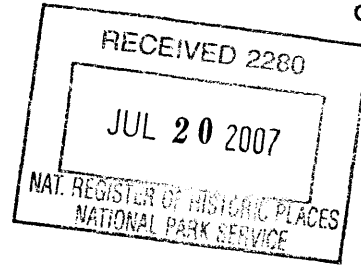


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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Nomination Form**



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

1. Name of Property

historic name Fort Madison Downtown Commercial Historic District

other names/site number _____

2. Location

street & number centered on Avenue G from near 6th Street to mid-900 block, including Avenue H from 7th to 9th not for publication N/A

city or town Fort Madison vicinity N/A

state Iowa code IA county Lee code 111 zip code 52627

3. State/Federal Agency Certification

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

Donell J. Sirke Deputy SHPO July 19, 2007
Signature of certifying official Date

STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of Keeper

Junda P. Ullard

Date of Action

8/31/07

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(do not include previously listed resources in count)

Contributing	Noncontributing	
91	14	buildings
		sites
		structures
		objects
91	14	Total

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

Number of contributing resources previously listed
in the National Register

Iowa's Main Street Commercial Architecture

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE/TRADE / business
- COMMERCE/TRADE / professional
- COMMERCE/TRADE / specialty store
- COMMERCE/TRADE / financial institution
- COMMERCE/TRADE / department store
- COMMERCE/TRADE / organizational
- COMMERCE/TRADE / restaurant

Current Functions

(Enter categories from instructions)

- COMMERCE/TRADE / business
- COMMERCE/TRADE / specialty store
- COMMERCE/TRADE / financial institution
- COMMERCE/TRADE / professional
- COMMERCE/TRADE / organizational
- COMMERCE/TRADE / restaurant
- SOCIAL / meeting hall

7. Description

Architectural Classification

(Enter categories from instructions)

- EARLY REPUBLIC / Federal
- LATE VICTORIAN / Italianate
- LATE VICTORIAN / Romanesque

Materials

(Enter categories from instructions)

- foundation STONE
- walls BRICK
- STONE
- roof ASPHALT
- other 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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

1850-1958

Significant Dates

1887

1912

1947

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

N/A

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:

Fort Madison Historic Preservation Commission

Fort Madison Downtown Commercial Historic District
Name of Property

Lee County, Iowa
County and State

10. Geographical Data

Acreege of Property approximately 17 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>15</u>	<u>642596</u>	<u>4499206</u>	3	<u>15</u>	<u>643135</u>	<u>4499154</u>
2	<u>15</u>	<u>643135</u>	<u>4499200</u>	4	<u>15</u>	<u>643018</u>	<u>4499060</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 Rebecca Lawin McCarley

organization SPARK Consulting date June 27, 2007

street & number 1138 Oneida Avenue telephone 563-324-9767

city or town Davenport state Iowa zip code 52803

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

Photographs: Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name see continuation sheet

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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Section 8 Page 1 Property name Fort Madison Downtown Commercial Historic District
County and State Lee County, Iowa

6. Function or use (continued)

Historic Functions

SOCIAL / meeting hall
RECREATION AND CULTURE / theater
HEALTH CARE / medical business/office
EDUCATION / library
DOMESTIC / hotel

Current Functions

HEALTH CARE / medical business/office
EDUCATION / library

7. Description

Architectural Classification (continued)

LATE VICTORIAN / QUEEN ANNE
LATE VICTORIAN / RENAISSANCE
LATE 19TH & 20TH CENTURY REVIVALS / Classical Revival
LATE 19TH & 20TH CENTURY REVIVALS / Tudor Revival
MODERN MOVEMENT / Moderne
LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS / Commercial Style
OTHER / Commercial

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Section 7 Page 2 Property name Fort Madison Downtown Commercial Historic District
County and State Lee County, Iowa

Narrative Description

The Fort Madison Downtown Commercial Historic District is located on the north side of the Riverview Park and the Mississippi River on the east side of Fort Madison. Fort Madison is situated in extreme southeast Iowa in Lee County, on the bank of the Mississippi River. The river runs east-west at this location, and the site for the town was selected based on a natural plateau on the north side of the river. The original section of the town is framed by bluffs on the north and east sides. As the town grew, it extended to the west, the only direction possible due to the river and topography. Thus, Fort Madison is a linear town along the river, extending for nearly four miles east-west with the entire town within a mile north of the river. The Fort Madison Downtown Commercial Historic District is found in the original section, now located in the eastern quarter of the city. It has historically and currently served as the central business district in Fort Madison. The district is bordered by residential buildings to the east, north, and west, distinguishing it from the adjacent area. The Fort Madison Downtown Commercial Historic District has a total of 106 buildings, 92 contributing buildings (including one previously listed on the National Register of Historic Places) and 14 non-contributing buildings. No historic sites or objects are currently identified within the district boundary. The earliest extant buildings date to the 1850s, with the majority of construction in the downtown tapering off by the 1920s. The period of significance extends from 1850 to 1958 for the Fort Madison Downtown Commercial Historic District. Thirty-six extant buildings were constructed by 1885, 28 date to between 1885 and 1900, 23 were built between 1900 and 1930, 15 date to between 1930 and 1958, and four were built in the 1960s and 1970s.

Two main streets in the Fort Madison Downtown Commercial Historic District, which run east-west parallel to the river, are included within the district. An alley runs parallel to these streets in the middle of the block. Avenue H (historically Front Street) faces the Mississippi River, though the construction of Riverview Park throughout the 20th century has moved the river further from this street. Construction historically occurred only on the north side of the street, facing the river. This street developed first, and it retains predominantly older, 19th century buildings. Avenue G (historically 2nd Street) developed as the main business street in the late 19th century and first half of the 20th century, located one block north of the river. The earliest development occurred between 6th Street and 8th Street, with commercial uses spreading to and beyond 9th Street in the 20th century. Over time, any vacant lots were built on and smaller buildings were replaced with larger buildings, creating a nearly solid line of buildings with party walls throughout the district. Only a handful of vacant lots are found in the district, generally scattered. A larger gap on the south side of the 600 block of Avenue G partially dates to a 1952 fire, with only one building rebuilt. Additionally, a section of the 700 block of Avenue H has been demolished in more recent years for parking. No archeological sites have been identified or evaluated to date as part of this nomination project, though the potential may exist on some of these lots.

The Fort Madison Downtown Commercial Historic District is defined primarily by two-story and three-story brick commercial buildings. Two-story buildings are the most common on both main streets, as well as among the 17 buildings located on the side streets. A total of 72 two-story buildings, 16 three-story buildings, and 18 one-story buildings are found within the district. Nearly all the buildings are commercial in nature, with limited other functions. Fraternal halls, a library, and a house are also located within the boundary. The proportions and scale of the buildings throughout the district are similar, with one-story, two-story, and three-story buildings. Generally, buildings are composed of a storefront on the first story, with one or two upper stories as a unified section. The non-contributing buildings match the contributing buildings in terms of scale and proportion. The buildings throughout the

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Section 7 Page 3 Property name Fort Madison Downtown Commercial Historic District
County and State Lee County, Iowa

Fort Madison Downtown Commercial Historic District are built to the sidewalk line, creating a unified façade line. Over 90% of the buildings are brick or clad in brick veneer, with the remaining exteriors composed of stone, glazed tile, concrete, or stucco or wood materials. Storefronts exhibit a variety of materials, including glass, wood, cast iron columns, prism glass, opaque structural glass, aluminum, brick, and vinyl. The majority of the buildings are in good or excellent condition.

The earliest buildings in the Fort Madison Downtown Commercial Historic District reflect some Federal and Greek Revival influences, applied to side gable buildings. By the late 1860s, buildings with a flat/sloped roof behind a front parapet wall became common. These buildings were typically Italianate in style, which continued to influence downtown buildings in Fort Madison into the late 19th century. Renaissance Revival was also a popular style, with features overlapping with Italianate on some buildings. About one-third of the extant buildings reflect these two styles. With the boom after the Atchison, Topeka, and Santa Fe Railroad arrived in Fort Madison in 1887, these styles were utilized as well as Romanesque Revival and Richardsonian Romanesque. A few examples of Queen Anne and Tudor Revival are found in the decades around the turn of the century. By the early 20th century, formal buildings reflected the Neoclassical style, while more vernacular commercial buildings exhibited restrained architectural details, some with Craftsman or Art Deco influence. Art Moderne is reflected in downtown Fort Madison in two buildings and in storefront remodels. The majority of buildings dating to the middle of the 20th century are generally non-descript, typically with brick veneer with no architectural details.

The Fort Madison Downtown Commercial Historic District has few alterations overall as a district. Though some demolitions have occurred within the district and other buildings have been replaced with a handful of new buildings, the historic appearance of the area generally remains intact. Modifications have been made to some buildings, focused on window and storefront changes. However, the sense of scale, design, and materials remains strong throughout the district, and over 85% of the buildings are contributing to the district. The historic craftsmanship of many of the unique architectural details, as well as building construction, remains intact. The condition of the buildings in the Fort Madison Downtown Commercial Historic District is good. Generally, the buildings are well maintained. Many retain a high level of integrity dating to their construction. Others have modifications to the buildings that are within the period of significance, such as oriel windows and storefronts. Some buildings retain their historic appearance on the upper stories, while the storefront modifications are non-historic. These buildings are considered contributing within the district, unless the later modifications have significantly altered the overall appearance of the building. Ten buildings have later significant changes that have negatively impacted their integrity, and these buildings are classified as non-contributing. Finally, four non-contributing buildings within the district boundary date to construction after 1958, which are in good condition.

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Section 7 Page 4 Property name Fort Madison Downtown Commercial Historic District
County and State Lee County, Iowa

Block by block description and development

The following narrative descriptions are organized from south to north and east to west. Buildings are referenced to the map below (Figure 1). There are a total of 106 buildings within the boundary. Overall, 92 contributing buildings (including one previously listed) and 14 non-contributing buildings are located within the Fort Madison Downtown Commercial Historic District boundary. Of the non-contributing buildings, 10 are historic (pre-1958) buildings that do not retain integrity to convey their significance and four are buildings constructed after the period of significance. Additionally, the Cattermole Public Library was previously listed on the National Register of Historic Places, and it also contributes to the district. Photographs depicting sections of the district to further demonstrate integrity near the end of the period of significance in 1947 (Napier Photograph Collection) and 1954 (footage in late 1954 for 1955 film "This is Our Town") are found at the end of Section 7, after the list of buildings (Figures 2-19). Additional historic photographs and maps are included within Section 8, Narrative Statement of Significance.



Figure 1. Map depicting boundary of Fort Madison Downtown Commercial Historic District, with building numbers.

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Continuation Sheet

Section 7 Page 5 Property name Fort Madison Downtown Commercial Historic District
County and State Lee County, Iowa

700 block of Avenue H, Buildings #2-6

The 700 block of Avenue H was one of the first commercial blocks in Fort Madison (Figures 2 and 3). With buildings facing the Mississippi River, commerce developed in this area and then extended up to Avenue G. The block remains about 50% intact, with five buildings standing on this block and built in the 19th century. During façade improvements in 1958, the brick veneer façade of the Elks Lodge (#4) was added. The other buildings are predominantly Italianate in style, including two and three story brick buildings. Demolition of the east corner building occurred in 1958, and the demolition of the building in the west section of the block occurred in recent years.

800 block of Avenue H, Buildings #7-16

Historically, commercial development expanded into the 800 block of Avenue H from the 700 block, and some buildings were constructed that were more residential in nature (Figures 3 and 4). Nine buildings remain on this block, as well as a 1967 building facing 8th Street on the rear of the east lots. This block is more diverse in construction period and style. Two buildings date to the 1860s, and residential buildings from this period were later replaced with commercial buildings. Four buildings date to the 1880s, and the side gable-roof style of the earlier buildings remained popular with these slightly later structures. The small metal restaurant (#8) at the east end of the block was built on a vacant lot around 1946, and the Knights of Columbus replaced an earlier dwelling and commercial building with their new building (#10) in 1950. The lots on either side of the Fort Madison Brewery (#15) have historically been undeveloped. After a 1973 fire, the old hotel at the west end of the block was demolished and a side addition was remodeled and enlarged for the current non-contributing building (#16).

500 block of Avenue G and 200 block of 6th Street, Buildings #17-19

This diverse group of three buildings is located at the far east end of the historic district. Merten's Shell Service Station (#17) at the northeast corner of Avenue G and 6th Street replaced an earlier gas station around 1934. Company F built the Armory Hall (#18) around 1888, utilizing an architectural style that evokes feelings of the military and castles. The conversion of the second story hall to apartments in the 1910s resulted in apparent change to smaller façade windows. The non-contributing building behind the Metropolitan Hotel was a one-and-one-half-story gable-front building used for stables and then a garage before it was partially rebuilt as a commercial building in the 1960s.

600 block of Avenue G, Buildings #20-34

The 600 block of Avenue G was one of the first commercial blocks developed along Avenue G in the 19th century (Figures 5, 6, 7, 8, 9). Early generation buildings were replaced by larger, permanent structures in the late 19th century. The north side of the block has the largest concentration of three-story buildings in the downtown, with five buildings built from the 1860s to 1905. Two of the other buildings are two-story buildings that date to this period as well, with one non-contributing two-story building (#26) replacing an older building in 1966. A narrow building was recently demolished, leaving a small hole on the north side. The south side of the block has a group of five buildings on the east end and a group of two buildings on the west end. This part of the block has been ravaged by two major fires, the first in 1874 and the second in 1952. Following the first fire, the buildings at the east end of the block were built, including the corner three-story building and set of four identical two-story buildings. The middle-west portion of the block hit by the second fire resulted in some demolitions that have not been replaced, and the 1954-55 Moose Lodge (#33). The non-contributing Fort Madison Bank and Trust (#34) has historically been

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Section 7 Page 6 Property name Fort Madison Downtown Commercial Historic District
County and State Lee County, Iowa

located on the west end of the block, and they remodeled their building with an imitation granite façade in 1989, incorporating several older buildings and later additions.

600 and 700 blocks of 7th Street, Buildings #1, 35-39, 55-58

Historically, 7th Street (Pine Street prior to 1925) developed as the main cross street, leading up from the river between the commercial 600 and 700 blocks. While the corner buildings faced Avenue H or Avenue G, the street developed with several mid-block buildings facing 7th Street. The first Lee County Savings Bank building (#1) was built in the 700 block in 1888. A two-story building (#56) dating to the 1860s in the 700 block is flanked by two buildings that replaced earlier buildings in the 1890s. Commercial development expanded to the 600 block in the 1880s, with two two-story buildings constructed on the west side and one on the east side in this period. A small physician's office was constructed also on the east side. The Romanesque Revival Cattermole Library replaced earlier buildings on the east side of the 600 block in 1893. The majority of the buildings along 7th Street retain excellent integrity.

700 block of Avenue G, Buildings #40-54, 57-68

The 700 block of Avenue G represents more buildings within the Fort Madison Downtown Commercial Historic District than any other block (Figures 10, 11, 12, 13, 14). No vacant lots are found on this block. The 15 buildings on the north side and 12 buildings on the south side include only two non-contributing buildings, both older buildings with later façade remodels. The block is primarily two-story buildings, with two one-story 1950s buildings on the north side and four three-story buildings on the south side. Eleven buildings were constructed by 1885, and six additional ones were built by 1900, including the large three-story James Block at the southeast corner of Avenue G and 8th Street. Development continued in the early 20th century on this block, with six additional buildings constructed by 1920. Some of the later buildings replaced earlier small buildings while others were constructed on undeveloped lots. The only later developments were the two one-story buildings in 1954-55 on the north side of the block, built on the site of a building destroyed by fire in 1942. While numerous storefronts have been remodeled historically and non-historically on this block, this block retains excellent integrity as a mix of three key periods of development in downtown Fort Madison.

600 block of 8th Street, Buildings #69-70

The majority of the buildings along the first two blocks of 8th Street are deep structures that primarily face Avenue G. Two buildings were constructed on the 600 block immediately north of the alley that face 8th Street on the east and west sides. Both were substantial construction projects resulting in landmark three-story buildings. The I.O.O.F. Building (#69) was constructed in 1894 in the Italian Villa style, the only commercial building of this style in Fort Madison. The arch windows, corner square tower, and wide eaves define features characteristic of this style. The Marquette Building (#70) was built in 1895 in the Romanesque Revival style, including a corner round tower and first story stone arches. Both retain excellent integrity.

800 block of Avenue G, Buildings #71-92

Commercial development reached the 800 block of Avenue G late in the 19th century, with the earliest eight of the 22 extant buildings dating to construction between 1885 and 1900 (Figures 15, 16, 17, 18, 19). In 1889, most of the scattered buildings on this block were residential, with some small commercial buildings. The earliest development in the late 1880s and 1890s occurred on the east end of the north side of the block, with five buildings dating to this

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Section 7 Page 7 Property name Fort Madison Downtown Commercial Historic District
County and State Lee County, Iowa

period. The second Lee County Savings Bank building (1893-94) stands out as unique at the northwest corner of Avenue G and 8th Street as the only building clad completely in stone in the downtown and the only three-story building on the north side of this block. The additional nine buildings on the north side of the block include two buildings from 1885 to 1900, four from 1900 to 1920 (one later remodeled in 1951), two from the 1940s, and one built in 1977. The latter three buildings were one story in height, while the others are two-story buildings. An earlier theater was remodeled with marble panel and aluminum façade as the Fox Theater (#83) in 1951, creating a unique Art Moderne building on this block. No vacant lots are found on this side of the street. The south side of the block was developed slightly later than the north side, with only one of the ten extant buildings dating to the 1890s. Four were built from 1908 to 1913, and five date to 1919 to 1925. The buildings are more mixed in height, with two one-story, six two-story, and two three-story buildings scattered along the block. The east end is anchored by two Neoclassical two-story commercial blocks, and the west end of the north side is anchored by a similar building. The grassy area at 826 Avenue G (#L5) was historically open, home to a popcorn wagon for several years. Demolitions created the empty lots at the west end of the block and near the east end.

600 and 700 blocks of 9th Street, Buildings #93-98

The development of 9th Street was more sporadic, with six extant buildings dating from late 1880s to the 1960s. Two two-story buildings were constructed on the west side of the street, one in the 700 block around 1889 (#97) and one in the 600 block around 1890 (#95). Development continued with the construction of two buildings on the east side of the 600 block around 1913 (#94) and 1924 (#93). A third building, the post office, was also constructed in 1914 on the west side of the 600 block, at the northeast corner with Avenue G, in 1914. However, this building was later partially demolished and incorporated into the non-contributing 1963 Iowa State Bank currently at this location (#96). A simple one-story building replaced an earlier building between two buildings on the west side of the 700 block around 1938. The Neoclassical Fort Madison Electric Company building (#93, c.1924) stands out as the most formal architectural building on the street, though the Peter Guenther Tin Shop (#97, c.1889) retains its original elaborately detailed metal cornice.

900 block of Avenue G, Buildings #99-106

The eight buildings included in the district in the 900 block are located on the south side, extending to just west of the mid-point of the block. The remainder of the block to the west consists of later buildings and parking lots. This block was never fully developed as a commercial block, with commercial functions not reaching this far west until the 20th century. An earlier two-story, single family, Italianate house remains in this section, standing in contrast to the commercial nature of the district and yet representing the historic development of this block. As commercial uses expanded to this block, the house shifted functions to a rooming house. The two-story corner building is the earliest extant commercial building, constructed around 1906. Two buildings date to around 1926, with the four others constructed around 1935, 1942, 1949 and 1951. Three of the buildings are one-story structures, and the remaining are small two-story buildings. The two non-contributing commercial buildings may be contributing if the 1983 paneling is removed from the façades.

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 Continuation Sheet**

Section 7 Page 8 Property name Fort Madison Downtown Commercial Historic District
 County and State Lee County, Iowa

List of buildings in the district

The Fort Madison Downtown Commercial Historic District is composed of 106 buildings, including 92 contributing buildings (one previously listed) and 14 non-contributing buildings. Of the non-contributing buildings, ten are historic buildings that do not retain integrity to convey their significance and four are buildings constructed after the period of significance. Additionally, the Cattermole Public Library was previously listed on the National Register of Historic Places, and it contributes to the district. No additional buildings, structures, or objects warrant individual tabulation within the district. There are 23 key or exceptional buildings that have been identified in the Fort Madison Downtown Commercial Historic District, which are noted below with an asterisk (*). These buildings provide a key element to the historic district and have strong significance. These buildings generally have a high degree of integrity that reflects the historic commercial nature of this district. They also reflect certain trends in the history of the district. All buildings noted as contributing are significant historically (as noted with Criterion A) and/or architecturally (as noted with Criterion C) in relation to the Fort Madison Downtown Commercial Historic District. Building history and information was collected in 1999 during the Intensive Level Architectural/Historical Survey of the Central Business District (Baxter) and in 2006 during a survey information update conducted by the Fort Madison Historic Preservation Commission and Rebecca Lawin McCarley.

Address (Historic address) State/map numbers ~ Status in district	Historic name	Significant dates Architectural style/type	Modifications
	Building history		Building materials and features
711-713 7th Street (109-111 Pine Street) State #56-03652 Map #1 ~ Contributing building * (Criteria A & C)	Lee County Savings Bank	1888 Italianate	Modifications: 1990s - façade restoration
	1888-9-12 - Lee County Savings Bank opened here; 1888 birdseye - J.P. Peters - jewelry (109) 1889 - Lee County Savings Bank (711), J.P. Peters - jewelers (713) 1895 - Watson & Watson - lawyers, Ethan Trivett - physician, Mrs. M.E. Spurling - dress maker 1919 - Fort Madison Roofing (711), Electric Supply (713) 1949 - Music House 2006 - Alpha's - banquet facility		Height: Two story, Walls: Brick Storefront: Cast iron columns (Murray Iron Works - Burlington), wood storefront with large windows Windows: Wood 1/1 segmental arch windows Architectural details: Metal cornice with brackets
705-707 Avenue H (705-707 Front Street) State #56-03653 Map #2 ~ Contributing building * (Criteria A & C)	Alexander Windmayer Building	c. 1850s Italianate, Side gable commercial	Modifications: after 1954 - eaves/cornice/brackets/dormers added - perhaps salvaged from adjacent demolition of 701-703 in 1958 by Troy Laundry, c.1990 - building rehabilitation
	1861 - Alexander Windmayer - vinegar/whiskey (705), Henry Salmon - wholesale druggist & paints (707) 1895 - Windmayer - books, stationary, wallpaper (705), S. Caito & Co - fruits (707) 1919 - Troy Laundry (705) 1949 - Troy Laundry 2006 - Kingsley Inn		Height: Two-and-half story, Walls: Brick Storefront: Brick, glass Windows: Wood 2/2 arch windows Architectural details: Three gable-roof dormers

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 Continuation Sheet**

Section 7 Page 9 Property name Fort Madison Downtown Commercial Historic District
 County and State Lee County, Iowa

Address (Historic address) State/map numbers ~ Status in district	Historic name	Significant dates Architectural style/type	Modifications
	Building history		Building materials and features
711-713 Avenue H (709-711 (14-16? - pre-1887) Front Street) State #56-03654 Map #3 ~ Contributing building * (Criteria A & C)	Miller's Block	c. 1859 Italianate	Modifications: 1980s - façade restoration
	1859 - M. Case - groceries 1877 - M. Case & Co. - groceries 1895 - George H. Schafer & Co Drugs 1919 - George H. Schafer & Co Drugs 1949 - George H. Schafer & Co Drugs 2006 - Alpha's Restaurant, Kingsley Inn		Height: Three story, Walls: Brick Storefront: Iron columns, wood, glass Windows: Wood 4/4 arch windows Architectural details: Metal cornice with paired brackets and dentils
719-721 Avenue H (719-721 Front Street) State #56-00279 Map #4 ~ Contributing building (Criteria A & C)	B.P.O.E. Hall	1958 (c.1866) Modern commercial	Modifications: 1958 - façade remodel with new brick design -- nearly complete in November
	1868 - Concordia Hall (719), Theo. Ernst - jeweler (721) 1919 - BPOE (Elks) (719), Corse Plumbing (721) 1949 - BPOE (Elks) 2006 - BPOE (Elks)		Height: Two story, Walls: Brick Storefront: Brick, aluminum windows Windows: Aluminum single light Architectural details: Modern design with vertical buff brick panels
723 Avenue H (723 Front Street) State #56-03655 Map #5 ~ Contributing building * (Criteria A & C)	Commercial Building	c. 1885 Renaissance Revival / Italianate	Modifications: 1990s - building rehabilitation - new storefront windows/design between existing columns
	1890 - F.D. Ellwanger -- sample rooms? David Ernst - restaurant and residence? 1905 - Stempel Dental Specialty Co. 1919 - second hand furniture, apartments 1949 - residential 2006 - Lost Duck Brewing Co.		Height: Two story, Walls: Brick Storefront: Cast iron columns, aluminum windows and door Windows: Wood 2/2 segmental arch windows Architectural details: Brick corbel detail on frieze
725 Avenue H (725 Front Street) State #56-00287 Map #6 ~ Contributing building * (Criteria A & C)	Robert Bucholz Commercial Building	1867 Italianate	Modifications: 1990s - building rehabilitation
	1867 - Robert Bucholz, barber 1895 - Robert Bucholz - barber 1919 - Robert Bucholz - barber 1949 - Murrell G. Everett, dentist 2006 - Lost Duck Brewing Co.		Height: Two story, Walls: Brick Storefront: Brick arches, aluminum windows Windows: Wood 2/2 arch windows with corbelling Architectural details: Metal cornice with brackets and arch detail
727 Avenue H State #56-03656 Map #L1	Parking lot		
715 8th Street State #56-03657 Map #7 ~ Non-contributing building	Western Auto (The Parthenon)	c. 1967 Modern commercial	Modifications: 1980s - overhead doors removed/covered on north
	1968 - Western Auto, hardware store 2006 - The Parthenon		Height: One story Walls: Concrete block Storefront: Aluminum windows and doors Architectural details:

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Building history		Building materials and features	
801 Avenue H State #56-03658 Map #8 ~ Contributing building (Criteria A & C)	The Fort	c. 1946 Art Moderne	Modifications: 1960s-80s - flat roof pitched to slope behind later parapet
1947 - The Fort - restaurant 1949 - The Fort 2006 - The Fort - restaurant		Height: One story, Walls: Metal Storefront: Metal, windows Architectural details: Awning	
803-805 Avenue H (803-805 Front Street) State #56-03659 Map #9 ~ Contributing building (Criterion A)	Commercial building	c. 1867 Side gable commercial/residential	Modifications: 1950s/60s - new façade brick veneer on 805
1868 - M.S. Chamberlain - dry goods (1 w Market), J.H. Tieken - dry goods (115 Front) 1895 - residential - rooms 1919 - residential - rooms 1949 - residential - rooms 2006 - residential		Height: Two story, Walls: Brick Storefront: Brick, aluminum windows Windows: Wood 1/1 windows Architectural details: Brick pilasters on 803	
807 Avenue H State #56-03660 Map #10 ~ Contributing building (Criteria A & C)	Knights of Columbus Hall	1950 Modern commercial	Modifications:
1950 - Knights of Columbus 2006 - Knights of Columbus		Height: Two story, Walls: Tile, brick Storefront: Brick, wood windows Windows: Wood 1/1 windows Architectural details: Stone plate with "K 1950 C"	
811 Avenue H (811 Front Street) State #56-03662 Map #11 ~ Contributing building (Criterion A)	Commercial building	c. 1889 Renaissance Revival (side gable)	Modifications: 1960s/70s - balcony added
1894 - vacant saloon 1895 - Miss L.M. Buchholz - boarding house 1917 - Arcade Bowling Alley, W.D. Paine Saloon 1949 - John Ross - furniture 2006 - Knights of Columbus - dining hall		Height: Two-and-half story, Walls: Brick Storefront: Vertical wood panels, windows Windows: Vinyl 1/1 segmental arch windows Architectural details: Metal cornice with brackets and parapet - "1889" - two gable-roof dormers	
813 Avenue H (813 Front Street) State #56-03663 Map #12 ~ Contributing building * (Criterion A)	George Sewell Sample Rooms	c. 1889 Renaissance Revival (side gable)	Modifications:
1890 - George Sewell - sample rooms 1895 - Mrs. E.C. Kiel - furnished rooms 1919 - residential 1949 - residential 2006 - residential		Height: Two story, Walls: Brick Storefront: Brick, aluminum windows, wood door with transom Windows: Wood 6/6 segmental arch windows Architectural details: Brick basketweave corbelling between stories	
815 Avenue H (815-817 Front Street) State #56-03664 Map #13 ~ Contributing building * (Criteria A & C)	Fort Madison Water Works	c. 1880 Italianate (side gable)	Modifications: 1940s-50s - removal of dormers and brackets, 1960s-80s - window replacement with rectangular windows in arch openings
1880s - dwelling 1890 - Fort Madison Waterworks, 1895 - Mrs. D. Beller - furnished rooms 1919 - Mrs. Dorothy Beller, restaurant and boarding house 1949 - doctor office 2006 - Res Care		Height: Two story, Walls: Brick Storefront: Brick arches, aluminum windows Windows: Vinyl 4/4 arch windows, arches filled in Architectural details: Arches emphasized with stepped corbelling	

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Building history		Building materials and features	
817 Avenue H (819 Front Street) State #56-03665 Map #14 ~ Contributing building (Criteria A & C)	Stellern's Saloon and Bottling Works	c. 1889 Renaissance Revival	Modifications: 2000 - entry covered
1890 - Dupuis & Gott Sample Rooms (817) 1895 - Stellern Saloon and Bottling Works 1919 - Stellern Cigar Store 1949 - Stellern Bottling Works 2006 - antique store		Height: One story, Walls: Brick Storefront: Brick, aluminum segmental arch windows Architectural details: Brick detailing across parapet	
825-827 Avenue H (825-827 Front Street) State #56-03666 Map #15 ~ Contributing building * (Criteria A & C)	Fort Madison Brewery	c. 1866 Italianate	Modifications: 1927 - new stucco/Craftsman façade (removed), 2000-05 - façade restoration, window/door replacements
1866 - built for Fort Madison Brewery by George Schlapp (brewery founded in 1845) 1868 - George Schlapp Brewery 1895 - John G.H. Stellern Brewery, Albert Person - insurance, F. Bucholz - barber 1919 - Albert Persons - real estate & loans, Eagles Hall (2 nd story) 1949 - Eagles Club 2006 - Old Brewery Antiques		Height: Two story, Walls: Brick Storefront: Brick arches with original transoms? and aluminum windows Windows: Vinyl 1/1 window with original? Transoms Architectural details: Metal cornice with brackets	
837 Avenue H (837 Front Street) State #56-03667 Map #16 ~ Non-contributing building	Commercial building	(1887 addition), 1974, 1990s Modern commercial	Modifications: 1973-12-8 fire - demolished main section of hotel, left one story section standing, one story portion of earlier hotel expanding to two stories and to front in 1990s
(1856 - Residence/hotel - built by J.D. Eads, addition by H.F. Roe in 1858) (1866-1876 - Fort Madison Academy) 1887-1922 - Florence Hotel (built this portion as one-story dining addition) 1922-1932 - Lee Hotel, 1932- Lincoln Hotel 1952 - Lincoln Hotel (1973 fire - demolition) 2006 - Chuong Garden Chinese Restaurant		Height: Two story, Walls: Brick Storefront: Windows: Architectural details:	
535 Avenue G State #56-03566 Map #17 ~ Contributing building (Criterion A)	Merten's Shell Service Station	c. 1934 Gas Station, Modern commercial	Modifications: 1990s/2004 - east side addition for large bay, gas pumps removed
1934 - Merten's Shell Service Station 1949 - Merten's Shell Service 2006 - Griffin Muffler & Brake Center		Height: One story, Walls: Aluminum covered blocks, brick Storefront: Aluminum doors and windows Architectural details:	

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	Building history		Building materials and features
612-614 6th Street (210-212 Cedar Street) State #56-03565 Map #18 ~ Contributing building (Criteria A & C)	Armory Hall - Company F	c. 1888 Tudor Revival	Modifications: 1914 - armory closed, second floor converted to apartments - windows altered to present configuration (1940s photo), 1970s - storefront remodel, retained columns
	1889 - Armory - Company F (organized 1887), Dennis A. Morrison - agricultural implements from Morrison Manufacturing Company 1895 - Armory Hall, O'Haven Implement Company, 1905 - Iowa National Guard, Stebbins Co - agricultural implements 1919 - Obrecht Motor Service 1949 - Allan Daley's Motor Service 2006 - Mississippi Valley Screen Printing		Height: Two story, Walls: Brick Storefront: Cast iron columns (Murray Iron Works, Burlington), wood doors, wood paneling Windows: Wood 1/1 windows - modified c.1914 openings Architectural details: Stepped parapet with brick detail and corbelling
613 6th Street (209 Cedar Street) State #56-03812 Map #19 ~ Non-contributing building	Commercial Building	c. 1880s, 1960s Modern commercial	Modifications: 1954 film show gable-front, 1 1/2 story building with centered door and upper window on east elevation, 1950s/60s - façade remodel for storefront and new north concrete block wall - some older walls remain
	1850s - original building built as livery for Metropolitan Hotel 1919 - Metropolitan Garage 1949 - Culligan Soft Water Service 2006 - vacant		Height: One story, Walls: Brick Storefront: Aluminum windows and doors Architectural details: Stone foundation
601-603-605-607-609-611 Avenue G (601-603-605-607-609-611 2nd Street) State #56-03564 Map #20 ~ Contributing building (Criteria A & C)	Metropolitan Hotel	1859-60, 1885-86 Italianate	Modifications: 1958/66 - storefront remodel, 1950s - stopped being hotel, balcony/canopy removed, 1970s-80s - second story windows modified
	1860s - Metropolitan Hotel at 605-607-609-611; 1885 - new Metropolitan Hotel - built new three-story building for corner section - became main section at 601-603 - opened 1886-3-24 1895 - Metropolitan Hotel (601), Welsing & Schultz Confectioners, D.G. White Jewelry Store, Libbie Hoover - milliner, Pogge & Nabers - tailors, 1919 - Metropolitan Hotel (601), Stiles Cigar, Johnston Fish Market, Pefection Auto Supplies 1949 - Metropolitan Hotel (601), Thorn Cigars, Busch Studio, Delux Beauty Salon 2006 - The Book Nook (601), vacant		Height: Three story, Walls: Brick Storefront: Aluminum windows and doors Windows: Arch openings (605-607-609-611) - filled on second story, louvered glass; segmental arch openings (601-603) - filled on second story, louvered glass Architectural details: Brick corbel arch detailing on parapet
613 Avenue G (613 2nd Street) State #56-03563 Map #21 ~ Contributing building (Criteria A & C)	Einspanjer Building	c. 1887 Late Victorian commercial	Modifications: after 1946 and 1954 - carrarra glass storefront with aluminum windows, aluminum canopy
	(1872 - J.H. Einspanjer, Grocer - two story still in 1884); 1888 birdseye - H. Einspanjer & Son - groceries & wholesale lime, cement, & salt - three story building 1895 - Einspanjer & Son Grocers, Diamond Jo Steam Line Packet Office 1919 - L.H. Einspanjer Grocery 1949 - Nabors Home Appliance Store 2006 - Dollhouse Dreams, Audio Audities		Height: Three story, Walls: Brick Storefront: Carrarra glass, aluminum windows Windows: Segmental arch aluminum 1/1 windows Architectural details: Cornice with stone detailing

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	Building history		Building materials and features
615 Avenue G State #56-03562 Map #L2	Parking lot (building demolished since 1954)		
617 Avenue G (617 2nd Street) State #56-03561 Map #22 ~ Contributing building (Criteria A & C)	W.M. Hutton Cigar Store	c. 1905 Queen Anne	Modifications: 1960s/70s - aluminum storefront and doors, 1990s - storefront transom
	1905 - W.M. Hutton, cigar manufacturer 1919 - Leroy Bean Grocery 1949 - Leroy Bean Groceries 2006 - Forget-Me-Not Antiques & Gifts		Height: Three story, Walls: Brick Storefront: Metal, glass, vinyl siding Windows: Segmental arch vinyl 1/1 windows Architectural details: Metal cornice with brackets, second story oriel window
619 Avenue G (619 2nd Street) State #56-03560 Map #23 ~ Contributing building (Criteria A & C)	L. Schneider Jewelers	c. 1887 Late Victorian commercial	Modifications: 1990s - façade restoration - removed 1968 balcony, removed storefront cladding, restored storefront with period wood doors, replaced windows with wood 1/1 windows
	1888 birdseye - Schneider Bros - jewelers & opticians, 1889 - L. Schneider Jewelers - watches, clocks, jewelry 1895 - Schneider Brother Jewelry 1919 - William P. Schneider Jewelry 1949 - Kings Store Clothiers 2006 - Pendemonium		Height: Three story, Walls: Brick Storefront: Wood, glass Windows: Modern wood 1/1 windows Architectural details: Metal cornice with brackets
621 Avenue G (621 2nd Street) State #56-03559 Map #24 ~ Contributing building (Criterion A)	Richers and Jordan Saloon	1889 Italianate	Modifications: 1960s - metal canopy
	1889 - under construction, 1893 - Richers and Jordan - saloon 1895 - Richers and Jordan - saloon 1919 - H.W. Dodd, printer 1949 - Dodd Printing Company 2006 - Dodd Printing Company		Height: Two story, Walls: Brick Storefront: Aluminum windows and doors Windows: Segmental arch aluminum 1/1 windows Architectural details: Metal cornice with brackets and parapet with "1889"
623 Avenue G (623 2nd Street) State #56-03558 Map #25 ~ Contributing building (Criterion A)	G.H. Rump and Company, Grocers	c. 1880 Italianate	Modifications: 1979 - recessed storefront remodeled to flat storefront
	1887 - G.H. Rump & Co, grocery and dry goods 1895 - G.H. Rump & Co, groceries 1919 - Jacobsmeyer Meat Market 1949 - Jacobsmeyer Meat Market 2006 - Dodd Printing Company		Height: Two story, Walls: Brick Storefront: Aluminum windows and doors Windows: Arch 1/1 wood windows Architectural details: Metal cornice with dentils and end brackets
627 Avenue G State #56-03557 Map #26 ~ Non-contributing building	Commercial Building	1966 Modern commercial	Modifications:
	1967 - North Central Public Service 2006 - MidAmerican Energy, law office		Height: Two story, Walls: Brick veneer, concrete block Storefront: Brick Windows: Small aluminum windows Architectural details: Stucco flat canopy

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Building history		Building materials and features	
631-633-635 Avenue G (631-633-635 2nd Street) State #56-00273 Map #27 ~ Contributing building * (Criteria A & C)	Conradt's Block (Hesse Building)	1869 Italianate	Modifications: Rear section added c.1910, 1980s - replaced first story windows to original arch style, replaced three doors with bronze steel, 1996 - screened-in storefront and added wood doors Height: Three story, Walls: Brick Storefront: Wood, screens Windows: Arch windows with stone lintels and keystones, wood 1/1 arch windows Architectural details: Brackets
1869 - Charles Conradt's Meat Market - city's first meat market 1877 - Conradt Meat Market; 1879 - Bernard B. Hesse bought building from Charles Conradt (Sloat 1987: 45), 1888 birdseye - B.B. Hesse, clothier & tailor 1895 - B.B. Hesse & Sons - merchant tailors and clothing 1919 - B.B. Hesse & Sons Clothing Store 1949 - B.B. Hesse & Sons Clothing Store 2006 - Ivy Bake Shoppe & Café			
602 Avenue G (602 2nd Street) State #56-03572 Map #28 ~ Contributing building (Criteria A & C)	I.O.O.F. Hall and Democrat Building	c. 1875 Italianate	Modifications: 1950s - rear addition for press room, 1950s - storefront remodel, aluminum awning later Height: Three story, Walls: Brick Storefront: Aluminum storefront Windows: Flared segmental arch 1/1 windows Architectural details: "157" in center of frieze, brick corbel "brackets" across parapet
1874 fire destroyed most of south side of 600 block 1875 - built by I.O.O.F. for new hall after fire, Democrat soon moved into first story (A.C Roberts bought lot in July 1875 from Gottlieb Kammerer) 1877 - Fort Madison Democrat 1894 - Democrat Publishing, doctor office, I.O.O.F. Lodge 1919 - The Evening Democrat 1949 - The Democrat (office, news room, job printing) 2006 - 6th Street Antique Mall			
604 Avenue G (604 2nd Street) State #56-03573 Map #29 ~ Contributing building (Criterion A)	Commercial building	c. 1879 Italianate	Modifications: 1960s-70s - aluminum storefront and canopy Height: Two story, Walls: Brick Storefront: Aluminum storefront Windows: Segmental arch openings - all replaced windows Architectural details: Brick detailing along parapet
1874 fire destroyed most of south side of 600 block 1879-08 - Edwin Smith bought lot from Gottlieb Kammerer, 1888 birdseye - Smith & Okell - hardware (604) 1884 - hardware/stoves 1895 - Charles Ritchie Hardware 1919 - Edwin Urfer Insurance 1949 - New Mission Café 2006 - 6th Street Antique Mall			
606 Avenue G (606 2nd Street) State #56-03574 Map #30 ~ Contributing building (Criteria A & C)	Commercial building	c. 1879 Italianate	Modifications: 1935 - carrara glass storefront Height: Two story, Walls: Brick Storefront: Carrara glass Windows: Segmental arch openings - all replaced windows Architectural details: Brick detailing along parapet
1874 fire destroyed most of south side of 600 block 1879-08 - Charles Kammerer bought lot from Gottlieb Kammerer 1884 - groceries 1895 - F.R. Purves Grocery 1919 - Industrial Plumbing & Htg 1949 - Industrial Plumbing & Htg, 2006 - Mississippi Valley Screen Printing			

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	Building history		Building materials and features
608 Avenue G (608 2nd Street) State #56-03575 Map #31 ~ Contributing building (Criterion A)	Commercial building	c. 1879 Italianate	Modifications: c.1910s-1920s - prism glass added to transoms, 1950s - storefront remodel (608, 610)
	1874 fire destroyed most of south side of 600 block 1879-08 - Charles Kammerer bought lot from Gottlieb Kammerer 1890 - Kammerer Bros Meat Market 1895 - Kammerer Bros Meat Market 1919 - A.W. Nestle 1949 - Iowa Liquor Store 2006 - Frame N' Art		Height: Two story, Walls: Brick Storefront: Aluminum storefront Windows: Segmental arch openings - all replaced windows Architectural details: Brick detailing along parapet
610 Avenue G (610 2nd Street) State #56-03576 Map #32 ~ Contributing building (Criterion A)	Commercial building	c. 1879 Italianate	Modifications: c.1910s-1920s - prism glass added to transoms, 1950s - storefront remodel (608, 610)
	1874 fire destroyed most of south side of 600 block 1877 - T.A. Slack - blacksmith (then built this for his business?, owned lot from 1860s-1887) 1884 - T.A. Slack, blacksmith; paint shop 1895 - Samuel A. Kern - flour & feed 1919 - Saar Brothers Flour & Feed 1949 - Hub Jewelry & Loan 2006 - Ameriprise Financial Services		Height: Two story, Walls: Brick Storefront: Aluminum storefront Windows: Segmental arch openings - all replaced windows Architectural details: Brick detailing along parapet
612-616 Avenue G State #56-03577 Map #L3	Parking lot (1952 fire destroyed 3 buildings at 620-622-628, damaged 618)		
622-624 Avenue G State #56-03578 Map #33 ~ Contributing building (Criteria A & C)	Moose Lodge	1954-55 Modern commercial	Modifications: 2004 - new windows on the south end of building
	1955 - Moose Lodge #671 (1952 fire destroyed 3 buildings at 620-622-628) 2006 - Moose Lodge #671		Height: One story, Walls: Concrete block, brick veneer, sandstone veneer Storefront: Brick/sandstone veneer, glass block curved entry vestibule Architectural details:
636 Avenue G (636 2nd Street) State #56-03579 Map #34 ~ Non-contributing building	Fort Madison Bank and Trust	1901, 1968, 1989 remodeling Modern commercial	Modifications: Five historic buildings remodeled into one under unified facade, 1968 - major remodeling, 1989 - second remodel with imitation granite on all facades, 1999 - addition
	2006 - Fort Madison Bank & Trust Company		Height: Two story, Walls: Brick, imitation granite Storefront: Imitation granite Windows: 1/1 windows Architectural details:
614 7th Street (212 Pine Street) State #56-00126 Map #35 ~Listed	Cattermole Library	1893-94 Romanesque Revival	Modifications:
	1894 - Cattermole Library 1895 - Cattermole Library 1919 - Cattermole Library 1949 - Cattermole Library 2006 - Cattermole Library		Height: Two story, Walls: Brick - buff Storefront: Brick Windows: Architectural details: Buff brick accented with red brick, arches on first story

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	Building history		Building materials and features
612 7th Street (216 Pine Street) State #56-03556 Map #36 ~ Contributing building (Criteria A & C)	Pine Street Millinery	c. 1883 Italianate	Modifications:
	1890 - Kate Schafer, milliner 1895 - Kate L. Schafer, milliner 1919 - none listed 1949 - Harold Smith, photographer 2006 - Shabby Sheik Antique Shop		Height: Two story, Walls: Brick Storefront: Brick, wood Windows: Segmental arch 1/1 windows Architectural details: Brick detail frieze and cornice
608 7th Street (220 Pine Street) State #56-03555 Map #37 ~ Contributing building (Criteria A & C)	Dr. John Downs Office	c. 1885 Late Victorian, L-plan commercial/residential	Modifications: 1930s/40s - south side addition similar to original
	1887 - Dr. John Downs, M.D., Physician and Surgeon (newspaper ad), 1888 birdseye - John Downs, M.D., physician and surgeon 1895 - 1919 - Hemminghausen and Hemminghausen, attorneys 1919 - Hemminghausen and Hemminghausen 1949 - Bernard Galbraith, accountant 2006 - Barb's Accounting Service and Payroll		Height: One story, Walls: Brick Storefront: Brick Windows: Segmental arch 1/1 windows Architectural details: Dogtooth brick courses, decorative wood porch
619 7th Street (207 Pine Street) State #56-03552 Map #38 ~ Contributing building (Criteria A & C)	Commercial building	c. 1883 Renaissance Revival	Modifications:
	1895 - Star Shoe Store 1919 - Timothy C. Day - confections 1949 - Zakey Confectionary & Deli 2006 - Abbey & Co.		Height: Two story, Walls: Brick Storefront: Cast iron columns, windows, wood doors Windows: Wood 1/1 windows with flat hoods Architectural details: Metal cornice with brackets
613-615-617 7th Street (209-211-213 Pine Street) State #56-03553 Map #39 ~ Contributing building (Criterion A)	Commercial building	c. 1883 Late Victorian commercial	Modifications: early 1900s - new roofline/parapet, 1970s - storefront remodel
	1888 - Alex D. Schmidt, boots & shoes (209 Pine) 1895 - Joseph Ehart - wood and coal (613), Alex Schmidt - shoes (617) 1919 - Bachers Cleaners (613), John C. Auge & Son - flowers (615), B. Everett & Co - Milliners (617) 1949 - Cruikshank Abstract Co (613), Lesch & Son - shoes (615), Swedish Massage (617), Johnson, Martin, Johnson & Phelan - lawyers (615 1/2) 2006 - residence (613), Counseling Associates (615), Lee County Abstract Co. (617)		Height: Two story, Walls: Brick Storefront: Concrete block, aluminum windows Windows: Vinyl 1/1 segmental arch windows Architectural details: Simple detailing on parapet
701 Avenue G (701 2nd Street) State #56-00274 Map #40 ~ Contributing building * (Criteria A & C)	German American State Bank	1915 Neoclassical	Modifications: 1915 - bank remodeled/rebuilt (Sloat 1987: 42)
	1915 - German American State Bank (remodel/rebuilt earlier bank building) 1919 - American State Bank 1949 - Central States Investment Company 2006 - Ameriprise Financial Services		Height: Two story, Walls: Brick, terra cotta Storefront: Aluminum door, terra cotta, windows with vertical light transoms Windows: Vertical light over single light wood windows Architectural details: Pilasters, frieze with "German American State Bank" altered to "MCMXV American State Bank" around 1917

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	Building history		Building materials and features
703 Avenue G (703 2nd Street) State #56-03551 Map #41 ~ Contributing building (Criteria A & C)	Schwartz Dry Goods Building	c. 1876 Italianate	Modifications: 1910s-20s - prism glass in storefront transoms, 1980s/90s - storefront remodel
	1881 - Schwartz Dry Goods 1895 - Rollett & Amborn Grocery, Watson & Weber - lawyers - second floor 1919 - Alex D. Schmidt Shoes 1949 - Barry Hat Shop 2006 - Kern Insurance		Height: Two story, Walls: Brick Storefront: Wood, glass Windows: Segmental arch 1/1 windows Architectural details: Center section taller with bracketed cornice and parapet with "1876", two stone stringcourses
705 Avenue G (705 2nd Street) State #56-03550 Map #42 ~ Contributing building (Criterion A)	Ehart Building	1881 Renaissance Revival	Modifications: c.1920s - metal cornice removed and rebuilt in brick, prism glass transom windows, c.1999 - new period storefront with salvaged metal columns
	1881 - Joseph Ehart, Jr. Hardware Store 1895 - Joseph Ehart & Son, coal and wood 1919 - Klein's Royal Cloak Company 1949 - Grays Glasgow Tailors 2006 - Mobile Nursing Services, Ltd.		Height: Two story, Walls: Brick Storefront: Iron columns, wood Windows: Segmental arch wood 1/1 windows Architectural details: Brick work cornice, frieze, lintels
707-709 Avenue G (707-709 2nd Street) State #56-03549 Map #43 ~ Contributing building (Criterion A)	Ehart's Block	c. 1865 Side gable commercial, Italianate	Modifications: 1960s - storefront remodel with tile
	1868 - Ehart House 1895 - R.A. Danter - confectioner (707), A.D. Schmidt - boots and shoes (709) 1919 - Harry Saar - barber (707), vacant (709) 1949 - Howard's Shoes (707), The Children's Shop (709) 2006 - Simply Devine Heart-Body-Soul (707), Studio 61 Hair Design (709)		Height: Two story, Walls: Brick Storefront: Small tiles, aluminum windows and doors Windows: Wood 1/1 windows Architectural details: Large brackets and dentils
711 Avenue G (711 2nd Street) State #56-03547 Map #44 ~ Non-contributing building	Troja Bros Grocery	c. 1873, 1960s Modern commercial	Modifications: 1948 - storefront remodel (1954 film shows older façade with 4 individual windows), angled storefront by 1957 photo - later cladding, 1960s - brick veneer added to façade, storefront façade, and roof changed
	1877 - Troja Bros - groceries 1895 - William Eitman Shoes 1919 - Glasgow Tailors 1949 - Allen's Womens Clothing 2006 - vacant		Height: Two story, Walls: Brick Storefront: Aluminum windows and doors Windows: 1/1 paired windows Architectural details: Integrity dates to façade remodel
713 Avenue G (713 2nd Street) State #56-03546 Map #45 ~ Contributing building (Criterion A)	Schwartz Shoes Building	1881 Italianate	Modifications: by 1954 - cornice removed, 1980s/90s - storefront remodel
	1880s - J.G. Schwartz Shoes 1895 - Camp Thomas Drugs 1919 - Camp Thomas Drug 1949 - Consbrock's Antique Store 2006 - vacant		Height: Two story, Walls: Brick Storefront: Cast iron columns, glass block, aluminum windows Windows: Arch wood 2/2 windows Architectural details:

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	Building history		Building materials and features
715-717 Avenue G (715-717 2nd Street) State #56-03545 Map #46 ~ Contributing building (Criteria A & C)	Commercial block	c. 1870 Italianate	Modifications: 1951 - storefront remodel, 1960s/70s - aluminum canopy, storefront changes
	1870s - George Rump - groceries 1877 - George Rump Dry Goods & Groceries, 1890-715 1890, 1895 - Henry W. Rump, grocer (717) 1919 - Reggie Regas Restaurant (715), Eitman Shoe Store (717) 1949 - Frary's Style Shop (715), Sears Roebuck Catalog Store (717) 2006 - Remember When Antiques		Height: Two story, Walls: Brick Storefront: Aluminum windows and doors Windows: Arch wood 1/1 windows, replacement windows Architectural details: Metal cornice with arches and brackets
719 Avenue G (719 2nd Street) State #56-03544 Map #47 ~ Contributing building (Criteria A & C)	Iowa State Bank	c. 1919 Neoclassical	Modifications: 1960s/70s - storefront remodel with tiles (after 1957 photo), aluminum canopy
	1919-3-12 - Iowa State Bank opens here in new building 1949 - Iowa State Bank 2006 - K's Fabric & More		Height: Two story, Walls: Brick, glazed tile details Storefront: Small tiles, aluminum windows and door Windows: Wood 1/1 windows Architectural details: "Iowa State Bank" name plate on frieze, simple glazed tile cornice line with dentils
721 Avenue G (721 2nd Street) State #56-03543 Map #48 ~ Contributing building (Criterion A)	J.V. Stevenson Building (Westphalen Building)	c. 1939 (1880?) Modern commercial	Modifications: 1939 - Smart & Thirfty store opened in "new" building, façade clad in 1947 photo, 1954 film show existing façade with white cladding and two sets of three windows, 1960s-70s - aluminum canopy and decorative rails
	1884 - J.V. Stevenson, clothing; 1888 birdseye - J.V. Stevenson, clothing and gents goods, Schwartz Block 1895 - John V. Stevenson, mens clothing 1919 - vacant 1949 - Smart & Thifty Women Clothing 2006 - vacant		Height: Two story, Walls: Brick, wood paneling Storefront: Windows: Two groups of three 1/1 windows Architectural details: Same façade design in 1947 photo
723-725 Avenue G (723-725 2nd Street) State #56-03541 Map #49 ~ Contributing building (Criterion A)	R.W. Albright and Son, G. & E. Smith Hardware	1880 Italianate	Modifications: after 1946 by 1954 - cararra glass on 723, 1960s-70s - aluminum canopy and decorative rails, storefront remodel
	1895 - George and Ekin Smith - hardware (725), World Fair Store (723) 1919 - Hiram Stebbins Hardware (725), Jacob Bergthold & Son, clothiers (723) 1949 - Hiram Stebbins Paint & Hardware (725), Eitman Shoe Store (723) 2006 - Old Fort Players (725), Flashbacks (723)		Height: Two story, Walls: Brick Storefront: Carrara glass (black/green) (723), aluminum/tin/glass (725) Windows: Segmental arch wood 2/2 windows (four), three replacements Architectural details: Window hoods, brick work, "1880" centered (added?)
727 Avenue G State #56-03540 Map #50 ~ Contributing building (Criteria A & C)	Commercial building	1955 Modern commercial	Modifications:
	9/10/1955 - Fashion City opened here (construction announced in January 1955) 1956 - vacant - by 1960 - Martha Post Store 2006 - Di's Photography & Formal Wear		Height: One story, Walls: Stucco panels Storefront: Aluminum windows and doors

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	Building history		Building materials and features
729 Avenue G State #56-03539 Map #51 ~ Contributing building (Criteria A & C)	Schiff's Shoe Store	1954 Modern commercial	Modifications:
	12/1954 - Schiff's Shoes opened here 2006 - Paul Revere's Pizza		Height: One story, Walls: Stucco panels Storefront: Aluminum windows and doors
731 Avenue G (731 2nd Street) State #56-03538 Map #52 ~ Contributing building (Criteria A & C)	Timpe's Block	1888 Italianate	Modifications: c.1949 - Timpe's changed to Lampe's on pediment, 1940s - Woolworth remodeled storefront, 1960s-80s - storefront remodel, aluminum canopy
	1888 - built by Timpe for dry goods store 1895 - William Timpe & Henry Schroeder, dry goods and carpets 1919 - F.W. Woolworth & Company 1949 - Lampe Drug Store (first year listed here) 2006 - vacant		Height: Two story, Walls: Brick Storefront: Aluminum windows and doors Windows: Segmental arch openings, covered (historic?) Architectural details: Simple brick pilasters and stepped parapet
733-735 Avenue G (733-735 2nd Street) State #56-03537 Map #53 ~ Contributing building (Criterion A)	Conrad Amborn, Jr. and Sons Furniture Building	1882-1883 Italianate	Modifications: 1970s/80s - storefront remodel, second story windows covered
	1883 - Conrad J. Amborn, Jr. & Bros, furniture 1895 - Conrad J. Amborn, Jr. & Brothers, furniture, books & stationary 1919 - Conrad J. Amborn, Jr. & Brothers 1949 - Conrad J. Amborn, Jr. & Brothers 2006 - Under the Sun		Height: Two story, Walls: Brick Storefront: Aluminum windows and doors Windows: Segmental arch openings, covered Architectural details: Stone details, large and small brackets on cornice, pediment with "1882"
737-739 Avenue G (737-739 2nd Street) State #56-03536 Map #54 ~ Contributing building (Criteria A & C)	Cutler's Corner	1884-85 Italianate	Modifications: by 1954 - storefront remodel, 1920s/30s - transom remodeled to include Kresge sign, 1980s/90s - second story windows boarded, storefront transom covered
	1884 map - indicates "not finished"; 1888 birdseye - C.N. Ross, dry goods and carpets (737), B.C. Davis - boots & shoes (739) 1895 - Good Luck Clothing (737), D.T. Brown - shoes (739) 1919 - W.R. Timpe & Schroeder Dry Goods 1949 - The S.S. Kresge Co. 2006 - Under the Sun, accessories/gifts		Height: Two story, Walls: Brick Storefront: Aluminum windows and door Windows: Segmental arch openings, covered Architectural details: Stone details, metal cornice with brackets and pediment, west side gable section
709r 7th Street (115r Pine Street) State #56-03813 Map #55 ~ Non-contributing building	Bake House	c. 1897, 1980s Modern commercial	Modifications: 1970s-80s - front portion demolished, rear addition left with metal cladding on front
	c.1897 rear two-story addition built for bakery/grocery - William Kern bought 6/5/1897 1907-1936 - 709 - Larson's Bakery 1949 - 709 - Union Bus Depot, John P. Larson (709 1/2) 2006 - storage for Sears		Height: Two story, Walls: Brick Storefront: Metal clad façade Windows: Architectural details:

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	Building history		Building materials and features
705-707 7th Street (117-119 Pine Street) State #56-03814 Map #56 ~ Contributing building (Criterion A)	Commercial building	c. 1860s Renaissance Revival	Modifications: 1960s - upper façade clad in metal and storefront clad in tile, metal removed c.2005
	1877 - William Amborn - furniture 1895 - Fred Bucholz (117, 707), William Amborn furniture (119, 705) 1919 - John W. Ehart - grocery, Dr. J.W. Philpott - upper 1949 - Shrivens Food Market 2006 - vacant, storage		Height: Two story, Walls: Brick Storefront: Tile, aluminum windows Windows: Wood 1/1 segmental arch windows Architectural details: Simple brick detail on parapet
700-706 Avenue G (700 2nd Street) State #56-03580 Map #57 ~ Contributing building (Criterion A)	Stevenson Building	c. 1912 Early 20th century commercial	Modifications: 1950s - cornice removed, 1960s - upper façade clad in metal and storefront clad in tile, metal removed c.2005
	1914 - P.M. Alpers Women's Ready to Wear (702-706), Hamilton & Hamilton - lawyers (706 1/2) 1919 - P.M. Alpers Women's Ready to Wear, Paul H. Shreves - dentist (702), Dr. Marion R. Powers (706), Hamilton & Hamilton - lawyers (706) 1949 - Fort Madison Savings and Loan 2006 - Sears (704-706), Pet Shop (702)		Height: Two story, Walls: Brick Storefront: Tile, aluminum windows Windows: Wood 1/1 windows with transoms Architectural details:
708-710 Avenue G (and 703 7th St) (708-710 2nd Street (and 121 Pine St)) State #56-03815 Map #58 ~ Contributing building (Criteria A & C)	Burster & Richers Building	c. 1899 Renaissance Revival	Modifications: 1960s - upper façade clad in metal and tile added on storefront, removed c.2005
	1902 - Burster & Richers - saloon, and wholesale dealers for W.J. Lemp Brewing Co.'s Celebrated Beer 1919 - Phillip M. Alpers Ready to Wear (710), Chamber of Commerce (708-upper), 1907 - Burster & Richers - saloon (710), wholesale beer (Pine/7th), Commercial Club (708-upper story) 1949 - The Parisian Womens Clothing (710), Hermingheusen & Heinghausen - lawyers (710 1/2) 2006 - Sears		Height: Two story, Walls: Brick Storefront: Tile, aluminum windows Windows: Wood 1/1 segmental arch windows Architectural details: Both sections - parapet with decorative brick work and circle - center stone shield with "Lemp St. Louis"
712 Avenue G (712 2nd Street) State #56-03581 Map #59 ~ Contributing building * (Criteria A & C)	McCune Millinery Company	c. 1912 Tudor Revival	Modifications: 1960s-70s - storefront remodel
	1912 - McCune Millinery Company 1919 - Kemble Floral Company 1949 - Auge Floral Company 2006 - The Photo Lab		Height: Two story, Walls: Brick Storefront: Brick, glass Windows: Wood 1/1 windows Architectural details: Polychromic brick façade, battlement parapet
714 Avenue G (714 2nd Street) State #56-03582 Map #60 ~ Contributing building (Criterion A)	Heising Block	c. 1888 Late Victorian commercial	Modifications: 1907 - third story added by Mrs. Augusta Heising, owner, 1980s - storefront remodel
	1890 - William Shueke, barber 1919 - American Beauty Ice Cream Company 1949 - Lerche Jewelry Store 2006 - Dr. Gerald Tripp, DDS		Height: Three story, Walls: Brick Storefront: Brick Windows: Segmental arch 2/2 windows on second story, boarded on third story Architectural details: Brick work detail along parapet

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	Building history		Building materials and features
716 Avenue G (716 2nd Street) State #56-03583 Map #61 ~ Contributing building (Criteria A & C)	Theodore Ernst Building	c. 1899 Romanesque/Queen Anne	Modifications: 1960s - storefront remodel with tile
	1902 - C. Lesch & Son - shoes, Theodore Ernst - jeweler, res. 2nd floor 1919 - Theodore Ernst - jeweler, C. Lesch & Son 1949 - Mode O'Day Womens Clothing; Dr. Glenn & Martha Peck, optometrists 2006 - Dr. Larry Peck Eye Clinic		Height: Three story, Walls: Brick Storefront: Tile, aluminum windows Windows: Wood windows, some covered Architectural details: Two-story oriel window offset under roofline gable, brick corbelling
718 Avenue G (718 2nd Street) State #56-03584 Map #62 ~ Contributing building (Criterion A)	Commercial building	c. 1880 Late Victorian commercial	Modifications: early 1900s - roofline/window change, 1970s - storefront remodel
	1880s - F.A. Amborn (718-720) 1895 - Miss Nettie P. Herminghausen, milliner 1919 - E. & L. Schuhardt, milliners 1949 - Eichenlaub Jewelry Store 2006 - H&R Block		Height: Two story, Walls: Brick Storefront: Wood, glass Windows: Windows with decorative metal lintels Architectural details: Simple dogtooth brick frieze detail
720 Avenue G (720 2nd Street) State #56-03585 Map #63 ~ Contributing building (Criterion A)	Commercial building	c. 1880 Late Victorian commercial	Modifications: early 1900s - roofline/window change, 1930s/40s - cararra glass storefront (720), since 1947 - west bay added from adjacent building, 1960s/70s - storefront remodel
	1880s - F.A. Amborn (718-720) 1888-1895 - F.A. Amborn - stoves, clothing 1895-1922 - Fred A. Amborn, gents clothing (718-720) 1923-1946 - Fred A. Amborn, gents furnishings and more 1949 - Muerhoff Electric 2006 - The Colony Shop, Bridal Loft		Height: Two story, Walls: Brick Storefront: Carrara glass Windows: Windows with decorative metal lintels Architectural details: Simple dogtooth brick frieze detail
722 Avenue G (722 2nd Street) State #56-00275 Map #64 ~ Contributing building * (Criterion A)	Conrad Amborn Furniture Store & Residence	1850s Side gable brick commercial, Italianate	Modifications: 1990s - storefront remodeling, since 1947 - west bay added to adjacent building
	1850s - Conrad Amborn - furniture display and residence 1850s-1882 - Conrad Amborn, furniture 1895 - Fred Ochs, barber; Lowrey & Ochs Barber Shop 1919 - Ochs & Green, barbers; Heitzman Land & Loan 1949 - Waddens Shoe Store, Heitzman Land and Loan Company 2006 - Austin Burke - Glasgow Ltd - mens clothing		Height: Two story, Walls: Brick Storefront: Brick, aluminum Windows: Wood 1/1 windows Architectural details: Large paired brackets
724 Avenue G (724 2nd Street) State #56-03586 Map #65 ~ Contributing building (Criterion A)	Spreen Building	c. 1887 Italianate	Modifications: c.1950 - storefront remodel
	1884 map - two story, 1889 map - three story (1882 - saloon, restaurant, oyster parlor, Claypool Lodge No. 13 (Germania Hall)) 1895 - George Haessig, Saloon; Fred Ellwanger, cigar maker 1919 - Nick Maroocec, confectioner 1949 - Youel's Clothing 2006 - Austin Burke - Glasgow Ltd - mens clothing		Height: Three story, Walls: Brick Storefront: Wood, aluminum Windows: Wood segmental arch 2/2 on third story, second story replaced with single light Architectural details: Metal cornice with brackets

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	Building history		Building materials and features
726 Avenue G (726 2nd Street) State #56-03587 Map #66 ~ Non-contributing building	W.A. Sheaffer Building	c. 1906, 1984 Modern commercial	Modifications: 1984 - façade remodeling with new façade brick and design (integrity dates to this period)
	1907 - Sheaffer & Saunders 1919 - Sheaffer Jewelry and Music Company 1949 - Western Auto Association 2006 - R.J. Allison, jewelers		Height: Two story, Walls: Brick Storefront: Brick, glass Windows: Architectural details: Non-historic façade (1984)
728-730 Avenue G (728-730 2nd Street) State #56-03588 Map #67 ~ Contributing building (Criteria A & C)	Brewster Building (J.A. Towers & Co.)	c. 1905 Craftsman Commercial	Modifications: 1930s-1946 - cararra glass, 1960-80s - glass block installed in upper windows
	1907 - J.A. Towers & Co., hardware store (2/7/1906 - moving to Brewster Building) 1919 - J.A. Towers & Co., dry goods 1949 - Wilkins Drugs 2006 - Newberry Center (Senior Citizens)		Height: Two story, Walls: Brick Storefront: Carrara glass (red), aluminum windows Windows: Glass block Architectural details: Pattern brick work on frieze
732-734-736-738-740 Avenue G (732-734-736-738-740 2nd Street) State #56-00276 Map #68 ~ Contributing building * (Criteria A & C)	James Block	1889 Renaissance Revival	Modifications: 1947 - cararra glass storefront on 734-736-738 - Woolworth, on 740 - Bell's Cotton Shop
	1890 - Mrs. Hutchison & Co (732), Frank Figgen - dry goods (734), Whyte Furniture Co (736-738), J.H. Axt - druggist (740) 1890 - Miss May Hesse - dressmaker, Magnolia Gilchrist - artist (Room 2), Gal and Washington - attorney (Room 3), Dr. W.D. Newlon (Room 4), Dr. Geo. Neal (Room 16), Pythian Printing Co (732 - 2nd) 1919 - Eitman Shoe Store (732), F.C. Ottawa & Son Shoes (734), Western Union Telegraph (734), William Bros Department Store (736-740) 1949 - Singer Sewing Machine Co. (732), F.W. Woolworth 5 & 10 Store (734-738), 1946 - Bergman Drug (740) 2006 - lawyer, boutique, used furniture		Height: Three story, Walls: Brick Storefront: Carrara glass (black) Windows: Wood 9/1, third story with 6-light transom Architectural details: Brick pilaster and corbelled frieze
610 8th Street (216-218 Market Street) State #56-03535 Map #69 ~ Contributing building * (Criteria A & C)	I.O.O.F. Building	c. 1894 Italian Villa	Modifications: 1980s - window alterations
	1895 - I.O.O.F. Lodge 1895 - I.O.O.F. Lodge #157 1919 - Armory Building Company A, 54th Infantry, Fort Madison Business College 1949 - Masonic Temple 2006 - Iowa Workforce Development Center, Temple Suites Apartments		Height: Three story, Walls: Brick Storefront: Wood, full length multi-light windows and arch transoms, stone detail Windows: Center second story oriel window, 1/1 windows, infill on third story seg. Arches Architectural details: Corner square tower on SW corner, projecting eaves

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	Building history		Building materials and features
607 8th Street (215 Market Street) State #56-00128 Map #70 ~ Contributing building * (Criteria A & C)	Marquette Building	1895 Romanesque Revival	Modifications: c.1955 - tower top removed, entry enclosed/remodeled
	1896 - Johnson Business College, Hayden Brothers - commission 1902 - Dr. John Downs, physician, real estate & insurance; John L. Benbow, attorney; Fort Madison Water Company; Johnson's Business College; Marquette Auditorium; Mississippi Valley Telephone Company 1919 - Marquette Hall, John Downs & Sons - construction materials, Iowa Telephone Company, Marsh Brothers Paints, apartments 1949 - F.M. Floral Shop, KXGI Radio, dentist/doctor offices, apartments 2006 - Napier, Napier, Wright, & Wolf Law Offices		Height: Three story, Walls: Brick, stone Storefront: Stone, aluminum windows and doors Windows: Some wood 1/1 windows, some arch windows Architectural details: Corner tower on SE corner, large stone arches on first story, bay windows on south side
801-803 Avenue G (801-803 2nd Street) State #56-00277 Map #71 ~ Contributing building * (Criteria A & C)	Lee County Savings Bank Block	1893-94 Richardsonian Romanesque	Modifications:
	1893 - Lee County Savings Bank (801); Good Luck Clothing House (803) 1894-1914 - post office along 8th Street, 1895-? - Masonic Hall on third story 1919 - Lee County Savings Bank, L.L. Miller & Co - clothing, numerous offices 1949 - Lee County Savings Bank, John Zerr - dept store, numerous financial and law offices 2006 - Edward D. Jones Investments		Height: Three story, Walls: Sandstone Storefront: Aluminum windows/doors, wood covered transoms Windows: Some wood 1/1 windows, others covered Architectural details: Corner tower, some arch windows, many architectural details
805 Avenue G (805 2nd Street) State #56-03534 Map #72 ~ Contributing building * (Criteria A & C)	Hale Hardware Company	c. 1888 Late Victorian commercial	Modifications: 1910s - prism glass installed in transoms, 1960s/70s - storefront remodel
	1891 - Hale Hardware Company 1895 - Hale Hardware Company 1919 - Fort Madison Electric Company, 1929 - Dana Bushong Jewelers 1949 - Dana Bushong Jewelers 2006 - Dana Bushong Jewelers		Height: Two story, Walls: Brick Storefront: Wood paneling, aluminum windows, tile, glass block Windows: Segmental arch wood 1/1 windows Architectural details: Detailed cornice with brackets, dentils, arches
807 Avenue G (807 2nd Street) State #56-03533 Map #73 ~ Contributing building * (Criteria A & C)	Schaper Block	c. 1895 Romanesque Revival	Modifications: by 1954 - transoms covered, 1950s/60s - storefront remodel
	1895-7-10 - W. A. McKeehan - drugstore - opens in 807 1902 - George Gott & Son (807), Dr. J.W. Philpott (807 1/2) 1919 - Santa Fe Pharmacy (807), Dr. J.W. Philpot (807 1/2), 1949 - Ford Hopkins Drug Co 2006 - Sweet Magnolia		Height: Two story, Walls: Brick Storefront: Aluminum windows, black ceramic tile, transoms Windows: Wood 1/1 windows Architectural details: Brick pilasters set off paired windows, elaborate brick corbel parapet with brackets and two pediments, polychromatic details

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	Building history		Building materials and features
809 Avenue G (809 2nd Street) State #56-03532 Map #74 ~ Contributing building * (Criteria A & C)	McCann Block	c. 1895 Romanesque Revival	Modifications: 1954 - storefront remodel, transom covered
	1895 - George Hunter Dry Goods; Isaac A. Bell, photographer 1902 - Chicago Shoe Store (809), 1905 - Ingerman Studio (809½) 1919 - Soechtig's Shoe Store (809), Wallace Studio (809½) 1949 - Miller Jones Shoe Co 2006 - Jo-Lynn Shoe Shoppe		Height: Two story, Walls: Brick Storefront: Aluminum windows, transoms Windows: Wood 1/1 windows Architectural details: Brick pilasters set off paired windows, elaborate brick corbel parapet with brackets and two pediments, polychromatic details
811 Avenue G (811 2nd Street) State #56-03531 Map #75 ~ Contributing building (Criterion A)	Troja Grocery	1888 Italianate	Modifications: since 1954 - panels added to storefront, 1960s/70s - storefront remodel
	1888 - John J. Troja constructed building for his grocery 1893 - Troja & Fisher, grocers; Troja Brick and Tile Office, L.H. Fisher & Co, 1895 - L.H. Fisher & Co 1919 - Troja Brothers, groceries; Louis J. Buescher, meats 1949 - Marshall Auto Store 2006 - Department of Corrections		Height: Two story, Walls: Brick Storefront: Metal panels, aluminum windows and doors Windows: Segmental arch openings with later 1/1 windows with arch transom Architectural details: Metal cornice with brackets and pediment
813 Avenue G (813 2nd Street) State #56-03530 Map #76 ~ Contributing building (Criterion A)	I. Bergman's Sons	c. 1906 Renaissance Revival	Modifications: 1960s/70s - aluminum/brick storefront and awning
	1907 - I. Bergman's Sons - music 1919 - I. Bergman's Sons (pianos and instruments), Paul Electric Co. 1949 - Bergman Music Store 2006 - vacant		Height: Two story, Walls: Brick Storefront: Aluminum windows and doors Windows: Segmental arch openings with smaller aluminum 1/1 windows Architectural details: Brick corbel detailing on parapet, brick pilasters set off two sets of paired windows
815 Avenue G State #56-03529 Map #77 ~ Non-contributing building	Commercial building	c. 1977 Modern commercial	Modifications:
	1971 fire - fire destroyed earlier one story building 1978 - vacant, 1980 - Holvoet's Davis Paint & Gift Center 2006 - vacant		Height: One story, Walls: Brick Storefront: Aluminum windows and door Architectural details:
817 Avenue G (817 2nd Street) State #56-03528 Map #78 ~ Contributing building (Criteria A & C)	Commercial building	c. 1897 Romanesque Revival	Modifications: by 1955 - storefront remodel, including covering transom
	1902 - Westerhoff Saloon; Wm C. Kasten - office and home (817 1/2) 1917 - Hutton Cigar Store, 819 1/2 - Dr. W.C. Kasten 1949 - Hutton Cigar Store 2006 - Hopkirk & Feightner Insurance		Height: Two story, Walls: Brick Storefront: Wood/glass storefront Windows: Wood 1/1 windows Architectural details: Polychromatic brick detail, brick detail cornice with brackets and parapet

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	Building history		Building materials and features
819 Avenue G (819 2nd Street) State #56-03527 Map #79 ~ Contributing building (Criteria A & C)	Scovel and Kasten Building	c. 1916 Beaux Arts	Modifications: by 1955 - storefront remodel, later cladding of transoms/bulkheads, 1960s/70s - storefront remodel - entry retained
	1917 - 819 - vacant, 819 1/2 - Dr. Robert Scovel (dentist), Dr. W.C. Kasten 1919 - W.C. Young - restaurant 1949 - Ames & Brown Hardware, Dr. Frank L. Lyman, Jr., 1927-1946 - Nift-Thrift Stores - groceries 2006 - Wondra Family Chiropractic		Height: Two story, Walls: Glazed ceramic tile Storefront: Glazed ceramic tile, aluminum windows, masonite panels Windows: Smaller aluminum 1/1 windows Architectural details: Glazed tile cornice line and brackets
821 Avenue G (821 2nd Street) State #56-03526 Map #80 ~ Contributing building (Criteria A & C)	Werner and Gockel Building	1888 Late Victorian commercial	Modifications: by 1955 - storefront remodel, transom covered later with paneling
	1888 - Werner & Gockel, merchant tailors and clothiers 1895 - B. Gockel, clothes 1919 - Henry B. Gockel, clothes 1949 - Lewis Hardware 2006 - Iowa State Public Defender		Height: Two story, Walls: Brick Storefront: Masonite stucco panels, aluminum windows and doors Windows: Segmental arch wood 2/2 windows Architectural details: Metal cornice with brackets and parapet with "1888"
823 Avenue G State #56-03525 Map #81 ~ Contributing building (Criterion A)	Bergman Drug Store	c. 1947 Modern commercial	Modifications:
	1949 - Bergman Drug Store 2006 - Area 16 Great River Area Education Agency		Height: One story, Walls: Concrete block, stucco panels Storefront: Masonite, stucco, aluminum windows and doors Architectural details:
825 Avenue G State #56-03524 Map #82 ~ Contributing building (Criterion A)	Mickey's Café, Nift-Thrift Store	c. 1948 Modern commercial	Modifications: 1970s/1980s - awning added across façade
	1949 - Mickey's Café, Nift-Thrift Store 2006 - Off the Rack Resale Shop		Height: One story, Walls: Concrete block, brick Storefront: Aluminum windows and doors Architectural details:
831 Avenue G (831 2nd Street) State #56-03523 Map #83 ~ Contributing building * (Criteria A & C)	Fox Theater (Strand Theatre)	1951 Art Moderne	Modifications: 1951 remodel and new façade for theater, 1983 - new seats
	(1917 - built as Strand Theater) 1951 - façade remodel for Fox Theater 2006 - Fox Theater		Height: Two story, Walls: Brick, polished marble panels Storefront: Aluminum windows and doors Windows: Wood and vinyl 1/1 windows Architectural details: Fox marquee on east end, canopy with Fox name

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	Building history		Building materials and features
833-835 Avenue G (833-835 2nd Street) State #56-03522 Map #84 ~ Contributing building * (Criteria A & C)	Atlee Building	1905 Neoclassical	Modifications: by 1955 - storefront remodel at 833, 1990s - removal of concrete spindles in frieze, 1960s/70s - storefront remodel at 833
	1905 - Gem Pharmacy (833), Haessig's Poolroom (835) 1919 - Schroeder Grocery (833), Hayle's Pharmacy (835), Dr. J.B. Walker, Dr. V.T. Doering 1949 - Murray's Men's Clothing Store, Peter M. Kern - insurance, Harold M. Schroeder - dentist, S. & J.C. Atlee, Inc. 2006 - Jenna Marie's Sandwich Shop		Height: Two story, Walls: Brick, concrete details Storefront: Aluminum windows and doors Windows: Wood 1/1 windows with vinyl storms Architectural details: Simple classical details in concrete
800-802 Avenue G (800-802 2nd Street) State #56-03590 Map #85 ~ Contributing building (Criterion A)	Atlee Block 2 (J.C. Penney Building)	c. 1919 Neoclassical	Modifications: after Dec.1978 fire - rebuilt storefront with aluminum windows and doors, mansard awning over storefront transom, windows boarded
	1921 - J.C. Penney Company 1923-1946 - Fort Madison Business College (upper story), 1921-1978 - J.C. Penney Company 2006 - The Avenue, The Bookmark		Height: Two story, Walls: Brick Storefront: Aluminum, wood Windows: unknown windows Architectural details: Stone cornice along parapet wall, stone frieze panel: "Atlee Block"
804-806 Avenue G (804-806 2nd Street) State #56-03591 Map #86 ~ Contributing building (Criterion A)	Atlee Block	c. 1913 Neoclassical	Modifications: by 1952 - Gambles in carrara glass across transoms, storefront remodel, 1980s - transom covered in paneling
	1914 - J.C. Luegering, furniture 1919 - J.C. Luegering, furniture 1949 - Gambles Store Auto Supply 2006 - Catricia's Ben Franklin Crafts, The Schnitzelbank		Height: Two story, Walls: Brick Storefront: Aluminum, masonite paneling, wood bulkhead Windows: Wood 1/1 windows Architectural details: Stone cornice along parapet wall, stone frieze panel: "Atlee Block"
812 Avenue G State #56-03592 Map #L4	Vacant lot (site of 1910 Orpheum/State Theater - demolished in 1999)		
814-816 Avenue G (814-816 2nd Street) State #56-03593 Map #87 ~ Contributing building (Criteria A & C)	Seimer Block	1910-1912 Tudor Revival	Modifications: by early 1950s - aluminum storefront windows and doors, covered storefront transom for signage, center round pole
	1912 - Seimer Furniture Company (814-816) 1919 - Seimer Furniture Company 1949 - Graham Department Store 2006 - Stage 2 Consignment Shop		Height: Two story, Walls: Brick Storefront: Aluminum, wood, fiberboard Windows: Segmental arch 1/1 wood windows Architectural details: Battlement parapet wall

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Address (Historic address) State/map numbers ~ Status in district	Historic name	Significant dates Architectural style/type	Modifications
	Building history		Building materials and features
818-820 Avenue G (818-820 2nd Street) State #56-03594 Map #88 ~ Contributing building (Criterion A)	Marsh Building	c. 1922, 1952 Early 20th century commercial	Modifications: 1951-1952 - rebuilt after fire (façade is earlier), current storefront configuration in 1952 photo, later wood panels on transom area, 1960s-80s - third story windows boarded
	1925 - Marsh Paint and Wallpaper Co (820), American Confectionary and Tea Room (818), Knights of Columbus (818 1/2) 1949 - Hiram's Paint and Hardware (820), Rex Spears and Glen Arney, Physicians (818), Military Order Purple Hearts Dugout Club 2006 - Vacant		Height: Three story, Walls: Brick veneer, concrete Storefront: Aluminum, wood Windows: Aluminum 1/1 windows Architectural details: Stone frieze plate: "Marsh Building"
822-824 Avenue G (822-824 2nd Street) State #56-03595 Map #89 ~ Contributing building * (Criteria A & C)	Citizens Corporation and Economy Cleaners Building	c. 1924 Early 20th century commercial	Modifications: 1960s-80s - storefront transoms covered, mansard wood shake awning
	1925 - Citizens Corporation Water Department, Economy Cleaners 1949 - Fort Madison Water Works (822), Paul F. Kern Clothing Co (824) and Michael Peters, shoe shiner (824) 2006 - Vacant		Height: One story, Walls: Brick Storefront: Brick, wood Architectural details:
826 Avenue G State #56-03596 Map #L5	Grassy area (1950 building demolished since 1999)		
828 Avenue G (828 2nd Street) State #56-03597 Map #90 ~ Non-contributing building	Commercial building	c. 1919, c.1960s Modern commercial	Modifications: c.1960s (by 1966) - brick veneer façade, aluminum windows
	1919 - Lunch Room (may include part of earlier house on site - appears rebuilt on similar footprint) 1949 - restaurant, 1957 - vacant 1962 - Stephenson's Shoes & Shoe Repair 2006 - Gorham Photography		Height: One story, Walls: Brick Storefront: Brick veneer, aluminum window Architectural details:
830 Avenue G (830 2nd Street) State #56-03598 Map #91 ~ Contributing building (Criterion A)	F.J. Glazier and Son	c. 1895 Late Victorian commercial	Modifications: 1930s-1946 - cararra glass storefront
	1895 - F.J. Glazier & Son 1895-1903 - F.J. Glazier & Son, harness, carriages, bicycles 1905-1931 - A.E. Glazier, novelties 1949 - vacant 2006 - W.R. Faeth's Warehouse (cigar store next door)		Height: Two story, Walls: Brick Storefront: Carrara glass (pre-1947), wood door Windows: Segmental arch wood 1/1 windows Architectural details:
832 Avenue G (832 2nd Street) State #56-03599 Map #92 ~ Contributing building (Criteria A & C)	Fern Café	c. 1908 Queen Anne	Modifications: after 1946 - cararra glass storefront
	1909 - Fern Café 1919 - Jones & McKittrick Billiards 1949 - Faeth's Cigar Store 2006 - Faeth's Cigar Store		Height: Three story, Walls: Brick Storefront: Carrara glass (after 1947), aluminum windows Windows: Wood 1/1 windows Architectural details: Two second story oriel windows

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Address (Historic address) State/map numbers ~ Status in district	Historic name	Significant dates Architectural style/type	Modifications
Building history		Building materials and features	
836 Avenue G State #56-03600 Map #L6	Parking lot		
614-616 9th Street (212 Chestnut Street) State #56-03521 Map #93 ~ Contributing building * (Criteria A & C)	Fort Madison Electric Company Building	c. 1924 Neoclassical	Modifications: Height: Two story, Walls: Brick, concrete details Storefront: Brick, concrete, wood door, aluminum windows Windows: Chicago style windows (set of three) - vinyl 1/1 windows Architectural details: Classical details in concrete
610-612 9th Street (214-216 Chestnut Street) State #56-03520 Map #94 ~ Contributing building (Criterion A)	John L. Prichett Building	c. 1913 Late Victorian commercial	Modifications: 1970s/80s - enclosed balcony on second story, storefront remodel Height: Two story, Walls: Brick Storefront: Wood panels, aluminum, glass Windows: Segmental arch aluminum 1/1 windows Architectural details: Brick detail along parapet, second story enclosed balcony
609-611 9th Street (213-217 Chestnut Street) State #56-03517 Map #95 ~ Contributing building (Criterion A)	Excelsior Steam Laundry	c. 1890 Late Victorian commercial	Modifications: 1990s - roof built up into shed roof form, storefront openings covered on 613 Height: Two story, Walls: Brick Storefront: Brick, aluminum, cast iron Windows: Segmental arch wood 2/2 windows Architectural details: Oriel window on second story
619 9th Street (211 Chestnut Street) State #56-03516 Map #96 ~ Non-contributing building	Iowa State Bank (second)	1963 Modern commercial	Modifications: 1963 - construction/remodel of small one-story post office Height: Two story, Walls: Brick - buff Storefront: Aluminum, glass Windows: Architectural details:
709 9th Street (115 Chestnut Street) State #56-03601 Map #97 ~ Contributing building (Criteria A & C)	Peter Guenther Tin Shop	c. 1889 Italianate	Modifications: 1970s/80s - storefront remodel - infill with smaller openings, columns retained Height: Two story, Walls: Brick Storefront: Cast iron columns (Fort Madison Foundry), wood infill and aluminum windows and door Windows: Segmental arch vinyl 1/1 windows Architectural details: Metal cornice with brackets, historic metal balcony

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Address (Historic address) State/map numbers ~ Status in district	Historic name	Significant dates Architectural style/type	Modifications
	Building history		Building materials and features
705-707 9th Street State #56-03602 Map #98 ~ Contributing building (Criterion A)	Commercial building	c. 1938 Modern commercial	Modifications:
	1939 - K Office Supply Service, Business and Professional Women's Club 1949 - Otis M. Jeffries, barber; Charles J. Daley, osteopath 2006 - Beckman Professional Dry Cleaners, Trisha's Cuts and Curls		Height: One story, Walls: Brick Storefront: Aluminum windows, wood doors Architectural details:
902 Avenue G (902 2nd Street) State #56-03603 Map #99 ~ Contributing building (Criterion A)	Commercial building	c. 1906 Renaissance Revival	Modifications: 1980s/90 - infill in first story side windows, 2006 - vinyl windows, 2005 - standing seam metal awning added
	1907 - Otto Haessig - dry goods 1917-1926 - William Goldman, clothing 1949 - Smoke House 2006 - Remax Associates		Height: Two story, Walls: Brick Storefront: Aluminum door and windows Windows: Segmental arch vinyl 1/1 windows Architectural details: Chamfered corner with entry, brick corbel bracket detailing on parapet, brick stringcourse
904 Avenue G State #56-03604 Map #100 ~ Non-contributing building	Joseph C. Wharton Restaurant	c. 1926 Concrete commercial	Modifications: by 1957 - first rear addition, 1960s/70s - rear addition, 1989 - remodel - paneling applied over concrete/stucco walls
	1927 - Joseph C. Wharton - restaurant 1949 - Hamburger Inn 2006 - vacant		Height: One story, Walls: Concrete Storefront: Concrete, aluminum window and door Architectural details: Simple concrete details
906 Avenue G (906 2nd Street) State #56-03605 Map #101 ~ Contributing building (Criterion A)	Rizer House	c. 1880 Italianate house	Modifications:
	1890 - E.J. Rizer, residence 1919 - Mrs. Anne Miller, furnished rooms 1949 - VanWinkle Rooming House 2006 - vacant house		Height: Two story, Walls: Brick Windows: Wood 6/6 windows Architectural details: May be eligible individually as a house
908 Avenue G State #56-03606 Map #102 ~ Contributing building (Criteria A & C)	Western Union Telegraph Company Office	c. 1942 Concrete commercial	Modifications: 1989 - vertical wood panels added to storefront openings, smaller windows installed
	1943 - Western Union Telegraph Company 1949 - Western Union Telegraph Company 2006 - meeting hall (AA, etc.)		Height: One story, Walls: Concrete, brick Storefront: Vertical wood panels, concrete Architectural details: Fluted concrete pilasters at edges, scalloped concrete blocks along parapet

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Address (Historic address) State/map numbers ~ Status in district	Historic name	Significant dates Architectural style/type	Modifications
	Building history		Building materials and features
910 Avenue G State #56-03607 Map #103 ~ Non-contributing building (may be contributing if panels removed)	Commercial Building	c. 1951, 1983 Modern commercial	Modifications: 1983 - façade/storefront remodel
	1952 - Uptown Furniture, 1954 - Club 21, DAV Club Tavern 2006 - Bill Hill's College of Cosmetology		Height: Two story, Walls: Clay tile block, wood paneling Storefront: Vertical wood panels, aluminum doors and windows - original configuration Windows: Small double-hung windows Architectural details: Mansard roof awning continues to 912
912 Avenue G (912 2nd Street) State #56-03608 Map #104 ~ Non-contributing building (may be contributing if panels removed)	Jones Sandwich Shop	c. 1935, 1983 Modern commercial	Modifications: 1983 - façade remodel
	1935 - Jones Sandwich Shop 1949 - Uptown Café 2006 - Bill Hill's College of Cosmetology		Height: One story, Walls: Clay tile block, vertical wood paneling Storefront: Vertical wood panels, narrow windows Architectural details: Mansard roof awning continues from 910
914 Avenue G (914 2nd Street) State #56-03609 Map #105 ~ Contributing building (Criterion A)	Jones Tire Service	c. 1926 Craftsman/Modern commercial	Modifications: 1960s/70s - storefront remodel
	1927 - Jones Tire Shop 1949 - Harv Hade Auto Broker 2006 - Drs. Smith & Smith - optometrists		Height: Two story, Walls: Brick veneer, concrete block Storefront: Vertical wood paneling, aluminum window and door Windows: Wood 1/1 windows Architectural details: Simple cornice line of brick/concrete blocks
918 Avenue G (918 2nd Street) State #56-03610 Map #106 ~ Contributing building (Criterion A)	Schurks Market	c. 1949 Modern commercial	Modifications: c.1949 - remodel and front addition to earlier two story house
	1949 - Schurks Market 2006 - apartments		Height: Two story, Walls: Brick veneer Storefront: Brick, glass Windows: Small aluminum 1/1 windows Architectural details: Bay window on west elevation

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Summer 1947
(Napier Photograph Collection)

Figure 2
700 block of Avenue H,
north side from 7th Street



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727 725 723

Avenue H



711-709 707-705

703-701 (demo)



733-731 729-727

Avenue H



827-825 819

Figure 3. Clips of the 700 and 800 block of Avenue H from the 1955 film of Fort Madison.

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Summer 1947
(Napier Photograph Collection)

Figure 4
800 block of Avenue H,
north side from 8th Street



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Summer 1947
(Napier Photograph Collection)

Figure 5
600 block of Avenue G,
north side from 6th Street



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613 611-609-607-605 Avenue G



603-601



633-31 627 623 621 619 617 Avenue G



621 619 617 615-demo 613

Figure 6. Clips of the north side of the 600 block of Avenue G from the 1955 film of Fort Madison.

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Summer 1947
(Napier Photograph Collection)

Figure 7
600 block of Avenue G,
north side from 7th Street



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Summer 1947
(Napier Photograph Collection)

Figure 8
600 block of Avenue G,
south side from 6th Street



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Summer 1947
(Napier Photograph Collection)

Figure 9
600 block of Avenue G,
south side from 7th Street



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Summer 1947
(Napier Photograph Collection)

Figure 10
700 block of Avenue G,
north side from 7th Street



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717-715 713 711 709-707 705 Avenue G 709-707 705 703 701



737-735 735-733 731 Avenue G (729-727 - lot - fire) 725-723 721 719 717-715

Figure 11. Clips of the north side of the 700 block of Avenue G from the 1955 film of Fort Madison.

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Summer 1947
(Napier Photograph Collection)

Figure 12
700 block of Avenue G,
north side from 8th Street



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Summer 1947
(Napier Photograph Collection)

Figure 13
700 block of Avenue G,
south side from 7th Street



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Summer 1947
(Napier Photograph Collection)

Figure 14
700 block of Avenue G,
south side from 8th Street



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Summer 1947
(Napier Photograph Collection)

Figure 15
800 block of Avenue G,
north side from 8th Street



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819 817 (815) 813 811 Avenue G 811 809 807 805 803-801



835-833 831 827-825 Avenue G 827 825 823 821 819

Figure 16. Clips of the north side of the 800 block of Avenue G from the 1955 film of Fort Madison.

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Summer 1947
(Napier Photograph Collection)

Figure 17
800 block of Avenue G,
north side from 9th Street



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Summer 1947
(Napier Photograph Collection)

Figure 18
800 block of Avenue G,
south side from 8th Street



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Summer 1947
(Napier Photograph Collection)

Figure 19
800 block of Avenue G,
south side from 9th Street



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8. Statement of Significance

The Fort Madison Downtown Commercial Historic District is locally significant under Criterion A for its key role in the commercial history and development of Fort Madison, Iowa, and locally significant under Criterion C for its excellent collection of local commercial architecture. The Fort Madison Downtown Commercial Historic meets the registration requirements of the "Iowa's Main Street Commercial Architecture" National Register of Historic Places Multiple Property Document, completed in July 2002. The district is significant under Criterion A as defined for Property Type I (commercial districts). This district encompasses the historic commercial core of the community that began to develop in the 1830s, with the earliest extant buildings dating to the 1850s. This area remained the heart of the community in the late 19th century as other commercial nodes developed to serve the needs of the expanding community. The Fort Madison Downtown Commercial Historic District continued to serve as the primary commercial, retail, and service district in Fort Madison throughout the first half of the 20th century. Additionally, the district is significant under Criterion C as a collection of historic commercial buildings meeting the registration requirements for contributing properties under Property Type II (first generation/settlement properties), Property Type III (second generation properties and reconstructing Main Street), Property Type IV (specialized buildings, structures, and objects), and Property Type V (remodeling Main Street). The district as a whole includes architectural examples within each of these Property Types, beginning with a handful of first generation and settlement period brick buildings. The majority of the buildings represent second generation and later buildings, with approximately half of the buildings dating to the late 19th century. Specialized buildings found in the district include a library, fraternal/social halls, and a gas station. Finally, a number of buildings reflect significant remodeling efforts in the last decade of the period of significance from 1947 to 1958, including modernized storefronts as well as façades. The buildings in the Fort Madison Downtown Commercial Historic District represent the largest and most significant collection of commercial buildings in Fort Madison. Collectively, the buildings represent historic commercial architecture combined with upper level residences, updated with changing trends in the 20th century.

The period of significance for the Fort Madison Downtown Commercial Historic District in Fort Madison spans from 1850, to include the construction of the first extant buildings, to 1958, the approximate 50-year-old cutoff and end of a decade of downtown improvements with the remodel of the Elks building façade. The significant history and development of this period is divided into five phases: Early Growth and Development, 1833-1865; Postwar Prosperity and Transportation Improvements, 1865-1885; Santa Fe Railroad Expansion and Community Development, 1885-1900; Maturation of a Community, 1900-1930; and 20th Century Changes and Development, 1930-1958. Only a handful of buildings remain from the earliest period, though 30 extant buildings date to the post-war period of prosperity and construction of the Chicago, Burlington, & Quincy Railroad through Fort Madison. The arrival of the Atchison, Topeka, and Santa Fe Railroad in 1887 spurred a period of commercial construction and improvements, with 17 extant buildings constructed in the late 1880s. The continued prosperity brought by the railroad resulted in an additional 11 extant buildings constructed in the 1890s and eight in the first decade of the 1900s. With construction of the Mississippi River Power Company hydro-electric dam at nearby Keokuk in 1911-12, businessmen had renewed focus on industrial and commercial development, reflected by the 15 extant buildings constructed between 1910 and 1930 in downtown. Construction slowed through the 1930s and early 1940s with the Depression and World War II, with only four extant buildings constructed in downtown. However, construction picked up again in downtown in the late 1940s through the middle of the 1950s, as 11 extant buildings date to this period. The period from 1947 to 1958 marks a decade of downtown improvement and remodeling projects following

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the release of the *Improvement and Development Program Recommended for the City of Fort Madison* in 1947. Several recommendations targeted the downtown, and façade and storefront remodels were encouraged to update the downtown appearance. By 1958, the initial surge of improvements through construction and remodeling had slowed, capped off by the façade remodel of the Elks building.

The Fort Madison Downtown Commercial Historic District in Fort Madison retains a sense of cohesion as a historic district. Historically, the district has been united by function and use, and this remains intact with similar function and uses today. Non-contributing buildings in the district also reflect these uses, contributing to the cohesiveness of the district even if not to the historic significance. These commercial uses historically and currently distinguish the downtown from the surrounding area, and these uses unite the historic district. Overall, the Fort Madison Downtown Commercial Historic District retains good integrity. It retains its historic location and setting. The district continues to be surrounded by residential uses with some industrial and transportation near the riverfront. The setting of the district has developed and evolved through the period of significance. By the early 20th century, the district was located in the east quadrant of the city, maintaining its position as the primary, centralized, business district for the community. The setting of surrounding residential buildings and the railroad tracks, Riverview Park, and Mississippi River to the south remains intact. The buildings along Avenue H particularly continue to enjoy an excellent view of the Mississippi River with few modern intrusions. The overall design of the district also remains intact with main streets running parallel to the Mississippi River (east-west) and secondary streets leading up from the river (north-south). Each block continues to be dominated by two-story brick buildings, with some one-story and three-story buildings mixed in. The design of the district reflects the period of significance from 1850 to 1958, with construction and modifications occurring throughout this period in response to changing economic conditions. The handful of non-contributing buildings and vacant lots do not significantly detract from the overall character of the historic district. Overall, there are 92 contributing buildings (including one previously listed on the National Register of Historic Places) and 14 non-contributing buildings within the district. Brick and glass continue to be the dominant materials in the district, accented by more limited use of stone, concrete, and metals. The appearance of the Fort Madison Downtown Commercial Historic District continues to reflect its historic associations with the growth and development of Fort Madison from 1850 to 1958, as further illustrated in the following sections. Overall, even with the alterations, the feeling of the district continues to convey an understanding of a historic downtown and to demonstrate the historic commercial nature of the Avenue G (2nd Street) and Avenue H (Front Street) corridors. The district retains its sense as the historic commercial center of Fort Madison, reflected and provoked by the visual dominance of brick commercial buildings throughout this district. Thus, the Fort Madison Downtown Commercial Historic District retains sufficient integrity to convey its historic significance associated with the commercial history and architecture of Fort Madison.

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Early Growth and Development, 1833-1865

Though Fort Madison has a rich early history that dates to 1808, the earliest buildings within the Fort Madison Downtown Commercial Historic District date to the 1850s. A brief overview of this early period of growth and development to the close of the Civil War in 1865 is outlined to provide context for the handful of buildings that date to this period and context for the subsequent and prolific building period following the Civil War. The period from 1833 to 1865 reflects the settlement of the community of Fort Madison, which took its name from an earlier fort at this location (1808-1813) ("Old Fort Madison Site" is listed on the National Register of Historic Places and is located a few blocks to the east of the downtown district). Businesses quickly sprung up in the 1830s and 1840s. With a population of 1,509 in 1850, the community was large enough to build a railroad connection to Keokuk, which spurred additional business development and speculation. The few buildings that date to this period date to the 1850s, as the first substantial brick commercial buildings were constructed.

The current layout and blocks of the Fort Madison Downtown Commercial Historic District reflect the settlement in the early 1830s and the associated plat. Settlement in the town of Fort Madison began shortly before eastern Iowa was opened for Euro-American settlement in June 1833, with the first official claims made at this time. Located at a bend on the Mississippi River where the river flowed east-west, the site was a natural plateau along the river framed by bluffs set back at a short distance from the river. Though John H. and Nathaniel Knapp laid out a smaller town in 1835, the official plat dates to actions of Congress on July 2, 1836. The majority of 19th century towns were platted on the grid system, and Fort Madison followed this pattern. The plat for Fort Madison included 18 blocks east-west along the Mississippi River and nine blocks north of the river, with half extending up the side of the bluff. Fort Madison was incorporated on January 19, 1838, through a special act of the Wisconsin Territorial Legislature (*History of Lee County 1879: 595-96; Roberts and Moorhead 1914: 125; Journal of the Senate of the United States of America, July 2, 1836, 529; Nash 2002: E11*).

With the formal establishment of Fort Madison, town lots sales began and businesses quickly developed. By 1840, Fort Madison had a post office, newspaper, and ferry, as well as securing the location of the Iowa State Penitentiary. Fort Madison also successfully maintained its position as the county seat of the new Lee County in the 1840s, though a court with concurrent jurisdiction was established at Keokuk in 1847. An emigrants' guide described Fort Madison as having several "neat" churches, a number of good hotels, extensive brick warehouses, and numerous trades and mechanical establishments. "In commercial importance Fort Madison may be regarded as the fourth important point in the Territory" (Newhall 1846: 79). Most "Main Streets" in Iowa developed in a linear pattern, one or two blocks deep (Nash 2002: E12). The earliest commercial buildings in Fort Madison appear to have been located in a linear fashion facing the Mississippi River on Front Street (Avenue H).

By 1850, the population of Fort Madison reached 1,509, making it the sixth largest city in Iowa after the other five main river communities. Early businesses and industries established in this period would form some of the key businesses of the latter portion of the 19th century, such as the early blacksmith shop of S.D. Morrison and lumber mill of John C. Atlee. With opposite peak times for the Morrison Plow Works and Atlee Lumber Company, workers filled jobs at both establishments. Similar to other river communities, Fort Madison experienced an influx of German immigrants in the late 1840s that continued in the 1850s. Some unique businesses developed that would continue to be successful, such as the Fort Madison Brewery that August Trenchel began in 1845 and Henry Koehler took

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over in 1852. In 1850, Conrad J. Amborn, Sr. began a furniture factory on 2nd Street (Avenue G), soon constructing a business block that included room for his factory and store as well as residence (722 Avenue G, #56-00275, Map #64). The first bank service began in Fort Madison in 1855, which became the State Bank of Iowa in 1858 (*History of Lee County* 1879: 609-610; Sloat 1987: 34, 47; Hansman 1990: 18-19; "Amborn Store has 88 Years Service in City," *Evening Democrat Centennial Edition*, May 20, 1938, 20).

Railroads played a key role in town development in Iowa beginning in the 1850s, spurring phases of increased construction and commercial activity (Nash 2002: E7). As railroad connections provided increased opportunity for communities in Iowa in the 1850s, Fort Madison residents looked to benefit as well. River traffic, however, would continue to be a significant form of transportation for years to come. In 1856, the Keokuk, Mt. Pleasant & Muscatine Railroad was built north from Keokuk to Montrose, halfway to Fort Madison. Lines were then completed north from Montrose to Viele in 1857 and west from Fort Madison to Viele, creating a railroad connection to Keokuk. While a group continued to work to secure additional connections, and did successfully secure a bridge charter to cross the Mississippi, no further work on railroads in Fort Madison would occur until after the Civil War (Hansman 1990: 21-22; Sloat 1993: 66, 88-89; *Portrait and Biographical Album of Lee County* 1887: 619). Arrival of the railroad apparently did spur some limited new construction, with two and three story brick buildings on Front Street completed between 1857 and 1860s. Two are extant – Miller's Block (711-713 Avenue H, #56-03654, Map #3) and Alexander Windmayer Building (705-707 Avenue H, #56-03653, Map #2). By 1861, Alexander Windmayer sold vinegar and whiskey in 705 while Henry Salmon ran a wholesale drug and paint store in 707. Next door, M. Case & Company operated a grocery store in 711-713.

Fort Madison was the ninth largest city in Iowa in 1860, with a population of 2,886. Similar to most areas, little construction occurred during the Civil War years from 1861 to 1865. Though few pre-1865 commercial buildings remain in downtown Fort Madison, this small group reflects this early development of the community that would form the foundation for the significant commercial development in the decades following the war. Fort Madison was well-positioned by 1865 to take full advantage of the post-war prosperity that spread through many Northern communities as men returned home.

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Postwar Prosperity and Transportation Improvements, 1865-1885

The economy in Fort Madison was enhanced from 1865 to 1885 through a combination of several factors. As with many Northern cities, and other Mississippi River communities in Iowa, the end of the Civil War spurred new growth and development in the late 1860s that had been largely put on hold for the past few years. New businesses also began in this period. In Fort Madison, the return of Samuel Morrison's sons from the war permitted the re-establishment of the Morrison Plow Works. The lumber industry also began to boom along the Mississippi River, and Fort Madison took its place among other river communities. Commercial enterprises flourished in this environment, as the population continued to grow. With the Keokuk, Mt. Pleasant, and Muscatine Railroad passing into the hands of the Chicago, Burlington, and Quincy Railroad in 1869, Fort Madison finally enjoyed railroad connections to the north as well as to the south, spurring additional growth and development. The increase in river traffic with the completion of canals around rapids to the north and south of Fort Madison by the late 1870s stimulated additional commercial and industrial activity. Businesses in Fort Madison continued to provide basic goods and services to residents, but they also expanded to more specialized needs. Some businesses, such as hotels, taverns, and cigar makers, reflected the increased railroad and river traffic in this period. While commercial/retail businesses dominated the downtown, small manufacturing enterprises were also found during this time. The period from 1865 to 1885 was marked as a period of prosperity for Fort Madison.

Business development in the years immediately following the Civil War era is perhaps most discernible through the construction of substantial brick commercial buildings. Five extant buildings remain in downtown Fort Madison that were constructed in the postwar years of the later 1860s that reflect and represent this development. George Schlapp formally purchased the Fort Madison Brewery on Front Street (Avenue H) from his brother-in-law Henry Koehler in 1865, quickly building a new two-story brick Italianate building (825-827 Avenue H, #56-03666, Map #15) (the George C. Schlapp House at 639 Avenue C is listed on the National Register of Historic Places). It was considered to be one of the most complete breweries in the state at the time, producing over 1,000 barrels valued at \$10,000 in 1870 (Sloat 1987: 34). In the next block down, Robert Bucholz built the two-story brick commercial building for his barber shop and residence (725 Avenue H, #56-00287, Map #6). A block north on 2nd Street (Avenue G), the gable-roof, two-story brick Ehart's Block was completed, with the Ehart House soon opening (707-709 Avenue G, #56-03549, Map #43). Perhaps the largest building constructed in this period was the three-story brick building at the northeast corner of 2nd Street (Avenue G) and Pine (7th Street). This Italianate building was constructed for Charles Conradt, who opened the city's first meat market (631-633-635 Avenue G, #56-00273, Map #27). However, it would be better known for its association with B.B. Hesse's clothing and tailor business from 1879 into the middle of the 20th century (Sloat 1987: 45).

In this period, the commercial enterprises of Fort Madison centered on Front Street (Avenue H), facing the river, and extended north along the cross street of Pine (7th Street) to 2nd Street (Avenue G). The 1868 business register for Lee County lists over 200 businesses in Fort Madison. Nearly 50% were located on Front Street (Avenue H). Over 10% were concentrated on the two blocks of Pine Street (7th Street), while only about 20% were found along 2nd Street (Avenue G). The remaining businesses, largely industrial or manufacturing, were located in other areas of the city and further down along the Mississippi River. By 1868, Fort Madison could claim nearly every type of retail or service business found in larger communities. The basic stores – dry goods, groceries, boots and shoes, books, china and glassware, clothing, hardware, notions, tailors – were concentrated on Front Street (Avenue H). The

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substantial buildings along 2nd Street (Avenue G) were largely new business blocks, beginning to draw commercial activity to this street one removed from the river. Other key buildings also existed on Front Street, such as the city's first public building, Concordia Hall, built by Charles Doerr in 1867 and the Fort Madison Academy (Directory for Lee County 1888: 191-223; *History of Lee County* 1879: 610).

In the decade following the Civil War, the shipping and manufacturing industries were key in Fort Madison. A large number of coopers were employed in town, making barrels that were used to ship various products. Pork, flour, fish, and grain were chief products shipped, as Fort Madison benefited from river transportation (Sloat 1987: 30). The Mississippi River also helped create the lumber industry in Fort Madison, as well as the spin-off businesses of planing, sash, doors, and blinds, and wood working. Samuel Atlee and John C. Atlee were among the first mill men in the 1850s and 1860s to bring logs from forests of Minnesota and Wisconsin by steamboat to mills along the Mississippi River. As Atlee employed nearly 150 by 1870, other lumber companies joined their ranks in Fort Madison. John Knapp, Jr., son of the town founder, opened the Knapp-Stout mill to success. The Weston & Company mill, owned by the Weston family of New England, also enjoyed limited success with the postwar boom, though it was not rebuilt after a fire in the 1880s. With the threat of fire, the brickmaking industry also thrived in and near Fort Madison, including Frederick Brothers & Adriance, Herminghausen Brothers, Wiggerjosts, and Bartel & Stellern. Demand further increased after a fire destroyed the south side of the 600 block of 2nd Street (Avenue G) in 1874 ("Through Three Generations of Atlees," *Evening Democrat Centennial Edition*, May 20, 1938, 43; Sloat 1987: 30, 47; *History of Lee County* 1879: 608; Hansman 1990: 21).

The development of the downtown in the 1860s and 1870s was linked to the growth of Fort Madison, marked by new railroad connections and increased population. The Keokuk, Mt. Pleasant, and Muscatine Railroad linked Keokuk to Fort Madison in 1857, stalling out until it was purchased by the Chicago, Burlington, & Quincy Railroad (C, B & Q) in 1869. By 1870, the railroad was completed north to Burlington, and a new depot was built along the river and railroad tracks near the foot of Chestnut (9th Street) at the west end of the Fort Madison Downtown Commercial Historic District. With this completion, Fort Madison enjoyed increased product connection and shipping options, as well as increased business activity (Sloat 1987: 66; Sloat 1993: 87; Hansman 1990: 23; *Portrait and Biographical Album of Lee County* 1887: 619). German immigration also continued in this period, peaking in the early 1870s. The population in 1870 reached 4,011, nearly a 40% increase from 1860, though Fort Madison dropped to the 14th largest city in Iowa. The population would grow more slowly over the next decade, only reaching 4,679 in 1880 (16%). Railroad fever continued in Fort Madison as construction began on a narrow gauge road that extended west out of town in 1871. Nicknamed the "Peavine," the Fort Madison & Northwestern Railroad made slow progress, completed to Collett, a distance of 45 miles west, by the early 1880s. This line would also be later bought by the C, B & Q (*Portrait and Biographical Album of Lee County* 1887: 619; Sloat 1987: 66; Sloat 1993: 89).

Though the railroad connections spurred some limited speculation and platting of new additions in Fort Madison, downtown Fort Madison remained at the heart of the commercial, as well as increasing social, development of Fort Madison through the 1870s (Figure 20). The commercial interests continued to be centered on Front Street (Avenue H) and expanded to 2nd Street (Avenue G), largely between Cedar (6th Street) and Chestnut (9th Street). Banking establishments continued to grow in this period, with the incorporation of the Bank of Fort Madison in 1872 under the leadership of Henry and Arthur Cattermole. After buying out other investors, they then sold it to Charles Brewster and Joseph A. Smith in 1876, as they formed the German American State Bank from the assets of the

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Farmer's and Mechanic's Bank. They built a new building later that year at 701 Avenue G, which was the grandest bank of the day with a 6,000 pound burglar proof safe (bank remodel/rebuilt in 1915) (Sloat 1987: 42; *History of Lee County* 1879: 610). The *Fort Madison Weekly Democrat* began on Pine Street on July 4, 1869. After being purchased by Dr. Abel C. Roberts and Henry Schroeder in 1874, they moved to a new building constructed on the southwest corner of 2nd Street (Avenue G) and Cedar Street (6th Street) (*Portrait and Biographical Album of Lee County* 1887: 616; Sloat 1987: 83). This building is connected with another new organization in Fort Madison from this period, the International Order of Odd Fellows (I.O.O.F). They formed their first lodge in Fort Madison on March 18, 1871, growing to the point to support the construction of this building around 1875, following the 1874 fire on this block (602 Avenue G, #56-03572, Map #28) ("History of Odd Fellows in this City," *Evening Democrat Centennial Edition*, May 20, 1938, 6). A set of four two-story buildings appear to have been constructed through a unified construction effort of the three individual building owners around 1879 (604-606-608-610 Avenue G, #56-03573,74,75,76, Map #29, 30, 31, 32).

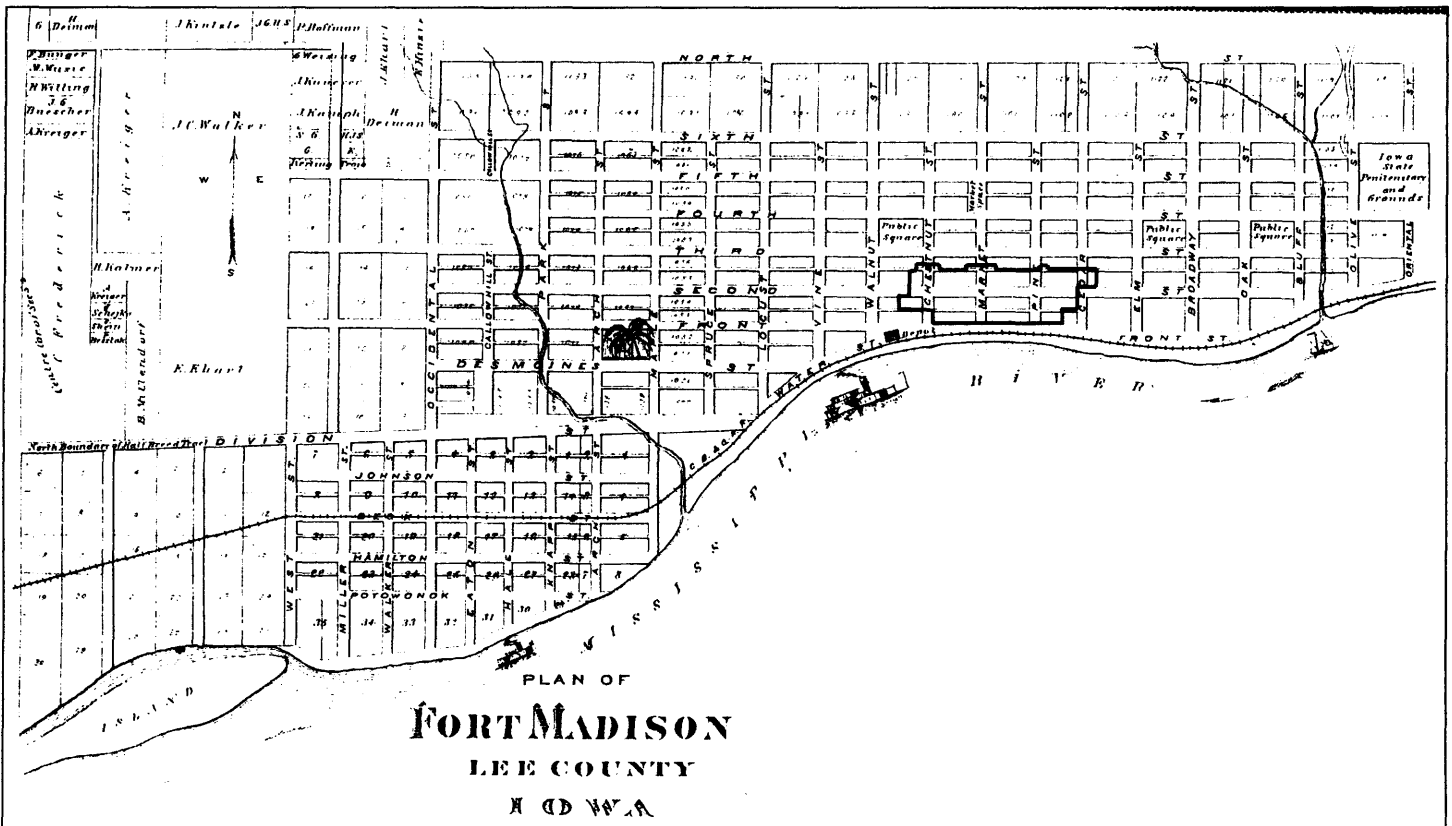


Figure 20. 1875 map of Fort Madison, Iowa, with district boundary overlaid (Andreas 1875: 143).

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The 1877 business directory for Fort Madison confirms that Front Street (Avenue H) and 2nd Street (Avenue G) between Cedar (6th Street) and Chestnut (9th Street) remained the focus of commercial and retail enterprises in Fort Madison, though it reveals the shift occurring in this period through additional development. Similar to 1868, businesses are concentrated on Front Street (Avenue H), facing the river; Pine Street (7th Street), leading up from the river; and 2nd Street (Avenue G), one block to the north. However, nearly 40% of the business listings are now found on 2nd Street (Avenue G), with only approximately 25% on Front Street (Avenue H). Pine Street (7th Street) retained over 15% of the businesses on this prominent side street. The remaining businesses, again mostly manufacturing and industrial, were located in areas to the east and west of the commercial downtown. The traditional businesses are more evenly split between the main downtown streets, with hardly any concentration of one business type on only one of these streets. Business listings confirm that Fort Madison continued to offer the full range of goods and services found in most large cities. Businesses included agricultural implements, bakeries, blacksmiths, books & stationary, boots and shoes, breweries, carriage and wagon makers, cigars, clothing, coopers, coal dealers, dress makers, drug stores, dry goods, furniture dealers, glassware, grocers, hardware, hides and wool, liveryes, meat markets, tailors, millineres, a photograph artist, saddlery and harnesses, saloons, stoves and tinware, wagon makers, and watches, clocks and jewelry stores. Services were offered by attorneys, barbers, bankers, dentists, insurance agents, notaries, physicians, and undertakers. Additionally, four hotels and a restaurant served local residents, as well as the river and railroad traffic (City Directory 1877-78: 235-239).

Commercial and industrial activity in Fort Madison would receive an additional boost in the late 1870s as canals were built around rapids on the Mississippi River to the north and south of the community. In 1877, the canal and locks around Des Moines rapids near Keokuk to the south were complete, increasing the quantity and size of boats arriving in Fort Madison. With the completion of canals and locks further up the Mississippi River over the next decade, Fort Madison developed as a river port for cargo vessels and packet boats (Baxter 1999: 18; Sloat 1987: 58). During this period, Front Street (Avenue H) was located immediately off of the Mississippi River, with the railroad built on a narrow strip of land along the natural plateau that Fort Madison was located on (Figure 21). With the increased activity, the population would grow from 4,679 in 1880 to 5,078 in 1885.

From 1880 to 1885, additional building was stimulated in the downtown commercial district, represented by 15 extant buildings. During this period, a significant portion of the 700 block of 2nd Street (Avenue G) was built, as well as filling in the holes along Front Street (Avenue H) and 2nd Street (Avenue G) between Cedar (6th Street) and Chestnut (9th Street) (Baxter 1999: 18). Nearly all the buildings were two-story brick buildings, with some Italianate influence. Many were built by established businessmen who looked to expand their businesses or construct a new building that reflected their success. For example, C. Amborn, Jr. & Brothers continued their father's furniture business by constructing the commercial building at 733-735 2nd Street (Avenue G) in 1882 (#56-03537, Map #53). Nearby, Fred Amborn built two-story brick buildings adjacent to the original store (718 Avenue G, #56-03584, Map #62; 720 Avenue G, #56-03585, Map #63). Also in the 700 block, J.V. Stevenson constructed a building for his clothing store (721 Avenue G, #56-03543, Map #48), R.W. Albright & Son and G. & E. Smith Hardware moved into the new building at 723-725 2nd Street (Avenue G) (#56-03541, Map #49), Joseph Ehart, Jr. erected a new building for his hardware store (705 Avenue G, #56-03550, Map #42), and Cutler's Corner was completed at the corner of 2nd Street (Avenue G) and Market (8th Street) (733-735 Avenue G, #56-03536, Map #54). C.N. Ross, dry goods and carpets, soon moved into 737, while B.C. Davis, boots & shoes, moved into 739. In the more fully developed

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Figure 21. View of the railroad and the 800 and 700 blocks of Front Street (Avenue H) in the 1880s (Sloat 1993: 89).

600 block, G.H. Rump constructed a new building for his grocery business (623 Avenue G, #56-03558, Map #25). Pine Street (7th Street) also witnessed increased construction, with three new buildings in the 200 block (later 600 block) (612 7th Street, #56-03556, Map #36; 608 7th Street, #56-03555, Map #37; 619 7th Street, #56-03560, Map #23). With the new construction and traffic, the streets in the business district were improved from blue clay that had been laid in the 1860s to cobblestones in the business district in 1884 (Sloat 1987: 97).

The 1884 Sanborn Fire Insurance map shows this growth and development by the end of the period from 1865 to 1885 (Figure 22). With construction in the last decade, four blocks stand out as the densest commercial development in Fort Madison – the 600 and 700 blocks of Front Street (Avenue H) and the 600 and 700 blocks of 2nd Street (Avenue G), bisected by the main cross street, Pine Street (7th Street). Business use is varied throughout this area, including groceries, drug stores, clothing stores, jewelry stores, dry goods stores, barbers, tobacco and cigar stores, saloons, confectionaries, bakeries, books and stationary, hardware and tin stores, furniture stores, tailors, and millineries. Along Front Street (Avenue H), an isolated commercial building is found in the 500 block, and the Fort Madison Brewery is located in the 800 block. Additional commercial development occurred in the 900 block, near the depot along the Mississippi River. Likewise, some isolated commercial uses are found in the 800 block of 2nd Street (Avenue G), mixed with residential development. In this period, only a handful of commercial and retail businesses were removed from this core downtown area. The buildings remaining in the downtown from this period reflect the dominance of this area on commercial and retail activity in Fort Madison.

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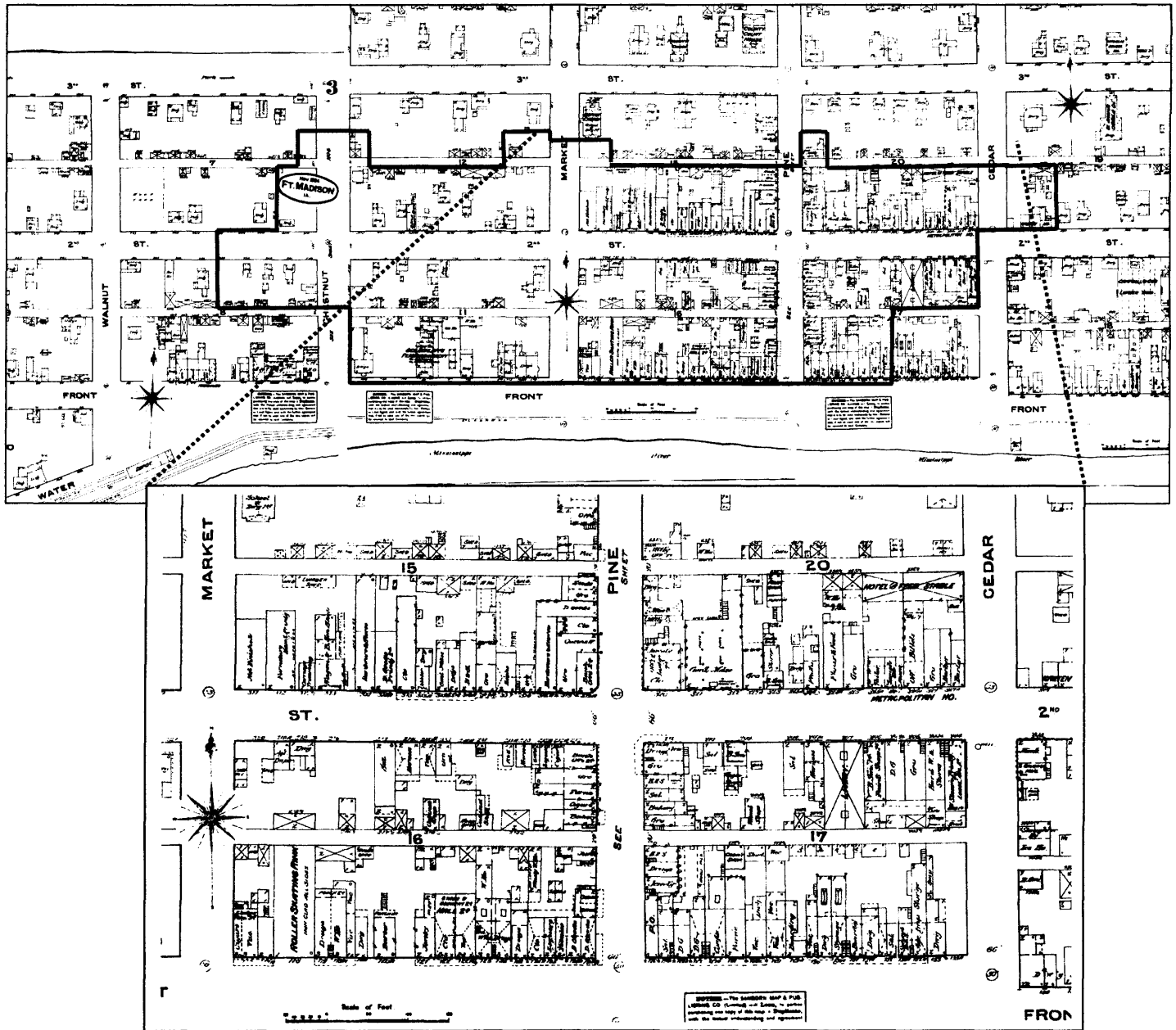


Figure 22. 1884 Sanborn map of downtown Fort Madison, with district boundary overlaid and enlarged section (Sanborn Map Company 1884)

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Santa Fe Railroad Expansion and Community Development, 1885-1900

With the arrival of the Atchison, Topeka, and Santa Fe Railroad in 1887, Fort Madison witnessed an unprecedented boom for the small community. While the population had healthy growth from 4,679 in 1880 to 5,079 in 1885, the rapid influx of people and business in the late 1880s resulted in a population of 7,901 by 1890. The growth of the community continued in the 1890s, with the population reportedly reaching 10,022 in 1895. Whether this number includes some transient workers is unknown, but the population was uncontested at 9,278 in 1900 – double the 1880 population. The impact on the built environment of Fort Madison, including the downtown, was significant. The new railroad connection, influx of railroad workers, growth of existing and new businesses, and new industries helped formulate the composition of Fort Madison for the next century. In the Fort Madison Downtown Commercial Historic District, 17 extant buildings were constructed from 1887 to 1890. An additional eleven extant buildings were erected between 1890 and 1900. While built slightly after the initial boom, many of these buildings represent the finest efforts of local businessmen and organizations to build new structures reflective of the success of Fort Madison.

When the Atchison, Topeka, and Santa Fe Railroad (Santa Fe Railroad) bought the Chicago and St. Louis Railroad in 1885, Fort Madison was well positioned to attract the railroad's attention for a potential Mississippi River crossing. The Fort Madison Water Company had been organized and awarded a franchise to supply water. In 1885, they built a 1,500,000 gallon reservoir at Black Hawk Heights, the high bluff at the east of town near the Iowa State Penitentiary. With the new supply, the fire department was reorganized as the Fort Madison Fire Department in October 1885. The Fort Madison Gas Company also began in 1885, building a gas works to the east of the penitentiary. Finally, Samuel and J.C. Atlee formed the Fort Madison Electric Light & Power Company as a subsidiary of the Atlee Lumber Company in 1887, generating electricity by burning mill waste (Roberts and Moorhead 1914: 128; Sloat 1987: 112; Roberts 1896: n.p.). In 1887, key industries in Fort Madison included the Morrison Manufacturing Company, Iowa Farming Tool Company, S. & J.C. Atlee Lumber Company, Fort Madison Chair Company, Hawkeye Soap Factory, Huiskamp Brothers Boot and Shoe Factory, Potowonok Roller Mills, and Fort Madison Paper Company (*Portrait and Biographical Album of Lee County 1887*: 630-31).

In addition to positioning itself to compete with other "modern" cities, the citizens of Fort Madison held another enticement for the Santa Fe Railroad. During the previous efforts to attract railroads, several citizens of Fort Madison had formed a group and obtained a franchise to build a bridge across the Mississippi River. When railroad officials met with the community leaders, they offered this bridge franchise as well as 60 acres on the west side of Fort Madison for switchyards, maintenance buildings, and storage sheds. This sealed the deal for the Santa Fe Railroad, and they began planning a route through Fort Madison that would be their main line from Kansas City to Chicago. Workers were brought to Fort Madison from their operations in the Southwest, and construction on the bridge began on March 16, 1887. Town leaders convinced the railroad company to build the bridge at the east end of town to be close to the business district, as well as convincing them to build the depot near the Chicago, Burlington, & Quincy depot at the foot of Chestnut Street (9th Street). The first train crossed the bridge on December 7, 1887, with the formal opening marked by a parade on June 7, 1888. The land for the railroad switchyards and support buildings was located about 15 blocks to the west near the river, in an area that had yet to see significant development. They built a roundhouse and extensive locomotive erection, train repair, and servicing shops by 1892, creating 1,000 new jobs through employment at the shops and on train crews. Though the Santa Fe Railroad had plans for the largest locomotive erecting and car building shops of west of the Mississippi at Fort Madison, hard

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times in the 1890s restricted their original projected building plans. However, Fort Madison would prove to be a key division point and repair center well into the 20th century. In 1895, 8,386 freight cars were repaired and 39 way cars were built in Fort Madison (Delaney 2003: 12; Hansman 1990: 44-46; Sloat 1987: 66-68; Sloat 1993: 89; Roberts 1896: n.p.; "Highlights in History of City and Community," *Evening Democrat Centennial Edition*, May 20, 1938, 48; *Fort Madison Illustrated* 1907: 23-25).

Community improvements continued as the Santa Fe worked to build their line. On June 2, 1887, the Fort Madison Street Railway Company, under J.B. Morrison as president, quickly worked to construct a streetcar line to connect the eastern and western sections of Fort Madison. As Fort Madison sprawled to nearly four miles west along the Mississippi River, it is likely that this improvement permitted the downtown to continue to function in its traditional role as the commercial and retail center of the community, though located at the far east end. The line began in the east end near the Iowa State Penitentiary, extended through the business district on 2nd Street (Avenue G), and jig-jagged its way west to Ivanhoe Park, about 39 blocks west of the east end. Ivanhoe Park developed as a community attraction, boasting lakes, a bandstand, bicycle paths, an amusement park, and a zoo by the turn of the century. A spur extended directly to the Santa Fe shops, connecting all aspects of the developing community. The line shifted from mule power to electric in 1895 (Roberts and Moorhead 1914: 129; Hansman 1990: 48; Delaney 2003: 30; Sloat 1987: 132; Roberts 1896: n.p.). Efforts were also made to improve the physical appearance of the downtown business district. Though the cobblestones were an improvement over the blue clay, brick was the material of choice for modern streets. In 1889, the city began paving streets with brick in the business district, beginning along 2nd Street (Avenue G) (Sloat 1987: 97).

The prosperity of the community was quickly reflected in business development as well. Fort Madison had prospered as a river port and trading center for the agricultural countryside with small factories and support businesses. While connected north-south with the C, B & Q., the new main line east-west connection of the Santa Fe brought increased manufactured goods into the town as well as spurring the development of local and larger scale industries. Traditional commercial and retail businesses also reflected growth. In 1888, the *Fort Madison Democrat* became the *Evening Democrat*, a daily newspaper. The First National Bank of Fort Madison was organized from the Bank of Fort Madison, under the direction of Charles Brewster and Joseph A. Smith. The Lee County Savings Bank was also organized in 1888, with Samuel Atlee as president. They quickly constructed a two-story Italianate building at 711-713 Pine Street (7th Street) (#56-03652, Map #1) (Sloat 1987: 80, 90; Roberts 1896: n.p.; "Fort Madison Savings Bank has Interesting Institutional History," *Evening Democrat Centennial Edition*, May 20, 1938, 33; "Lee County Savings Bank Renders Half Century of Service," *Evening Democrat Centennial Edition*, May 20, 1938, 25). The *Fort Madison Democrat* noted in January 1889 that the "the recent rapid growth of our city and the great amount of building done" has led to great success for the five-year-old real estate, loan, and insurance business of Davis, Dodd, & Company ("A Thriving Firm," *Fort Madison Democrat*, January 9, 1889, 12).

The built environment of the Fort Madison Downtown Commercial Historic District continues to reflect this boom of the late 1880s. Overall, 17 extant buildings were constructed in this period, including a number of three-story structures that stood out as taller than the typical two-story brick building previously constructed. These buildings were constructed on the previous well-developed commercial 600 and 700 blocks of 2nd Street (Avenue G), replacing earlier buildings. The new two-story buildings were concentrated further to the west in the 800 blocks of 2nd Street (Avenue G) and Front Street (Avenue H), near the depots at the end of Chestnut (9th) Street, and they were built on

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vacant lots or replaced earlier houses. Four extant buildings were erected in the 1880s in the 600 block of Avenue G, which retains the handful of earlier three-story buildings. Three of the new buildings reached the three-story height on the north side of the block. Likewise, three of the four extant buildings in the 700 block of 2nd Street (Avenue G) built in the late 1880s stand at three stories in height. Construction on this block concentrated on the south side, with the James Block standing as the largest building of this period (1889, 732-734-736-738-740 Avenue G, #56-00276, Map #68). This three-story brick commercial building replaced a handful of small buildings at the corner of 2nd Street (Avenue G) and Market Street (8th Street), with five three-bay sections along each of the streets. With this substantial commercial construction at the west end of the 700 block, commercial construction began to reach one block further west in this period, likely drawn by the proximity to the depot as well as the natural expansion of the business district. In the 1880s, three extant two-story brick buildings were erected in the 800 block of 2nd Street (Avenue G), two extant commercial buildings were built in the 800 block of Front Street (Avenue H), and one extant commercial building was completed on Chestnut Street (9th Street). While some commercial development began near the Santa Fe shops in the western portion of the city, the downtown retained its place as the primary business district.

This commercial development is reflected in the photographs of the period, as well as the 1888 perspective view of Fort Madison. This perspective, or bird's-eye, view shows the development of Fort Madison along the Mississippi River soon after the arrival of the Santa Fe Railroad (Figure 23). The topographical restraints on development to the north are apparent, and the town extends from the commercial district in the east end further to the west. Commercial development is concentrated in a six-block area along Front Street (Avenue H) and 2nd Street (Avenue G). The newer, taller three-story buildings are clearly visible in the 600 and 700 blocks. Pine Street (7th Street) also stands out as the main north-south street with commercial buildings. Photographs of the period also show the dominance of two and three story buildings in the Fort Madison Downtown Commercial Historic District in this period (Figure 24).

The lingering residual impact of the downtown construction boom is seen through the additional construction of seven extant buildings between 1893 and 1895. This construction continued the trend of extending the downtown further to the west, with four buildings located on the 800 block of 2nd Street (Avenue G) and two on the 200 block of Market (600 block of 8th Street). Construction reflects the commercial prosperity of the community, as well as further development of social and fraternal organizations. It also reflects a growing trend towards use of upper stories for purposes other than residential. The Lee County Savings Bank, with a relatively new building on Pine (7th) Street, erected a new building in 1893 at the corner of 2nd Street (Avenue G) and Market (8th) Street, diagonally opposite the three-story James Block. This three-story Richardsonian Romanesque sandstone building, designed by Claire Allen of Jackson, Michigan, is the only extant building completely clad in stone in the Fort Madison Downtown Commercial Historic District (801-803 Avenue G, #56-00277, Map #71). While the bank occupied the first story, the second story had office space, and the third story served as a hall for fraternal organizations, including the Knights of Columbus. The post office was located in the rear portion of the building for 20 years (Sloat 1987: 90; Hansman 1990: 52; Roberts 1896: n.p.). Two other extant commercial buildings were constructed in this period in the 800 block of Avenue G. The buildings at 807 Avenue G and 809 Avenue G were occupied by retail businesses on the first story and professional offices on the second story (c.1895, 807 Avenue G, #56-03533, Map #73; 809 Avenue G, #56-03532, Map #74), while the building at 817 Avenue G appear to have retail on the first story with residential on the second story (c.1895, #56-03528, Map #78).

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Figure 23. Section of the 1888 Perspective View of Fort Madison (American Publishing Company 1888).

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Figure 24. 1889 photograph in the 700 block of Avenue G, looking to the 600 block (Sloat 1987: 88).

This prosperity and maturation of Fort Madison is also reflected in the buildings constructed in the Fort Madison Downtown Commercial Historic District in this period that reflect more specialized uses and social aspects of development. Though later demolished, the Ebinger Grand Opera House opened in November 1893 in the 700 block of Avenue H with seating for 1,000 (Roberts 1896: n.p.). The Marquette Building was built in 1895 immediately to the north of the Lee County Savings Bank building, also reflecting the Richardsonian Romanesque style with large stone arches on the first story (607 8th Street, #56-00128, Map #70). Dr. John C. Downs built and named the building in honor of early missionary Father Jacques Marquette. While offices were located on the lower levels, the third story was occupied by a large auditorium with a stage and balcony, which opened on November 9, 1895. It became a popular venue for theatrical entertainment, concerts, dances, and meetings. The Johnson Business College held classes on the second story for several years after the initial construction (Hansman 1990: 53; Roberts 1896: n.p.; Sloat 1987: 97). The International Order of Odd Fellows built a new lodge across Market Street (8th Street) from the Marquette Building, which was a modern facility with banquet rooms, dancing halls, parlors, and ante-rooms (c.1894, 610 8th Street, #56-03535, Map #69) (Roberts 1896: n.p.). Though a library had

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been previously organized in Fort Madison, Henry Cattermole died in 1891, and his wife Elizabeth began plans to build a facility in his memory. The library was designed by J. C. Sunderland of Hannibal, Missouri, and it was constructed in 1892-1894 on Pine Street (714 7th Street, #56-00126, Map #35) (*Fort Madison Illustrated* 1907: 48; Hansman 1990: 53-54).

The 1895-96 Fort Madison Classified Business Directory demonstrates the continuance of the downtown business district as the primary retail and commercial area of the city, as well as the trend of businesses shifting from Front Street (Avenue H) to 2nd Street (Avenue G). Over 600 business listings were included in the 1895-96 directory. Approximately one-quarter were occupations typically based in homes or small neighborhood locations, such as dressmakers, midwives, florists, artists, music teachers, carpenters, contractors, painters, and teamsters. Of the remaining business listings, about 70% were located in the area of the Fort Madison Downtown Commercial Historic District. Approximately 10% of the remaining listings were industrial or manufacturing listings, located primarily to the west of the downtown. An additional 5% represent businesses near the Santa Fe shops, and an additional 10% represent businesses in the growing area between the downtown and the Santa Fe shops, particularly along the 1100-1500 blocks of Front (Avenue H), Division (Avenue J), 4th (Avenue E), and 5th streets (Avenue D). "Staple" businesses continued to be located in the downtown as well as these new commercial nodes, such as dry goods, grocers, hardware, meat markets, notions, barbers, blacksmiths, crockery and china, and wines and liquors. Within the 70% of listings located in the central business district, about 40% were found along 2nd Street (Avenue G) while only 20% were located along Front Street (Avenue H). The remaining 10% were divided between the side streets of Cedar (6th), Pine (7th), Market (8th), and Chestnut (9th).

The 1895-96 directory listings also reflect the trend towards professional and specialized businesses. Traditional businesses continued to be concentrated in the downtown, including listings for bakers and confectioners, banks, billiard halls, books and stationary, boots and shoes, cigars and tobacco, clothing, druggists, flour and feed, furniture, gents furnishing goods, hats and caps, merchant tailors, tailors, milliners and millinery, newspapers and publications, printers, novelties, produce, tinware, undertakers, and veterinary surgeons. The professional occupations of abstracters of titles, dentists, justice of peace, lawyers, notaries, physicians, and surveyors were primarily located in upper story offices in downtown buildings. Several offices were found in the Lee County Bank Building and James Block at the corner of 2nd Street (Avenue G) and Market (8th) Street. By the 1890s, businesses in Fort Madison became more specialized, with new listing categories appearing in the city directories. Whereas previously the dry goods, clothing, and grocery stores provided a variety of goods, specialty stores began to appear. Listings are found in the 1895 city directory for artist supplies, bath tubs, builders hardware, burial robes, butter & eggs, carpets & oil clothes, cloaks, clocks, cutlery, cut flowers, diamonds, dyers and scourers, engravers, fish dealers, fruits, furs, gas stoves, house furnishing goods, junk dealers, miners' supplies, musical instruments, pianos and organs, oils and needles, optical goods, oysters, painters' supplies, photographers, real estate agents, toys, umbrella repairers, upholsters, wall paper, wooden and willow ware, and watches, clocks, and jewelry.

As businesses prospered and business development matured, residents of Fort Madison concentrated efforts on the appearance and services of their community, including within the Fort Madison Downtown Commercial Historic District. By 1896, Fort Madison had two reservoirs on the bluff to the east of the city, and water was pumped to homes and businesses through 13 miles of water mains. With 133 hydrants in the city, the city boasted excellent fire protection. The first sewers were completed in 1895, running along north-south streets and emptying into the

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Mississippi River. Five artesian wells also provided water for select buildings, fountains, and lakes. In 1896, Fort Madison had 14 blocks of brick paving on the principal business thoroughfares. The town was lit with arc lights as well as 120 gas globes on posts at corners and mid-blocks. The Iowa Union Telephone and Telegraph Company provided connections to other cities, and the Chicago newspaper arrived on the morning trains. On the Mississippi River, steamers docked in Fort Madison that provided tours of the Mississippi River from St. Louis to St. Paul, and smaller excursion boats made trips to Keokuk and Burlington. The three prominent parks received some improvements in the 1890s, including a fountain and bandstand in Old Settlers Park at the east end of town, an artistic lake, island, fence, fountain, and bandstand in Central Park near the west of the downtown area, and further development of Ivanhoe Park at the far west end of town as a resort and entertainment destination for city residents (Roberts 1896: n.p.; Sloat 1987: 80).

At the end of the 19th century, Fort Madison stood as a well-developed community. The Fort Madison Downtown Commercial Historic District was located in the eastern one-third of the city, with commercial and retail activity continuing to be centered on this area (Figure 25). Throughout the district, the majority of the lots were filled along Front Street (Avenue H) and in the 600 and 700 blocks of 2nd Street (Avenue G), with commercial development spilling into the 800 block (Figure 26). Photographs from the 1890s show the downtown dominated by brick buildings. While the majority continued to stand at two stories in height, blocks such as the north side of the 600 block of 2nd Street (Avenue G) began to be defined by three-story buildings as well (Figure 27). The 1900 Sanborn Fire Insurance map shows this concentrated development from Cedar (6th) Street to Market (8th) Street with the mix of two-story and newer three-story buildings (Figure 28). Certain buildings were "called out" to indicate their status, including the Anthes House (demolished, 901-909 Avenue H), Hotel Florence (demolished, 837 Avenue H), John G.H. Stellern Lager Beer Brewery (c.1866, 825-827 Avenue H, #56-03666, Map #15), Werner & Gockel Block (1888, 821 Avenue G, #56-03526, Map #80), Marquette Building (1895, 607 8th Street, #56-00128, Map #70), Lee County Savings Bank (1893, 801-803 Avenue G, #56-00277, Map #71), Cutler's Corner (1884-85, 737-739 Avenue G, #56-03536, Map #54), Timpe's Block (1888, 731 Avenue G, #56-03538, Map #52), Cutler's Block (demolished by 1942 fire, 727-729 Avenue G), James Block (1889, 732-740 Avenue G, #56-00276, Map #68), Edw. Ebinger's Opera House (demolished, 733-735 Avenue H), Cattermole Memorial Library (1893-94, 614 7th Street, #56-00126, Map #35), Metropolitan House (601-609 Avenue G, #56-03564, Map #20), Democrat Printing (c.1875, 602 Avenue G, #56-03572, Map #28), and Hotel Pease (demolished, 621-29 Avenue H). With the boom of the late 1880s and residual effect in the 1890s waning, Fort Madison was ready to settle into a period of success and stability.

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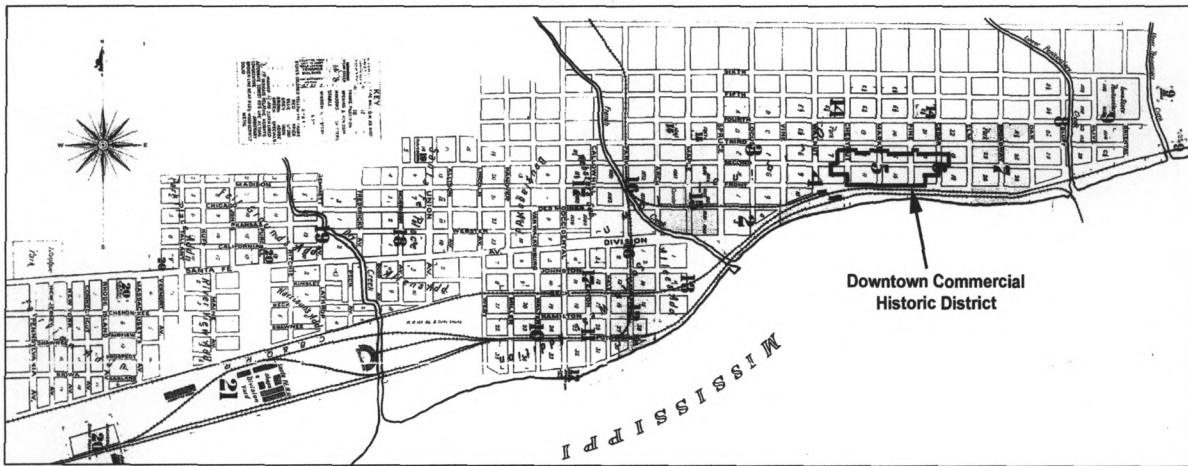


Figure 25. Index map of platted area for 1894 Sanborn map of Fort Madison (Sanborn Map Company 1894).

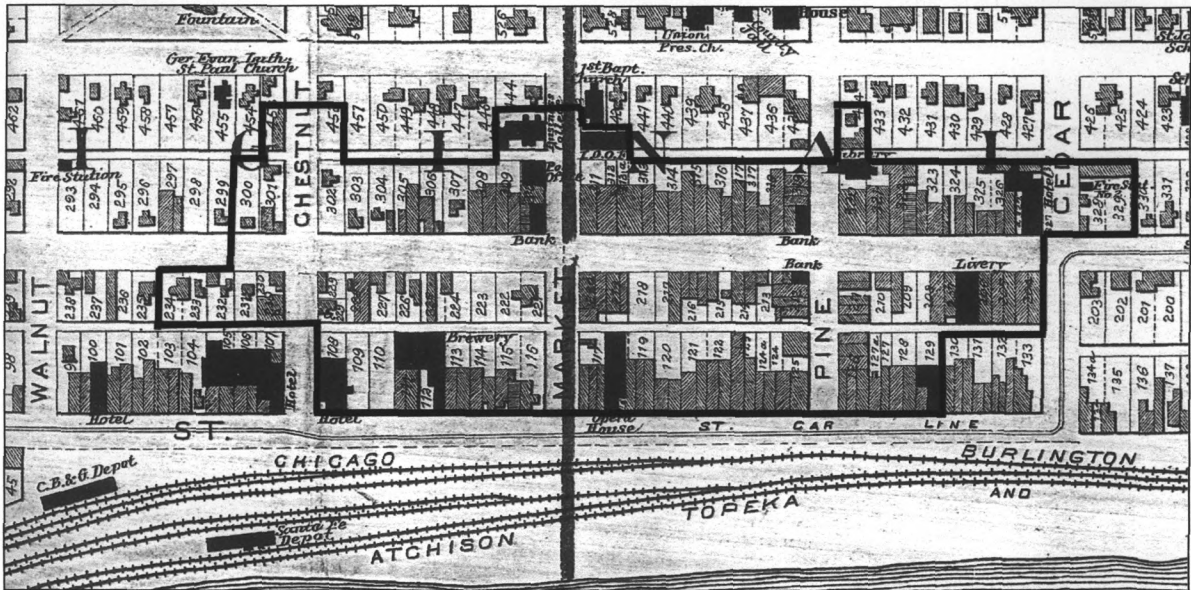


Figure 26. Section of the 1897 map of Fort Madison, with district boundary (Map of the City of Fort Madison 1897).

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STREET SCENE—FORT MADISON.

**Figure 27. 1899 photograph of the 600 block of Avenue G, looking west
(Art Work of the Valley of the Mississippi from LaCrosse, Wisconsin to Keokuk, Iowa 1899: n.p.).**

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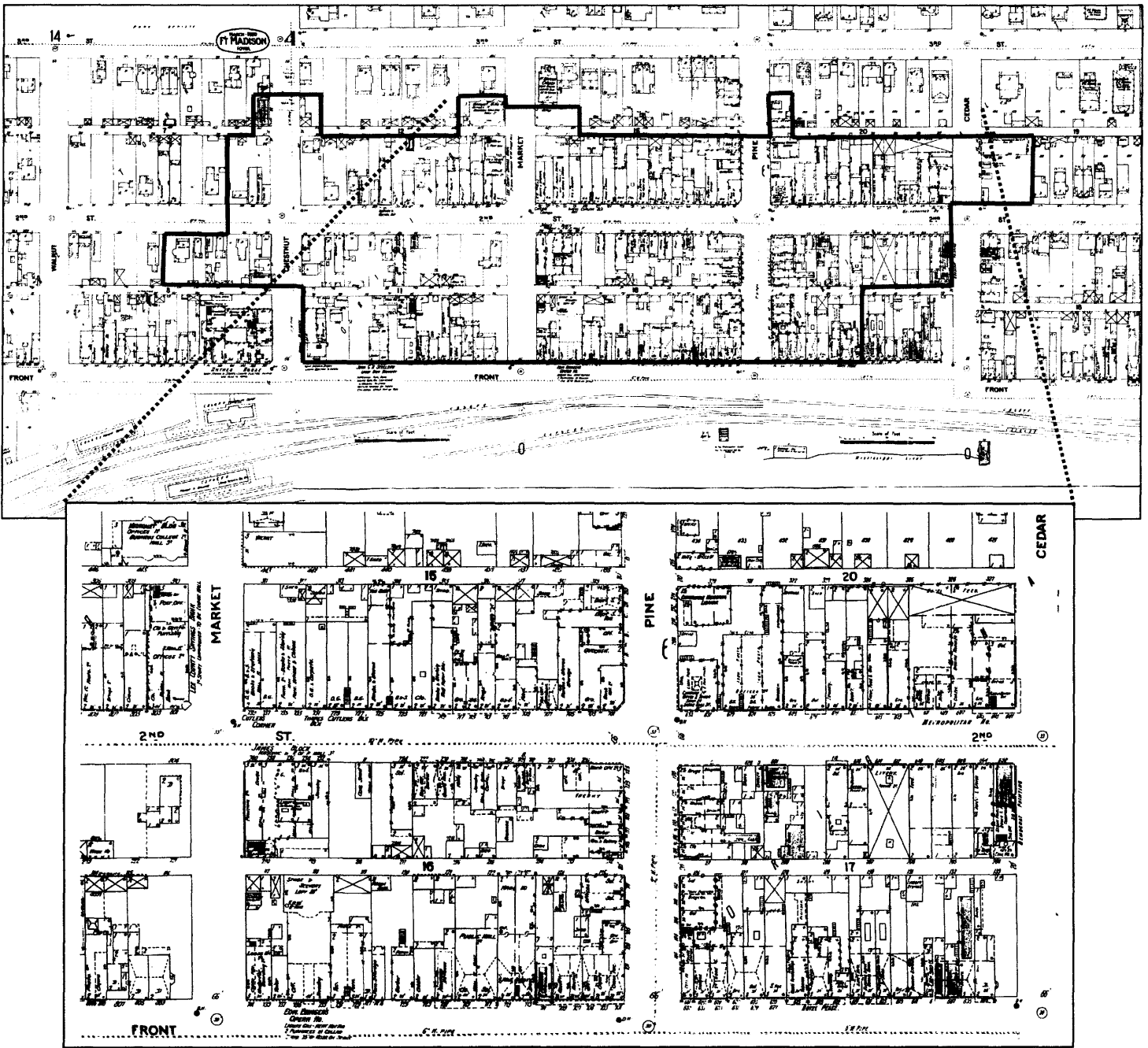


Figure 28. 1900 Sanborn map of downtown Fort Madison, with district boundary overlaid and enlarged section (Sanborn Map Company 1900).

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Maturation of a Community, 1900-1930

The first decades of the 20th century were a time of stabilization for Fort Madison, intermittent with slow and increased periods of growth and prosperity. The boom period had leveled off by the turn of the century, though industrial growth did occur. The Panic of 1907 hit the community as they strove to attract additional business and industry. With the completion of the nearby hydro-electric dam in 1912, Fort Madison found itself better positioned to attract new business as well as cultivate local businesses. The influx of Santa Fe workers throughout the 1910s also impacted the development and composition of the town. Growth resumed in Fort Madison, with the population climbing to 12,066 in 1920. After the end of World War I, conditions were favorable for increased business development in Fort Madison. New types of businesses grew in this period, reflecting changing economic conditions as well as business models. Construction in the Fort Madison Downtown Commercial Historic District was generally steady in the two decades from 1905 to 1926, with no extant buildings noted in the first few years of the 1900s or the late years of the 1920s in downtown Fort Madison. In this period, seven buildings were completed from 1905 to 1910, ten from 1910 to 1920, and five from 1920 to 1926. As Fort Madison looked to the future, streets throughout town were renamed to provide consistency from the original plat to the additions to the west. With steady prosperity, the population of Fort Madison grew to 13,779 in 1930, and Fort Madison retained its position as the 17th largest city in Iowa.

At the turn of the century, Fort Madison witnessed increased industrial development that would help sustain it through the following decade. Many of the industries were related to the agricultural base of Iowa and Illinois. The Morrison Manufacturing Company, Iowa Farming Tool Company, Atlee Lumber Company, and Fort Madison Chair Company remained large local employers, as well as the Santa Fe Railroad. In 1900, D.A. Morrison and Samuel Atlee teamed together to start the Fort Madison Canning Company. Around the same time, the Hawkeye Lumber Company started in Fort Madison. Though button manufacturers were prolific further north on the Mississippi River, Fort Madison only had one related company that also began in this period, the Fort Madison Button Company. It produced button blanks, which were then sent to Burlington to be finished. The company was notable as the first industry in the city to employ women for positions other than clerical jobs. Other businesses took advantage of the railroad connections, such as Ernest Corsepilus who started a wholesale ice business on the river shipping to the south. The Acme Overgaiter and Manufacturing Company began around 1904 as the only plant of its kind west of Chicago. Interestingly, two milling companies that produced flour and feed started in town around the same time, with one succeeding an earlier mill. Market conditions did impact some local industry. The Iowa Farming Tool company became part of American Fork & Hoe Company in 1902. With the financial panic of 1907 and increased competition from large farm machinery companies like John Deere, the local Morrison Manufacturing Company was sold to Chicago investors, who operated it briefly before closing the business (*Fort Madison Illustrated* 1907: 32-42; Sloat 1987: 54, 110, 118; "American Fork and Hoe Plant Local Industry," *Evening Democrat Centennial Edition*, May 20, 1938, 26).

Business and organizational development also occurred within the Fort Madison Downtown Commercial Historic District in this period. The development was enhanced with the conversion of downtown lights to electric in 1904. The longtime clothing and tailor business of Bernard B. Hesse became B.B. Hesse & Sons in 1901 when his three sons became official partners (631-633-635 Avenue G, #56-00273, Map #27). In 1905, Bernard, Jr. became manager. The Fort Madison Savings Bank constructed a new building on the southeast corner of 2nd (Avenue G) and Pine (7th Street), expanding to the south in 1915 (636 Avenue G, #56-03579, Map #34). While these examples

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reflected further growth of typical businesses, some unique businesses also developed, such as the Stempel Dental Specialty Company at 723 Front Street (Avenue H) (#56-03655, Map #5). They produced a toothache remedy advertised as used around the world and Stempel's Suction Cup Dental Plasters, among other products. On February 3, 1904, the Commercial Club of Fort Madison formed "for the promotion of the commercial and general welfare and prosperity of the city" as the successor to the inactive Business Men's Association. They met on the second story of Burster & Richer's Building at 708-710 Avenue G, in the section facing Pine (7th Street) (#56-03815, Map #58). By 1906, several orders and societies met on upper stories of downtown buildings, including four groups of Masons (Lee County Bank Building, #56-00277, Map #71), four groups of the I.O.O.F. (Front and Market, demolished), B.P.O. of Elks (Front Street, #56-00279, Map #4), Knights of Columbus (Marquette Building, #56-00128, Map #70), two groups of Workmen (610 8th Street, #56-03535, Map #69), Eagles (Workmen's Hall), Modern Woodmen (Workmen's Hall, and Hesse Building, #56-00273, Map #27), the Grand United Order of Odd Fellows (colored, 615 Front Street, demolished). The Fort Madison Trades and Labor Assembly, composed of twelve trade unions, met on the third floor of James Block (#56-00276, Map #68) (*Evening Democrat Centennial Edition*, May 20, 1938, 8, 12; *Fort Madison Illustrated* 1907: 38, 48, 60-62; Roberts and Moorhead 1914: 128).

The area along 2nd Street (Avenue G) and Front Street (Avenue H) remained the heart of the commercial and retail enterprise in Fort Madison in the early 20th century. The 1905-06 business listings include over 500 listings, with approximately two-thirds found within the Fort Madison Downtown Commercial Historic District. Of the businesses in this area, about two-thirds were located along 2nd Street (Avenue G) from Cedar (6th Street) to Chestnut (9th Street), including about 15% that were professional offices on the upper stories of downtown buildings and blocks, such as the Lee County Savings Bank (#56-00277, Map #71), Fort Madison Savings Bank (#56-03579, Map #34), James Block (#56-00276, Map #68), and Marquette Building (#56-00128, Map #70). Pine Street (7th Street) continued to dominate as the main cross street, with an additional 13% of the businesses, and Cedar (6th Street), Market (8th Street), and Chestnut (9th Street) had a handful of listings. The remaining 20% were businesses located along Front Street (Avenue H), marking the continued shift away from the river for the commercial main corridor. Of the third of the business listings outside of the Fort Madison Downtown Commercial Historic District, industrial listings made up around 5% while home based businesses composed around 8%. The remaining listings are split evenly between businesses near the Santa Fe shops, businesses in the west 4th Street (Avenue E) corridor, and other business locations throughout Fort Madison.

The downtown businesses listed in the 1905-06 directory began to reflect the evolution of business types witnessed in the first decades of the 20th century. Traditional 19th century listings for blacksmiths, coopers, and tanners and specialties such as cutlery, glass, notions, novelties, and oysters disappeared or were incorporated into stores with wider variety. Three local department stores are listed, including C.W. Jordy at 817 2nd Street (Avenue G) (Kaston Building, #56-03528, Map #78) and William Brothers at 736-38 2nd Street (Avenue G) (James Block, #56-00276, Map #68). Joseph Ehart & Son is listed with two locations, one at 705-707-709 2nd Street (Avenue G) (Ehart Building, #56-03550, Map #42; Ehart Block, #56-03549, Map #43) and one at 209-211-213 Pine (613-615-617 7th Street) (#56-03553, Map #39). Automobiles were sold in Fort Madison by A.W. Sallander at 825 2nd Street (Avenue G) (later building on site), though this is the only automobile-related listing in this directory. Entertainment has evolved, with five listings under "Pool, billiard, and bowling halls." Medical specialties also developed by this directory, with one oculist and aurist, three opticians, and one osteopathic physician located within the Fort Madison Downtown Commercial Historic District.

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To promote and highlight Fort Madison, *Fort Madison Illustrated* was published by the *Democrat* around 1906 or 1907, including photographs from throughout the community. The publication noted:

The retail business of the city is pretty well centralized within a radius of eight square blocks. On Front and Second streets, and those intersecting, are to be found business establishments and buildings of which Fort Madison may be justly proud. Stone, brick and iron are the chief materials used in construction. There are several "blocks" which are notably imposing and, we are glad to note, there is a growing tendency toward the beautifying of buildings less pretentious. As a whole our business streets compare well with those of our neighboring cities. (*Fort Madison Illustrated* 1907: 4)

Additionally, the community was proud of its appearance from the river: "Front Street in Fort Madison is one of the principal streets of the city. Many of the buildings are old, but all are kept in good repair and well painted. From a boat on the river no other city on the upper river presents so good an appearance as Fort Madison" (*Fort Madison Illustrated* 1907: 15). The author reported that there were no vacant stores or residences in town, with a demand for more new buildings, businesses, and residences (*Fort Madison Illustrated* 1907: 23).

Though no extant buildings in the downtown date to the first few years after 1900, six extant buildings were constructed around 1905 or 1906 in downtown Fort Madison. All were located on 2nd Street (Avenue G), with one in the 600 block, two at the west end of the 700 block, one in the middle of the 800 block, one at the northeast corner with Chestnut (9th Street) in the 800 block, and one at the southwest corner with Chestnut (9th Street) in the 900 block. Generally, this construction continues to demonstrate the trend of westward construction in the Fort Madison Downtown Commercial Historic District, with the first major construction occurring at the intersection of 2nd Street (Avenue G) and Chestnut (9th Street). Three were typical two-story brick buildings with simple architectural elements typical of early 20th century commercial buildings, built for a dry goods store, music store, and jewelry store. One built for a cigar store reached three stories in height, reflecting turn of the century architecture. The two-storefront Brewster Block was built, quickly attracting a hardware store as a tenant. Finally, the Atlee family erected the more formal, Neoclassical commercial block at the northeast corner of 2nd Street (Avenue G) and Chestnut (9th Street), with two pharmacies quickly moving into their spaces.

While the full impact of the Panic of 1907 on Fort Madison is unknown, it does appear to have slowed business growth in Fort Madison for a few years. With the decline in production at the Atlee Lumber Company with depletion of northern timber fields, and the sale and subsequent closure of the Morrison Manufacturing Company, Fort Madison felt a decline in work force as the economy took a downturn. Construction slowed, though a few key buildings were constructed in the downtown in this period. In 1907, the Empire Theater (demolished) opened next to the Hesse Building and showed silent movies with a trio of musicians. In 1909, the Fern Café opened in a new building at 832 Avenue G (#56-03599, Map #92). Reportedly, chorus girls from the comedies at Ebinger Opera House would eat here before catching the next train to Kansas City, attracting young men to the restaurant. With a fire in 1909 at the original Santa Fe depot near the foot of Chestnut (9th Street), a new Mission style passenger depot was constructed as an "advertisement" of the architecture of the Southwest serviced by the railroad (Sloat 1987: 81, 109, 125; Hansman 1990: 65-66). The community found reason to celebrate in 1908 with the centennial of the opening of the original fort. A series of events spanned from September 26 to October 1, including festivities photographed in the downtown (Figure 29) ("'08 Centennial of Old Fort was Big Event," *Evening Democrat Centennial Edition*, May 20, 1938, 54; *Fort Madison Centennial Celebration* program, State Historical Society of

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Iowa files, Iowa City). As part of the celebration, a monument in the form of a chimney to commemorate the fort's chimney, which stood into the 1840s and acted as a landmark for river travelers, was erected by the Daughters of American Revolution near the original site of the fort and dedicated on October 28, 1908 (Roberts and Moorhead 1914: 121). Though citizens would protest and mount a campaign to tally new results, the United States Census Bureau showed a slight decrease in population from 9,278 in 1900 to 8,900 in 1910. A canvas was begun by the Commercial Club, but they ceased efforts when the bureau announced that the official results would not be changed (Roberts and Moorhead 1914: 133).



Figure 29. Photograph from the 1908 parade, showing Avenue G from the 700 block near 8th Street looking east to the 600 block (Parade collection, State Historical Society of Iowa, Iowa City).

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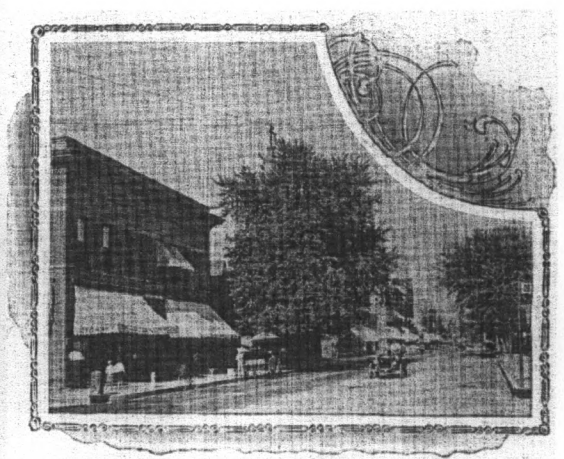
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Whether the Commercial Club or United States Census Bureau was correct, the economy and prospects for Fort Madison quickly picked up in the early 1910s with the construction of a hydro-electric dam in Keokuk. The Mississippi River Power Company built this large dam on the river near Keokuk, about 20 miles downstream from Fort Madison. At completion, it was the largest hydro-electric dam in the world. The result was a reduction in electricity costs in Fort Madison by half and increased attractiveness of Fort Madison to electricity-intensive industry. The old Fort Madison Electric Light & Power Company closed, and the Fort Madison Electric Company opened in its place in April 1913. With power available from the Keokuk dam, the street lights were then lit throughout the night. In view of the potential, the Fort Madison First Association was organized in 1911 to secure the location of new manufacturing interests to Fort Madison (Hansman 1990: 5, 62; Roberts and Moorhead 1914: 128-31). A new publication to further promote Fort Madison appeared in 1911 from the Commercial Club, entitled *Fort Madison, Iowa 1911: Illustrating the City's Manufacturing, Residential, Religious and Educational Advantages*. According to the publication, Fort Madison "has natural advantages as a manufacturing and shipping center unequalled in the Middle West" with naturally flat and drained land, the main line of the Santa Fe Railroad and three lines of the Burlington Railway System, freight and passenger steamboat service, and the pending completion of the largest electrical power plant in the world with the dam at Keokuk, which would create an upper pool with Fort Madison as main manufacturing center (*Fort Madison, Iowa 1911: 1-2*). Photographs were included to highlight key neighborhoods and streets in Fort Madison, including the main streets of the business district (Figure 30).



Pine Street, looking toward the Mississippi River



Second Street, looking East from Chestnut

Figure 30. Selected views from the 1911 publication (*Fort Madison, Iowa 1911: 13*).

The Fort Madison Downtown Commercial Historic District witnessed a second "burst" of 20th century construction in 1912-1914, with the construction of the dam at Keokuk. Five extant buildings in the downtown date to these years, all two-story brick buildings. Most were built to accommodate multiple storefront tenants, or a larger business on the

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first story. Two replaced buildings in the 700 block of 2nd Street (Avenue G), including the smallest building, which was utilized for a millinery. The Seimer Furniture Company built their new block at 814-816, and they occupied the entire double storefront. The Atlee family continued their downtown construction, with the construction of a new block at 804-806. Luegering Furniture moved into this large space, providing nearby competition for Seimer. Continuing the expansion of the commercial district to the west, a new two-story brick building was built at 214-216 Chestnut (610-612 9th Street), and Prichett and Cushman, providing heating and plumbing services, moved into this space. Though no longer intact, the new Beaux Arts post office opened on June 1, 1914, at the northwest corner of 2nd Street (Avenue G) and Chestnut (9th Street).

The 1913 Sanborn map (Figure 31) shows the further development of the Fort Madison Downtown Commercial Historic District to the west along 2nd Street (Avenue G). No remaining vacant lots were found in the 600 and 700 blocks of 2nd Street (Avenue G). Mixed development was present in the 800 block, with the newer two and three story commercial buildings marking the expansion of the core business area to this block. Earlier one-story commercial buildings and dwellings continued to be scattered among the modern commercial buildings. While some commercial use spread to the 900 block of 2nd Street (Avenue G), the majority of this block remained residential. In contrast, with the proximity to the depots, the 900 block of Front Street (Avenue H) has more solid development than the 800 block of Front Street (Avenue H). These downtown blocks had brick paving by this period, and the 1914 county history describes Fort Madison as having over three miles of brick streets and over nine miles of macadamized streets (Roberts and Moorhead 1914: 132). The 1913 map continues to show the Mississippi River opposite the buildings on Front Street (Avenue H), with the small strip of land built for the railroad tracks. Riverview Park began to be developed in this period, listed among the five public parks in the 1914 county history (Roberts and Moorhead 1914: 132). The 1916 map of Fort Madison (Figure 32) shows Riverview Park developed as a rectangular peninsula on the south side of the railroad tracks opposite the 600 and 700 blocks of Front Street (Avenue H). As the park continued to be developed in subsequent decades, the historic buildings along Front Street (Avenue H) would get progressively further from the river.

New industry did develop as well in the years following the completion of the Keokuk dam. In 1914, the Acme Manufacturing Company, making chandeliers and novelties in brasswork, opened in the old plant of Fort Madison Iron Works. The Fort Madison Shoe Company also opened in a factory in the west end of town. Near the river, the Artesian Ice Company opened and manufactured ice for custom sale. Investors worked to develop Factoria Addition at the far west end of town, luring industrial and residential development. Their first big success came with the construction of four buildings for the Perfection Tire and Rubber Company. Though the company would close in 1922, the location helped attract further industry to this section of town (Prescott 1940: 5; "Artesian Specializes in Ice Refrigeration," *Evening Democrat Centennial Edition*, May 20, 1938, 18; Hansman 1990: 62; Sloat 1993: 106). Within the central business district, a unique industry also began in this period that would grow to be one of Fort Madison's largest employers. Walter A. Sheaffer opened Sheaffer Jewelry and Music Company in the former location of the M.L. Bowen Jewelry Store in April 1906 (building standing with new façade). They sold eye dropper pens, and the pens attracted the inventive eye of Sheaffer. He began to experiment with using a deflatable rubber sac in the pen, receiving a patent on August 25, 1908. With a few years, he started to manufacture pens in the

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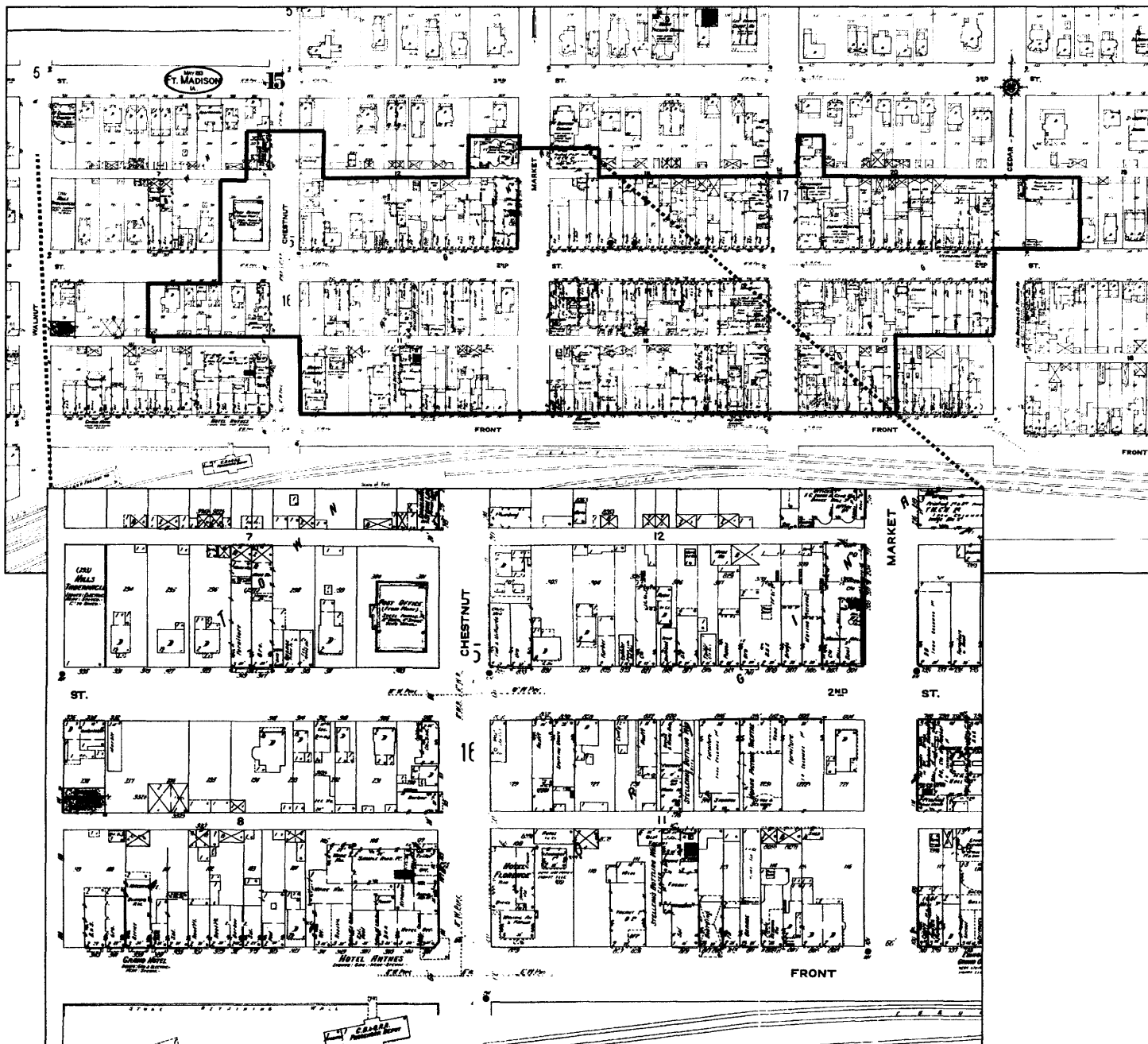


Figure 31. 1913 Sanborn map of downtown Fort Madison, with district boundary overlaid and enlarged section (Sanborn Map Company 1913).

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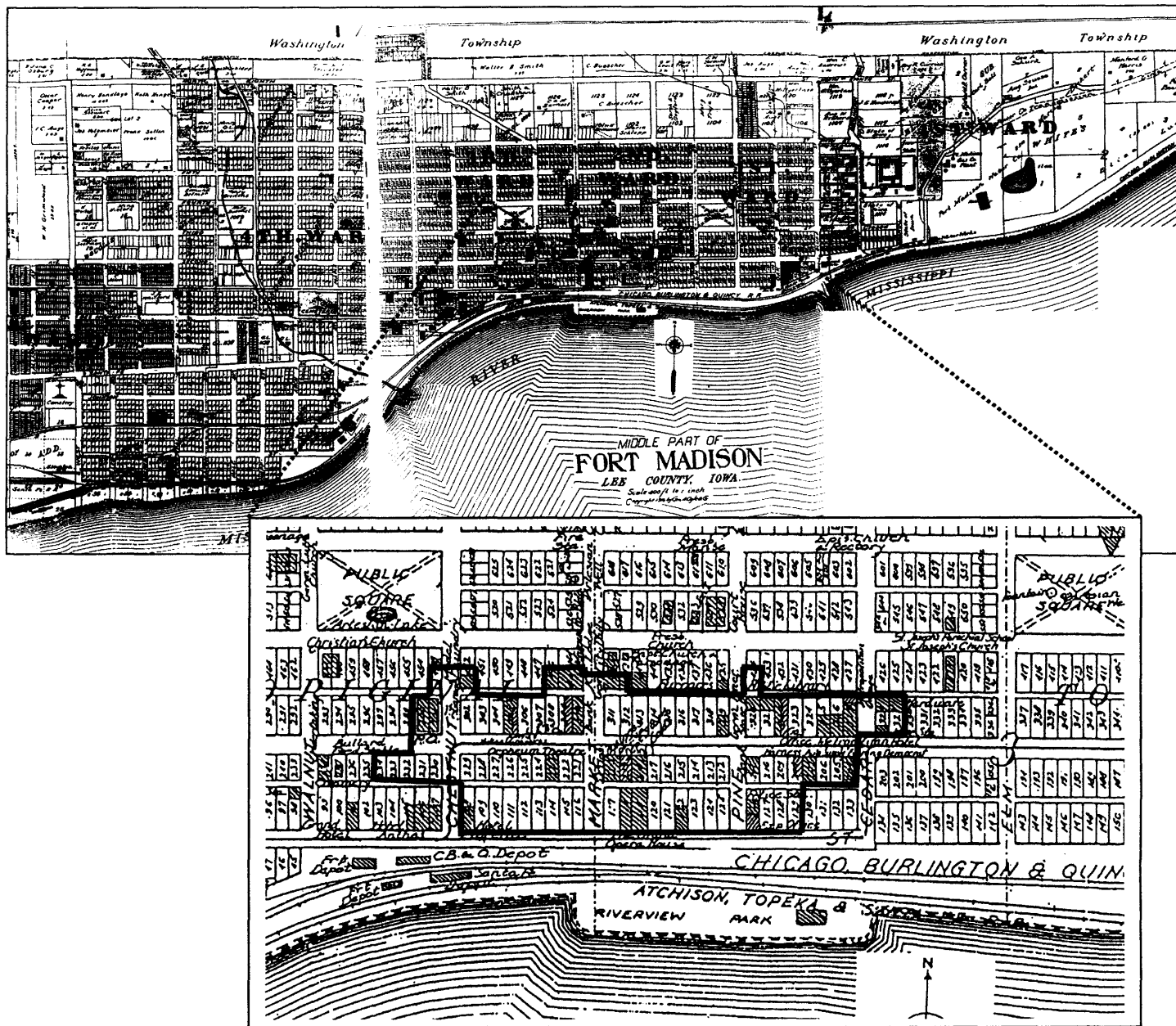


Figure 32. 1916 Map of Fort Madison in *Standard Atlas Of Lee County, Iowa* (Ogle 1916: 15-16).

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rear of the store. With seven people employed in the first year and demand increasing, the W.A. Sheaffer Pen Company was incorporated in January 1913 with \$35,000. As business continued to grow, Sheaffer purchased the old Morrison Manufacturing Company building to the east of downtown and moved his operations. In 1917, the company employed 100 workers in the factory and produced 100,000 pens (*Progress Edition, Evening Democrat*, August 25, 1952, Sections I & II; Sloat 1987: 143).

The Santa Fe Railroad also continued to expand, employing a significant number of people in their shops in Fort Madison. In 1913, they constructed large additions to the roundhouse to service the larger locomotives. With a prolonged revolution in Mexico in the 1910s, many men looked north to the United States, and the Santa Fe and Pacific railroads looked to recruit new workers. The Santa Fe Railroad attracted Mexican laborers to work in the shops in Fort Madison, as well as to lay a second track along the main line. Initially, the workers lived in make-shift shacks. As the jobs turned more permanent with labor shortages due to World War I and as men sent for their families, a more permanent Hispanic community developed in Fort Madison, numbering nearly 3,000 by 1920 ("Highlights in History of City and Community," *Evening Democrat Centennial Edition*, May 20, 1938, 48; Hansman 1990: 6, 63-69; Sloat 1987: 146; Sloat 1993: 89-90). World War I also brought increased rail traffic, and Santa Fe expanded further in Fort Madison. With the potential threat for sabotage for the Mississippi River bridge, Company K of Iowa National Guard began to guard the bridge on March 29, 1917. Throughout the war years of 1917 and 1918, parades were held in downtown for rally days (Sloat 1987: 81, 147; Hansman 1990: 66).

In the 1910s, attention also turned to new construction and remodeling of existing buildings. The German-American Bank launched a full scale remodel and partial rebuilding in 1915, with the new façade reflecting Neoclassical architecture (701 Avenue G, #56-00274, Map #40). Their name in the frieze was quickly changed in 1917 from German American State Bank to "MCMXV American State Bank" in the face of anti-German sentiment brought by World War I (Sloat 1987: 42). The Iowa State Bank soon constructed new bank building as well, on the site of an earlier grocery store, completed in 1919 (719 Avenue G, #56-03544, Map #47). The simple and sleek details of these buildings provided inspiration for the physicians who constructed a new building clad in glazed ceramic tile at 819 Avenue G around 1916 (#56-03527, Map #79). New entertainment options required new buildings in Fort Madison, and the Strand Theatre opened at 831 Avenue G (new façade in 1951). Interestingly, this also sparked a new business with the arrival of Louis Larson and his popcorn wagon in 1920, who sold it to "Rollie" Amborn in 1924. Located at 826 Avenue G, the steam-operated popcorn popper provided snacks for patrons on their way to the theater (Sloat 1987: 109).

Construction in downtown Fort Madison also reflected changing commercial trends of the period. The Atlee family built a second section at 800-802 Avenue G (#56-03590, Map #85) to their commercial block at 804-806 Avenue G around 1919. The building was then rented to the J.C. Penney Company, who opened one of their first two stores in Iowa in Fort Madison. James Cash Penney began his first "Golden Rule" store in 1902 in Wyoming, and the 36 associated stores incorporated as the J.C. Penney Company in 1913. After opening 86 stores in the West, they moved into the Midwest in 1916. Fifty stores opened in 1917, bringing their numbers up to 175 stores in 22 states. "Golden Rule" is listed under Dry Goods stores in 1917 at 711 2nd Street (Avenue G), before opening in the Atlee Block as the J.C. Penney Company. By 1920, the company had 320 stores in 26 states (J.C. Penney website: www.jcpenney.net, accessed on December 8, 2006; "J.C. Penney Company" ad, *Evening Democrat Centennial Edition*, May 20, 1938, 43; "Penney Firm Participates in Centennial," *Evening Democrat Centennial Edition*, May 20,

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1938, 35; Sloat 1987: 119). Likewise, the Woolworth Company opened a store in Fort Madison at 731 Avenue G (#56-03538, Map #52), as one of their large chain of stores. Frank Woolworth launched his first store in 1879, and the national company was incorporated as the F. W. Woolworth Company with over 1,000 five-and-ten cent stores in 1911. Though these national chains appeared in Fort Madison, the businesses remained primarily local. These stores began to compete against the local Williams Department Store (736-738 Avenue G, James Block, #56-00276, Map #68), Pollmiller's Department Store (1806 Avenue G), and Santa Fe Department Store (2602-04 Santa Fe Avenue), as well as dry goods stores located in the downtown such as Timpe & Schroeder (737-739 Avenue G, #56-03536, Map #54), John Zerr & Company (727-729 Avenue G, fire in 1942), J.A. Tower & Company (728-730 Avenue G, #56-03588, Map #67), and C.F. Tingwald & Company (721 Avenue G, #56-03543, Map #48). As noted in the addresses, these dry goods and department stores were concentrated on the 700 block of Avenue G in the late 1910s.

The growing popularity of the automobile brought new businesses to downtowns in the form of dealerships, garages, and gas stations in the early 20th century (Nash 2002: E10). In Fort Madison, the city directory listings for automobiles and automobile related business swelled through the 1910s. In 1917, nine local companies sold automobiles, and four also sold automobile supplies. Two other businesses sold supplies, and four of the eleven total companies are also listed as sources for automobile tires specifically. These automotive businesses were concentrated at the west and east ends of the Fort Madison Downtown Commercial Historic District. Acme Machine and Auto Company, with J.A. Troja, was located at 913 2nd Street (Avenue G, demolished), while Auto Supply & Engine Company and Joseph F. Ochsner were found at 612-614 2nd Street (Avenue G, demolished) and 620 2nd Street (Avenue G, demolished). The Auto Sales Company was located at 218-220 Chestnut (614-616 9th Street, new facade), while Schulte Motor Sales Company and Fort Madison Transportation Company shared the space at 114 Chestnut (708 9th Street, demolished). Metropolitan Garage was located at 219 Cedar (613 6th Street), behind the Metropolitan Hotel (later facade, #56-03564, Map #20). A.W. Sallander, the only listing in 1905, had greatly expanded his business, now located at 631-633-635 Front (Avenue H, demolished). The Winke Brothers were the only listing outside of this area, located at 2430 Santa Fe Avenue, near the railroad shops. The eleven listings under garages included seven of those listed under other categories, as well as A.N. Anthes at 628 2nd Street (Avenue G, demolished). The other three were located further to the west. Four companies throughout town sold gasoline and oil: Cedar Rapids Oil Company (3021 Cherokee), Fort Madison Transportation Company (114 Chestnut (708 9th Street), demolished), George Schafer & Company (713-715 Front (711-713 Avenue H), #56-03654, Map #3), and Standard Oil Company (1514 Des Moines).

The extant buildings within the Fort Madison Downtown Commercial Historic District show primarily traditional businesses in the downtown in 1919 – banks, barbers, bakeries, confectionaries, cigars, cloaks, clothing, dry goods, drugs, furniture, groceries, hardware, hotels, jewelry, lawyers, millineries, novelties, physicians, restaurants, and tailors. Of the 53 buildings standing in 1919 that had been built by 1895, 13 continued to serve as the same business in 1919 as in 1895. Many of these businesses had been passed down to another family member and continued. These 1919 businesses included Robert Bucholz, barber (725 Avenue H, #56-00287, Map #6), Ochs & Green, barbers (722 Avenue G, #56-00275, Map #64), B.B. Hesse & Sons, clothing (631-633-635 Avenue G, #56-00273, Map #27), Henry B. Gockel, clothing (821 Avenue G, #56-03526, Map #80), Camp Thomas Drug (713 Avenue G, #56-03546, Map #45), George H. Schafer & Co, drugs (711-713 Avenue H, #56-03654, Map #3), Conrad J. Amborn, Jr. & Brothers, furniture (733-735 Avenue G, #56-03537, Map #53), Einspanger Grocery (613 Avenue G,

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#56-03563, Map #21), Troja Brothers, groceries (811 Avenue G, #56-03531, Map #75), William P. Schneider Jewelry (619 Avenue G, #56-03560, Map #23), Herminghausen and Herminghausen, lawyers (608 7th Street, #56-03555, Map #37), Fred A. Amborn, clothing (720 Avenue G, #56-03585, Map #63), and A.E. Glazier, novelties (830 Avenue G, #56-03598, Map #91). Additionally, 4 other buildings continued to serve the same purpose, though management may have shifted: Lee County Savings Bank (801-803 Avenue G, #56-00277, Map #71), Cattermole Library (614 7th Street, #56-00126, Map #35), *Evening Democrat* (602 Avenue G, #56-03572, Map #28), and Metropolitan Hotel (601-03-05-07-09-11 Avenue G, #56-03564, Map #20). Many professional offices also continued to exist within the business blocks. The extant buildings constructed by 1919 also reflect more "modern" business types. For example, while bakeries and confectionaries were found throughout downtown, the American Beauty Ice Cream opened by 1919 (714 Avenue G, #56-03582, Map #60). Flowers could be bought from John C. Auge & Son (613 7th Street, #56-03553, Map #39) and Kemble Floral Company (712 Avenue G, #56-03581, Map #59). Laundry and cleaning services were provided by the Model Steam Laundry (609-611 9th Street, #56-03517, Map #95) and Troy Laundry (705 Avenue H, #56-03653, Map #2). The Electric Supply Company (713 7th Street, #56-03652, Map #1), Corse Plumbing (721 Avenue H, #56-00279, Map #4), and J.L. Pritchett Plumbing (610-612 9th Street, #56-03520, Map #94) provided supplies and services for modern utilities. Finally, the Arcade Bowling Alley (811 Avenue H, #56-03662, Map #11) provided a popular entertainment option.

With the economy improving throughout the 1910s, the 1920 census reflected population growth in Fort Madison as it reported a population of 12,066, a noticeable increase from 9,278 in 1900 and from the disputed 8,900 in 1910. Organizations in the community continued to support changing business dynamics. On May 2, 1922, women from Keokuk's Business and Professional Women's clubs met with women of Fort Madison at the Chamber of Commerce to organize a similar group. Business development continued in the Fort Madison Downtown Commercial Historic District in the early 1920s. New businesses opened, such as the Fray Style Shop in 1924 (715 Avenue G, #56-03545, Map #46). Other businesses evolved, with the Theodore Ernst Jewelry Store becoming the Dana Bushong Jewelry Store and then moving within a few years (716 Avenue G, #56-03583, Map #61; 805 Avenue G, #56-03534, Map #72) (*Evening Democrat Centennial Edition*, May 20, 1938, 12-13, 48; *Evening Democrat Progress Edition*, August 25, 1952, V: 1). Few architects have maintained offices in Fort Madison, with scattered listings such as architect and engineer M.W. Bannon in 1917 (221 Pine – 607 7th Street, demolished). Robin Carswell moved to Fort Madison in 1919 as a partner in Owen, Payson, and Carswell of Kansas, buying out the local office from his partners in 1925. In the 1920s, it is known that he designed the Fort Madison High School, W.A. Sheaffer Pen Company Club House, Methodist Church, and several Tudor and Colonial revival homes. He moved into an office in Burlington in the early 1930s (Hansman 1990: 73-74; Shank 1999: 39). Though no downtown buildings are known to be designed by Carswell at this time, his office was located downtown on the second story of the American State Bank Building (701 Avenue G, #56-00274, Map #40) in the early 1920s and then on the second floor of the Fort Madison Electric Company Building at 614 9th Street (c.1924, #56-03521, Map #93) from 1925 into the 1930s.

By 1925, Fort Madison had grown progressively further to the west, with additions filling in vacant land. Many of the west additions created new street names, even for those streets that ended up connecting with the original town plat. Thus, the city council took up the issue of new street names in 1925. This helped unify the town as well as facilitate business development as locations became easier to find. On October 19, 1925, Ordinance No. 362 passed to change all the street names in town. Starting at the north edge of the original plat, main (east-west) streets were named alphabetically south to the Mississippi River, including the additional land in the west section of

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town created by the river bend. Thus, 8th Street became Avenue A, 7th Street became Avenue B, and so on, with 2nd Street becoming Avenue G and Front Street becoming Avenue H in the Fort Madison Downtown Commercial Historic District. With the reversal in progressive street order, the numbering on the side streets became reversed, with the 200 block in downtown becoming the 600 block and the 100 block becoming the 700 block. The side (north-south) streets, primarily named for trees, became progressively numbered from east to west, with Cedar becoming 6th Street, Pine becoming 7th Street, Market becoming 8th Street, and Chestnut becoming 9th Street in the downtown area. Other suggestions on naming had been entertained, and this system did not pass without some vocal opposition (*An Ordinance Changing the Names of the Streets in the City of Fort Madison, Iowa*, Pamphlet, State Historical Society of Iowa, Iowa City; "Ordinance to Change Street Names Passes Its First Reading," *Democrat*, October 16, 1925, 10; "Threaten Action in Court as Vote Passes Ordinance," *Democrat*, October 20, 1925, 3).

Construction continued within the Fort Madison Downtown Commercial Historic District to meet new business needs. By the 1920s, construction had occurred on most lots in the central business district. New construction met evolving business needs, while updates to storefronts and façades began to occur in this period to modernize 19th century buildings. Five extant buildings were constructed in the Fort Madison Downtown Commercial Historic District between 1920 and 1927. The two buildings constructed in the 800 block of Avenue G replaced smaller, earlier, one-story buildings. The three-story, two storefront, Marsh Building (818-820 Avenue G, #56-03594, Map #88) was constructed partially for Marsh Paint and Wallpaper Company, who occupied the 820 storefront, and partially as a rental commercial block. By 1925, American Confectionary and Tea Room moved into the 818 storefront, and the Knights of Columbus were using an upper story hall. Similarly, the neighboring one-story building at 822-824 Avenue G (#56-03595, Map #89) was built for and used by Citizens Corporation Water Department as well as Economy Cleaners. The Fort Madison Electric Company Building, around the corner on the site of an earlier house at 614 9th Street, is the most formal example of a commercial block in this period, with strong Neoclassical details similar to, yet different from, the adjacent 1905 Atlee Building. Interestingly, architect Robin Carswell, still with Owen, Payson, and Carswell, moved into a second story office upon completion, but it is unknown at this time if he or the firm designed the building. The remaining two extant buildings constructed in this period replaced earlier houses on the south side of the 900 block. Jones Tire Service was listed in the utilitarian two-story building at 914 Avenue G (#56-03609, Map #105) in 1927, and this is one of the earliest buildings surviving generally intact that was built for the automotive industry in this period. The small one-story building at 904 Avenue G (#56-03604, Map #100) was used by Joseph C. Wharton as a restaurant.

The 1923 aerial photograph of a section of the downtown, as well as the 1926 Sanborn fire insurance maps, show the solid development throughout most of the Fort Madison Downtown Commercial Historic District. In the 1923 aerial view, 6th Street runs horizontally (north-south) near the bottom of the photograph, with the downtown spreading west towards 8th Street slightly off the top of the photograph (Figure 33). Dense development of two and three story buildings is visible throughout these blocks along Avenue H at the left and Avenue G at the right. The early development of Riverview Park is also visible at the far left along the river. Likewise, the 1926 Sanborn map shows the increased development of the 800 block of Avenue G and further commercial development of the 200 block of 9th Street and the 900 block of Avenue G (Figure 34). By this date, the 800 block of Avenue G was completely built, with few voids. Commercial development had also completely filled in the lots along the 200 block of 9th Street.

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Though still developing as a commercial block, the number of commercial enterprises on the 900 block of Avenue G had outnumbered the number of remaining houses by 1926.



Figure 33. 1923 aerial view of downtown (Collections of the North Lee County Historical Society).

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Figure 34. 1926 Sanborn map of downtown Fort Madison, with district boundary overlaid and enlarged section (Sanborn Map Company 1926).

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The 1927 city directory continues to demonstrate that the Fort Madison Downtown Commercial Historic District remained as the primary business district in Fort Madison. Listings in this directory were more detailed, with one store listed under several specific headings. Overall, Avenue G from 6th to 9th Street remained as the core of the business listings in Fort Madison. Typical business listings – banks, bakers, cleaners, clothing, dentists, druggists, grocers, music and piano stores, physicians, and stoves – were concentrated along the Avenue G corridor. Specialty stores could also be found here, though many of the specialties were included within a larger store. For example, the Marsh Paint and Wall Paint Company at 820 Avenue G (#56-03594, Map #88) is listed under contractors, gift shops, glass dealers – window and plate, greeting cards, lawn mowers – dealers, paint brushes, paint/oil/varnish dealers, painters and decorators, paper hangers, picture framing, pictures and mottos, stationers – retail, and wall paper dealers – retail. In contrast, the department stores were not listed under numerous specialties. The 1927 city directory also reflected a strong increase in automotive and automotive related businesses in this period. The number of automobile dealers increased to ten, with seven located in the downtown, concentrated at the east end. Three also had garages associated with their businesses. Many of these dealers were also listed as suppliers of accessories and supplies, batteries, parts, and tires. Three additional related businesses were located in the downtown, including Jones Tire Service (914 Avenue G, #56-03595, Map #89), listed under accessories and supplies, automobile storage, automobile tires, automobile washing and polishing, tire dealers and repairers, and tires (Firestone). With the exception of three repair shops associated with dealers, the other eight were located to the west of the downtown. Likewise, the 12 gasoline and oil service stations were primarily located to the west of the downtown, nearby and further west.

The trend towards larger stores and office buildings continued to increase in the 1920s in Fort Madison, reflective of a nationwide trend. The majority of these stores and offices continued to be located in the downtown, as it maintained its key role as the central business district in Fort Madison. Six department stores listed in the 1927 city directory included four in the downtown and two near the Santa Fe shops - C. Amborn & Brothers (733-35 Avenue G, #56-03537, Map #53), Graham Department Store (James Block, 736-38 Avenue G, #56-00276, Map #68) J.C. Penney Company (Atlee Block 2, 802-04 Avenue G, #56-03590, Map #85), John Zerr, Inc. (727-729 Avenue G, demolished, 1942 fire), Dennis F. Andrews (1826-28 Avenue L), and Dodge Brothers (2602-2606 Avenue L). The one listing under "Department Stores – 5¢ to \$1.00" was located downtown (F.W. Woolworth Company, 731 Avenue G, #56-03538, Map #52). Though individual businesses were listed, the 1927 city directory also listed office buildings as a category, with all 10 located within the downtown: American State Bank Building (701 Avenue G, #56-00274, Map #40), Chamber of Commerce Building (710½ Avenue G, #56-03815, Map #58), Democrat Building (602 Avenue G, #56-03572, Map #28), Fort Madison Electric Company Building (614-16 9th Street, #56-03521, Map #93), Fort Madison Savings Bank Building (632-34 Avenue G, #56-03579, Map #34, new façade), Hesse Building (631-33 Avenue G, #56-00273, Map #27), James Block (732-40 Avenue G, #56-00276, Map #68), Lee County Savings Bank Building, (801-03 Avenue G, #56-00277, Map #71), Marquette Building (607 8th Street, #56-00128, Map #70), and Stevenson Building (702-08 Avenue G, #56-03580, Map #57).

The Sheaffer Pen Company and Santa Fe Railroad continued to employ a significant number of local residents through the 1920s. The Sheaffer Pen Company continued to expand, adding new products throughout the decade (east of downtown, 333-335 Avenue H). In 1922, they introduced a smooth writing fluid named Skrip Ink, available in 12 colors. New plastic, Radite, was introduced for pen caps and barrels in 1924, and a new balanced pen came out in 1929. By 1928, they had sales and repair offices in Chicago, San Francisco, New York, Canada, and England

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(Sheaffer Pen Company website; Sloat 1987: 143; "Sheaffer's Pioneers in Pen Models," *Evening Democrat*, August 25, 1952, II: 12). To facilitate Santa Fe Railroad and automobile traffic, the original road and railroad bridge across the Mississippi River at Fort Madison was replaced in 1927, opening in July 1928. The swinging truss bridge was the longest double-deck swing-span bridge in the world at the time of construction and throughout the remainder of the 20th century. This was the last section of the railroad to be double-tracked between Kansas City and Chicago. Other manufacturers also contributed to the economy of Fort Madison in the 1920s, including Steltern Bottling Work (819 Avenue H, #56-03665, Map #14), Fort Madison Button Company (1234 Avenue I), American Fork & Hoe Company (Avenue E at 1st Street), Artesian Ice Company (foot of 19th Street), Cushman Foundry and Machine Company (1032 Avenue H), Fort Madison Paper Company (foot of 20th Street), and Hinde & Dauche Paper Company (1800 Avenue O).

Business continued strong through the end of the 1920s, though no new construction among extant buildings is noted after 1926. Some storefront and façade remodeling did continue in the late 1920s. In 1926, John Zerr remodeled his store, and it became known as Zerr's Department Store (727-729 Avenue G, demolished, 1942 fire) ("John Zerr was Pioneer Merchant in Lee County," *Evening Democrat Centennial Edition*, May 20, 1938, 20). Other business development with out-of-town firms also continued in this period. Graham Department Store bought the Williams Brothers Department Store in 1927, moving into 736-38 Avenue G (James Block, #56-00276, Map #68). Though not a national store, the headquarters were located in Ottumwa, in south-central Iowa, where it had been organized in the early 20th century. By this period, the business had over 20 stores in Iowa ("Graham Store Came to Fort Madison in '27," *Evening Democrat Centennial Edition*, May 20, 1938, 25). Likewise, S.S. Kresge Company, the national competitor of Woolworth's, opened in Fort Madison. Sebastian Kresge began his chain of 5&10 cent stores in 1899 in Detroit, incorporating with 85 stores in 1912 as the S.S. Kresge Company. By the mid-1920s, the S.S. Kresge Company was opening locations that sold items for \$1 or less, a precursor to the current discount store (Kmart website: www.kmartcorp.com/corp, accessed on December 13, 2006). Kresge's was listed in 1929 at 737-739 Avenue G (#56-03536, Map #54), only two doors down from Woolworth's. With steady economic growth, the population of Fort Madison increased from 12,066 in 1920 to 13,779 in 1930.

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20th Century Changes and Development, 1930-1958

The middle of the 20th century brought new challenges and changes to the Fort Madison Downtown Commercial Historic District. During the Depression in the 1930s, local businesses somewhat felt the impact of the poor economy. However, major employers like the Sheaffer Pen Company and Santa Fe Railroad continued to sustain the local economy to a certain degree. Little construction occurred through this period, a trend that carried into the early 1940s during World War II. Four extant buildings in the Fort Madison Downtown Commercial Historic District were built from 1930 to 1944. Population remained nearly stable during the 1930s, increasing only slightly from 13,779 to 14,063 in 1940. It continued to grow slowly through the 1940s and 1950s, reaching 14,954 by 1950 with the post-war baby boom. By 1960, the population reached a new high at 15,247, which would prove to be the peak for the remainder of the 20th century. Post-war prosperity brought new construction to Fort Madison in the late 1940s, particularly for residences. In the Fort Madison Downtown Commercial Historic District, six extant buildings were constructed in the late 1940s, with an additional three built between 1950 and 1958. The Fort Madison Downtown Commercial Historic District witnessed the first concentrated effort at storefront, façade, and streetscape improvements in this period, with a 1947 report encouraging remodeling of older building with modern materials and design. Two buildings within the downtown have significant façades that date to the early 1950s, and many storefronts were remodeled in the late 1940s and 1950s.

The 1931 city directory provides an interesting profile of Fort Madison at the beginning of the 1930s. The town covered 6.5 square miles, sprawling east-west along the Mississippi River. The town boasted of 22 miles of paved streets, four strong banks, 3,000 telephones, three parks, three theaters, two hospitals, nine schools, 20 churches, and 3,400 homes. The 232 local retail stores posted sales totaling \$6,433,422, and the 27 industrial establishments employed 1,197 local workers. The city benefited from its excellent transportation options, including the north-south Burlington Railroad system, the east-west Santa Fe Railroad system, the north-south United States Federal Highway 61 (Mississippi Scenic Highway), and east-west hard-surfaced state highways through Illinois and Nebraska. Major companies included the W.A. Sheaffer Pen Company (noted as the largest manufacturer of fountain pens, pencils, and Skrip ink in the world), Hinde & Dauch Paper Company (straw board paper), Ajax Fence Company (wire fence, subsidiary of Montgomery Ward), American Fork & Hoe Company (hand garden tools), Anthes Force Oiler Company (Force oil cans), Artesian Ice Company (artificial ice), S. & J.C. Atlee Company (lumber products), Midwest Wax Paper Company (wax wrapping paper), Fort Madison Button Company (pearl buttons), and Fort Madison Creamery Company (Meadow Gold dairy products) (Polk & Co 1931: 11-13). In 1930, buses replaced street cars as public transportation in Fort Madison, picking up riders at any corner along the route during their somewhat erratic schedule (Sloat 1987: 159).

These numerous industries helped provide a stabilizing force in the local economy through the early years of the Depression, supplemented with local retail and Works Progress Administration projects. While the downtown banks survived through the 1930s, the Santa Fe Avenue Savings Bank did close in 1934. At the Sheaffer Pen Company, new products continued to be introduced and manufactured, beginning with the feathertouch two-way barrel in 1931. It was followed by the plunger visible barrel suclose pen in 1934 and the dry-proof desk sets in 1935. The federal government provided jobs across the country through the Works Progress Administration (WPA) and the Civilian Conservation Corps (CCC). Projects in Fort Madison included enlarging Riverview Park and the construction of a public swimming pool. A towboat and barge hauled stone from the Illinois bluffs to form the edge

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of the larger park in the late 1930s. As seen in WPA photographs, the long stone dam was created by June 1939, though water remained within the stone line. The improvements are also visible on a c.1938 photograph that shows the area around the downtown and riverfront (Figure 35). Further fill and improvements would span the next several decades, creating a wider park between the downtown and the Mississippi River (Sloat 1987: 146; Sloat 1993: 117; "Sheaffer's Pioneers in Pen Models," *Evening Democrat*, August 25, 1952, II: 12; WPA photograph collection, box 7, State Historical Society of Iowa, Iowa City).



Figure 35. Aerial photograph of the "upper" section of Fort Madison around 1938 (Sloat 1993: 117).

Though some businesses suffered in the 1930s, a number of businesses opened or expanded during this period. In 1931, Bishop's Delicatessen and Confectionary opened to the west of the downtown at 1401 Avenue H. Daughdrill's opened their furniture and rug store in 1932 at 625-27 Avenue G (demolished). The shoe business of Miller-Jones Company expanded to Fort Madison in 1936, opening initially in the 803 storefront of the Lee County Savings Bank (#56-00277, Map #71). Similar to other national chains present in Fort Madison, this company had around 200 stores across the Midwest. At the west end of the downtown, the J.F. Goyen Motor Company started business (928-930 Avenue G, demolished). Other existing businesses also expanded in this period. For example,

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Zerr's Department Store remodeled their building, adding a bargain basement in October 1937 (demolished, 1942 fire). To the west of downtown, the Artesian Ice Company added ice conditioned modern refrigerators to their business, as well as individual lockers for customers. By the end of the 1930s, street lights appeared in the downtown business district (*Evening Democrat Centennial Edition*, May 20, 1938, 13, 18, 19, 24).

Though building permits only totaled \$75,000 in 1934, two extant buildings were constructed in the downtown in the middle of the 1930s, with one additional building dating to around 1938. All were small one-story buildings, with little decorative detail. The Merten's Shell Service Station replaced an earlier gas station at the east end of the Fort Madison Downtown Commercial Historic District (c. 1934, 535 Avenue G, #56-03566, Map #17). Though expanded later, the original small building remains distinguishable. A building for the Jones Sandwich Shop (912 Avenue G, 56-03608, Map #104) was built around 1935 at the west end of the downtown, adjacent to Jones Tire Service. Around the corner, a one-story building was constructed at 705-707 9th Street (c. 1938, #56-03602, Map #98). In 1939, K Office Supply Service and Business and Professional Women's Club were listed in the two storefronts.

The 1935 city directory shows that while the Fort Madison Downtown Commercial Historic District maintained its position as the primary business district in the 1930s, a number of businesses were located outside of this district in the western section of Fort Madison. The larger physical community and increased automobile use further enhanced business development in locations outside the downtown, primarily to the west. Listings approach a more even split between the downtown and other locations throughout the city, though the highest concentration remained downtown. Additionally, certain business types were only found downtown, such as retail bakeries, banks, cigars and tobacco stores, clothes pressers and cleaners, clothing stores, fruit and vegetable stores, furniture stores, hotels, theaters, music and piano stores, photographers, shoe stores, and tailors. Other businesses were represented downtown though scattered more throughout Fort Madison, such as barbers, drug stores, florists, grocers, hardware stores, meat markets, milliners, restaurants, and sporting goods stores. While other stores offered a variety of goods and services, the 1935 directory listed four department stores (Graham Stores, James Block, 736 Avenue G, #56-00276, Map #68; J.C. Penney Company, Atlee Block 2, 802 Avenue G, #56-03590, Map #85; Zerr's Department Store, 727-729 Avenue G, demolished; and Dodge Brothers, 2602 Avenue L) and two 5&10 cent stores (S.S. Kresge Company, 737 Avenue G, #56-03536, Map #54; and F.W. Woolworth Company, 731 Avenue G, #56-03538, Map #52). New types of businesses also emerged by the 1930s, reflecting changing technology. Refrigerators, washing machines, and radio, among other goods, could be bought in Fort Madison from the Fort Madison Electric Company (614-616 9th Street, #56-03521, Map #93), Humphrey's Maytag Store (613 Avenue G, #56-03563, Map #21), and Nabors Home Appliance Store (605 Avenue G, #56-03564, Map #20). Three taxicab services were listed in Fort Madison, all based in the downtown: Checker Cab Company (826 Avenue G, #56-03595, Map #89), Quarter Cab Company (825½ Avenue G, demolished), and Sanders Yellow Cab (901 Avenue H, demolished).

The vast majority of the office and public buildings were also located downtown in the 1930s, with the exception of the Telephone Building nearby at 1022 Avenue G. In the downtown, one could find the American State Bank Building (701 Avenue G, #56-00274, Map #40), Atlee Block (800-802 Avenue G, #56-03590, Map #85), Chamber of Commerce Building (710½ Avenue G, #56-03815, Map #58), Democrat Building (602 Avenue G, #56-03572, Map #28), Fort Madison Electric Company Building (614-16 9th Street, #56-03521, Map #93), Fort Madison Savings Bank Building (632-34 Avenue G, #56-03579, Map #34, new façade), Hesse Building (631-33 Avenue G, #56-00273, Map

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#27), James Block (732-40 Avenue G, #56-00276, Map #68), Lee County Savings Bank Building, (801-03 Avenue G, #56-00277, Map #71), Marquette Building (607 8th Street, #56-00128, Map #70), and Stevenson Building (702-08 Avenue G, #56-03580, Map #57). Professional offices were generally located in these downtown buildings, including dentists, lawyers, notaries, oculists and aurists, and physicians. Fraternal and social organizations continued to meet on the upper stories of downtown buildings. Halls listed in the downtown in 1935 included the I.O.O.F. Hall (720½ 8th Street, demolished), Knights of Columbus Hall (Marsh Building, 818½ Avenue G, #56-03594, Map #88), L.O.O.M. Hall (3rd floor, Hesse Building, 631-633 Avenue G, #56-00273, Map #27), Marquette Hall (4th floor, 607 8th Street, #56-00128, Map #70), and Masonic Temple (614 [610] 8th Street, #56-03535, Map #69).

The 1937 city directory noted: "Fort Madison's strategic location, fine transportation facilities, and high percentage of native-born white labor makes it an admirable location as a manufacturing site. A high percentage of home-ownership and excellent facilities for education and recreation make Fort Madison an ideal city in which to live and do business" (Polk & Co 1937: 13). The directory also demonstrated the relatively light impact that the Depression had on Fort Madison. The city boasted of three banks, one building and loan association, 2,925 telephones, 3,400 homes, three motion picture theaters, 26 miles of paved streets, and 14 manufacturing establishments that employed 875 men and 550 women. The major manufacturers remained nearly the same as in 1931, including the W.A. Sheaffer Pen Company, Hinde & Dauch Paper Company, American Fork & Hoe Company, Anthes Force Oiler Company, Artesian Ice Company, S. & J.C. Atlee Company, Midwest Wax Paper Company, Fort Madison Button Company, and Fort Madison Creamery Company ("Meadow Gold" ice cream). Other major employers in town included the Santa Fe Railroad and Iowa State Penitentiary (Polk & Co 1937: 12-13).

By the late 1930s, Fort Madison had begun to recover from the impact of the Depression that the community did feel. The Iowa State Employment office made 814 job placements in 1937, a 28% increase over 1936. New industry arrived in town in the form of the E.I. DuPont de Nemours & Company, manufacturing paint and enamel in the old Perfection Tire Company buildings in the west end of Fort Madison. Slightly to the east of the downtown, a new headquarters building was completed for the Sheaffer Pen Company in 1937. In 1938, the company introduced Crest, the first pen with plastic body and metal cap. The *Evening Democrat* focused on the town's centennial as the economy picked up. On May 20, 1938, the *Centennial Edition* was printed, sponsored by 42 businesses including 20 in the downtown. New businesses also opened in the downtown in the late 1930s. Continuing the trend of regional and national stores opening branches in Fort Madison, the Smart & Thrifty Store (721 Avenue G, #56-03543, Map #48) opened here with a ladies' ready-to-wear clothing and shoe departments on February 1, 1939. Catering to the economic times, the store began in Oskaloosa, Iowa, in 1933 (Sloat 1987: 146; *Evening Democrat*, January 7, 1938, 5; *Evening Democrat Centennial Edition*, May 20, 1938, 11, 16, 24; Sloat 1987: 142; Sheaffer Pen Company website; "Smart & Thrifty's Space is Enlarged," *Evening Democrat*, August 25, 1952, III: 14). In 1940, Fort Madison employed over 4,500 people, with 168 jobs in construction, 1,401 jobs in manufacturing, 849 jobs in transportation, 86 jobs in communications and utilities, 68 jobs in wholesale trade, 712 jobs in retail trade, 73 jobs in finance, insurance and real estate, 476 jobs in business and services, 266 jobs in professional services, and 464 other jobs (HBA 1958: 11). The population reached 14,063 in 1940.

Few changes occurred in the Fort Madison Downtown Commercial Historic District in the war years of the early 1940s. Lightning struck Zerr's Department Store on April 28, 1942, sparking a fire that caused \$100,000 in damages. The building fell into the basement, and adjacent buildings suffered some smoke and water damage

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(Sloat 1987: 174; Sloat 1993: 119). It would be over a decade before the building was replaced. The Western Union Telegraph Company constructed the only extant building dating to this period, a small one-story building at 908 Avenue G (56-03606, Map #102). They had been located in Fort Madison for numerous decades and in a variety of locations, moving here from an office in the James Block. With the entry into World War II in 1941, many factories in Fort Madison converted lines to war time products, including the Sheaffer Pen Company, DuPont Company, and Midwest Wax Paper Company. Pen production at Sheaffer continued on a limited scale through the war, with restrictions on availability of copper, brass, and steel (Sloat 1987: 146; *Evening Democrat*, August 25, 1952, II: 9, 12). The postcard of the 700 block of Avenue G in 1945 continues to show the dominance of the two-story brick buildings in this area, with a handful of taller three-story buildings (Figure 36).

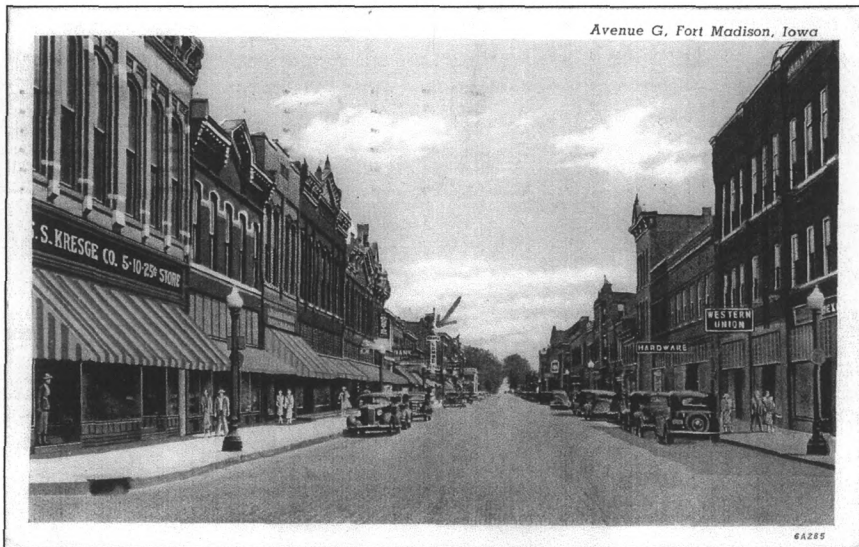


Figure 36. 1945 postcard of the 700 block of Avenue G, looking east (State Historical Society of Iowa, Iowa City).

The 1946 Sanborn map shows the few changes that occurred in the Fort Madison Downtown Commercial Historic District since 1926 (Figure 37). The majority of the lots along Avenue G from 6th to 9th Street are completely built, sharing party walls. Likewise, the 700 block of Avenue H is similarly built up, though more open space is found in the 800 block at Avenue H. Increased commercial buildings and uses are found in the 900 block of Avenue G, though a number of houses continued to be mixed in. The 1946 city directory noted the increased adoption of modern technology, with the number of telephones increasing to 4,171 – more than a 40% increase since 1937. Streets were generally brick with a concrete base, though some blacktop was used in town. Electric lights lit the commercial and residential corridors, with overhead arcs in the residential neighborhoods. The downtown had incandescent bulbs and underground ornamental lighting, as well as “stop-and-go safety lights” (Polk & Co 1946: 11-12).

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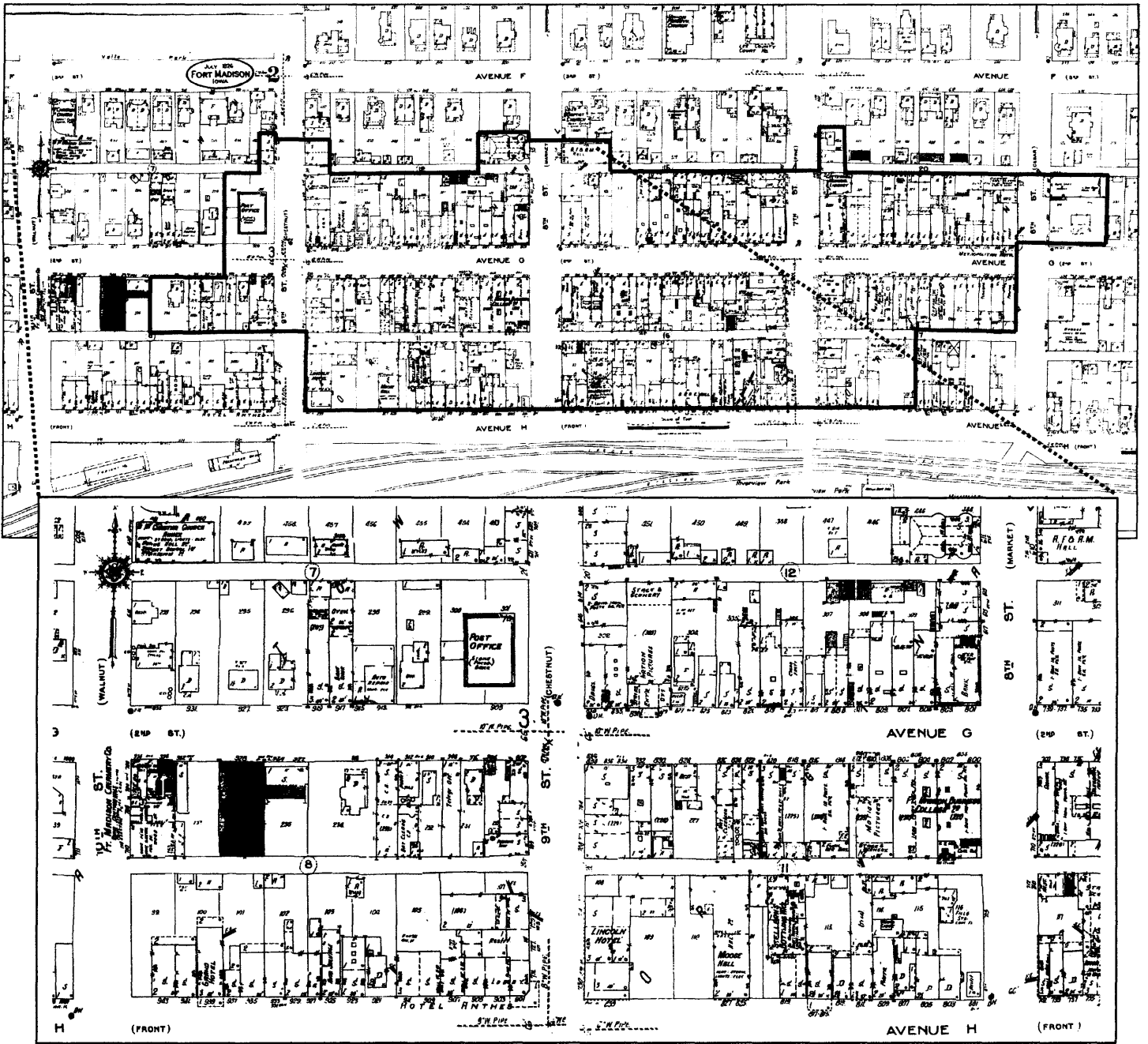


Figure 37. 1946 Sanborn map of downtown Fort Madison, with district boundary overlaid and enlarged section (Sanborn Map Company 1946).

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The end of World War II spurred economic growth and development across the country, as well as efforts focused on community improvement. Community assessment reached a new level in Fort Madison with the formation of the Mayor's Civic Planning Committee on August 7, 1946, composed of 164 local residents. The purpose was to plan for future growth and development, recommend possible improvement projects, and prioritize capital improvement projects. Over the next year, the 13 committees assessed various aspects of community life and made recommendations to the central committee that issued the final recommendations on September 2, 1947. The central business district was included as a specific area of focus, studied by the Business District Committee (MCPC 1947: IX-X). As part of the assessment and report, photographs were taken of the key commercial blocks and alleys within the downtown. These photographs provide an excellent snap shot of the appearance of the downtown in 1947 (Narrative Description section, Figures 2, 4-5, 7-10, 12-15, 17-19). The characteristic two and three story brick buildings that continue to define the downtown are clearly visible throughout the Fort Madison Downtown Commercial Historic District.

The assessment and recommendations of the Business District Committee provide an interesting glimpse of the nature and perceived problems of the downtown in 1947. Their recommendations partially overlapped with the Street Lighting Committee and the Parking, Bus Terminal and Freight Terminal Committee. The increased traffic and inherent problems with a significantly increasing number of automobiles drove many of their recommendations. Though they felt the width of Avenue G, also U.S. Highway 61, was inadequate, they did recognize that widening the street and moving the buildings would be cost prohibitive. Thus, they recommended that the street be made into a one way, and also that U.S. 61 be rerouted to Avenue H where it could enjoy a greater width, without requiring building demolition or relocation. They felt that the business district required new and modern street lighting, including a photograph of a sample new light. They recommended that the 101 street standards be replaced by 48 standards that were taller and brighter than the existing lights. Smaller recommendations included that street markers be placed at the corners and waste baskets be placed throughout the downtown. The growing issues with parking were also addressed by the committee – a problem that was “admittedly a bad and difficult one.” Their recommendations included two main points. First, if the alleys were improved and sheds cleared at the rear of the lots, they estimated that an additional 120 cars could be parked along the alleys. For general congestion though, they came to the conclusion that the installation of parking meters was the best solution, which would also provide needed revenue. With meters, the parking spaces would be marked so that cars also only occupied the minimum amount of space and the maximum number of cars could be parked (MCPC 1947: 57, 77-78, 161-63).

Storefront improvements were strongly recommended and encouraged by the Business District Committee, as well as larger scale façade improvements. The committee reported that the “majority of our stores are badly in need of improved and modern fronts.” On the whole, “we cannot overemphasize the importance of remodeling or dressing up store fronts where needed. This is probably the finest and most profitable type of advertising that a business firm can do – in addition to being a real contribution toward making a more attractive business district” (MCPC 1947: 59). They recommended that the upper stories also be updated, perhaps using a common architect to create architectural harmony: “The main bastard portion of all the older building districts is perhaps 80% carried through the expression of the fronts in their second and third floor façades. Through the establishment of Modular horizontal lines, these old-fashioned, meaningless forms can be changed into simple, plain surfaces to tie in each separate business concern with an overall pleasing whole from long range views” (MCPC 1947: 59-60). Individuality could be expressed in the choice of material, placement of windows, and design of the storefront. Schematic drawings as

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well as construction details for an aluminum-framed modular panel system were included in the report (MCPC 1947: 60-62). As a start, though, they also recommended that brick and stone façades and storefronts should be cleaned to improve their appearance. Directly related to the improvement recommendations, the committee also urged the Chamber of Commerce to form a Business District Planning Committee to "bring the appearance of our business district up-to-date and to see that it keeps pace with the times" (MCPC 1947: 60). Finally, they recommended that Fort Madison adopt a building code and that existing structures that are fire or health hazard be condemned or improved (MCPC 1947: 58).

In the end, the Business District Committee boiled their assessment down to eight "urgent" recommendations: rebuilding storefronts where needed to reflect harmony in modern architecture, cleaning and repainting those buildings needing same, installing a new lighting system, improving the parking conditions by clearing alleys, adopting a building code, providing street markers, providing waste paper receptacles, and establishing a permanent Business District Planning Committee in the Chamber of Commerce (MCPC 1947: 60). The larger committee, as well as Financial Committee, then examined their recommendations for inclusion and prioritization in the final report. They concurred with Business District Committee recommendations, except they felt that that city had not yet reached a size, population or volume of traffic to make Avenue G a one-way street. They did recommend installing parking meters in the business district, as well as concurring with recommendations of the street lighting committee for new street lights. They recommended an immediate adoption of zoning ordinances to apply to new construction, particularly in areas with potential for future residential development. The proposed rerouting of Highway 61 through Fort Madison to Avenue H to 15th, then to Avenue L was believed to have been adopted by State Highway Commission so local resources would be focused on other areas (MCPC 1947: XIX-XXIII).

Throughout the 1940s, the Fort Madison Downtown Commercial Historic District continued to function as the primary business district in Fort Madison, though an increasing number of other businesses were found throughout the community. Similar to the 1930s, the downtown was the primary location for a number of types of businesses and professionals - banks, cigars and tobacco stores, clothing stores, dentists, furniture stores, hotels, lawyers, music and piano stores, photographers, physicians, shoe stores, sporting goods stores, and tailors. Other businesses were represented downtown though scattered more throughout Fort Madison, such as barbers, cleaners, drug stores, florists, grocers, hardware stores, and restaurants. The number of automobile related listings continued to significantly increase. In the 1949 city directory, Fort Madison had ten automobile dealers, five used car dealers, an additional seven stores selling automobile accessories and parts, eleven businesses that repaired automobiles, and 19 gas stations. Three automobile dealers continued to be located in the downtown on the 600 and 900 blocks of Avenue G, but the majority of these businesses were located in other areas of town. A gas station was located on each of the east corners of Avenue G and 6th Street (including Merten's Shell Service Station, 535 Avenue G, #56-03566, Map #17) as well as two at the opposite end of the downtown at Avenue G and 10th Street. Entertainment was also found in the downtown in the form of a bowling alley and three theaters. The 1949 city directory also noted that a "complete new 'white-way' has been installed throughout the entire business district," perhaps following the lighting improvements recommended in the 1947 report (Polk & Co 1949: 11).

The listings from the 1949 city directory for the extant buildings in the Fort Madison Downtown Commercial Historic District continue to show primarily traditional businesses in the downtown. Of the nearly 100 businesses

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represented by these extant buildings, ten were clothing stores, concentrated in the 600 and 700 blocks of Avenue G. Five drug stores, four hardware stores, three banks, two department stores, two discount stores, and numerous professional offices were located in the 700 and 800 blocks of Avenue G. Four jewelry stores, six restaurants, five automobile supply or service businesses, five home and electric appliance dealers, three shoe stores, three cigar stores, and three groceries were scattered throughout the downtown. Other specialty businesses in the downtown associated with extant buildings included an antiques store, bottling works, business college, a children's store, florists, furniture stores, a hat store, a liquor store, a meat market, music stores, photographers, a printer, a sewing machine dealer, a soft water retailer, tailors, a telegraph company, and a theater. A total of 14 businesses continued to function in 1949 under a similar or the same name and in the same location as in 1919: B.B. Hesse & Sons Clothing Store (631-33-35 Avenue G, #56-00273, Map #27), Leroy Bean Groceries (617 Avenue G, #56-03561, Map #22), Bergman Music Store (813 Avenue G, #56-03530, Map #76), Conrad J. Amborn, Jr. & Brothers (733-735 Avenue G, #56-03537, Map #53), *The Evening Democrat* (602 Avenue G, #56-03572, Map #28), Dodd Printing Company (621 Avenue G, #56-03559, Map #24), Fray's Custom Tailors (709 9th Street, #56-03601, Map #97), George H. Schafer & Co Drugs (711-713 Avenue G, #56-03654, Map #3), Hiram Stebbins Paint & Hardware (725 Avenue G, #56-03541, Map #49), Industrial Plumbing & Heating (606 Avenue G, #56-03574, Map #30), Jacobsmeyer Meat Market (623 Avenue G, #56-03558, Map #25), Lee County Savings Bank (801 Avenue G, #56-00277, Map #71), Metropolitan Hotel (601 Avenue G, #56-03564, Map #20), Stellern Bottling Works (817 Avenue G, #56-03665, Map #14), and Troy Laundry (705-707 Avenue G, #56-03653, Map #2). On the other hand, a new business - a radio station, KXGI - was also established in the Marquette Building (607 8th Street, #56-00128, Map #70) in 1948.

With the increased prosperity, six extant buildings were constructed in the downtown from 1946 to 1952. With the area generally built-up, less construction was witnessed in this area of town in this period than in other areas, particularly new residential subdivisions. Construction was focused in the later commercial section of the downtown, the 800 and 900 blocks. The buildings were generally smaller one-story or two-story buildings, with the largest being the new two-story Knights of Columbus Hall (1950, 807 Avenue H, #56-03660, Map #10). The one-story restaurant The Fort, also unique for its metal construction, was the only one that was built on a previously vacant lot (c. 1946, 801 Avenue H, #56-03658, Map #8). While the Knights of Columbus Hall replaced a dwelling on the lot, Schurks Market (c. 1949, 918 Avenue G, #56-03610, Map #106) incorporated an earlier two-story house into the grocery store with a front one-story addition and new brick façade around the entire building. Also on the 900 block, the two-story building that would be used by Uptown Furniture replaced a smaller commercial building (c. 1951, 910 Avenue G, #56-03607, Map #103). A series of smaller, detached buildings were replaced with the construction of the one-story Bergman Drug Store (c. 1947, 823 Avenue G, #56-03525, Map #81) and one-story building used by Mickey's Café and Nift-Thrift Store (c. 1948, 825-827 Avenue G, #56-03524, Map #82) in the middle of the 800 block of Avenue G.

Storefront improvements also composed a significant amount of construction activity in the Fort Madison Downtown Commercial Historic District in this period, along with a handful of full-scale façade renovations. The earliest improvements date to 1946 and 1947, as the Mayor's Civic Planning Committee was completing their report and recommendation, and the improvements in this period from 1947 to 1952 likely reflect the impact of this spirit of improvements and modernization. Woolworth's undertook one of the first post-war storefront remodels as they moved across the street to 734-736-738 Avenue G in the James Block (#56-00276, Map #68), opening there on

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June 13, 1947. Opaque structural glass, popularized by the Vitrolite and Cararra companies, was utilized in this storefront remodel, as well as the neighboring one in the James Block at 740 Avenue G by Bell's Cotton Shop that opened there also in 1947. Aluminum framed windows and doors made their appearance in Fort Madison in this period, and they would prove to remain popular for several decades. The building at 715-717 Avenue G (#56-03545, Map #46) was remodeled in 1951, adding a centered recessed storefront at 717 for the Music House and an angled recessed storefront to an offset door at 715 for Frary Style Shop. When Allen's Womens Clothing opened in August 1948 in the old Troja Brothers grocery store (711 Avenue G, #56-03547, Map #44), they did a complete storefront and interior remodel (*Evening Democrat*, August 25, 1952, III: 6, 7, 10). Other businesses went a step further to modernize their buildings, remodeling entire façades. Perhaps the most significant façade remodel occurred at the Strand Theater as it was converted to the Fox Theater (831 Avenue G, #56-03523, Map #83). The theater received a thoroughly modern façade update with a smooth, streamlined red granite and aluminum exterior, as well as interior remodel. The theater opened on April 12, 1951 to the praise that "Here is visual evidence of great faith in the future of Fort Madison. Here is proof that Fort Madison is constantly going forward" ("Presenting the New Fox Theatre," *Democrat*, April 10, 1951, 1).

The theme of progress and the new motto of "Fort Madison, the City with a Future" would continue to be echoed throughout the middle of the 1950s in various publications and productions. On August 25, 1952, the *Evening Democrat* released a special, multi-section newspaper entitled the *Progress Edition*. Businesses and the downtown were profiled in a section. The newspaper notes that the downtown has gone through a number of changes in the last decade. The 900 block of Avenue G, which had a number of houses in 1940, was now recognized as part of the business district. On the other hand, the fire at Zerr's Department Store had left a hole that had yet to be filled. Storefront and façade remodeling had changed the general appearance of the downtown. Overall, the changes were regarded as positive, showing "that there is an eye on the future as well as the past." "Face-lifting' has been in evidence particularly in the post-war years when scores of improvements, additions, and expansions" occurred throughout the downtown. Additionally, there were "scores of major renovations and a number of completely new business buildings." The most pronounced changes were noted to be on Avenue G from 6th Street to 10th Street, with numerous projects that had completely transformed old buildings, new stores, stores moving to new locations, removal of the street car tracks, and the impact of fire with some replacement buildings ("Many Old Landmarks Disappear in City During Period Since 1940," *Evening Democrat*, August 25, 1952, III: 2; "New Stores Built; Old Modernized," *Evening Democrat*, August 25, 1952, III: 1).

The construction of the new Sheaffer Pen Company office and factory building appears to have been a key impetus for the release of the *Progress Edition* at this time. The company began construction of the new multi-level building on the east side of its previous location (a couple blocks east of the downtown) in March 1950, continuing to operate from the old building until the completion of construction when it was demolished for parking. By March 1952, the company began to move into the new \$3.3 million building, the largest building ever built in Fort Madison and the first designed specifically for the company. By August, the majority of the work had been completed and the old buildings were beginning to be demolished ("Company Now Housed in Modern New Structure," *Evening Democrat*, August 25, 1952, I: 1, 5). Fort Madison continued to be blessed with a number of other major industries. In 1952, other manufacturers included the True Temper Corporation (hand farming tools), Hinde & Dauch Paper Co (straw paper), Ajax Fence Works, Midwest Wax Paper Company, Anthes Force Oiler Company (force oil cans, truck flares and fuses), Artesian Ice Company, Pilley Brush Company, E.I. DuPont de Nemours & Co (paint and

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enamel), Fort Madison Ready Mix Concrete Company, and Standard Block Company. By 1954, the Aluminum Foil Packaging Company (aluminum foil products) and McKiernan Manufacturing Company (metal anchor washers) opened in Fort Madison. Though 1955 would bring the closure of the True Temper Corporation and Hinde & Dauch Paper mill, the latter was quickly purchased by Crandon Enterprises, Inc., who soon opened a wood pulp corrugated paper board factory (City directories, "Top News Deals with Industry," *Democrat*, December 30, 1955, 1; "City Made Progress During 1956," *Democrat*, December 31, 1956, 1).

Through the middle of the 1950s, the Fort Madison Downtown Commercial Historic District maintained its position as the retail and commercial center of Fort Madison, with a variety of influences on its development and appearance. Transportation improvements impacted the downtown in the 1952 when U.S. Highway 61 was finally rerouted to Avenue H along the railroad tracks and riverfront, rather than along Avenue G, the main business district. A new route into town from the north on Burlington hill was completed, connecting with the old road at 2nd Street near Avenue E. New paving completed in the summer of 1952 continued down 2nd Street to Avenue H and west on Avenue H to 10th Street, with work projected to be soon complete further to the west through Fort Madison ("Highway 61 Paved and Rerouted," *Evening Democrat*, August 25, 1952, III: 4). This change reduced traffic through the business district, without taking it too far away to impact business. Fire struck downtown on August 23, 1952 in the middle of the south side of the 600 block of Avenue G. The fire started in the three-story A&P Food Store at 622 Avenue G, which later fell into the adjacent one-story Pastime Bowling Lanes at 628 Avenue G. Fire, smoke, and water damage was sustained to the three-story Home Furniture store at 620 Avenue G and two-story Moose Lodge at 618 Avenue ("Fire 10th Major One in Decade," *Evening Democrat*, August 23, 1952, 1). The subsequent demolitions opened a lot for one of the three new buildings constructed in 1954 and 1955 in the downtown, the large one-story Moose Lodge (1954-55, 622-624 Avenue G, #56-03578, Map #33). The double lot of the Zerr's Department Store, destroyed by fire in 1942, finally found new use in this period as two one-story, concrete block buildings were constructed in 1954 and 1955 (727 Avenue G, 56-03539, Map #50; 729 Avenue G, 56-03540, Map #51). Remodeling efforts also continued in this period. For example, the Miller-Jones Store at 809 Avenue G (#56-03532, Map #74) began its first phase of extensive exterior and interior remodeling plan with its storefront remodel in February 1954 ("Remodeling Program at Miller-Jones Store," *Democrat*, February 11, 1954, 6).

A film production in 1955 further highlighted Fort Madison as "the City with a Future." The film, *This is our Town*, begins with statistics on Fort Madison, including a profile of new residential areas. The natural plateau of Fort Madison was emphasized, a feature not enjoyed by most other cities along the Mississippi River. The narrative states "Our town is proud of its fine shops and stores, its diversified industry, and the many representative business firms that have helped the growth of Fort Madison." Accompanied by video of the north side of Avenue G from 9th Street to 6th Street, the narrator points out the number of people employed in downtown Fort Madison and variety of establishments found here. While some stores were new, many had been located here for several decades. The emphasis of the film is on local pride and promotion – ending with the statement that this "city with a future" is "our town." In addition to the video of Avenue G, a section of Avenue H between 7th Street and 10th Street is also included. These film segments demonstrate some changes that have occurred in the downtown since the 1947 report and the associated set of photographs (Narrative Description section, Figures 3, 6, 11, 16). The segments appear to date to late 1954. New, taller, street lights have been installed throughout the downtown, as well as parking meters. Angled, fabric awnings are popular on the north side of the street to shade the display windows and goods from the sun. Some storefronts have been remodeled, and the new façade of the Fox Theater is clearly depicted (*This is Our Town* 1955).

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The 1957 city directory estimated the population of Fort Madison at 15,600, a significant increase from 14,954 in 1950 and more than the 1960 population of 15,247. It noted: "the city is steeped in romantic history, but unlike many 'river towns' Fort Madison's river front is most attractive, with a city park backed by several blocks of quaint old buildings" (Polk & Co 1957: 12). The town had three banks, two first run motion picture theaters, a drive-in theater, and the Cattermole Library with 27,000 volumes. Transportation was excellent for the city, served by two railroads, a network of highways and major truck routes, and three bus lines. The 204 retail establishments employed 981 people and had annual sales of \$15,553,000. Industries employed 45% of the city's population. Major industries included the Aluminum Foil Packaging Company (pie plates and baking trays), Anthes Force Oil Company (numerous products including reflector flares and fuses, fire extinguishers, tail and stop lights for trucks, first aid kits), Ajax Fence Company (wire fences, gates, cribs), Crandon Paper Mills (wood pulp corrugated paper board), Dunsworth Bakery (bakery products), E.I. DuPont de Nemours & Company (paints, thinners, enamels), Fort Madison Ready Mix Concrete (ready mix concrete), Gross Construction Company (ready mix concrete), Mercer Machine Shop, Mid-West Wax Paper Company, Pilley Brush Company (industrial brushes and boiler scrapers), W.A. Sheaffer Pen Company (fountain pens, pencils, Skrip writing fluid, and desk sets), and W.A. Sheaffer Tool & Die Company (tools and dies) (Polk & Co 1957: 13-16)

The business listings in the 1957 city directory demonstrate the continuing evolving role of the downtown in Fort Madison. More businesses were located throughout the community, mostly in the expanding west section of the town. However, the downtown continued to play its role as the centralized business district in Fort Madison. Certain types of professional businesses and occupations were only found in this area, including banks, loan companies, real estate companies, abstractors, dentists, optometrists, and physicians. Many were located in the downtown office buildings. Of the ten office buildings listed, nine are located within the Fort Madison Downtown Commercial Historic District, and the tenth was located immediately west in the 1000 block of Avenue G. These buildings include the American State Bank Building (701 Avenue G, #56-00274, Map #40), Democrat Building (602 Avenue G, #56-03572, Map #28), Electric Building (614 9th Street, #56-03521, Map #93), Fort Madison Savings Bank Building (632 Avenue G, #56-03579, Map #34, new façade), Fort Madison Savings and Loan Building (702 Avenue G, #56-03580, Map #57), Hesse Building (631-33 Avenue G and 616 7th Street, #56-00273, Map #27), Lee County Savings Bank Building, (801 Avenue G, #56-00277, Map #71), Marquette Building (607 8th Street, #56-00128, Map #70), and Seven Ten Avenue G (710 Avenue G, #56-03815, Map #58).

The retail categories in 1957 also show the prominence of several business types in the downtown. Clothing continues to stand out for its dominance by downtown businesses, with all 13 businesses found downtown. The five shoe stores were also all located in the downtown. Likewise, most department stores also continued to be downtown. Seven of the nine listings are found in this area – C. Amborn, Jr. and Brothers (733 Avenue G, #), Graham Department Store Company (814-16 Avenue G, #56-03593, Map #87), J.C. Penney Company (Atlee Block 2, 802 Avenue G, #56-03590, Map #85), Sears Roebuck and Company order office (820 Avenue G, #56-03594, Map #88), Zerr's Department Store (Lee County Savings Bank Building, 803 Avenue G, #56-00277, Map #71), S.S. Kresge Company (737 Avenue G, #56-03536, Map #54), and F.W. Woolworth Company (James Block, 734 Avenue G, #56-00276, Map #68). Other businesses historically located in the downtown were dispersed more throughout the community by 1957. Only one of the 19 groceries were located in the downtown (Benner Super

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Marker, 921 Avenue G, demolished). Likewise, less than half of the bakeries, cleaners, confectioneries, drug stores, furniture stores, hardware stores, and restaurants remained in the downtown.

While many of the "newer" categories in 1957 were located outside the downtown, others were concentrated in the downtown. Home and electric appliances were predominantly for sale in the downtown at Fort Madison Home Appliance (830 Avenue G, #56-03598, Map #91), Muerhoff Electric (628 Avenue G, demolished), and Paul Electric Company (813 Avenue G, #56-03530, Map #76). While automobile dealers had generally moved to other scattered areas, four of the five automobile parts and accessories stores remained in the downtown (Gamble's, 804 Avenue G, #56-03591, Map #86; Marshall Auto Stores, 705 Avenue G, #56-03549, Map #43; Season's Auto Supply Company, 925 Avenue G, demolished; and Western Auto Associate Store, 726 Avenue G, #56-03587, Map #66, remodeled). Merten's Shell Service Station (535 Avenue G, #56-03566, Map #17), one of the two listings under service stations, also continued to operate downtown. Interestingly, the new Moose Lodge (622-624 Avenue G, #56-03578, Map #33) also advertised the Moose Parking Lot under automobile parking at 620 Avenue G. Office supplies and equipment, another newer category, were sold only in the downtown at the House for the Office (822 Avenue G, #56-03595, Map #89) and Burch's Gifts and Office Supplies (918 Avenue G, #56-03610, Map #106).

The retail conditions were further assessed in 1957 and 1958 by Harland Bartholomew and Associates of St. Louis. Continuing the focus on assessment, recommendations, and improvements, the City Planning and Zoning Commission hired Harland Bartholomew and Associates of St. Louis to write a report, *Growth of the Community*, which was released in October 1958. The report was designed to be part of a future comprehensive plan, with this report focusing on economics and jobs, land use, and population. The report concluded that Fort Madison lagged behind similar communities in retail sales. There were fewer stores and retail employees per 1000 persons than in selected other cities, with smaller employee payrolls as well. The proximity of larger Keokuk to the south and Burlington to the north was noted as the likely cause of this situation. Thus, retail goods were available to citizens of Fort Madison at the regional level by this time, as well as locally. While commercial development had shifted to areas further west than historically, the central business district remained intact. With excellent local industry, even after the 1957-58 recession, Fort Madison did exhibit a strong and diversified economic base (HBA 1958: 1-2, 13-14, 21).

With the population recorded at 15,247 in 1960, Fort Madison reached its peak population for the 20th century as changing industrial, transportation, and market conditions would impact the community. Population began to decline in the 1960s, reaching 13,996 by 1970 and 10,715 by 2000. With the existing buildings meeting most modern demands and suburban development addressing others, there was little motivation to significantly alter the downtown. Fire continued to claim some buildings, such as the Lincoln Hotel (837 Avenue H) in 1973. The 600 and 900 blocks of Avenue G were most significantly altered, with substantial demolitions for parking and late 20th century buildings (generally outside the district boundary). Other demolitions led to new projects, such as the development of a downtown park on the lot of the State Theater (812 Avenue G), demolished in 1999. Overall, however, the Fort Madison Downtown Commercial Historic District continues to appear and function similarly today as it did through this period during the 1940s and 1950s. Few vacant lots are found within the boundary, including some historically vacant. The area continues to be dominated by two and three story brick buildings, with storefronts ranging in date from the 19th century to the 1920s to the 1950s to later in the 20th century. Additionally, retail shops, professional offices, financial institutions, and other commercial uses continue to define the Fort Madison Downtown Commercial Historic District.

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Architecture of the Fort Madison Downtown Commercial Historic District, 1850-1958

The buildings in the Fort Madison Downtown Commercial Historic District represent the largest and most significant collection of commercial architecture in Fort Madison. The district comprises a distinctive and well-preserved group of commercial buildings. Individually, many of the buildings stand out as excellent examples of their style or type of architecture. Collectively, the buildings represent the typical two-story commercial building type and a range of commercial architectural styles. The district is characterized by the large number of 19th century commercial buildings, and the majority of the buildings are brick. The earliest buildings are first and second generation buildings, often reflective of the Italianate style. Additional Italianate and Romanesque Revival buildings continued to be constructed in the 1870s and 1880s. While a handful of these buildings are three stories in height, the vast majority were constructed as two story buildings. Taller three story buildings were constructed after the arrival of the Santa Fe Railroad in 1887, as the community and construction boomed, though two story buildings continued to be popular. Queen Anne, Tudor Revival, and Neoclassical styles appeared for turn of the century and early 20th century buildings. Brick continued to be the dominant material choice in the 20th century, though concrete construction was also utilized with a brick or other veneer. By the middle of the 20th century, commercial buildings in downtown Fort Madison had simpler details, and they often were only one story in height. Following World War II, people in Fort Madison made a concentrated effort to improve the appearance of the downtown. While storefront remodels had begun in the 1920s, a new emphasis was placed on storefront and façade improvements that significantly impacted the appearance of the Fort Madison Downtown Commercial Historic District through the end of the period of significance in 1958.

The Fort Madison Downtown Commercial Historic District reflects the development of the earliest commercial building types and styles in Fort Madison. Settlement period, or first generation, buildings reflect the early development of a town in Iowa. Gable-roof log or frame one-story buildings were common initial commercial buildings, though more substantial brick buildings were also constructed. Typically, it is these substantial brick buildings that survived. Stylistic influences were often limited to simple elements and bracketed cornices, with some influence of the Greek Revival and Italianate styles (Nash 2002: F39-40). The influence of the Mississippi River valley architecture further to the south spread to a degree to early architecture in river communities in Iowa. Brick commercial buildings were constructed as early as 1841 in Fort Madison, with the newspaper announcing seven brick stores on Front Street (Avenue H) near completion (Sloat 1987: 19). Photographs show that the early brick commercial buildings were predominantly side gable buildings with large end chimneys. They had some Federal or Greek Revival details, including small dormers, flat stone lintels and sills, six-over-six-light double-hung windows, and entries with sidelights and transom windows (Sloat 1987: 21-22). This early style would carry over into the 1850s and 1860s. The 1840s commercial buildings appear to have been concentrated along Front Street (Avenue H), facing the river, between 4th and 7th Street (Hansman 1990: 25-26; Baxter 1999: 17-18). Brick would be the most popular material for more permanent buildings for the next several decades, and cast iron columns became locally available when the first foundry opened in 1857. The first building to use cast iron column as supports was located at 615-19 Avenue H (Hansman 1990: 28).

Four buildings reflect the earliest commercial construction of Fort Madison in the Downtown Commercial Historic District in the 1850s. The construction of the Conrad J. Amborn, Sr. Furniture Store in the early 1850s (722 Avenue G, #56-00275, Map #64), removed one street to the north of Front Street, reflects this two-story, side-gable, brick

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commercial form. Though the details of the building have been somewhat modified through the years, the overall sense of this early form remains intact. The large brackets reflect the developing Italianate style of this period, and they may be an early modification. As with most commercial buildings of this period, living space was incorporated on the second story. By construction efforts in the late 1850s, the Italianate style became more dominant. The Metropolitan Hotel, also built one block to the north along Avenue G at 6th Street, shows characteristic features of this style with arch windows and decorative cornice (the original portion of the building at 605-607-609-611 Avenue G, #56-03564, Map #20). The most elaborate extant early interpretation of the Italianate form in Fort Madison is Miller's Block at 711-713 Avenue H (#56-03654, Map #3). This building has several key features, including arch four-over-four-light double-hung windows, brick window hoods, storefront with cast iron columns, and projecting metal cornice with large brackets and dentils. The adjacent Alexander Windmayer Building (705-707 Avenue H, #56-03653, Map #2) combines the early side gable form with the "modern" Italianate features.

In the period following the Civil War, brick became the most popular material for new commercial construction in Fort Madison. With fire destroying the south side of the 600 block of 2nd Street (Avenue G) in 1874, demand continued to increase. Several local brick makers in the hills to the north and east of town supplied brick as early as 1841. Brick making was a vital local industry by the late 1860s. Frederick Brothers & Adriance, Heringhausen Brothers, Wigenjosts, and Bartel & Stellem were among the local manufacturers (Sloat 1987: 30). John Reichelt launched his business in the late 1860s near the top of Burlington hill, making 35,000 bricks in his first year. After he died in 1876, his sons continued the brick manufacturing business. They invented the Reichelt Rotary Press, which was sold across the country. It advertised a capacity of 1,000 to 1,500 bricks per hour with horse power and 1,500 to 2,000 bricks with steam. The bricks had holes so that they could be handled with forks and avoid finger marks (Sloat 1987: 56; Prescott 1940: 3). Most of the brick commercial construction in the Fort Madison Downtown Commercial Historic District reflects the use of this local product.

The 30 extant buildings in the Fort Madison Downtown Commercial Historic District from 1865 to 1885 reflect the initial construction of substantial commercial buildings in Fort Madison. As the community grew through this period, small first generation buildings were replaced by larger brick structures. Nearly all the commercial and retail construction in this period in Fort Madison occurred in the area of the Fort Madison Downtown Commercial Historic District, and this district best represents the commercial architecture of this period. Though the earlier side-gable form was retained for some buildings, the typical two-story building with a sloped roof behind the parapet wall became the norm. Most buildings constructed in this period were two stories in height, with residential space above a commercial space on the first story. This combined function reflected the early use of the building by the business owner as both a commercial outlet and a residence. As business owners built houses in the nearby residential neighborhood, the upper story became a source of rental income. All of the extant commercial buildings from 1865 to 1885 in the Fort Madison Downtown Commercial Historic District are brick construction. Only two buildings exceeded the typical two-story height of this period, standing out as tall at three stories.

Italianate provided the most popular inspiration for architectural style for commercial buildings from 1865 to 1885, and more modest buildings reflect a vernacular interpretation of this style. This period reflects the height of the popularity of the Italianate style in Fort Madison. The commercial Italianate style is characterized by arch windows with hoods, two-over-two-light double-hung windows, wide projecting eaves, large brackets, elaborate metal cornices, and storefronts with cast iron columns and large windows. In Fort Madison, the Fort Madison Brewery

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(c.1866, 825-827 Avenue H, #56-03666, Map #15), Robert Bucholz Commercial Building (c.1867, 725 Avenue H, #56-00287, Map #6), and Conradt's Block (or Hesse Building, 1869, 631-633-635 Avenue G, #56-00273, Map #27) are three excellent examples of the Italianate style. The two-story brick Fort Madison Brewery currently has arch windows and door openings with trefoil transoms. The arches are emphasized and delineated by brick detailing, and a stone course definitively divides the first from the second story. The wide eaves of the roof are decorated with large brackets. In the next block, the Robert Bucholz Commercial Building likewise strongly reflects the Italianate style with full arch openings on the first and second stories. The brick detail of the arch is corbelled, further emphasizing the element. The elaborate metal cornice projects from the building with large brackets and additional arch decorative details. The three-story brick Conradt's Block (or Hesse Building) also utilizes full arches for window and door openings on the first and second stories. Stone details the arch to form the window hood, and it is also utilized for window sills. The wide eaves are decorated by large brackets as well as dentils on this building.

The Italianate style is also reflected in other commercial buildings dating to this period in downtown Fort Madison. Elements of the Italianate style were applied to the earlier side-gable commercial form, such as the large brackets found on Ehart's Block (c.1865, 707-709 Avenue G, #56-03549, Map #43). Modest two-story brick commercial buildings retain basic Italianate elements, primarily arch windows and a decorative cornice. The G.H. Rump and Company Building demonstrates this application, with simple second story arch windows with brick corbel arch hoods and a more restrained bracketed cornice (c.1880, 623 Avenue G, #56-03558, Map #25). As the style progressed, the arches became flatter, with the full arch giving way to the segmental arch. The other three-story building constructed between 1865 and 1885, the I.O.O.F Lodge and Democrat Building (c.1875, 602 Avenue G, #56-03572, Map #28), demonstrates this interpretation of the Italianate style. The brick building has segmental arch windows with segmental arches that are slightly flared at the ends. The emphasis on cornice ornamentation is provided through brick detailing – corbelling creates a string of “brackets” outlined between brick stringcourses. This simpler interpretation of the Italianate style is also found on the adjacent set of four buildings (c.1875, 604-606-608-610 Avenue G, #56-03573,74,75,76, Map #29, 30, 31, 32). The segmental arches above the second story windows are emphasized with a projecting course, and the frieze/cornice exhibits courses of alternating projected soldier bricks and alternating projecting rowlock bricks to emphasize the top of the building. Similar later interpretations of the Italianate style are found on the H.C. Ritter Building (c.1884, 723 Avenue H, #56-03655, Map #5) and Pine Street Millinery (c.1884, 612 7th Street, #56-03556, Map #36), which exhibit brick detail to emphasize segmental arch windows and the frieze/cornice.

With influence of other styles, elements of the commercial Italianate style also mixed with the Renaissance Revival and Romanesque Revival by the late 1870s and early 1880s in downtown Fort Madison. Stone accents through window hoods and stringcourses contrasted against the red brick of the buildings. The commercial building at 723-725 Avenue G (c.1880, #56-03541, Map #49) continued to utilize two-over-two-light double-hung segmental arch windows with decorative hoods while combining it with brick pilasters that divided the commercial block into three sections and a stone stringcourse that tied the building together as well as divide the first story from the second story. Likewise, the Conrad Amborn, Jr. and Sons Furniture Building (1882-83, 733-735 Avenue G, #56-03537, Map #53) utilized stone detailing that extended the segmental arch lintels across the building as well as creating a stringcourse at the level of the sills. The top of the building continued to be emphasized through a metal cornice with two sizes of brackets and pediment. No arch windows were employed for the commercial building at 619 7th Street (c.1884, #56-03552, Map #38), though the stone window hoods with shoulders, stone sill stringcourse, and

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decorative bracketed metal cornice continue common elements of this period. Perhaps the most architecturally unique commercial building of this period is the Schwartz Dry Goods Building (c.1876, 703 Avenue G, #56-03551, Map #41). The center portion of this building is defined by brick pilasters and projects above the height of the side sections. The elaborate metal cornice with brackets, dentils, and pediment with "1876" is raised with this section. The paired center windows have a decorative unified hood with brackets, while the side windows have stone arches with keystones. A double stone stringcourse ties the sections of the building together.

The Fort Madison Downtown Commercial Historic District continues to architecturally reflect and be distinguished by the buildings of the boom following the arrival of the Santa Fe Railroad. Overall, 17 extant buildings were constructed in the late 1880s, with an additional 11 in the 1890s. These buildings account for nearly one-fifth of the buildings in the Fort Madison Downtown Commercial Historic District today. Across Iowa, the impact of railroad connections was reflected in increased commercial construction of the platted commercial district with replacement of earlier buildings, replacement of buildings lost to fire, and new construction on vacant lots. It was further reflected in the expansion of the commercial district to new blocks. These "second generation" buildings reflect the further development and maturation of the commercial district. They were typically multi-stories in height, often generally taller than the earlier buildings. They were usually masonry construction, with higher quality brick used on the façade than for the remaining walls. These buildings had stronger stylistic influences than earlier buildings, and they reflected the influence of national trends, local tastes, and a desire to reflect business success with a stylish building. The Italianate style continued to be popular for these buildings, though the Romanesque Revival and Queen Anne style became popular in the 1880s and 1890s. Classical Revival buildings were also built around the turn of the century and in the early 20th century (Nash 2002: F40-41).

The commercial buildings constructed following the arrival of the Santa Fe Railroad in 1887 strongly reflect these themes, and many warrant individual distinction as significant examples of architectural styles and this historical development of downtown Fort Madison. The majority of the commercial and retail construction in Fort Madison from 1887 to 1900 continued to occur in the Fort Madison Downtown Commercial Historic District, and the district reflects the progress of commercial architecture in Fort Madison from this period. While two-story construction had dominated commercial construction in the community, this period brought an increased number of three-story buildings to Fort Madison, with ten of the buildings reaching this height. These new buildings brought further height to the previously developed 600 and 700 blocks of 2nd Street (Avenue G), as well as beginning the development of the 800 block of Avenue G as well as Market Street (8th Street). While residential continued to be a prominent upper story use, some of the new buildings developed this space for office space, particularly those designed more as business blocks. Nearly all of the extant commercial buildings from 1885 to 1900 in the Fort Madison Downtown Commercial Historic District are brick construction, with only the Lee County Bank Building standing out for its sandstone exterior. Commercial buildings in Fort Madison in the late 19th century generally demonstrate the typical form found in most buildings from this period, with a rectangular footprint and building capped by a sloped roof behind the parapet wall. Most were constructed as single building with one or two storefronts, and the building stretched in a long rectangle to the rear of the lot.

Architecturally, the commercial buildings of the late 1880s and 1890s continued to exhibit elements of the Italianate and Renaissance Revival styles, as well as developing "standard" commercial features. Most buildings have large glass display windows on the first story, often with cast iron columns supporting the upper story wall. Elaborate

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cornices continued to be seen on many of these buildings, with others exhibiting decorative brick work along the frieze and parapet. Two or three story buildings with segmental arch windows and decorative metal cornices proved the "typical" model in the late 1880s, with eight buildings following this form. The c.1889, two-story Peter Guenther Tin Shop at 709 9th Street (#56-03601, Map #97) has perhaps the most elaborately detailed metal cornice of this period. While it has not been confirmed, it seems likely that Peter Guenther fabricated this cornice, as well as perhaps other cornices for the new construction in this period. The two-story Werner and Gockel Building (821 Avenue G, #56-03526, Map #80) is another excellent example, with the decorative metal cornice exhibited a pediment with "1888" in the peak. The two-story building constructed by John J. Troja for his grocery in 1888 at 811 Avenue G (#56-03531, Map #75) has a heavier cornice with a small pediment. A small triangular pediment sits above the unbroken cornice line on the Richers and Jordan Saloon (621 Avenue G, #56-03559, Map #24) and saloon at 811 Avenue H (#56-03662, Map #11), both with "1889" centered. The sunburst pattern on the cornice between the brackets on the first Lee County Savings Bank (1888, 711-713 7th Street, #56-03652, Map #1) and the two-story Hale Hardware Company Building (c.1888, 805 Avenue G, #56-03534, Map #72) reinforces the segmental arch window design. While also exhibiting a decorative metal cornice, the L. Schneider Jewelers Building at 619 Avenue G (c.1887, #56-03560, Map #23) varies slightly from the other buildings as it has rectangular windows with flat hoods that extend slightly down either side of the window. While a handful of buildings from this period have had their cornice removed, the three-story Einspanjer Building (c.1887, 613 Avenue G, #56-03563, Map #21) appears to have been designed with brick work mimicking brackets along its parapet, rather than with a metal cornice. Likewise, the Stellern's one-story Saloon and Bottling Works at 817 Avenue H (c.1889, #56-03665, Map #14) exhibits dogtooth and inset checkerboard brick detail across the frieze and parapet wall.

While most buildings followed the standard form of a single building with a long rectangular footprint, a few variations are found in Fort Madison in this period. Two side gable roof buildings were constructed along Avenue H among buildings from an earlier period. While these buildings exhibit features typical to this period, with segmental arch windows and a metal cornice or decorative brickwork, the side gable form lends a sense of an earlier period to these c.1889 buildings (Commercial Building, 811 Avenue H, #56-03662, Map #11; George Sewell Sample Rooms, 813 Avenue H, #56-03663, Map #12). Likewise, commercial blocks that were first seen in Fort Madison in the previous period were also built from 1885 to 1900 in limited number. The first Lee County Bank Building (1888, 711-713 7th Street, #56-03652, Map #1) was built as a small, two storefront, two-story block on the popular cross street of Pine (7th Street). The architecturally unique two-story Schaper Block and McConn Block (c.1895, 807 Avenue G, #56-03533, Map #73; 809 Avenue G, #56-03532, Map #74) also provided two storefronts for tenants as well as two upper story commercial spaces. The three-story James Block (1889, 732-734-736-738-740 Avenue G, #56-00276, Map #68) stands as the largest building of this period, as well as the largest commercial block built in the 19th century in Fort Madison. The block sits at the southeast corner of Avenue G and 8th Street, helping to anchor the key corners as the business district developed into the 800 block. Brick pilasters divide each façade along Avenue G and 8th Street into five sections, each with three windows. While the second story has segmental arch windows, the third story has double-hung windows with rectangular multi-light transoms. Stone bands extend across the building at the level of the sills, and brick detailing provide interest and texture to the wall surfaces. The elaborate cornice is composed solely of brick detailing at two main levels, including detailing that mimics brackets.

While most parapets followed a typical straight profile, the stepped parapet provided variation for a handful of buildings. The Armory Building at 612-614 6th Street (c.1888, #56-03565, Map #18) provided two storefronts at the

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ground level, though it was designed primarily to provide the second story hall for Company F. The stepped brick parapet with battlements is unique in Fort Madison, and it reflects the military nature and design of this building. While there is likely no direct influence, the later Burster & Richers Building at 708-710 Avenue G (c.1899) also has some influence of medieval design with a more restrained parapet with smaller battlement design, associated most often with Tudor Revival buildings. The form of this building is also unique in that it is located near but not on the corner of Avenue G and 7th Street, and it was built in an L-shaped form wrapping around the corner building and creating a storefront on Avenue G (708-710) as well as on 7th Street (703). The circular brick detail in the frieze/parapet with the center shield on both facades further demonstrates the unified construction. The shield likewise elicits some medieval influence, and the one on 7th Street retains the words "Lemp St.Louis" indicating the original function of the building, with Burster & Richers acting as local distributors for Lemp Brewery in St. Louis.

Seven extant buildings constructed between 1893 and 1899 reflect a more formal maturation of architectural style in downtown Fort Madison for commercial, fraternal, and social organizations. The Richardsonian Romanesque and Romanesque Revival styles were most commonly used for these buildings. The Lee County Savings Bank is perhaps the most formal Richardsonian Romanesque building in Fort Madison, built in 1893 at the corner of 2nd Street (Avenue G) and Market (8th) Street, opposite the three-story James Block. This three-story sandstone building is the only extant building completely clad in stone in the Fort Madison Downtown Commercial Historic District (801-803 Avenue G, #56-00277, Map #71). The rusticated stonework is accented by massive arches in alternating areas of the first, second, and third stories, as well as a round tower on the southeast corner. Likewise, the three-story Marquette Building was built in 1895 immediately to the north of the bank building, also reflecting the Richardsonian Romanesque Revival style with large stone arches on the first story (607 8th Street, #56-00128, Map #70). Stone accents are found throughout the remainder of the brick building, and a tower was likewise located on the southeast corner. The inclusion of a tower is also found on the c.1894 I.O.O.F. Building across the street and 1893-94 Cattermole Library one block to the east on Pine (7th) Street. The I.O.O.F. Building stands out as the Italian villa style, with a tall square tower on the southwest corner of the building (610 8th Street, #56-03535, Map #69). Arch windows extend across the façade of the third story, and the wide eaves further emphasize this style. The Cattermole Library reflects more of a Romanesque Revival style, with buff brick construction accented with red brick on the first story arches and stringcourses (614 7th Street, #56-00126, Map #35). The building is also characterized by the massive round tower on the northwest corner, as well as the rusticated stone block foundation.

Two commercial buildings constructed in the 800 block of Avenue G also exhibit characteristic features of the Romanesque Revival style (c.1895, Schaper Block, 807-809 Avenue G, #56-03533,32, Map #73, 74; c.1895, 817 Avenue G, #56-03528, Map #78). With the slightly eccentric detailing and the red brick construction accented with buff bricks and stone on the two-story buildings, both buildings stand out as architecturally unique in downtown Fort Madison. Finally, the three-story building at 716 Avenue G (c.1899, #56-03583, Map #61) reflects some similar characteristics as these other Romanesque buildings, also with a unique design that begins to embrace some influence of Queen Anne architecture. The design is asymmetrical with a brick pediment over the west half of the building, which is distinguished also by a two-story oriel window. The large arch window on the second story on the east half continues to draw on the Romanesque style, as does the contrasting buff inset bricks on the frieze and corbelled parapet. Finally, the parapet has slight battlements reflective also of English and medieval architecture, creating an overall balanced and unique design for downtown Fort Madison.

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The extant buildings constructed in the first three decades of the 20th century reflect changing building technology and architectural taste. Of the 22 extant buildings, six were built from 1904-1906, one was built around 1908, seven were completed from 1912 to 1916, three were built around 1919, and five were built from 1922 to 1926. The majority were two-story brick buildings, continuing the 19th century tradition in downtown Fort Madison. Three were built at the taller height of three stories, while three were smaller buildings at one story in height. By the 1920s, concrete was used as the structural material for most of the downtown buildings, with many continuing to be faced in brick. Architectural styles became more streamlined through this period and reflected traditional, classical roots. Commercial blocks, designed for at least two storefronts, also were common building types in this period, as building owners erected buildings to rent out storefront as well as upper story spaces. The Fort Madison Downtown Commercial Historic District reflects the best collection of the various commercial building types and styles of this period in Fort Madison.

Building materials and features were available at the local level in this period, as well as arriving by the excellent railroad connections. In the early 20th century, Reichelt Pressed Brick and Tile Works and Henry Stellern's Pressed Brick Company continued to produce materials locally. Lumber and other building materials could be acquired from the S & J.C. Atlee Company and Hawkeye Lumber Company. Additionally, an excellent supply of stone was available from the Fort Madison Appanoose Stone Company, who had a quarry on the Illinois side of the river. Dr. John Downs, interested in sanitary building construction, began to promote the concrete block building in the first decade of the 20th century. By the 1910s, Louis Besser was a local concrete block dealer, and concrete materials were available from Saar Brothers and the Hawkeye Lumber Company. Oriel windows were popular around the turn of the century, showing up on a few buildings constructed in the early 20th century. Photographs and postcards from the period show cloth awnings on many storefronts in the downtown, particularly on the north side of the street. Storefronts continued to have large windows with cast iron support columns in the early 20th century. Prism glass became available around the turn of the century, and it was widely used in transom windows of storefronts. By the 1910s, some remodeled storefronts in Fort Madison also included prism glass transom windows. In the 1920s, more streamlined, modern storefronts began to appear across the country. Opaque, colored slabs of glass, popularly manufactured as Vitrolite and Carrara, were applied to storefront elements, particularly on the transom area. The earliest storefront remodels with this material dates to this period, though it was more popular in Fort Madison in the 1930s and 1940s. By the late 1920s, the building material suppliers had decreased to a handful of large businesses. The S & J.C. Atlee Company and Hawkeye Lumber Company sold brick and tile, builders' hardware, building materials and supplies, cement, lumber, and millwork. Fort Madison Appanoose Stone Company continued to sell stone from their office at George Schafer's business (711-713 Avenue H, #56-03654, Map #3), and Schafer also sold trusses from this location. John T. Genck was listed in 1927 as a local concrete block manufacturer, though this material was readily available through other sources by this date (City directories; Baxter 1999: 39; *Fort Madison Illustrated* 1907: 36, 40; Sloat 1987: 119, 140).

In the first decade of the 20th century, the "typical" brick commercial building of the late 19th century continued to be constructed. This building reflected some elements of the Renaissance Revival or Queen Anne style, though primarily consisted of brick decorative elements on the upper stories and parapet. The two-story brick buildings at 813 Avenue G (c.1906, #56-03530, Map #76), 902 Avenue G (c.1906, #56-03603, Map #99), and 610-612 9th Street (c.1913, #56-03520, Map #94) reflect this type of building, with simple brick detail to set off the windows on the second story and a frieze/parapet with corbelled brick detail. The popular oriel windows were also applied to

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this type of buildings, reflecting a stronger Queen Anne influence than the surface detail alone. Both extant early 20th century buildings in downtown Fort Madison with oriel windows, as well as the one from around 1899, are three stories in height, with additional design details. The Fern Café (c.1908, 832 Avenue G, #56-03599, Map #92) has two separate oriel windows on the second story, with stone detail on the third story windows and frieze/parapet. While the W.M. Hutton Cigar Store (c. 1905, 617 Avenue G, #56-03561, Map #22) has an oriel window on the second story, the segmental arch windows and stylized bracketed cornice are also reflective of earlier styles. The crenellation, or battlement, of the parapet walls on two early 20th century buildings continue to reflect this element found on the two 1890s buildings in Fort Madison. The tall two-story Seimer Block (c.1910-12, 814-816 Avenue G, #56-03593, Map #87) is constructed of typical red brick, with the parapet capped in stone. The McCune Millinery Company (c.1912, 712 Avenue G, #56-03581, Map #59), however, has tan and dark brown façade brick, with more acute battlements across the parapet. The contrasting brick provides additional decorative details across the frieze and façade, reflective of the Tudor Revival as well as Craftsman styles. Similarly, the Brewster Building (c.1905, 728-730 Avenue G, #56-03588, Map #67) has façade brick in a range of reds and browns, with darker brown bricks used for the main decorative details across the frieze and parapet.

Commercial blocks were popular in the first decades of the 20th century, designed to accommodate storefront as well as upper story rental spaces. These buildings were often more formal in terms of architectural style, with Neoclassical details often applied. Many of these buildings were built by successful businessmen, partially designed to improve the appearance and selection of buildings in the downtown. The Atlee family was responsible for the construction of three blocks in this period. The first, which is also the most formal Neoclassical building, was built at the northeast corner of Avenue G and 9th Street in 1905, anchoring the west end of the developing 800 block (Atlee Building, 833-835 Avenue G, #56-03522, Map #84). The stone detailing provides an interesting visual contrast to the dark façade brick. Around 1913, the family constructed the two-storefront block at 804-806 Avenue G (Atlee Block, #56-03591, Map #86), following a more simplified Neoclassical style with stone details. The block was extended by 1919 to 800-802 Avenue G (Atlee Block 2, #56-03590, Map #85) with the style carried through to this new building. The triple second story windows (actually one-over-one-light double-hung windows with oversize transom) and the simple projected stone cornice line and other detail were also utilized for the Stevenson Building at the southwest corner of Avenue G and 7th Street (c.1912, 700-706 Avenue G, #56-03580, Map #57). The three-story Marsh Building (c.1922, 818-820 Avenue G, #56-03594, Map #88) continues the trend towards simplification in commercial buildings, with façade brick ornamented solely with continuous stone sills for the second and third story windows. In contrast, the Fort Madison Electric Company Building (c.1924, 614-616 9th Street, #56-03521, Map #93) returns to a more formal Neoclassical style, with strong stone detailing as well. This may have been influenced by the location adjacent to the 1905 Atlee Building, or the anticipated move of architect Robin Carswell into a second story office.

Though the majority of the buildings constructed in the first decades of the 20th century have typical brick façades with stone or brick detail, a handful of buildings sported façades of other materials. In 1915, the German American State Bank (701 Avenue G, #56-00274, Map #40) rebuilt and remodeled their building, creating a Neoclassical stone façade. The two-story pilasters, dentils, projected cornice line, and parapet detail all strongly reflect this style. The Iowa State Bank (719 Avenue G, #56-03544, Map #47) followed suit around 1919, with new construction of a building replaced an earlier one. The windows surrounds, name plate, and parapet detail were executed in white glazed tile, contrasting with the darker brick. The two-story building at 819 Avenue G (c.1916, #56-03527, Map #79)

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was clad completely in glazed ceramic tile, creating a smooth, modern appearance with some Beaux Arts and Neoclassical details. These buildings stand out as unique in downtown Fort Madison for the use of these materials and details.

Construction in the 1920s began a trend towards smaller and more simplified buildings, though some exceptions do exist as previously noted. Three one-story buildings were built in this period, though two have later façade materials that obscure the original detail features. The one-story building at 822-824 Avenue G (c.1924, #56-03595, Map #89) generally retains its original design. The façade brick clads the storefront "column" as well as the upper portion of the first story and parapet. Few design details are included, with only two simple stone lines extending across the building. One acts as a continuous lintel for the first story windows, while the other creates a small cornice line along the parapet. Concrete construction, usually with brick façades, became more widely used in this period. The c.1926 two-story building constructed for Jones Tire Service (914 Avenue G, #56-03595, Map #89) utilized concrete construction with a brick façade. The façade has little decorative detail, with soldier brick lintels and stone sills for the upper story windows and inset stone squares along the top of the parapet capped in stone. This construction method and building type would continue to be utilized in subsequent construction in the middle of the 20th century.

The economic conditions of the 1930s restricted construction not only in the downtown but throughout the community and country. By 1930, the majority of the lots within the Fort Madison Downtown Commercial Historic District had been built on, leaving little room for additional development. Buildings that were constructed in the district were smaller and simpler than those previously built, and they also used modern materials, such as concrete blocks. The four extant buildings that were constructed between 1930 and 1945 are small, one-story structures. The Merten's Shell Service Station (c.1934, 535 Avenue G, #56-03566, Map #17) replaced an earlier gas station at the east end of the district on the northeast corner of Avenue G and 6th Street. At the opposite end of the district, a building for the Jones Sandwich Shop (912 Avenue G, 56-03608, Map #104) was built around 1935. Both of these buildings were small one-story structures that have been somewhat altered and enlarged since this time. The one-story building constructed at 705-707 9th Street (c.1938, #56-03602, Map #98) remains generally intact. The brick façade exhibits essentially no decorative details, even around the fenestration openings. The building for the Western Union Telegraph Company at 908 Avenue G (c. 1942, 56-03606, Map #102) is the most unique of this period. Though the storefront windows have been partially filled with paneling, the design details of the building remain intact. The concrete block building has brick veneer on the exposed side wall, with decorative façade veneer that looks like stone. Large blocks compose the bulkhead under the storefront windows and the parapet wall above the windows. The vertical elements on the sides of the window are fluted like pilasters. The façade is capped by a molded row that somewhat mimics dentils. Though exhibiting more detail than other buildings, the detail remains restrained and streamlined. While economics likely played into the one story height, by this period there was also little demand for additional upper story residential or office space.

After World War II ended in 1945, new construction resumed throughout Fort Madison. The limited new construction in the Fort Madison Downtown Commercial Historic District continued to exhibit streamlined, simplified details and utilized new materials and technology. Construction of three extant buildings in the downtown in the years immediately following the end of World War II continued the trend of smaller and simplified buildings. A series of smaller, detached buildings were replaced with the construction of the one-story Bergman Drug Store (c.1947, 823 Avenue G, #56-03525, Map #81) and one-story building used by Mickey's Café and Nift-Thrift Store

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(c.1948, 825-827 Avenue G, #56-03524, Map #82) in the middle of the 800 block of Avenue G. The buff brick veneer façade of the latter contrasted with the typical red brick of the downtown buildings, but no further design details are noted on the façade. The Fort, a one-story restaurant, embodied the principles of streamlined, modern design (801 Avenue H, #56-03658, Map #8). The small building is clad in metal panels with aluminum framed stacked horizontal windows on the east side. The overall appearance is one of a sleek, streamlined design with modern materials.

Five additional buildings date to the period from 1950 to 1955, and no additional extant buildings date to the late 1950s. Two of the buildings were fraternal in nature, rather than commercial. Perhaps the largest built in this period was the two-story Knights of Columbus Hall (1950, 807 Avenue H, #56-03660, Map #10). The brick veneer façade has a stepped parapet with concrete coping. The same material was used for the simple sills and lintel with an exaggerated keystone for the fenestration on the façade. Glass block was used in the recessed entry as well as end window openings on the second story. Brick veneer, glass block, and stone veneer were also used for the Moose Lodge (622-624 Avenue G, #56-03578, Map #33), built in 1954 after the 1952 fire on the block. The parapet wall is also stepped on this building, with the edges of the parapet, building, and recessed entry trimmed in a PermaStone veneer. Glass block walls create the curved recessed entry area, back to the main door. The two-story building that would be used by Uptown Furniture (c.1951, 910 Avenue G, #56-03607, Map #103) is the largest commercial building constructed in this period, though a small two-story building by comparison to earlier structures. Nearly identical one-story, concrete block buildings with aluminum framed plate glass windows were constructed at 727 Avenue G (56-03539, Map #50) and 729 Avenue G (56-03540, Map #51) in 1954 and 1955 on the vacant lot left by the 1942 fire at Zerr's Department Store. These three commercial buildings continued to exhibit little architectural detail.

With new construction limited in the Fort Madison Downtown Commercial Historic District in the middle of the 20th century due to the lack of potential lots, the efforts in the downtown focused primarily on improvements to existing buildings, particularly to storefronts. Storefront remodels utilized structural opaque glass, such as Vitrolite or Cararra, in the 1930s and 1940s, and aluminum framed plate glass windows gained widespread popularity by the 1950s. The majority of 19th century commercial buildings have updated storefronts from one or several periods after the original construction. Storefront remodels are considered to be significant when they occur within the period of significance for the district as they reflect historic trends in commercial architecture. Storefront remodels represent an effort of the business owner to create a modern image to attract customers and utilize new material and methods to best present their merchandise. Full façade remodels were also undertaken for some buildings, and they are also considered significant when occurring within the period of significance for the district. Façade remodels include removal of original material and replacement with new brick or another material, and they include installation of a "slipcover" that retains much of the original features underneath. These updated buildings reflect continued progress and success in the commercial district and a desire to update the building to demonstrate this progress (Nash 2002: F43-44).

The theme of streamlined and modern appeared in storefront remodels of the 1930s and 1940s, embodied by the Art Deco and Art Moderne styles. These styles emphasized composed large flat surfaces, without any strong expression of structure around the windows. Structural, opaque glass and porcelain enamel panels provided smooth, flat surfaces for the storefront, accented with a centered bold sign in the place of the transom windows.

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The contrasting colors of Art Deco appeared as well as the streamlined appearance of Art Moderne. While steel had provided an option for smaller structural storefront components by the 1920s, other "white metals" such as aluminum and chrome gained popularity in the 1930s, providing alternatives to traditional bronze and brass. As early as 1935, the Industrial Plumbing and Heating Company remodeled their storefront at 606 Avenue G (#56-03574, Map #30), applying panels of black glass on the storefront and extending up to the sills of the second story windows. Likewise, Wilkins Drug Store (728-730 Avenue G, #56-03588, Map #67) remodeled their façade in the late 1930s or early 1940s, utilizing burgundy glass for the vertical elements. The remodel of the old Glazier store (830 Avenue G, #56-03598, Map #91) in the same period added the more commonly used black panels. When the Woolworth Company moved across the street to occupy the center three storefronts in the James Block (734-736-738 Avenue G, #56-00276, Map #68), the storefront remodel was noted as one of the most important face-liftings on Avenue G since the war. The store opened here on June 13, 1947, with the new storefront of black opaque glass bulkheads and vertical elements, aluminum framed windows, and red panels with rounded ends trimmed with aluminum across the old transom area, with the letters for the sign. The corner storefront in the James Block (740 Avenue G, #56-00276, Map #68), where Bell's Cotton Shop first opened in 1947 as well, was remodeled by that business prior to opening with black opaque glass panels and aluminum framed windows installed on the storefront area on the north and west elevations. Other storefront remodels in Fort Madison that utilized these types of glass or enamel panels likely occurred in the late 1940s or early 1950s, such as those for Faeth's Cigar Store (832 Avenue G, #56-03599, Map #92) and Nabors Home Appliance Store (613 Avenue G, #56-03563, Map #21).

The movement towards storefront remodels was further encouraged with the release of the *Improvement and Development Program Recommended for the City of Fort Madison* in September 1947. The committee reported that the "majority of our stores are badly in need of improved and modern fronts." On the whole, "we cannot overemphasize the importance of remodeling or dressing up store fronts where needed. This is probably the finest and most profitable type of advertising that a business firm can do – in addition to being a real contribution toward making a more attractive business district" (MCPC 1947: 59). Modern storefront designs were developed in the 1940s and popularized in the 1950s and 1960s that focused on the "open front" or "visual front." Main characteristics of this style included large display windows, nonsymmetrical and angular planes, angles or jutting support structure, projecting flat canopies, and a "picture-frame" motif rather than structural expression. The maximized area for the plate glass windows created the open look, and aluminum was the primary framing material. The bulkhead and other remaining surfaces might be brick, stone, or tile. These remodels encouraged interior remodels at the same time as storefront remodels to create the entire area as the display space.

While scattered storefront remodels had already been occurring at the time of the release of the report, the recommendations spurred more focused efforts in the decade from 1947 to 1958. The 1955 film confirms a number of storefronts remodeled to their current configurations and materials by this date. Storefront entries were deeply recessed with display windows squared in plan, such as those on the Seimer Block (814-816 Avenue G, #56-03593, Map #87), Werner and Gockel Building (821 Avenue G, #56-03526, Map #80), and Cutler's Comer (737-739 Avenue G, #56-03536, Map #54). Transom windows were also typically covered, providing an area for signage. Other storefront designs provided a diagonal display window layout that angled back to the storefront entry offset to one side, such as the one on the Scovel and Kasten Building (819 Avenue G, #56-03527, Map #79). While this style of storefront remodeling with some variations and development in materials would continue to be seen in Fort

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Madison in the 1960s and 1970s, the initial impact of the 1947 report and recommendations appears to have slowed by 1958.

Full façade renovations were also encouraged in the 1947 report, though adopted less throughout downtown Fort Madison. One of the most significant façade remodels occurred at the Strand Theater as it was converted to the Fox Theater (831 Avenue G, #56-03523, Map #83) in 1951. The theater received a thoroughly modern update with a smooth, streamlined red granite and aluminum exterior, as well as interior remodel. The Strand Theater had been built in the Craftsman style, and the remodeled façade added a distinctly modern look to the building. The theater retains excellent integrity dating to 1951, including the flat canopy with end marquees and the vertical FOX sign on the east end. Renovation of a similar and yet different sort had occurred with the construction of a one story addition to the front of a Queen Anne house around 1949 during its conversion for use by Schurks Market (918 Avenue G #56-03610, Map #106). The entire façade of the former house was clad with new brick veneer. Finally, the Elks remodeled their set of buildings on Avenue H in 1958 to create a unified façade (719-721 Avenue H, #56-00279, Map #4; "The old... and the new... Fort Madison Elks Club," *Democrat*, November 25, 1958, 5). The new red brick veneer façade has few windows, with single-light aluminum framed windows at the storefront level and a tall window on the stairs. The letters BPOE in yellow brick are centered on the eastern two-thirds of the building on the upper portion of the second story. Four inset vertical panels of yellow brick stretch the height of the building on the western one-third of the façade, which was previously an adjacent building. This façade remodel created a modern, simplified, and unified appearance for the Elks' facility.

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10. Geographical Data

UTM References (continued)

Zone Easting Northing
5 15 642636 4499060 6 15 642562 4499122

Verbal boundary description

The following set of maps depicts the boundary for the Fort Madison Downtown Commercial Historic District in Fort Madison, Lee County, Iowa. This map shows the entire district on one page, while the following 1=200' set of maps depicts the district boundary on two images at the required scale in place of the verbal boundary description.



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East half of Fort Madison Downtown Commercial Historic District.

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West half of Fort Madison Downtown Commercial Historic District.

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Boundary Justification

The boundary for the Fort Madison Downtown Commercial Historic District in Fort Madison has been drawn to include parcels that reflect the significant historic commercial associations of the district from 1850 to 1958. Parcels that do not reflect these historic associations have been excluded from the district boundary, or are classified as non-contributing. The boundary has been drawn as contiguous, so these parcels on the edge of the boundary not associated with the significance of the district are excluded from the district. Likewise, if these parcels are found between contributing resources, they have been included in the district as non-contributing resources. The boundary follows the current parcel lines associated with contributing properties.

The overall commercial nature of the Fort Madison Downtown Commercial Historic District distinguishes it from the surrounding area, and its historic nature has guided the determination of the district boundary. The boundary includes nearly the full development of the central business district in Fort Madison from 1850 to 1958. Sites of demolished commercial buildings that are now used for surface parking or new buildings on the 600 block of Avenue H, 900 block of Avenue H, and 900 block of Avenue G are not included within the boundary as they are not contributing to the historic district. These parcels, as well as residential uses, have determined the east and west boundaries of the historic district. The southern boundary extends along Avenue H, historically the commercial boundary of the downtown, north of the Mississippi River. The northern boundary has been determined through a line between commercial properties and residential properties facing Avenue F. Parcels facing the side streets that are commercial in nature are included within the district boundary, and the boundary follows the parcel lines for these properties.

Though historic archaeological sites have not been identified at this time, they could potentially contribute to the Fort Madison Downtown Commercial Historic District. If necessary, the boundary could be adjusted to include these sites. Several sites of demolished buildings, particularly along Avenue H, have been included within the boundary. They have not been evaluated for archeological potential or significance.

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Location Map



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Photographs

The photographs of the Fort Madison Downtown Commercial Historic District in Fort Madison, Lee County, Iowa, were taken by Rebecca Lawin McCarley, SPARK Consulting, on August 29, 2006 (#5, 8) and November 20, 2006 (#1-4, 6-7, 9-12). The digital photographs were printed with HP 100 photo gray Vivera ink on HP Premium Plus Photo Paper (high gloss). The photographs were also submitted digitally, per current guidelines. A sketch map depicting the location of the photographs is found on the following page.

1. North side of 700 block of Avenue H, looking northwest from 7th Street.
2. North side of 800 block of Avenue H, looking northwest from 8th Street.
3. North side of 600 block of Avenue G, looking northwest from 6th Street.
4. South side of 600 block of Avenue G, looking southwest from 6th Street.
5. North side of 700 block of Avenue G, looking northwest from 7th Street.
6. South side of 700 block of Avenue G, looking southwest from 7th Street.
7. North side of 700 block of Avenue G, looking northeast from 8th Street.
8. South side of 700 block of Avenue G, looking southeast from 8th Street.
9. North side of 800 block of Avenue G, looking northwest from 8th Street.
10. South side of 800 block of Avenue G, looking southwest from 8th Street.
11. North side of 800 block of Avenue G, looking northeast from 9th Street.
12. South side of 900 block of Avenue G, looking southwest from 9th Street.

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Photograph key for the Fort Madison Downtown Commercial Historic District.

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Appendix A: List of Property Owners

The following people were identified as owning property within the boundary of the Fort Madison Downtown Commercial Historic District in Fort Madison as of December 2006. A total of 77 distinct property owners are included on this list, which is organized according to address and map number with additional properties owned by the same person included under the first occurrence of the owner.

Property Owner	Mailing Address	Property Address/Addresses (Historic)	Map #
St. Mark Corp	707 Avenue H Fort Madison, IA 52627	711-713 7th Street, 705-707 Avenue H, 711-713 Avenue H	1, 2, 3
Elks Lodge	PO Box 462 Fort Madison, IA 52627	719-721 Avenue H	4
Timothy Benson	2150 302nd St Fort Madison, IA 52627	723 Avenue H, 725 Avenue H	5, 6
Thomas Scott	3432 187th St Wever, IA 52658	715 8th Street	7
Walt and Jak Greenwald	801 Avenue H Fort Madison, IA 52627 617 Avenue G Apt 1 Fort Madison, IA 52627	801 Avenue H, 617 Avenue G	8, 22
Ruby L Mitchell	PO Box 160 West Burlington, IA	803-805 Avenue H	9
Columbus Club	807 Avenue H Fort Madison, IA 52627	807 Avenue H, 811 Avenue H	10, 11
Todd Schneider	3148 200th St Fort Madison, IA 52627	813 Avenue H, 815 Avenue H	12, 13
Brad Wiggins	827 Avenue H Fort Madison, IA 52627	817 Avenue H, 825-827 Avenue H	14, 15
Liu Loc Chuong	712 9th St Fort Madison, IA 52627	837 Avenue H (712 9th Street)	16
Nannette Griffen	535 Avenue G Fort Madison, IA 52627	535 Avenue G	17
Kirk Butler	606 Avenue G Fort Madison, IA 52627	612-614 6th Street, 606 Avenue G, 612-616 Avenue G	18, 30, L3
James Mitchell	11 Harmony Ct Fort Madison, IA 52627	613 6th Street, 601-605-611 Avenue G	19, 20
Lynn and Deborah Perry	1470 Perkins Rd Wever, IA 52658	613 Avenue G, 615 Avenue G	21, L2
Frank Fiorella	PO Box 447 Fort Madison, IA 52627	619 Avenue G	23
Frederick Dodd	808 Denmark Hilltop Fort Madison, IA 52627	621 Avenue G	24
Neal Dodd	1010 Denmark Hilltop Fort Madison, IA 52627	623 Avenue G	25

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Property Owner	Mailing Address	Property Address/Addresses (Historic)	Map #
Mid American Energy	PO Box 657 Fort Madison, IA 52627	627 Avenue G	26
Ivy Bake Shoppe & Café	622 7th Street Fort Madison, IA 52627	631-635 Avenue G	27
Carolyn McLearn	602 Avenue G Fort Madison, IA 52627	602 Avenue G, 604 Avenue G	28, 29
Bob Grossenkemper	608 Avenue G Fort Madison, IA 52627	608 Avenue G	31
Angela Sodey	610 Avenue G Fort Madison, IA 52627	610 Avenue G, 612-616 Avenue G	32, L3
Moose Lodge #671	624 Avenue G Fort Madison, IA 52627	622-624 Avenue G	33
Fort Madison Bank & Trust	PO Box 329 Fort Madison, IA 52627	636 Avenue G	34
City of Fort Madison	814 Avenue E Fort Madison, IA 52627	614 7th Street, 610 8th Street, 727 Avenue H	35, 69, L1
Dennis Heth	711 Avenue A Fort Madison, IA 52627	612 7th Street	36
Charles Rump	1862 345th St Wever, IA 52658	608 7th Street	37
Thomas Wolf	1032 Avenue H Fort Madison, IA 52627	619 7th Street	38
Charles Wendorf	617 7th St Fort Madison, IA 52627	613-615-617 7th Street	39
R & J Real Estate Development	701 Avenue G Fort Madison, IA 52627	701 Avenue G, 712 Avenue G	40, 59
ST Cent Financial Service	PO Box 6006 Keokuk, IA 52632	703 Avenue G	41
INPROPCO	609 8th St Fort Madison, IA 52627	705 Avenue G	42
Doug and Darla Farrell	3267 175th St Fort Madison, IA 52627	707-709 Avenue G	43
William Meardon	2594 Johnsons Crossing NE Solon, IA 52333	711 Avenue G	44
Larry Wagner	13238 S 5700 W Herriman, UT 84096	713 Avenue G	45
Martha H Peck	#10 Harmony Court Fort Madison, IA 52627	715-717 Avenue G, 716 Avenue G	46, 61
Nasard LLC	2418 140th St Farmington, IA 52626	719 Avenue G	47
Jason B Wenzlaff	721 Avenue G Fort Madison, IA 52627	721 Avenue G	48

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Property Owner	Mailing Address	Property Address/Addresses (Historic)	Map #
Gary and Gloria Milks	15 Ridgewood Dr Fort Madison, IA 52627	723-725 Avenue G	49
Joan Bentler	6 Ridgewood Dr Fort Madison, IA 52627	727 Avenue G, 729 Avenue G	50, 51
Rosie Helling	1606 Sandringham San Antonio, TX 78258	731 Avenue G	52
Ronald Barnes	739 Avenue G Fort Madison, IA 52627	733-735 Avenue G, 737-739 Avenue G	53, 54
David & Billie Mosher	702 Avenue G Fort Madison, IA 52627	709 7th Street, 705-707 7th Street, 700-706 Avenue G, 708-710 Avenue G	55, 56, 57, 58
Ronald Gunn	2886 Bittersweet Dr Fort Madison, IA 52627	714 Avenue G	60
Beverly Russel	718 Avenue G Fort Madison, IA 52627	718 Avenue G	62
Madeline Leake	720 Avenue G Fort Madison, IA 52627	720 Avenue G	63
Bertha Hoyer	3347 Country Club Lane Fort Madison, IA 52627	722 Avenue G, 724 Avenue G	64, 65
Rudy Allison	1 Cherokee Ridge Fort Madison, IA 52627	726 Avenue G	66
Lee County	933 Avenue H Fort Madison, IA 52627	728-730 Avenue G	67
Bryan Humphrey	732 Avenue G Fort Madison, IA 52627	732-34-36-38-40 Avenue G	68
William Napier	607 8th St Fort Madison, IA 52627	607 8th Street	70
Leah Denning	2281 Hillcrest Rd Donnellson, IA 52625	801-803 Avenue G	71
Russell Young	805 Avenue G Fort Madison, IA 52627	805 Avenue G, 804-806 Avenue G	72, 086
Gary Pilkington	809 Avenue G Fort Madison, IA 52627	807 Avenue G, 809 Avenue G	73, 74
Jim Posz	919 Old Denmark Hill Fort Madison, IA 52627	811 Avenue G, 819 Avenue G, 821 Avenue G	75, 79, 80
Kwok Wong	PO Box 81 Fort Madison, IA 52627	813 Avenue G, 815 Avenue G	76, 77
Great River Insurance	214 N Main St Burlington, IA 52601	817 Avenue G	78
Terry Ellis	21 Cindy Dr Fort Madison, IA 52627	823 Avenue G, 822-824 Avenue G	81, 89
SMID Corporation	PO Box 277 Fort Madison, IA 52627	825 Avenue G, 818-820 Avenue G, 812 Avenue G, 826 Avenue G	82, 88, L4, L5

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Property Owner	Mailing Address	Property Address/Addresses (Historic)	Map #
Lawrence Wright	831 Avenue G, Apt 1 Fort Madison, IA 52627	831 Avenue G	83
Deirdre Hunold	1606 255th St Donnellson, IA 52619	833-835 Avenue G, 614-616 9th Street	84, 93
Doyle Hoyer	3347 Country Club Lane Fort Madison, IA 52627	800-802 Avenue G	85
Daniel Flaherty	816 Avenue G Fort Madison, IA 52627	814-816 Avenue G	87
John Gorham	826 Avenue G Fort Madison, IA 52627	828 Avenue G	90
William Faeth III	2609 Avenue D Fort Madison, IA 52627	830 Avenue G, 832 Avenue G, 836 Avenue G	91, 92, L6
Gary Davis	608 9th St Fort Madison, IA 52627	610-612 9th Street	94
Al Humphrey	609 9th St Fort Madison, IA 52627	609-611 9th Street	95
State Central Bank	PO Box 306 Fort Madison, IA 52627	619 9th Street	96
Shar Scholl-Nabulsi	1223 Avenue H Fort Madison, IA 52627	709 9th Street	97
Kevin Steeples	924 Avenue D Fort Madison, IA 52627	705-707 9th Street	98
Terry Hope	3011 Timberlane Dr Fort Madison, IA 52627	902 Avenue G	99
Wayne Haubert	1560 280th St Fort Madison, IA 52627	904 Avenue G	100
Daniel Hermann	3615 Archer Dr Fort Madison, IA 52627	906 Avenue G	101
Ft Madison Alano Club	908 Avenue G Fort Madison, IA 52627	908 Avenue G	102
Jeff Greiner	1977 Vetch Blvd Lockridge, IA 52635	910 Avenue G, 912 Avenue G	103, 104
Larry and Carolyn Smith	828 Avenue D Fort Madison, IA 52627	914 Avenue G	105
Pothitakis Apt	7 High Point Fort Madison, IA 52627	918 Avenue G	106