A. Dunham of Burlington. The corner of the building was to be occupied by a bank with two offices to the rear (east). The other storefronts along 13th were to be occupied by a hardware store and a furniture store. The building was described as to be of pressed brick with red sandstone and red granite columns at the entrance of the bank.

In November 1895 the paper carried an article about the oldest building on the Square being destroyed by fire. It was owned by John Volmer and stood on the southwest corner of the Square (south end of the west side). "The burning of this building removed the last of the old structures which graced Centerville forty years ago. It was built by B. Fenton in 1855....."⁷ The lot was soon purchased by J.A. White for the purpose of building a three story building with granite front. He built a two story brick building stone trim on the site the following year. The drawing for this building by architect Charles A. Dunham that appeared in the paper 11 March 1896 was far

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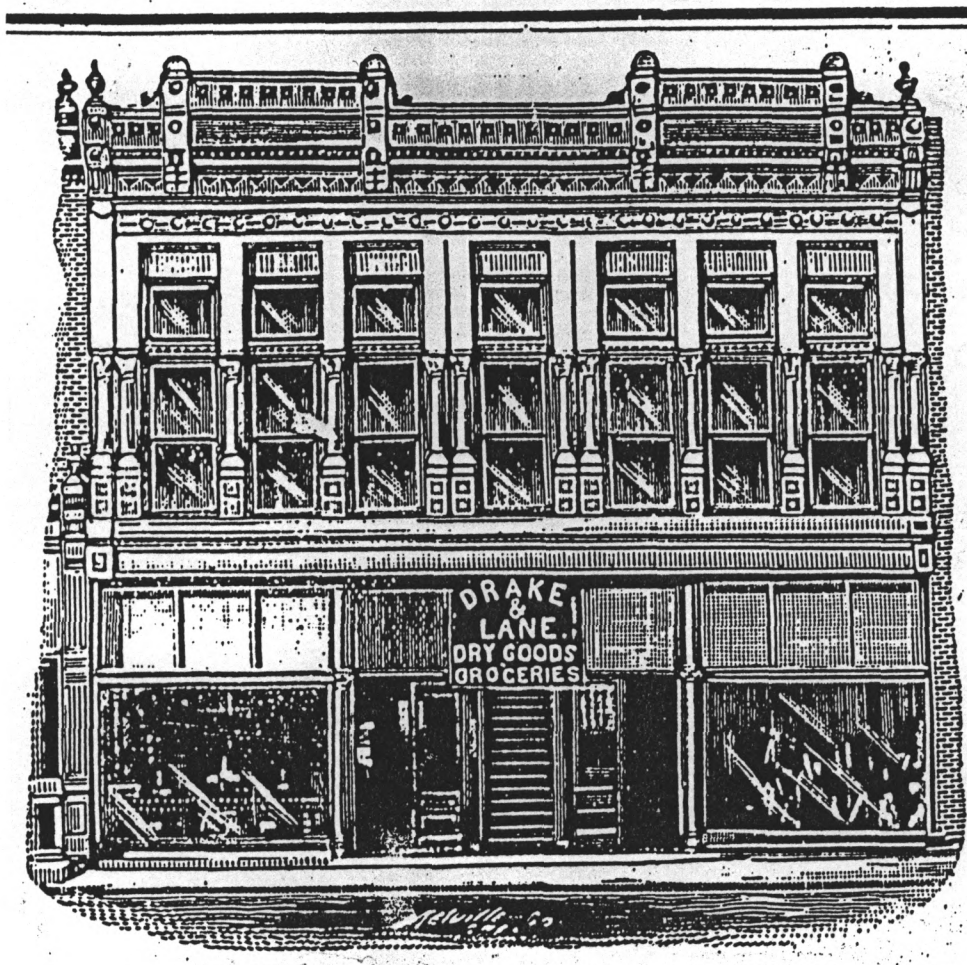
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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):



Drake and Lane Building, west side of the Square.
(Centerville Daily Citizen, 10 April 1895)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

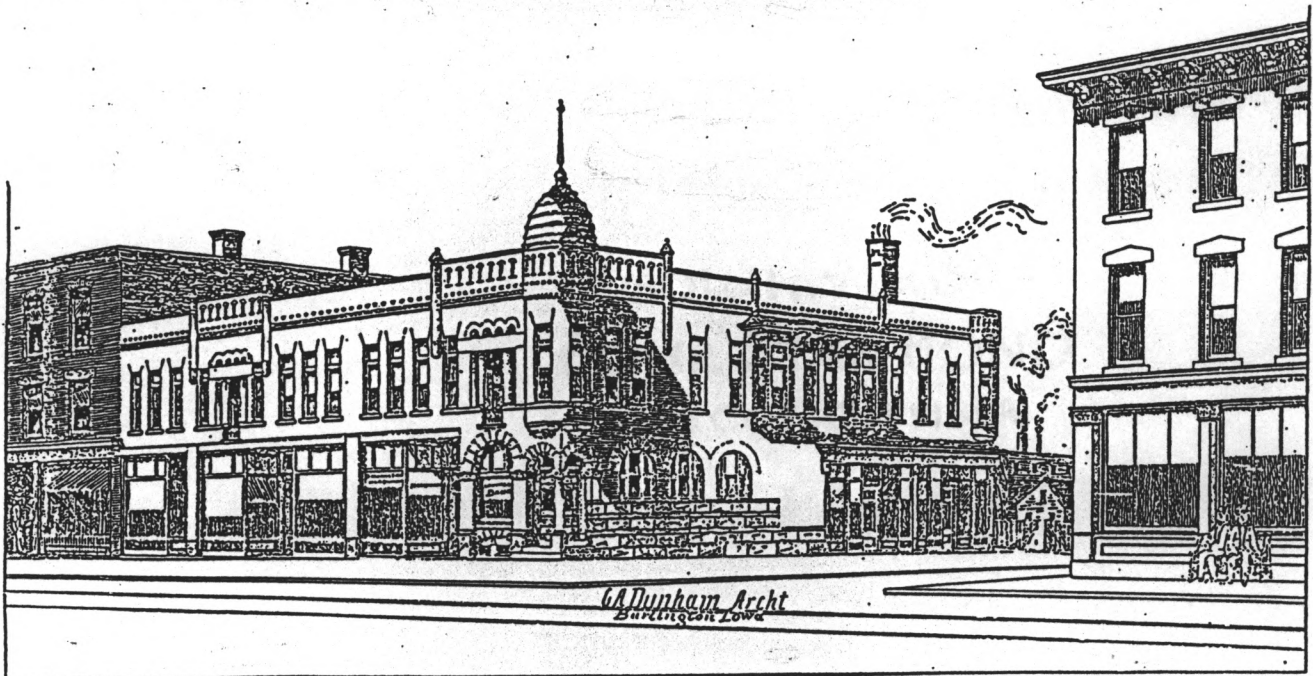
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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

BRADLEY-HAMILTON-WHITE BLOCK



Northeast corner of 13th and State, east side of the Square.
(Centerville Daily Citizen, 18 September 1895)

United States Department of the Interior
National Park Service

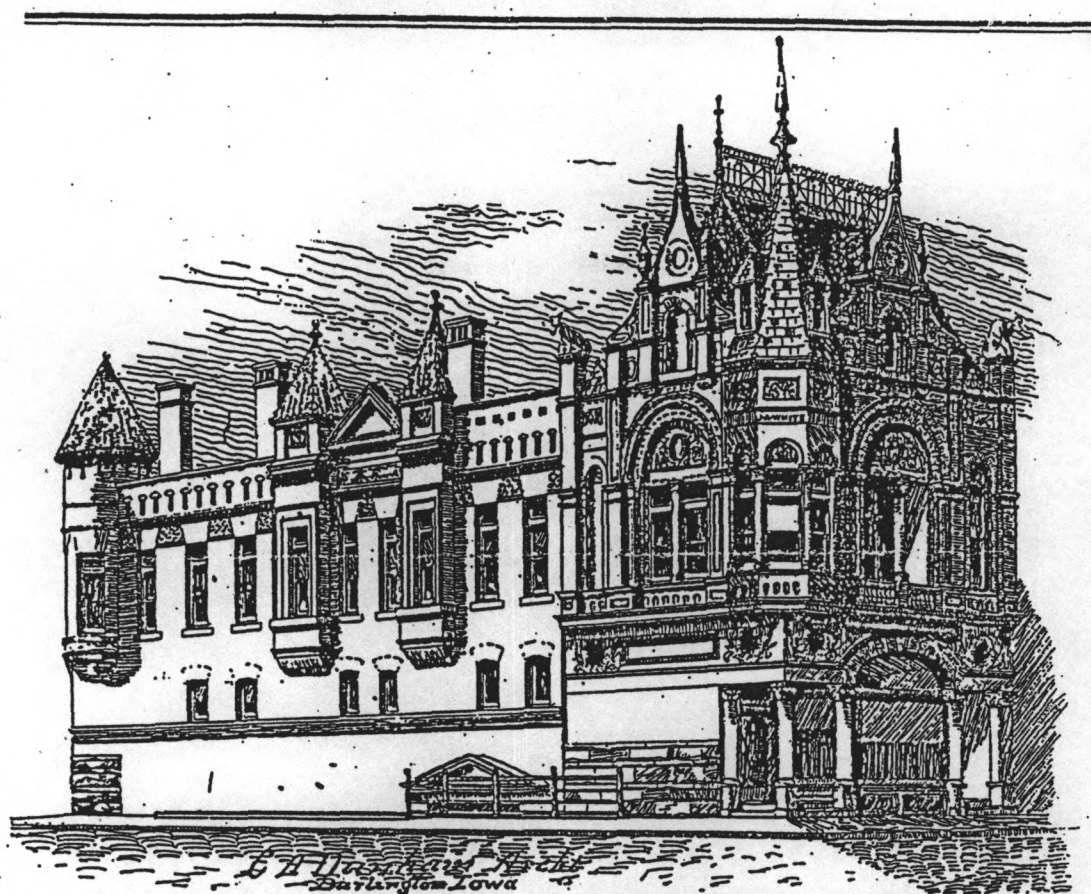
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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):



J. A. WHITE'S NEW BUILDING TO BE ERECTED ON THE SOUTHWEST CORNER.

Building proposed for the northwest corner of 12th and Jackson, west side of the Square.
(Centerville Daily Citizen, 11 March 1896)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

grander than the structure as finally built.

By the 1898 Sanborn map the only empty lot on the Square was at the north end of the east side. This would remain empty until sometime between 1913 and 1924.

A major change to the appearance of the Square occurred with the demolition of the old brick courthouse in 1903 to make way for a new county building. Designed by the Des Moines architectural firm of Smith and Gage, the new Appanoose County Courthouse was placed in the center of the Square where it is framed by Main and State streets as you approach the Square from each direction. This two story building of rusticated limestone rests on a high foundation and features a central clock tower. The design uses round arches with keystone, polygonal bays, and pilastered entrances. It introduced a new style (Neo-classical), and a new material (limestone) into the business district. The influence of the courthouse design can be seen in the new facade treatment given to three banks around the Square.



Appanoose County Courthouse (south elevation)

United States Department of the Interior
National Park Service

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

Brick streets (now resurfaced) were laid around the Square and along the streets entering it while the courthouse was under construction, and it was probably at that time that the courthouse square actually became square. Trash receptacles were placed around the Square and concrete sidewalks were laid shortly thereafter. By 1912 the city had about 26 miles of concrete sidewalks. Centerville could boast of all the modern amenities. During the 1890s the waterworks was established (replaced in 1912), and a gas works and electric lighting system constructed. The Centerville Telephone Company was organized in 1900. Sewer construction started in 1904. The Centerville Light and Traction Company was formed in 1902 from the original gas & electric company, and that same year an electric streetcar replaced a mule car line which had been in operation since 1884. In 1909 a decision was made by the company to build an interurban to Mystic (a community of 3,000 located six and one-half miles northwest of Centerville). The company was headquartered at the Continental Hotel, with all cars, both city and interurban, stopping at that point.⁸

The period between 1907 and 1913 saw little new construction around the Square (only two new buildings), but eight buildings were built on the streets leading off the Square. A fire in December 1911 struck the east half of the north side of the Square, damaging the east half of the bank/I.O.O.F. and the two buildings to the east. The bank was repaired and two new buildings were completed by the 1913 Sanborn. The trend toward construction taking place off the Square increased from 1913-1924 when only five buildings (plus some new facades) were built facing the courthouse, but twenty-seven were constructed on the side streets. One of the new buildings on West State Street housed the new Victory Hotel, while several along Jackson, State and Van Buren served as auto garages. In September 1915 forty-four old street lights were taken down and replaced by ninety new five-globed boulevard lights.⁹

In January 1925 the Wooden Building on the northwest corner of Main and Van Buren was destroyed by fire.¹⁰ This building had been erected shortly after the Civil War and was probably the oldest building in town at the time of the fire. By April plans had been completed to build a two story brick building "of modern design" on the Wooden lot. Iowa Southern Utilities (the descendent company of Centerville Light & Traction) announced that motor buses would be replacing the old street cars, and the street car tracks would be torn up. The following year a whole new lighting system (with single globes) was installed around the Square, doubling the amount of light in the business district.¹¹ Commercial development around the Centerville Public Square was basically complete.

It appears that the only building on the Square that experienced great change during the 1930s was the Masonic Temple at the corner of State and 12th. This three story brick building was given a modern Art Deco facade sometime during that decade. Like other communities, the Great Depression brought public works projects, but little private construction. Actually, it was not until the 1960s that Centerville businessmen began taking a close look at their buildings, and began updating the facades.

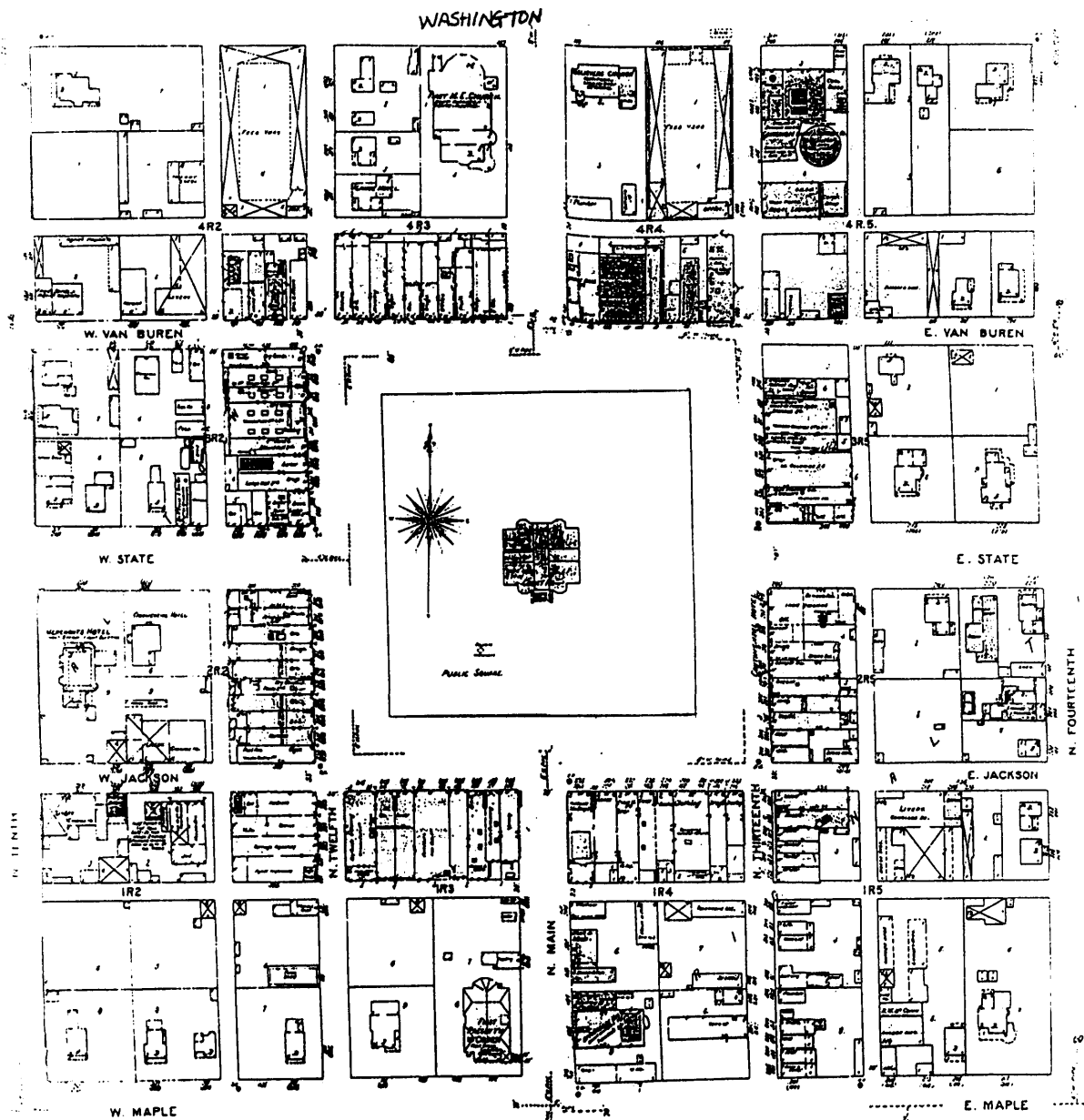
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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA



1907 Sanborn Map

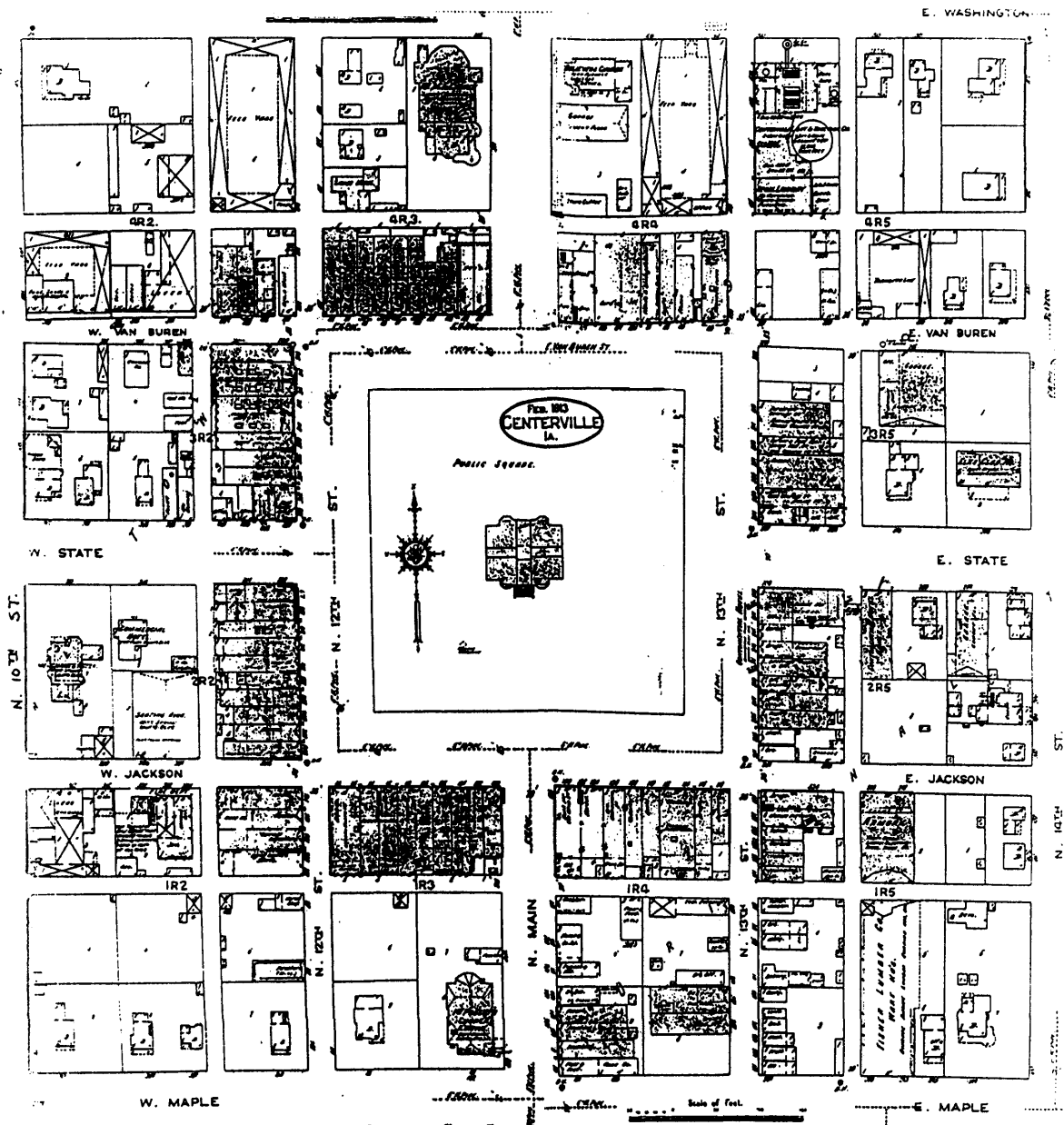
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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA



1913 Sanborn Map

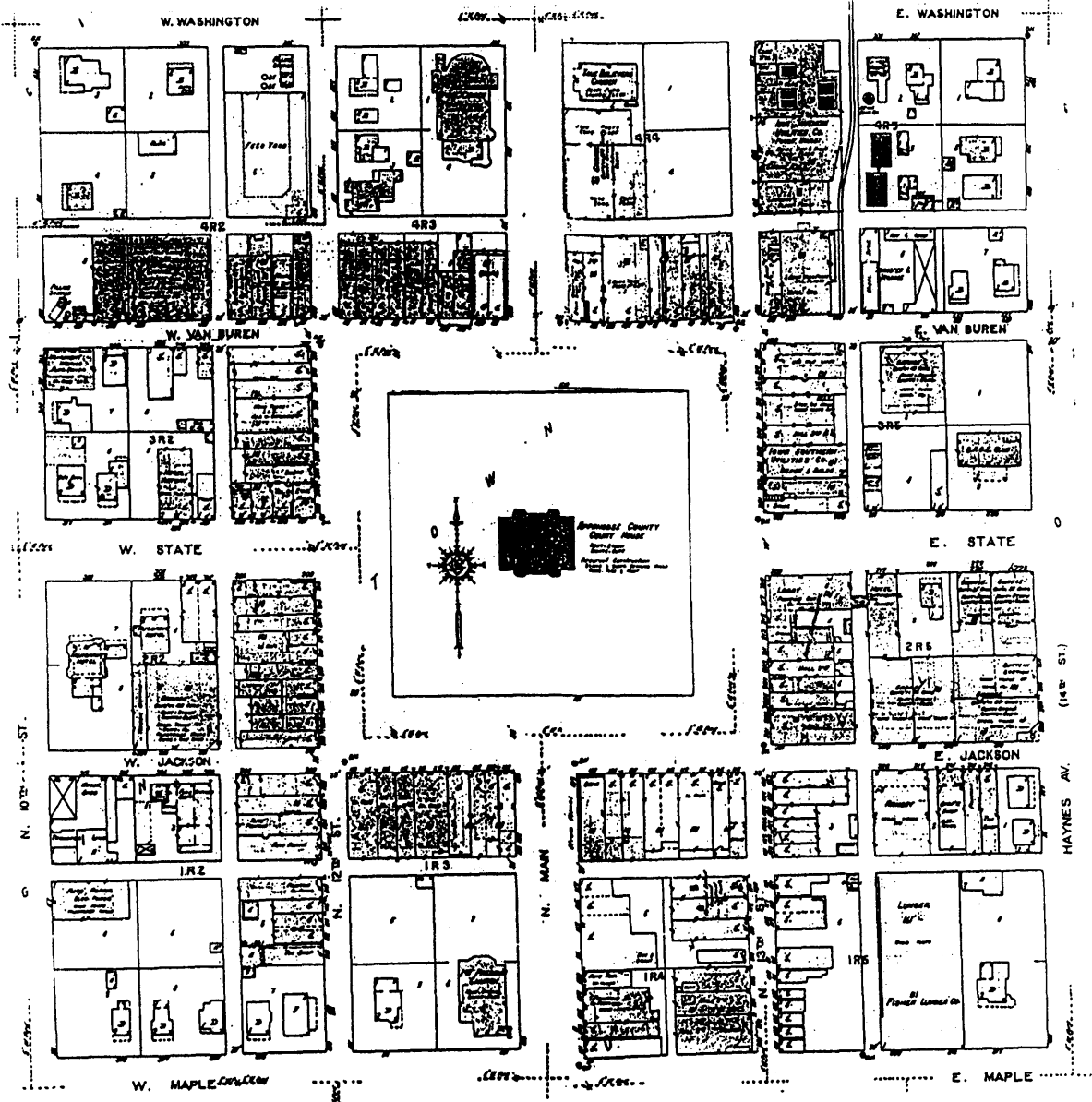
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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA



1924 Sanborn Map

United States Department of the Interior
National Park Service

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CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

A typology has been developed for the commercial buildings around the Centerville Square. Of the 118 resources included in the Courthouse Square Historic District, all but 21 fall within one of the identified building types. Of these 118, one is a church, one is an object (the Civil War monument), one is a site with archeological potential, 6 are considered residences, 7 do not meet the 50 year requirement, 5 have been so remodeled that evaluation is difficult.

Type I. This is a two story brick building with a flat roof, one or two storefronts in width (rare examples may have three or four storefronts), which has a definite division between the treatment of the street level and the upper levels of the building. Type I buildings will exhibit characteristics of popular 19th century styles, primarily Italianate, with applied details.



TYPE I
105 W. Van Buren

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

Type II. This is a single story brick building with flat roof, often one storefront in width. Although there were originally several of these facing the Square, most are now found on streets leading off the Square. Like Type I buildings, these will exhibit 19th century characteristics.



TYPE II
203 W. Van Buren

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 18

CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

Type III. This is a two story brick building with flat roof, containing one, two, or three storefronts, with a definite horizontal emphasis. Detailing on these buildings reflects the simplicity of early 20th century design, and will consist primarily of flat brickwork patterning and/or inset blocks of tile or concrete.



TYPE III
107 E. Van Buren

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

Type IV. This is a single story brick building, usually with two or three storefronts (occasionally one), with a definite horizontal emphasis. Like Type III buildings, detailing with be simple and will consist primarily of flat brickwork patterns and/or tile or concrete inset blocks. Many of these buildings were originally constructed as auto garages. Some Type IV buildings will have a flat roof, but those constructed as auto garages will probably have an arched (steel truss) roof.



TYPE IV
301 W. Van Buren

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National Park Service

National Register of Historic Places Continuation Sheet

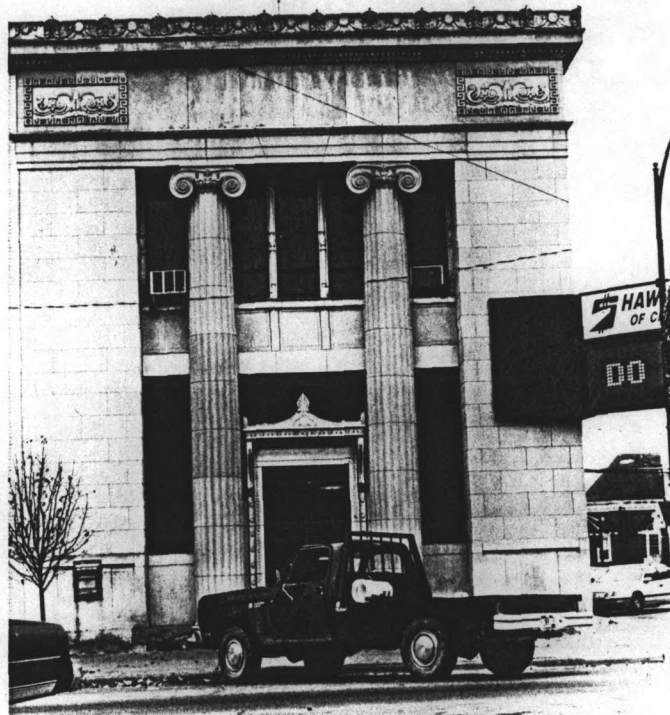
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CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

Type V. This is usually a two or three story building, often a single storefront wide, commonly built for a bank. Detailing will have a strong Neo-classical influence, with monumental columns often extending two stories, treating the facade as a single story. Entrances may be flanked by columns or pilasters, and the entrance (or cornice as a whole) may be capped by a classical pediment. The roof will be flat. Although the building will be of brick construction, the facade may be of brick or stone.



TYPE V
100 E. Jackson

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 21

CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

PRESENT APPEARANCE OF THE SQUARE

The center of the Square is occupied by the Appanoose County Courthouse (NRHP), the Civil War monument, and a modern bandstand. The landscaping is appropriate, but the bandstand can be considered intrusive.

West Side. The south half of this side features a good assemblage of Type I buildings with Italianate characteristics in the center portion, flanked by a two story deep red brick building with Romanesque Revival details at the south end, and the three story double storefront Art Deco Masonic Lodge at the north end. Although all buildings have altered first floor storefronts, all of the Type I buildings retain a high degree of integrity at the upper level with hoodmolds and metal cornices intact. The buildings anchoring each end also retain a high level of integrity on the upper stories.

The north half of this side is anchored at the south end by a three story double storefront bank building (built prior to 1883) that was "modernized" between 1910 and 1920 with Neo-classical details. In recent years the stuccoed upper level has been repainted, altered window openings have been covered with "shutters" and a low pitched hip roof added to the main block. These alterations on such a dominant building around the Square are intrusive and make the building a marginal contributing structure. Next door is the only "new" building around the Square, having been built in 1968 to replace an earlier one. This is definitely a non-contributing structure in the district. The five buildings (seven storefronts) making up the rest of the block are representative of Type I design with altered first floors. Many of these have undergone rehabilitation in recent years. Pressed metal details such as paired columns and oriel windows are common on these structures.

North Side. The west half of this side is a collection of two story buildings from several decades, with Type I buildings from the 1880s & '90s in the majority. Two double storefront and a single front building in the center of the block display characteristics of this type, with hoodmolds or oriel windows. Two of these buildings, 105-107 and 109-111, retain some elements of the original street level design with recessed entries. The buildings at the west end have been sheathed in modern materials and are considered non-contributing at this time. If this sheathing is removed in the future, these buildings should be re-evaluated. The double storefront at the east end is the "new" Wooden Building from 1925. It exhibits the major characteristics of Type III design with a strong horizontal emphasis and flat brickwork patterning.

The east half of the north side is anchored by the oldest documented building around the Square, the I.O.O.F. Building from 1876. This three story brick double storefront building dominates this side of the Square. The building's original design (seen on the east half and on the third floor) is representative of Type I buildings, while the remodeled two stories of the west half are illustrate Type V design with the Neo-classical influence commonly used for bank buildings in the early 20th century. The other buildings on the block were built between 1885 and c.1925, but only the two story double storefront at 105-107 from 1912 retains sufficient integrity to allow classification by type. It is a good example of Type III design with horizontal emphasis and brick patterning. The next four buildings are among the smallest around the Square and display no

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

discernible style. The facade of the double storefront anchoring the east end has been totally sheathed in modern materials, but was originally a Type I design.

East Side. The north half of this block was the last to be completed, with the large three story double storefront at the north end constructed c.1920. This building is another good example of Type III design with its paired windows and flat brickwork patterning. The two story building next door was built about the same time, while the double storefront to the south appears to have been constructed c.1890 as a Type I design. The rest of the north half is basically composed of Type I buildings, with the five southern most storefronts being part of the Bradley-Hamilton-White Block from 1896 designed by C.A. Dunham. This block has strong Romanesque Revival elements, seen in the round arched openings, rounded tower on the corner, and combination of rusticated stone and deep red pressed brick. This half of the east side suffers from no major intrusions.

The south half of the east side is anchored on the north by the three story five storefront Continental Hotel which is an excellent example of Type I design from 1893 with cast hoodmolds and metal cornice. The next three storefronts are two story examples of a simplified Type I building, while the two story double storefront on the south end is a fine example of Type III design from c.1920. It features the strong horizontal emphasis and decorative brickwork common to the style.

South Side. The east half of the south side is one of the most altered areas around the Square, but it has a good anchoring structure at each end, the pre-1883 single storefront with round arched windows at the east end (a good Type I) and the two story stone bank building with monumental Ionic columns from c.1915-20 at the west end (a fine Type V). In between are four buildings which range from having altered windows to having totally new facades.

The west half of the south side is a good collection of two story brick Type I buildings. All were built before 1907, with three dating prior to 1890. The building anchoring the east end of the block features a 1915 facade on the original building, while the building at 106 has a totally altered facade that does not meet the 50 year requirement. Four of these buildings are a double storefront in width and most retain recessed entries.

Off the Square. The buildings on the streets leading off the Square provide a greater variety of size and design. The northwest eyetooth corner contains a three story brick building that is a fine example of Type III design with flat brickwork patterning and an horizontal emphasis. To the west along Van Buren is a single story double storefront building representative of Type II design, and farther west is the Fisher Garage, a typical Type IV building from c.1920. Van Buren east of the Square features a two story brick Type III building from c.1920 on the northeast eyetooth corner, and a broad single story auto garage on the south side of the street between the alley and Haynes.

State Street west of the Square is the location of several different types of buildings. Immediately west of the alley on the north side is a two story double storefront which has altered brickwork on the facade, with a greatly altered first floor. This is the Hotel Victory which opened in 1922. Across the street is another two story double storefront from approximately the same date

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

which retains a higher level of integrity although vertical wood siding and a wood shingled pent roof have been added. Next door to this building is a used car lot which was the location of the Musgrove Hotel. This is the only lot in the district which is considered to have historic archeological potential and is counted as a "site." At the southeast corner of State and 10th is a two story brick with mansard roof that was originally constructed in 1867 as a residence but was in use as a hotel as early as 1890. Facing this "hotel" are two dwellings which have been converted to commercial/office use and are non-contributing to the district. Buildings along the east side of 10th between Jackson and Van Buren are also non-contributing.

East State Street has the Continental Hotel Annex (a Type I design), several small buildings, the B.P.O.E. building with a large modern addition to the front, and an outstanding auto garage at the east end of the south side. This is a good example of Type IV design with brick patterning, large display windows, and a tile pent roof.

Good examples of Type IV auto garages also line the north side of East Jackson Street. All of these appear to have been built between 1913-24 and are representative of their type. The other building of interest in this block is the Armory from c.1910. Jackson west of the Square consists of a new building which does not meet the 50 year requirement.

South of the Square the three main streets (12th, Main, and 13th) connect directly with Maple Street which is a state highway. 12th Street has commercial buildings only along the west side, and all are single story brick structures, mixing a variety of Type II and Type IV designs. The building on the southwest eyetooth corner of the Square has been altered by the application of stucco. The buildings south of the alley retain a high level of integrity.

Main Street is the major access to the Square from the south. The east side of the street blends one and two story brick buildings, including a "new" single story furniture store. The west side of the street is anchored by the Presbyterian Church at the south end and a small modern building next door. The church is a fine example of ecclesiastical design from c.1890 and could be considered individually eligible, but it is non-contributing in this commercial district.

13th Street is another collection of one and two story commercial buildings. The two story double storefront on the southeast eyetooth corner and the four single story buildings immediately south were all built between 1893-98 on the site of a proposed Opera House. All of these have altered storefronts. Other buildings on the east side include two single story and one two story bricks. Several of the lots on this side are empty. The west side of the street, from the alley south to Maple is filled with brick buildings, all but two of which are two stories. The major building in this block is the Majestic Theater which anchors the south end. This theater was built c.1920 and was remodeled around 1950. At that time the large arches of the original theater entrance were replaced by the present sets of doors. However, the upper level retains the broad triple windows that are an important part of the design.

Haynes Street (one block east of the Square) includes two non-contributing residences, and one brick auto garage (contributing) while Maple Street contains a single contributing structure, a single story brick lumberyard.

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

Although many of the buildings in the Courthouse Square Historic District have been altered on the first floor level, upper stories retain the original design elements common to their period and style. A walk around the Centerville Square provides a strong sense of time and place.

NOTES

- 1 L.L. Taylor (Ed.), Past and Present of Appanoose County, Iowa. (Chicago: S.J. Clarke Pub. Co., 1913), p. 103.
- 2 History of Appanoose County, Iowa. (Western Historical Co., 1878), p. 361.
- 3 1913 History, p. 163.
- 4 Ibid., p. 326-327.
- 5 A.T. Andreas, Illustrated Historical Atlas of the State of Iowa. (Chicago: Andreas Atlas Co., 1875), p. 500.
- 6 Centerville Daily Citizen, 21 Feb 1895, p. 3, c. 4.
10 Apr 1895, p. 3, c. 2.
8 Jun 1895, p. 3, c. 2.
- 7 Ibid., 18 Nov 1895, p. 3, c. 2.
- 8 1913 History, pp. 322-324.
- 9 Centerville Iowegian, 14 Sept 1915, p. 1, c. 7.
- 10 Ibid., 13 Jan 1925, no page.
- 11 Ibid., 9 Mar 1926, no page.

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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

LIST OF CENTERVILLE BUILDINGS BY
SIGNIFICANCE & TYPOLOGY

Address	Contributing (C) or Non-Contributing (N)		I	II	III	IV	V
	NRHP	N (not 50 years)					
Courthouse							X
Bandstand		N (not 50 years)					
Civil War Monument	C						
201 N. 10th		N					
309 N. 10th		N (house)					
315 N. 10th		N					
108 N. 12th	C			X			
110-118 N. 12th	C					X	
120 N. 12th	C					X	
126 N. 12th	C			X			
128 N. 12th		N		X			
200 N. 12th	C		X				
202 N. 12th	C		X				
204 N. 12th	C		X				
206 N. 12th	C		X				
208 N. 12th	C		X				
210 N. 12th	C		X				
212 N. 12th	C		X				
214 N. 12th	C		X				
216 N. 12th	C				X		
300 N. 12th	C		X				X
304 N. 12th		N		X			
306 N. 12th	C		X				
308 N. 12th	C		X				
310-312 N. 12th	C		X				
314-316 N. 12th	C		X				
318 N. 12th	C		X				
100 N. 13th	C				X		
104 N. 13th	C		X				

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DESCRIPTION (Continued):

Address	C or N	I	II	III	IV	V
106 N. 13th	C	X				
108 N. 13th	C				X	
109 N. 13th	C			X		
111 N. 13th	C				X	
112 N. 13th	C				X	
114 N. 13th	C			X		
116-118 N. 13th	C			X?		
119 N. 13th	C				X	
121-123 N. 13th	N		X			
125-127 N. 13th	C?		X			
129-131 N. 13th	C	X				
201 N. 13th	C			X		
205 N. 13th	C	X				
207-209 N. 13th	C	X				
213-217 N. 13th	C	X				
301-303 N. 13th	C	X				
305 N. 13th	C	X				
309 N. 13th	C	X				
313 N. 13th	C	X				
315 N. 13th	C	X				
317 N. 13th	C			X		
116 Haynes	N (house)					
122 Haynes	N (house)					
202 Haynes	C				X	
100 E. Jackson	C					X
104-106 E. Jackson	N	X				
108-110 E. Jackson	N	X				
112 E. Jackson	N		?			
116 E. Jackson	N		X			
118 E. Jackson	C	X				
209 E. Jackson	C				X	
211 E. Jackson	C				X	
214 E. Jackson	C	?				
215 E. Jackson	C				X	
216 E. Jackson	N				X	

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**COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA**

DESCRIPTION (Continued):

Address	C or N	I	II	III	IV	V
218 E. Jackson	N		X			
100 W. Jackson	C	X		X		
104 W. Jackson	C	X				
106 W. Jackson	N	?				
110 W. Jackson	C	X				
114 W. Jackson	C	X				
116 W. Jackson	C	X				
301 W. Jackson	N (not 50 yrs)					
101 N. Main	C				X	
102 N. Main	N (church)					
103 N. Main	C				X	
105 N. Main	C				X	
111 N. Main	N (not 50 yrs)					
116 N. Main	N (not 50 yrs)					
209 E. Maple	C				X	
211 E. State	C		X			
212 E. State	C	X				
217 E. State	N				X	
218 E. State	C				X	
219 E. State	N				X	
221 E. State	N					
228 E. State	C				X	
207 W. State	C			X		
301 W. State	C				X	
302 W. State	C			X		
303 W. State	C			X		
306 W. State	N (site)					
311 W. State	N (house					
314 W. State	C (orig. house)	?				
317 W. State	N (house)					

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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):

Address	C or N	I	II	III	IV	V
101-103 E. Van Buren	C	X				X
107 E. Van Buren	C			X		
111 E. Van Buren	N		X			
113 E. Van Buren	C		X			
115 E. Van Buren	C	X				
117 E. Van Buren	N		X			
119 E. Van Buren	N	X				
201 E. Van Buren	C			X		
216 E. Van Buren	C			X		
101 W. Van Buren	C			X		
105 W. Van Buren	C	X				
109 W. Van Buren	C	X				
113 W. Van Buren	C	X				
117 W. Van Buren	N	X				
119 W. Van Buren	N	X				
201 W. Van Buren	C			X		
203 W. Van Buren	C		X			
205 W. Van Buren	C	X				
209 W. Van Buren	N		?			
300 W. Van Buren	C	X				
301-305 W. Van Buren	C			X		
304 W. Van Buren	C				X	
308 W. Van Buren	N (house)					
309 W. Van Buren	C			X		

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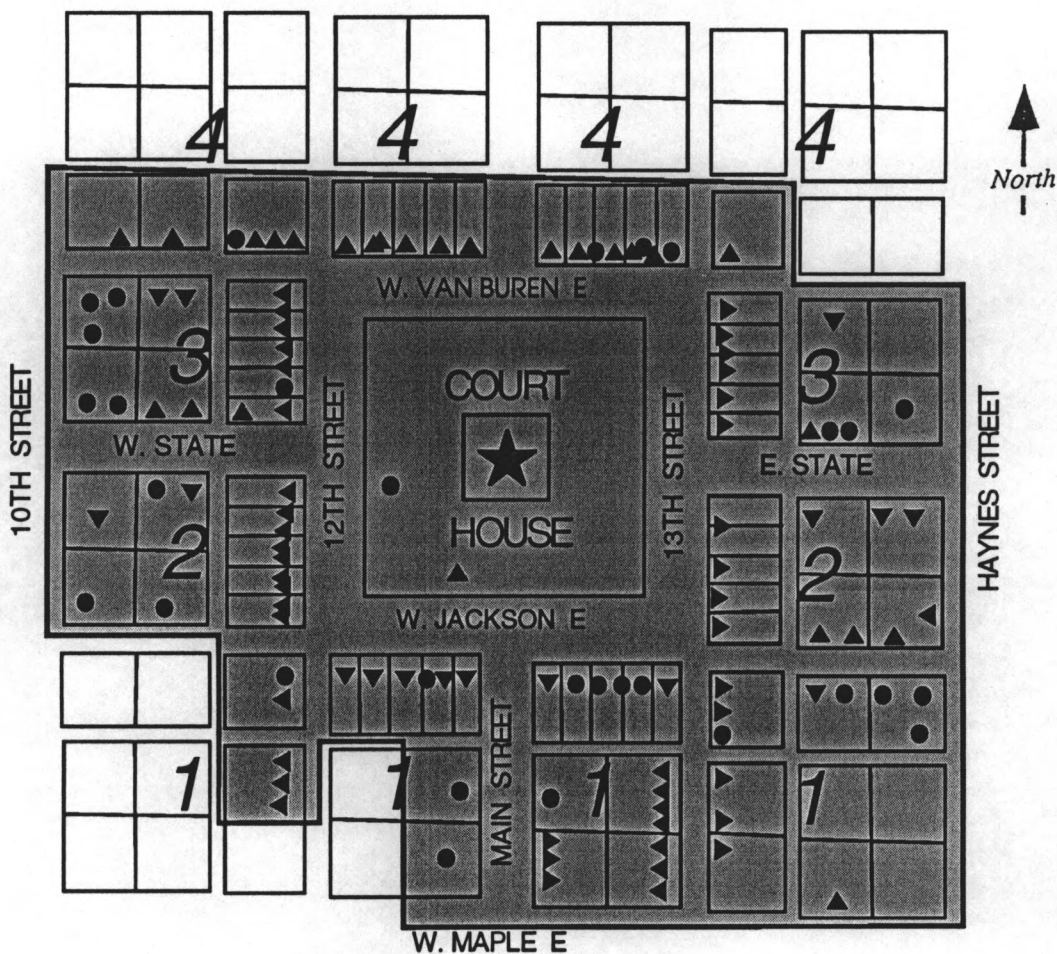
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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):



Plat map showing district boundaries
and level of significance of each resource.

- ▲ Contributing
- Non-contributing

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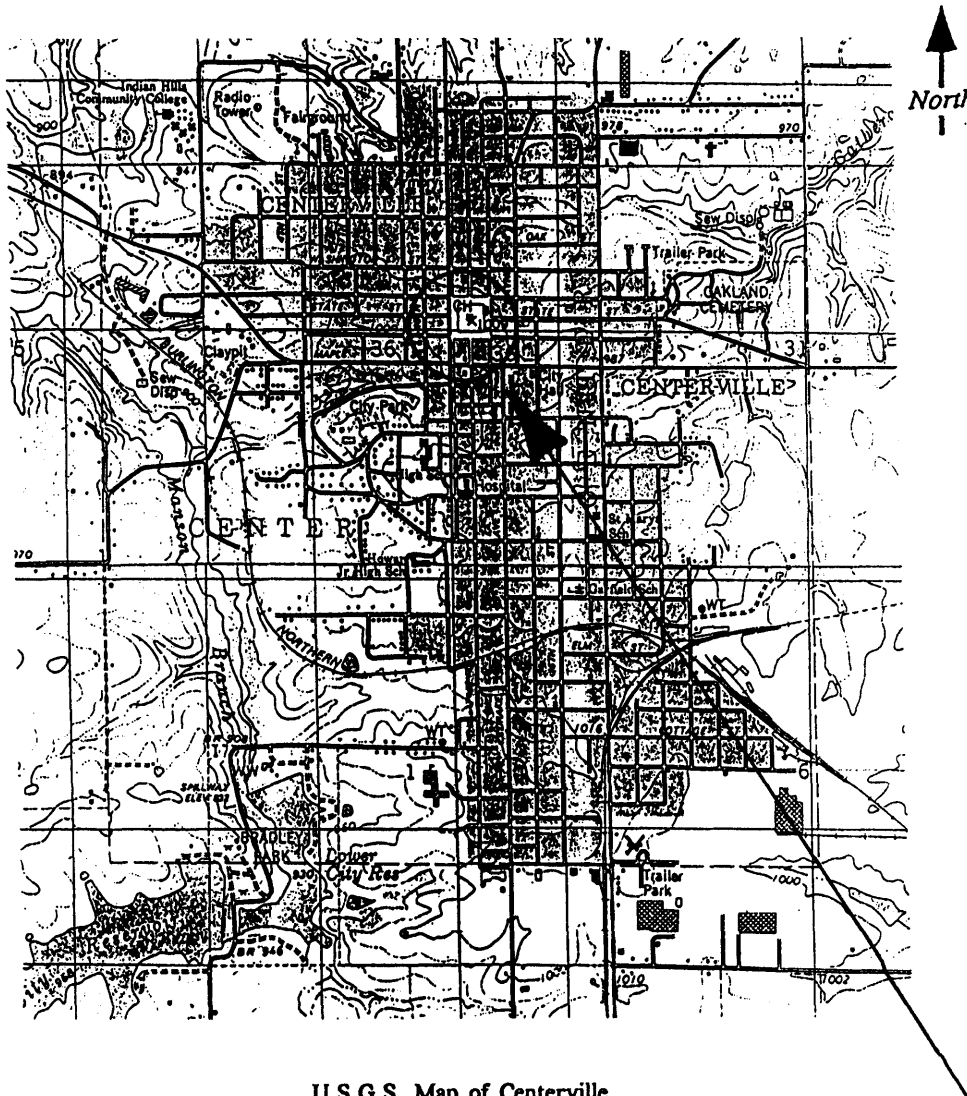
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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

DESCRIPTION (Continued):



U.S.G.S. Map of Centerville
(Centerville East and West Quads combined)

Location of Courthouse Square Historic District
indicated by arrow.

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

STATEMENT OF SIGNIFICANCE:

The Courthouse Square Historic District in Centerville, IA is locally significant under Criterion A as it illustrates the importance of county seat designation to the commercial development of a community, and under Criterion C as it represents a cross section of popular commercial architectural design. The period of significance is from 1876 (the construction date of the oldest extant building) to c.1947 (the 50 year requirement). This district meets the integrity requirements established in the Multiple Property Documentation Form for commercial and public buildings as well as a historic district.

There does not appear to have been any opposition to locating the seat of county justice on this site in 1846. (In many counties there was at least one other town in direct competition for the honor.) Surveyor J.F. Stratton obviously planned that the Public Square would be the focal point of the community when he laid it out with such vast proportions. From the beginning, the county courthouse was located in this area, first along the south side of the Square, and in the 1860s in the center of the green space.

The location of the first permanent courthouse in the center of the Public Square coincided with the end of the Civil War. These two events ushered in a period of true commercial development around the Square. As the citizens of Appanoose County came to Centerville to transact their legal business at the courthouse, they would take advantage of the variety and number of stores providing goods and services around the Square. There were a number of small towns in the county which served the area farmers and coal miners. These included Cincinnati, Moravia, Moulton, Mystic, and Rathbun. While these small communities offered general stores, groceries, schools, churches, and lodge halls, they could not offer the variety of goods commonly found in a larger town. Thus, the businesses around the Centerville Square profited from visitors to the courthouse.

The arrival of the railroads in the early 1870s brought new life to the community. For the first time supplies and materials were readily available on a regular basis. Storekeepers could be comfortable that their shelves would not be empty and could do business accordingly. Mass-produced building materials soon began appearing on buildings around the Square. And, locally produced products, both industrial and agricultural, could be easily transported to market. The 1878 History of Appanoose County, Iowa described Centerville in the following manner (p. 436),

It is proper to say that in the last few years many business blocks and private residences have been erected in the town that will vie with the architecture of any town in Iowa....It has two railroads - the Chicago, Rock Island & Pacific, running from Chicago to Leavenworth, Kansas, and the Missouri, Iowa & Nebraska, now operated from Alexandria, Missouri to Centerville. It has more than trebled its population within the last ten years and is one of the most prosperous and important towns in Southern Iowa.

Here are extensive flouring-mills, foundry, machine-shops, woolen-mill, saw-mills, rendering-factory, soap-factory, pottery, collar-factory, broom-

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

SIGNIFICANCE (Continued):

factories, buggy-factory, wagon-factory, plow-factory, marble-cutting, coopering, candy-factory, steam bakery, cigar-factories, harness-factories, lime kilns, lumber-yards, extensive steam collieries, eight dry goods stores, three clothing stores, three hardware and stove stores, two shoe stores, four groceries, four drug stores, three harness stores, one hide store, two agricultural stores, one gunsmith store, two millinery stores, three jewelry stores, two confectionery and notion stores, one picture and stationer's store, one music store, five meat markets, two cigar stores, three restaurants, three banks, three printing offices, all having power-presses and two run by steam; three barber-shops, three shoe-shops, two livery stables, two nurseries, five blacksmith-shops, one laboratory, four hotels, five churches, superior public schools, a fine Court House, substantial and elegant public and private buildings, good walks and the best of society.

Although the above was obviously compiled by an avid supporter of the community, it is still an impressive listing of businesses for a town of about 2,000 people. Part of this may have been related to the growth of nearby towns and a "new" industry. The first coal mine in the Centerville area had been opened in 1872. For the next forty years coal mining played a critical role in the economy of both the county and its county seat. By 1911 over fifty mines were active in the county, employing over three thousand men, with total production of one and one-third million tons of coal. As the coal industry grew, so did Centerville, from 2,475 people in 1880 to 5,256 in 1900, to a high of 8,486 in 1920. This population peak occurred at the same time as the peak of coal production. A growing population brought growing community needs.

The very size of the Public Square was such that more than the normal number of businesses would be needed to fill the blocks. The 1883 Sanborn map shows that both the east and north sides of the Square contained vacant lots, ready for new construction. Over thirty new buildings were constructed around the Square between 1880 and c.1900. In addition to the usual types of retail business and service businesses, there were major banks and hotels as well. The newspapers from the 1890s were filled with articles describing proposed new construction, sometimes including architect's drawings as well. Business was good enough that in 1895 the local merchants made a major decision, they decided to close early. "There is no why merchants should work from thirteen to eighteen hours a day.little real business is transacted after 8 o'clock and there is no legitimate reason for keeping open longer." All of the major businesses around the Square agreed to close at 8 o'clock, except on Saturday.

The newspaper noted improvements to several buildings, many involving repainting. A new Savings Bank was organized in August 1900 and was to be located in the Wooden Block on the west side of the Square (southwest corner State and 12th). By 1913 five banks were located around the Square: the Centerville Savings Bank occupied the building at the southeast corner of Main and Jackson; the Centerville National Bank at the southwest corner of State and 12th; the

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

SIGNIFICANCE (Continued):

Wooden Savings Bank at the northwest corner of State and 12th; the First National Bank of Centerville at the northeast corner of Main and Van Buren; and, the Iowa State Savings Bank at the northeast corner of State and 13th.

The demolition of the decrepit 1860s courthouse and the subsequent construction of a new stone Neo-classical building in the center of the Square caused a major change in the visual landscape of Centerville's business district in 1903. This new courthouse was a physical illustration of the civic pride being seen throughout the community. The Drake Public Library was built in 1901 just south of the Square on Drake Avenue, and a new Federal Building/Post Office was constructed three years later at the southwest corner of Maple and Main. During this period many Iowa communities were trying to create a new, more cosmopolitan, image for their town. They were building modern public buildings in elegant revival styles to show that they were no longer new, brash towns scattered across the prairies. The Appanoose County Courthouse was a symbol not only of county justice, but of a growing and developing community.

The Semi-Weekly Iowegian published a Special Industrial Edition on 19 May 1905 which contained information on many of the business enterprises around the Square and featured illustrations of several, including Salinger and Goldstein's Department Store on the west side, the Continental Hotel on the east side, and the Merchant's Hotel at the southeast corner of State and 10th streets. Although hotels had always been an important part of the business community, with the early 20th century they became even more so. When the electric streetcars started running in 1902 they entered the Square down the middle of State Street. This was also the route taken by the interurban between Centerville and Mystic. The Continental Hotel on the east side of the Square housed the offices and waiting room for both of sets of cars. Along West State three hotels were in competition during the first quarter of the 20th century: the Merchant's Hotel, the Hotel Victory, and the Commercial (Musgrave) Hotel. The interurban provided yet another means for people to come to the county seat for both business and recreation.

In 1915 the slogan "Centerville for Commercial Certainties" was selected from many entries to express the Centerville spirit. A new telephone building was proposed on the site of the old one (off the southeast corner of the Square), to measure 25' x 90'. An ad for the Centerville, Albia & Southern Railway Company promoted the interurban to Albia to connect with many major railroads.

Improvement around the Square continued. In 1920 architect R.W. Leigslie of Des Moines was preparing plans for the Bradley Building on the east side of the Square to put on a "modern" front. This building was to be used by Iowa Southern. The Board of Supervisors approved the redecorating of the interior of the courthouse, and the Orpheum Theater installed a new popcorn popper. In July 1920 it was announced that a Red Ball Store would open soon. Red Ball was a successful self-service grocery system. In October of that year the Centerville Journal moved its offices to the corner of 13th and Van Buren, in the same building as the Orpheum (later known as the Ritz) Theater. Offices were planned for the second floor (of the new Wooden Building) with the Union Pacific Tea Co. on the first floor. Movie theaters were an important part of the social life of the community, with people coming into town to see the latest films in the "real" theaters

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

SIGNIFICANCE (Continued):

(small towns often had only make-shift facilities). In 1926 the Orpheum became the Ritz, and by 1929, talking pictures were featured at the Ritz while the Majestic was showing the silent movies.

Iowa Southern Utilities announced that motor buses would be replacing the old street cars, and the street car tracks would be torn up. An ad in the lowegian explained the new time schedule and route to be followed. Although public transportation was a boon to many, the automobile had become a firm fixture in the community. The streets leading off the Square were crowded with new auto garages, both for sales and service, and gas stations were being built on corners in all directions from the Square. When the Drake Avenue Theater at the corner of Drake and Maple was destroyed by fire in February 1930 the empty lot was soon filled by a new service station with tile roof. A further example of the growing importance of the automobile was demonstrated by the offer of a parking lot with a capacity of 150 cars just off the northeast corner of the Square.

New businesses continued to come to town, usually occupying a building around the Square. Spurgeon's announced they would occupy the old Goldstein storefront on the west side of the Square and would repaint and put in new display windows. The hardware store on the north side of the Square added a furniture department. In November 1935 it was announced that D.M. Vredenberg planned to open a grocery store on the north side of the Square and six years later, June 1940, Vredenberg announced the purchase of the Prospect Dairy and the grand opening of the Supply Store Super Food Market. It was to be a self service super market on the west side of the Square, the fourth store of this type in the chain (later to become HyVee). Within a week the Benteco Grocery opened a Super Market Grocery Store. Another new convenience was introduced by the Blue Bird Cafe on the south side of the Square which advertised that it was "air-cooled". Air-conditioning and super markets foretold the future of business in Centerville. Few changes took place around the Centerville Square between 1940 and c.1960.

As noted earlier, the Centerville Square illustrates a cross section of popular commercial designs from 1876-c.1947. The majority of these buildings were designed and built by local contractors. However, several important Iowa architects played a role in shaping the visual appearance of Centerville over the decades. As the county seat it was more common for outside architects to be commissioned to design significant buildings. Charles A. Dunham of Burlington was the first to put his imprint on the community. Although it has not been determined exactly when Dunham arrived in the state, it is known that he had an office in Burlington as early as 1859. It was in the early 1860s that he was selected to draw plans for a new brick courthouse to be located in the middle of the Public Square. Although the Civil War interrupted construction, it was completed in 1864. Just three years later (1867) Dunham was the architect for a new school building in the south part of Centerville. No information has been found that he worked in the community during the 1870s and '80s, but he was actively involved in the design of at least one commercial building and two houses in Albia (just 20 miles to the north) and appears to have been responsible for a large commercial building in Ottumwa (45 miles northeast) during the 1870s. The next mention of Dunham in Centerville was in the mid-1890s when he designed the two story multiple storefront Bradley-Hamilton-White building on the east side of the Square. A year later

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SIGNIFICANCE (Continued):

he drew plans for a similar single storefront building for J.A. White on the southwest corner of the Square. While his earlier buildings had been in the popular Italianate style, the new commissions were strongly Romanesque Revival in design with the use of round arched openings and massive stone blocks in conjunction with dark red pressed brick.

Shortly after the turn of the century a Des Moines architectural firm, Smith and Gage, was selected to design the new Appanoose County Courthouse. Oliver O. Smith appears to have become a partner in the firm of Foster, Liebbe & Smith in 1896, and was by himself the following year. By 1898 he was in partnership with Frank A. Gutterson, and the two of them were responsible for the Ottumwa Public Library (1901-02), the Iowa State Historical Building and the Homestead Building in Des Moines in addition to a number of other important buildings around the state. Smith appears to have been the sole architect involved with the design of the Monroe County Courthouse in Albia in 1902. Shortly after that he was working with Alva Gage. The gray limestone building designed for the center of the Centerville Public Square was typical of many public buildings of the period, featuring the use of rusticated stone, large round arched openings, classical columns, and a central clock tower.

Although not located within the historic district proper, the construction just south of the Square of the Drake Public Library in 1901-02 and the Federal Building (Post Office) from 1904 illustrate the continued importance of being the county seat. Both of these are building types normally found only in larger communities and/or the seat of county justice. As was common with most public buildings, these were both architect-designed structures. C.E. Eastman of Des Moines was responsible for the library. Eastman was listed in the Des Moines City Directory as early as 1895 and was known for several commercial and public buildings. However, by the early decades of the 20th century he became best known for his residential designs and provided mail order plans for the Midwestern magazine. Eastman's plans for the Centerville library with Classical Revival details were typical of library design in the early 20th century.

Treasury Department architects provided the plans for the Federal Building. It did not follow the common Classical Revival or Renaissance Revival designs of the period, but offered a smaller, almost more residential, design in the Georgian Revival style. It is possible that this was considered more appropriate to a small county seat town.

Through the years Centerville has represented the newest, the most modern, the biggest, and the grandest buildings in the county. It was to the county seat that people turned not only for justice and shopping, but also for a sense of style. The area around the Centerville Public Square retains the buildings, the style, and the sense of community necessary for a historic district.

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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

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National Park Service

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CFN-259-1116

COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

BIBLIOGRAPHY (Continued):

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Taylor, L.L. (Ed.) Past and Present of Appanoose County, Iowa. Chicago: S.J. Clarke Pub. Co., 1913.

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Newspapers

Appanoose Chieftain. May 1856-1862

Weekly Citizen. 1869-May 1916

Daily Citizen. Dec 22, 1894-May 1916

Iowegian. 1896-1919

Centerville Daily Iowegian and Citizen. May 1916-

Centerville Journal. 1877-1922

Loyal Citizen. 1864-Dec 3, 1867

Semi-Weekly Iowegian. 1903.

Southern Iowa American. 1924-Mar 26. 1926

Centerville Times. Dec 8, 1881-1882

Miscellaneous

Historic photographs, etc. from the Chamber of Commerce/Main Street Office.

Photographs in private collections

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National Park Service

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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

GEOGRAPHIC DATA:

UTM References:

Zone	Easting	Northing
15	510760	4509100
15	510840	4509140
15	510840	4508890
15	510620	4508890
15	510600	4508940
15	510570	4508920
15	510570	4508940
15	510510	4508920
15	510510	4508980
15	510460	4508980
15	510460	4509180

Verbal Boundary Description:

The area included in this historic district is located in the Original Town, Centerville (Appanoose County), Iowa. It includes all or part of the 12 blocks which surround the Public Square. Beginning at the NW corner of Lot 9, Blk 4R2, thence east 956' to the NE corner of Lot 9, Blk 4R2, thence south 133' to the NE corner of Lot 3, Blk 3R5, thence east 220' to the NE corner Lot 1, Blk 3R5, thence south 823' to the SE corner Lot 7, Blk 1R5, thence west 723' to the SW corner Lot 8, Blk 1R3, thence north 200' to the NW corner Lot 7, Blk 1R3, thence west 133' to the NE corner Lot 6, Blk 1R2, thence south 100' to the SE corner of Lot 7, Blk 1R2, thence west 100' to the SW corner Lot 7, Blk 1R2, thence north 253' to the SW corner Lot 1, Blk 1R2, thence west 220' to the SW corner Lot 3, Blk 1R2, thence north 603' to the point of beginning.

Boundary Justification:

This area contains the commercial resources directly related to the commercial development around the Courthouse Square. It is the area historically considered to be the Centerville "business district."

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

PHOTOGRAPHS:

Some of the forty-eight photographs of this historic district were taken by members of the Centerville Historic Preservation Commission during the intensive level survey conducted in 1994-95, but the majority were taken by Nancy Bennett in February 1997. All negatives are located in the files of the State Historical Society of Iowa (SHSI), Community Programs Bureau, Des Moines, IA.

- #1 Appanoose County Courthouse, looking SW from roof at NE corner of Square.
- #2 Appanoose County Courthouse, looking due N.
- #3 Civil War Monument S of courthouse, looking NE.
- #4 Bandstand SW of courthouse, looking E.
- #5 West side of Square (N. 12th), south half, looking WNW.
- #6 West side of Square, south half, looking SW.
- #7 West side of Square (300 N. 12th), 1995, before recent remodeling, looking W.
- #8 West side of Square, north half, looking W. Note building on left side.
- #9 North side of Square (W. Van Buren), west half, looking NE.
- #10 North side of Square, west half, looking NW.
- #11 I.O.O.F. Bldg (101-103 E. Van Buren), east half of north side, looking N.
- #12 North side of Square, east half, looking NW.
- #13 East side of Square (N. 13th), north half, looking ESE.
- #14 East side of Square, north half, building designed by Charles A. Dunham, looking NE.
- #15 East side of Square, south half, Continental Hotel, looking SE.
- #16 East side of Square, south half, looking E.
- #17 South side of Square, east half, 118 E. Jackson at E end of block, looking S.

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National Register of Historic Places Continuation Sheet

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

PHOTOGRAPHS (Continued):

- #18 South side of Square, east half, looking SSW.
- #19 South side of Square, 100 E. Jackson, looking S.
- #20 South side of Square, west half, looking SSE.
- #21 NW eyetooth corner of Square, 200 block W. Van Buren, looking NW.
- #22 North side of 300 block W. Van Buren, looking NW.
- #23 300 block of W. Van Buren, south side, looking SW.
- #24 216 E. Van Buren, looking SE.
- #25 303 W. State, north side, looking NE.
- #26 South side of 300 block W. State, looking SW, Merchants Hotel in background.
- #27 317 W. State, non-contributing dwelling, looking NNW.
- #28 309 N. 10th, non-contributing dwelling, looking E.
- #29 315 N. 10th, non-contributing building, looking E.
- #30 212 E. State, Continental Hotel Annex, looking S.
- #31 B.P.O.E. Bldg, north side of 200 block E. State, looking NNE.
- #32 228 E. State, corner of State & Haynes, looking SE.
- #33 North side of 200 block E. Jackson, looking NW.
- #34 Old Armory, 214 E. Jackson, south side of Street, looking S.
- #35 218 E. Jackson, looking S.
- #36 301 W. Jackson, looking NW.
- #37 SW eyetooth corner of Square, corner 12th and Jackson, looking SW.

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

PHOTOGRAPHS (Continued):

- #38 100 block S. 12th, west side, looking NW.
- #39 100 block S. Main, west side, looking SW.
- #40 105 S. Main, east side, looking E.
- #41 SE eyetooth corner of Square (13th and Jackson), east side, looking SE.
- #42 West side 100 block S. 13th, looking NW.
- #43 West side 100 block S. 13th, looking NW.
- #44 100 S. 13th, Majestic Theater, looking S.
- #45 122 Haynes, non-contributing dwelling, looking NW.
- #46 202 Haynes, looking W.
- #47 209 E, Maple, looking N.
- #48 View of Appannose County Courthouse looking N on Main Street, to illustrate view as you approach the Square from each direction.

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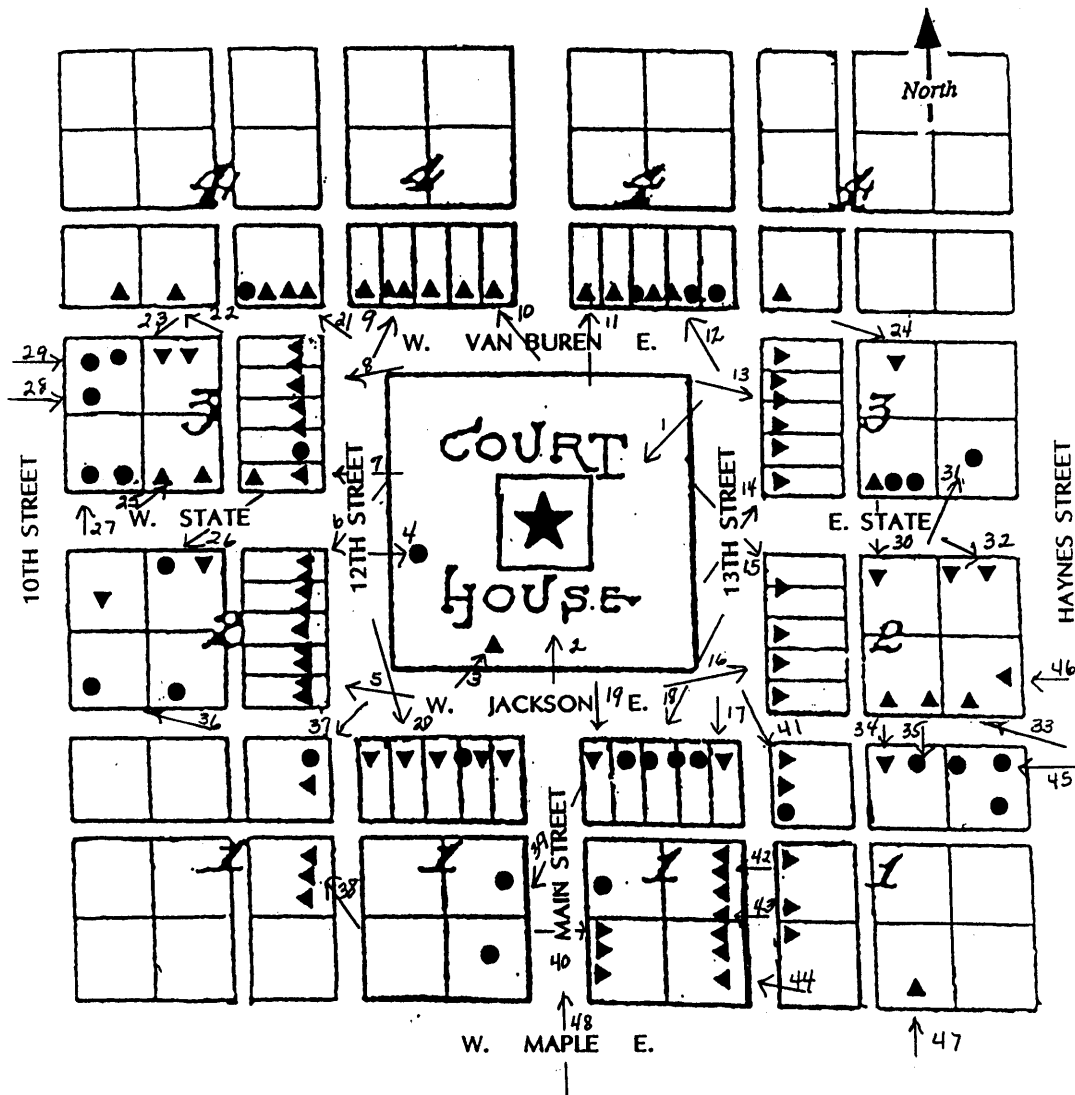
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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

PHOTOGRAPHS (Continued):



Map showing camera angles.

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

W. D. Krapfel
1205 Portland Avenue
Walla Walla, WA 99362

J & D Investments Ltd
201 Drake Avenue
Centerville, IA 52544

Centerville National Bank
% Mercantile Bank
P. O. Box 550
Centerville, IA 52544

Daniel & Bonnie F. Derby
823 E. State
Centerville, IA 52544

Herbert B. & Mary M. Sieren
2204 James
Kirksville, MO 63501

David M. & Doris M. Seat
116 East Jackson Street
Centerville, IA 52544

William A. & Lawrence E. Hellron
118 East Jackson Street
Centerville, IA 52544

Robert Underwood
503 East Maple Street
Centerville, IA 52544

Appanoose County
Courthouse
Centerville, IA 52544

Richard Allen & Margery Sue Ruckman
215 East Jackson
Centerville, IA 52544

Bobby Michael Hubbard
809 South Main
Centerville, IA 52544

Kathleen V. Kopatich
916 South 18th
Centerville, IA 52544

Sandy K. Cossolotto
409 West Franklin
Centerville, IA 52544

Bonnie Elaine Talbot
218 East Jackson
Centerville, IA 52544

Raymond J. & Maude Flowers
916 Woodland Drive
Centerville, IA 52544

James A. Irelan
106 West Jackson
Centerville, IA 52544

New Focus, Inc.
102 West Washington
Centerville, IA 52544

Albert Fenton
3217 Greenbrier Drive
Dallas, TX 75225

Robert Rosencrants
200 N. 12th
Centerville, IA 52544

First Presbyterian Church
102 N. Main
Centerville, IA 52544

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Continuation Sheet

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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

Appanoose Publishing Co. Inc
P. O. Box 610
Centerville, IA 52544

Harold L. & Gloria M. Mick
7 S. Clinton
Albia, IA 52531

Craver Lumber Company
209 East Maple, Box 511
Centerville, IA 52544

Rathbun Area Mental Health Ctr
P. O. Box 886
Centerville, IA 52544

Morgan Cline
Continental Holding Corp
1101 Bloomfield
Hoboken, NJ 07030

Ching Dow Lu Corp.
217 East State
Centerville, IA 52544

Centerville Auto Supply
218 East State
Centerville, IA 52544

Terrence & Harbaba Frewing
George & Margaret Jones
R. R. 2, Box 81
Centerville, IA 52544

Elks, B.P.O.E. #940
221 East State
Centerville, IA 52544

Phillip C. & Marcia A. Foglesong
525 E. Walnut
Centerville, IA 52544

Clifford & Phyllis Jean Cosby
207 W. State
Centerville, IA 52544

Lyle H. & Mary R. Warren
R. R.
Cincinnati, IA 52549

Leona Bardwell
301 W. State
Centerville, IA 52544

Connie P. Drake
303 West State Street
Centerville, IA 52544

Jack & Joyce Stufflebeam
314 W. State
Centerville, IA 52544

Bonnie Lawrence
1037 Pineborough Road
Charlotte, NC 28212

Daniel F. & Julie R. Mihalovich
R. R. 3
Centerville, IA 52544

Jasper Mitchell
107 E. Van Buren
Centerville, IA 52544

Nick & Georgia Papageorgiou
111 East Van Buren St
Centerville, IA 52544

Frank Caraccio
803 East Terry Street
Centerville, IA 52544

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

Barbara J. Davis
803 East Terry Street
Centerville, IA 52544

Larry G. & Linda McDanel
115 E. Van Buren
Centerville, IA 52544

James C. Senior
117 E. Van Buren
Centerville, IA 52544

Vicki Driskell
118 West Van Buren
Centerville, IA 52544

Good Samaritan Church, Inc.
R. R. 3, Box 122
Centerville, IA 52544

Elvira L. Ayres
101 West Van Buren
Centerville, IA 52544

Northside Square Partnership
105 W. Van Buren
Centerville, IA 52544

Nancy C. Logan
606 S. Main Street
Centerville, IA 52544

Virginia Koestner
R. R. 3
Centerville, IA 52544

John G. & Virginia Koestner
% J & K Market
Centerville, IA 52544

Kris Koestner
119 S. 15th
Centerville, IA 52544

J & D Leasing
1016 S. 16th
Centerville, IA 52544

Fredric L. & Carolyn Jenkins
201 W. Van Buren
Centerville, IA 52544

Raymond & Jean Ferren
205 W. Van Buren
Centerville, IA 52544

John Pettit
606 W. Lane
Centerville, IA 52544

Joe Cicco
1813 South Main
Centerville, IA 52544

Donald LeRoy & Marilyn Rose Scott
300 West Van Buren
Centerville, IA 52544

Fred & Joann Moorman
309 W. Van Buren
Centerville, IA 52544

Ricky L. & Susan L. Bunnell
205 S. 12th Street
Centerville, IA 52544

City of Centerville
112 N. 12th Street
Centerville, IA 52544

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COURTHOUSE SQUARE HISTORIC DISTRICT APPANOOSE COUNTY, IA

Alice Katherine Bassett
313 Gawein
Warren Robbins, GA 31093

Suela B. Lotridge
313 Gawein
Warren Robbins, GA 31093

Mary & Robert Rosenc
R. R. 2
Centerville, IA 52544

Nancy A. Kelly
202 N. 12th Street
Centerville, IA 52544

Helcn S. Trotter
831 Drake
Centerville, IA 52544

Lewis Varese
Box 8817
Horseshoe Bay, TX 78654

James W. & Sandra Kay Snyder
1411 E. Grant
Centerville, IA 52544

Burrell & Jacquetta Browns
534 N. 12th
Centerville, IA 52544

Michael Browns
534 N. 12th
Centerville, IA 52544

M & M Weibel & Associates
% Lazy M Shoes
232 Main Street
Ames, IA 50010

Beatrice Morton
402 E. Oak
Centerville, IA 52544

John Cosby
R. R. 3, Box 39
Centerville, IA 52544

Flint & Monica Dunham
1209 W. Orchard
Centerville, IA 52544

Edward L. Rust
R. R. 2
Centerville, IA 52544

Wright Sound Gen. Partnership
215 N. Elson
Kirksville, MO 63501

Commonwealth Properties Inc.
304 N. 12th
Centerville, IA 52544

Appanoose Comm. Care Ser.
% St. Josephs Drive
Centerville, IA 52544

James Soto
178 E. Prospect
Danville, CA 94526

Nina L. Finch
R. R. 2
Centerville, IA 52544

Phillip C. Radosevich
R. R. 2
Centerville, IA 52544

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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

Donald R. & Mary E. Curtis
1427 Haynes Avenue
Centerville, IA 52544

Goldie Thomas
108 N. 13th Street
Centerville, IA 52544

Laura A. & Bryan Oxen
111 North 13th Street
Centerville, IA 52544

Julie & Richard Oden
111 North 13th Street
Centerville, IA 52544

American Legion
114 N. 13th Street
Centerville, IA 52544

James G. Milani
105 W. Van Buren
Centerville, IA 52544

Rodney & Desiree Campbell
R. R. 1
Centerville, IA 52544

Albert & Mar Adams
123 North 13th Street
Centerville, IA 52544

Roger M. & Sandra C. Griffling
121 North 13th Street
Centerville, IA 52544

Thomas N. & Becky L. Johnson
125 North 13th Street
Centerville, IA 52544

Dorothy J. & William D. Dillon
415 East Wall Street
Centerville, IA 52544

Eugene L. & Lillian K. Aldrich
Highway 2 East
Centerville, IA 52544

W. Raymond & Linda A. Miller
205 North 13th Street
Centerville, IA 52544

Linda Briggs
207 North 13th Street
Centerville, IA 52544

Michael Amosson
Box 105
Soldier, IA 51572

Bernadine Fick
Box 105
Soldier, IA 51572

Kevin Cochran
924 S. 17th
Centerville, IA 52544

Frank Reznicek
213 North 13th Street
Centerville, IA 52544

Lloyd D. & Judith Ann Gilworth
14601 East 41st Street
Independence, MO 64055

Bette Howell
401 E. Walnut
Centerville, IA 52544

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COURTHOUSE SQUARE HISTORIC DISTRICT
APPANOOSE COUNTY, IA

Charles A. Casady
313 1/2 N. 13th Street
Centerville, IA 52544

Donald C. & Judith Kay Hanson
822 S. 12th
Centerville, IA 52544

Daniel L. & Nancy Bennett
317 N. 13th
Centerville, IA 52544

Royce Joiner
Board of Supervisor
Plano, IA 52581

Dave Duley
Board of Supervisors
R. R.
Moulton, IA 52572

Wayne Sheston
Board of Supervisor
R. R. 3
Centerville, IA 52544

Robert L. & Clara A. Lind
201 N. 10th
Centerville, IA 52544

Roland Brown & Etals
P. O. Box 443
Centerville, IA 52544

Mary J. Davis
3272 Enderby Road
Shaker Heights, OH 44120

Charles Peterson
R. R. 1, Box 185
Centerville, IA 52544

Leland Lester
1619 S. 15th Street
Centerville, IA 52544

Gregory Baker
208 E. Van Buren
Centerville, IA 52544

Bobby Elliott
122 N. 7th
Centerville, IA 52544

Jerry & Becky Kirkpatrick
610 W. State
Centerville, IA 52544

Thomas L. Albright
P. O. Box 93
Centerville, IA 52544

Lyle & Mary Warren
R. R. 1
Cincinnati, IA 52549

Judith Morris
303 West Jackson
Centerville, IA 52544

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number

Page

AMENDED

**Courthouse Square Historic District
Appanoose County, IA**

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.)

Rowell J. Soltz

August 14, 2003

Signature of certifying official/Title

Date

STATE HISTORICAL SOCIETY OF IOWA

State of Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

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

Edson A. Beall *10/15/03*

Additional Documentation Accepted

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7

Page 1

AMENDED

**Courthouse Square Historic District
Appanoose County, IA**

EXPLANATION OF THE AMENDMENT:

This amendment to a previously listed National Register Registration Form is being filed under "Section VI. Amending National Register Forms" of National Register Bulletin: How to Complete the National Register Registration Form, using alternative #1 listed on page 71. Alternative #1 requires submissions of "continuation sheets with the new information and an explanation of the amendment."

This nomination is being amended to revise the evaluation of three previously non-contributing buildings located on the north side of the Square. At the time that this historic district was listed, the facades of these three buildings were all sheathed in modern materials. The nomination said "If this sheathing is removed in the future, these buildings should be re-evaluated." This sheathing has been removed and the buildings are now considered to be contributing structures within the district.

5. Number of Resources within Property As Amended:

Contributing	Noncontributing	
87	29	buildings
0	1	sites
0	0	structures
<u>1</u>	<u>0</u>	objects
88	30	Total

7. Description

The two story brick double storefront building at 119 W. Van Buren now exhibits its original design with the upper level reflecting the double storefront plan. Each half contains a set of four tall narrow windows, double hung with transom above, crowned by a brick and stone arch. This "twin" design is separated by simple brick pilasters with stone caps. The pressed metal cornice that would have originally completed the design has been lost. Although the first floor (sidewalk level) has been altered by the installation of modern display windows and metal doors, the upper level of this building makes this a strong contributing presence within the district.

The two story single storefront building next door at 117 W. Van Buren has been rehabilitated to its original design with an oriel window on the second floor level and pressed metal cornice above. The present owner was meticulous in the restoration of the oriel and re-installation of the cornice. Again, the first floor has been given a modern treatment with new display windows and metal entry door, but the upper level is strong enough to make this a contributing presence within the district.

At the far east end of the north side is 119 E. Van Buren, a two story double storefront building. This building was also totally sheathed in modern materials which have now been removed. It was originally constructed in 1893 and was a typical design of the period with

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Continuation Sheet**

Section number 7

Page 2

AMENDED
Courthouse Square Historic District
Appanoose County, IA

cast iron storefront, brick patterned hoodmolds, and a corbelled brick cornice. However, in 1926 the interior and the façade were totally remodeled when it became the Ritz Theater. The façade today reflects the 1926 design. Removal of the sheathing has uncovered the round arches and inset panels that were typical of the Mission Revival style that was commonly used for theaters during the 1920s and '30s. This building is a strong contributing presence within the district and might be considered to be a key building.

11. Form Prepared By:

Molly Myers Naumann, Consultant
For the Centerville HPC
167 W. Alta Vista
Ottumwa, IA 52501

May 2003
641-682-2743

Photos:

The photos submitted with this amended nomination were taken by a member of the Centerville Historic Preservation Commission in January 2003. The negatives are in the files of the Centerville Historic Preservation Commission.

1. 119 W. Van Buren, looking north
2. 117 W. Van Buren, looking north
3. 119 E. Van Buren, looking north

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Section number 7

Page 3

AMENDED

Courthouse Square Historic District
Appanoose County, IA

DESCRIPTION (Continued):

1931 Photograph of Ritz Theater



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 National Park Service**

**National Register of Historic Places
 Continuation Sheet**

Section number 7

Page 4

AMENDED

**Courthouse Square Historic District
 Appanoose County, IA**

DESCRIPTION (Continued):

Address	C or N	I	II	III	IV	V
101-103 E. Van Buren	C	X				X
107 E. Van Buren	C			X		
111 E. Van Buren	N		X			
113 E. Van Buren	C		X			
115 E. Van Buren	C	X				
117 E. Van Buren	N		X			
119 E. Van Buren	C	X				
201 E. Van Buren	C			X		
216 E. Van Buren	C			X		
101 W. Van Buren	C			X		
105 W. Van Buren	C	X				
109 W. Van Buren	C	X				
113 W. Van Buren	C	X				
117 W. Van Buren	C	X				
119 W. Van Buren	C	X				
201 W. Van Buren	C			X		
203 W. Van Buren	C		X			
205 W. Van Buren	C	X				
209 W. Van Buren	N		?			
300 W. Van Buren	C	X				
301-305 W. Van Buren	C			X		
304 W. Van Buren	C				X	
308 W. Van Buren	N (house)					
309 W. Van Buren	C			X		

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

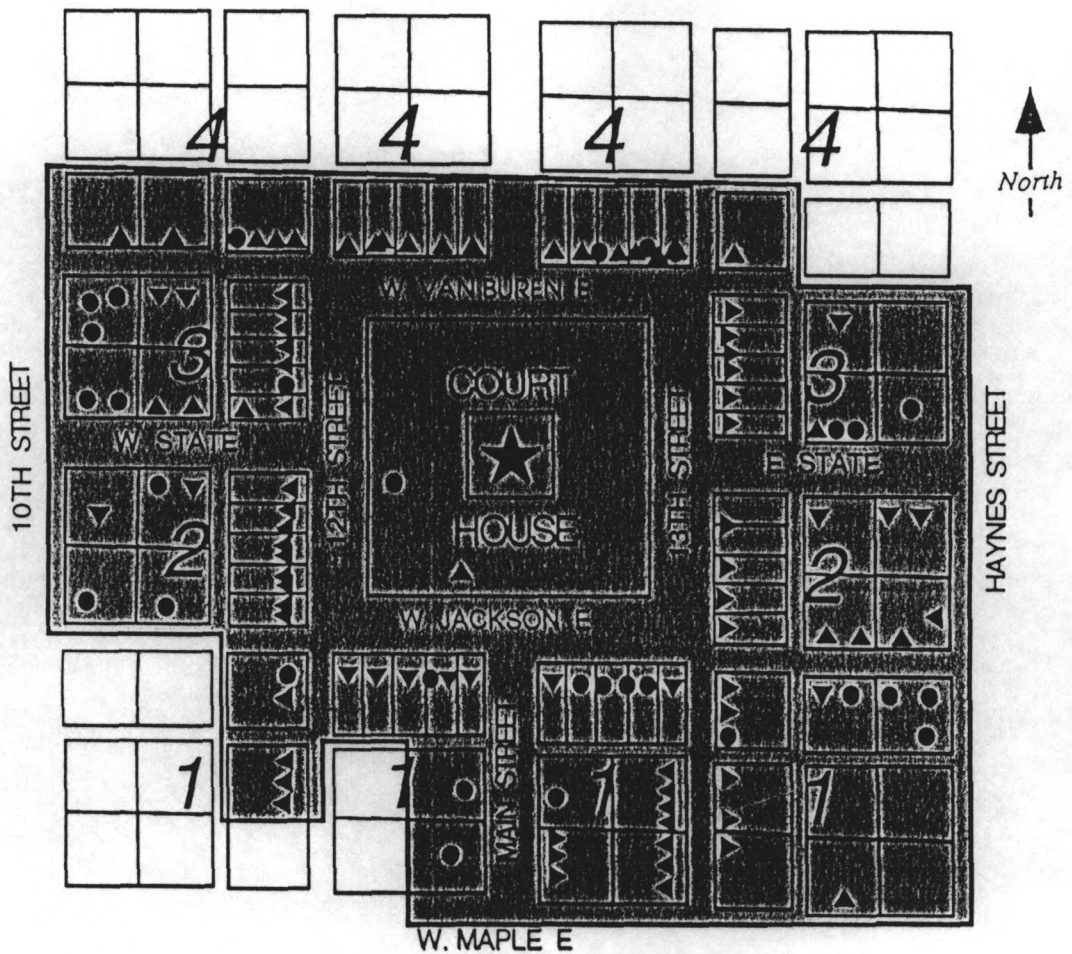
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AMENDED

Courthouse Square Historic District
Appanoose County, IA

DESCRIPTION (Continued):



Plat map showing district boundaries
and level of significance of each resource.

- ▲ Contributing
- Non-contributing

Base Map Courtesy of the City of Centerville (1997)