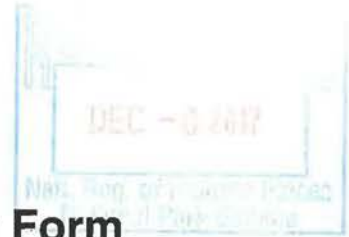


56-1971



United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name: Osceola Commercial Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

2. Location

Street & number: South Fillmore, North/South Main, East/West Jefferson, East/West Washington streets

City or town: Osceola State: Iowa County: Clarke

Not For Publication: NA Vicinity: NA

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide local

Applicable National Register Criteria: A ___ B C ___ D

4 DEC 2017
Date

Signature of certifying official/Title: Deputy State Historic Preservation Officer

State Historical Society of Iowa

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Patrick Andrews
Signature of the Keeper

1/19/2018
Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Non-contributing	
<u>41</u>	<u>19</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>2</u>	structures
<u> </u>	<u>1</u>	objects
<u>41</u>	<u>22</u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- Commerce/Trade/Financial Institution
- Commerce/Trade/Specialty Store
- Commerce/Trade/Restaurant
- Government/Courthouse
- Government/Post Office
- Government/City Hall
- Government/Fire Station
- Recreation and Culture/Theater
- Landscape/Park

Current Functions

(Enter categories from instructions.)

- Commerce/Trade/Financial Institution
- Commerce/Trade/Specialty Store
- Government/Courthouse
- Government/Post Office
- Recreation and Culture/Theater
- Landscape/Park

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7. Description

Architectural Classification

- Late Victorian/Italianate
- Late Victorian/Queen Anne
- Late 19th and 20th Century Revivals/Classical Revival
- Modern Movement/Art Deco
- Modern Movement/Modern
- _____
- _____

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick
Stone

Narrative Description

Summary Paragraph

The Osceola Commercial Historic District consists of 42 contributing buildings that front on four sides of a tree-covered public square or occupy all but the northwest corner as depicted in Figure 1. The downtown plat utilizes what historian Tom Schmiedeler classifies as the four-block square type. Four perpendicular main streets form the square and each block frontage is bisected by an alleyway (Figure 85). The eye is first drawn to the northeast corner, where both of the three-story blocks reside as do the most substantial buildings on the north side. The southwest corner contains a three-story 1882 hotel and one of the best Queen Anne style blocks in the district. The west side contains an Art Deco style movie house, the 1935 federal post office, the original city hall/fire station and a landmark water tower. The majority of the district buildings are two stories in height. The range covers buildings that were designed and built throughout the history of the downtown, but a great many represent the final surge of building that concluded well before World War I. The other focal point is the 1956 Mid-Century Modern style county courthouse that occupies the center of the square. The courthouse represents a combination of post-World War II quest for modernity downtown as well as the dilemma of dealing with a deteriorating and inadequate old courthouse. The square is framed by broad paved streets and centered street parking, bumper to bumper, is a local tradition on all but the east side of it. The latter is the right-of-way of Federal Highway 69.

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Narrative Description

Osceola is the county seat of Clarke County and is located nearly in the geographic center of that rectangular county, in the west part of Osceola Township. Clarke County is in the second tier (from the southern Iowa border) which means that due to federal land survey adjustments it has 12 rather than the standard 16 townships. It is three-fourths of a standard sized Iowa county. The city is situated on high ground as the downtown water tower attests. Interstate 35 runs north/south two miles west of the downtown. Federal Highway 69 follows Main Street north and south along the east side of the town square. State Highway 34 runs east/west a few blocks to the south. The Burlington, Northern and Santa Fe Railroad bisects the city northeast to southwest and very nearly enters the downtown at its northwest corner.

Osceola is platted with the four-block type square plat, which translates into a full-block sized courthouse square with commercial lots fronting on that square from four sides, the four corner quarter lots also being commercial in their land use, with buildings oriented depending on the importance of their intersecting streets. Main Street as noted defines the east side of the square and denotes an east or west suffix to intersecting streets. Washington Street runs north of the square and similarly splits intersecting streets as to north-south suffixes. Fillmore Street fronts the west side of the square and Jefferson Street its south side. Each block is quartered by alleys so these are centered on each side of the courthouse square. As a result, each block face is divided into two half-block frontages. Each half-block is platted into four 50 feet by 188 feet lots that orient to the square. Each corner quarter block is platted into two square half-lots on the frontage that is diagonal to the square, with a regular lot behind the paired lots. This arrangement allowed storefronts to front both directions at each corner. The downtown building widths largely ignore the set lot dimensions and only a handful of buildings cover a full lot frontage. The majority of buildings are three to a lot in terms of width which results in a great many narrow buildings.

The commercial historic district comprises four half-blocks and all or most of three corner quarter blocks, excluding that to the northwest. The district focal point is the 1956 Mid-century Modern courthouse, flat roofed and two stories high, with a T-shaped footprint with a base that orients east. The square is tree-covered. A quick visual survey of the downtown buildings determines that the northeast corner with its cluster of three-story brick buildings and the southwest corner with the three-story opera house and hotel are the district's visual focal points. The gaps in the district occur on the opposite corners. The northwest corner was never built up and the new fire station occupies the west quarter of the north square, while the east end of its southern counterpart has been a service station since 1930, an echo of a much earlier major fire.

The west side of the square varies from the district in terms of its mix of buildings and its use of fire breaks. This block front is where public buildings reside (water tower, former city hall, and federal post office) as does a mix of commercial buildings. These range from a massive early three story south end hotel and its attendant opera house, both from the early 1880s to the 1913 north end city hall, with a 1935 Art Deco style movie house centered on the block. Brick colors are predominantly on the red-pink color palette. Only the 1938 tavern and the movie house offer tan-yellowish brick colors to the mix. While never a highway, South Fillmore reads as a key street as is attested to by the important public buildings, an underpass beneath the railroad a block north, and the presence of the city's first hospital just south of the opera house.

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The south side of the square, Jefferson Street, reads as a taller range of store buildings all but three of which are single bay in width. This block front is the realm of surviving metal cornices and that of oriel/bay windows (four buildings). Brick colors are again predominantly on the red-pink color palette with a single brown brick example, a white painted front and some newer brick infill. Jefferson Street is book-ended by the opera house to the west and a two-story block on the southeast corner.



Figure 1: Osceola and the historic district location (<http://ortho.gis.iastate.edu> modified, 2017)

The east side of the square in general is visually dominant and solidly built up despite the fact that lower profile buildings are half of the whole. It includes the district's largest and earliest surviving buildings (apart from the opera house) and it remains the realm of banks. Its color range is the lightest of the district due to the predominance of painted brick fronts, stucco, stone fronts or slipcovers. There is just one building having an upper level oriel window. This is the modernized quarter of the square, particularly as one proceeds southward. The largest stores including chain stores occupied these buildings and consolidated some frontages (notably

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123-27 S. Main Street) after World War II. The Clarke County State Bank facade now encompasses three storefronts. Cornices are gone or compromised across the south half of the block.

The north square face, like that on the south is partial width due to intrusive buildings. This block frontage is visually striking due to its two-story height predominance. The brick color palette is more brownish with a few reddish colors to the west end. Here again, metal slipcovers, painted fronts and several painted permastone fronts lighten the color range. Original cornices are considerably rarer here, particularly to the west of 103-05 West Washington Street. Oriel windows are still rarer, with just one surviving example (121-23 West Washington Street). This block frontage is later in date relative to the district period of significance and it in particular invited facade modernization on a grander scale. The newest historic district building (117 West Washington Street) is on this frontage and dates to 1953. Two of three downtown storefront permastone covered storefronts (one is excluded from the district) are here as a part of the façade modernization effort.

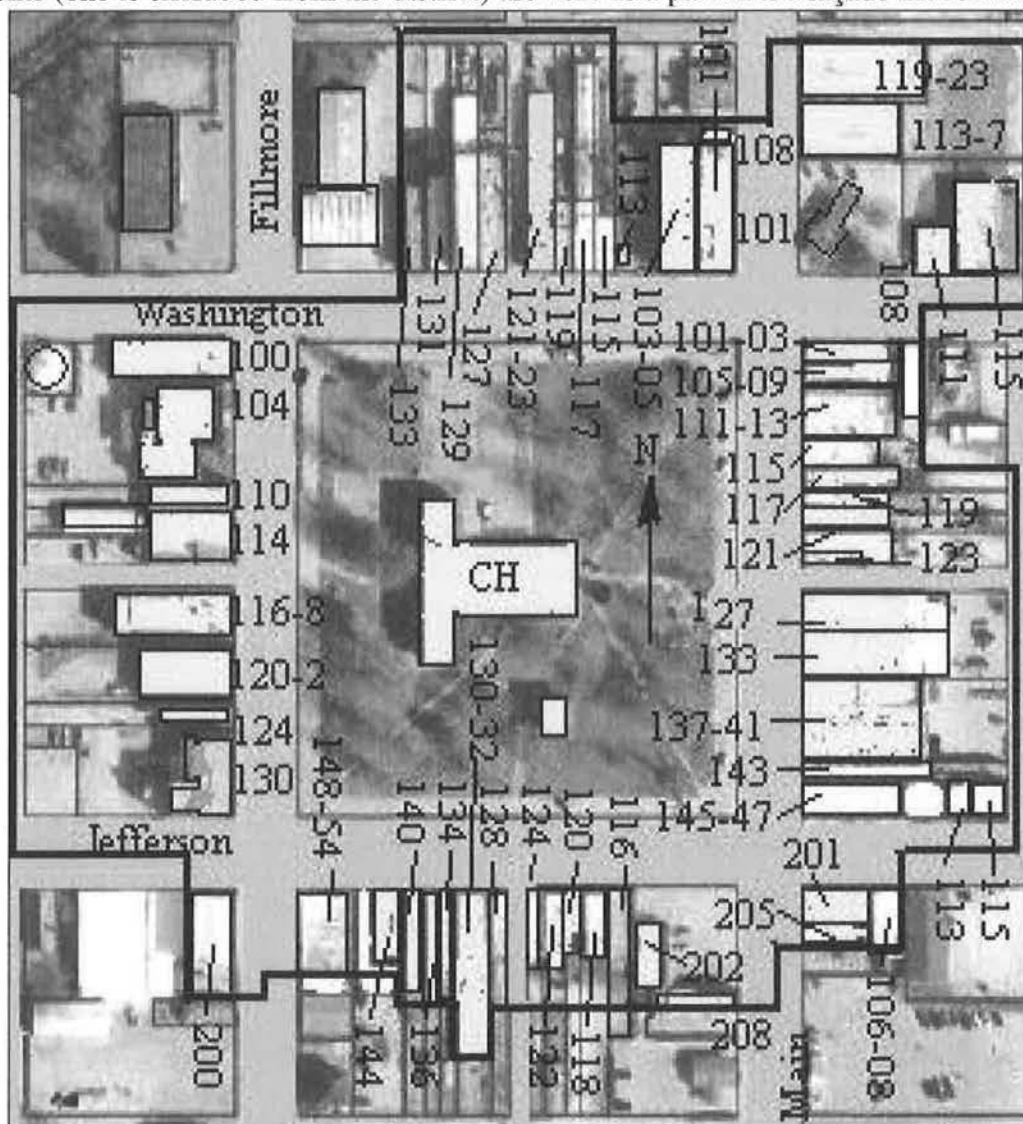


Figure 2: Historic district map showing building addresses (Jacobsen, 2017)

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Thirty-one buildings on or around the square can be classified as having specific architectural styles. The Italianate style entails a combination of elongated upper windows, a decorative cornice, elaborate upper façade window hoods, an angled corner, name or date plates (almost always on a separate pediment and usually lost) and cast-iron storefront columns. Fourteen Italianate style examples occupy prominent locations all around the square. These are 100, 130 South Fillmore Street; 118, 130-32, 200 West Jefferson Street; 101-03, 105-09, 121, 127, 201 South Main Street, and 101, 119, 121-23 West Washington Street.

Six Queen Anne style examples are located on all but the west side of the square. This style embodies some combination of angled corners, oriel or bay windows, elaborate cornices (but set between sidewalls), pressed brick fronts, name or date plates, and cast ironwork or a steel beam with decorative rosettes. These examples are 122, 128, 140, 148-54 West Jefferson Street; 103-05, and 127 West Washington Street.

Six Classical Revival style examples are located on all but the north side of the square. The components of this style are identical to those of the Queen Anne style within the district, apart from substituting ornate upper window hoods for oriels or bay windows. These examples are 104 South Fillmore Street; 124, 134 West Jefferson Street, and 123, 137, 208 South Main Street.

The single Art Deco style example is the Lyric Theater, 118 South Fillmore Street. Its design combines vertical design elements, contrasting colors, an early marquee and a stepped pediment.

There are four Mid Century Modern examples, three being commercial buildings and the last being the 1956 courthouse. The commercial examples are all single-story designs that frame a subordinated storefront using contrasting brick colors or materials (brick and stone), and window bands. The three commercial examples are all located just east of the square on east/west running cross streets and are found at 115 East Jefferson Street, and 111, 115 East Washington Street.

The district's vertical massing is predominantly two-story. To the north of the square just two of 18 fronts are single-story. To the east, 10 of 21 fronts are that same height. To the south 6 of 18 fronts are one-story and to the west 8 of 16 fronts are lower in height. Two double-blocks on the north end of the east side are three stories high. Many of the single-story fronts appear taller due to their raised parapet fronts. The best examples of higher boomtown fronts are 130 South Fillmore Street, 136 West Jefferson Street, 112-26 North Main Street, 111-13, 115, 123, 143 and 205 South Main Street. Two of the three district corners include taller corner edifices that are flanked with single story buildings. The northeast corner is all single-story buildings discounting the new bank.

Cast iron storefronts survive across the district (101, 103-05, 119 West Washington Street, 101, 109, 201 South Main Street, 135, 200 West Jefferson Street). Name plates and dates are found on three sides of the square, the most unusual being a surviving oriel upper inscription for the Dalby Building, 119 South Main Street. These examples are found at 101 West Washington Street, 119 South Main Street, 122 and 128 West Jefferson Street). All of the legible plaques on these fronts identify the manufacturer as Mesker Brothers of St. Louis. Bernard and Frank Mesker provided mostly complete storefronts and it is very likely that the many ironclad storefronts that long stood on the southeast side of the square were Mesker fronts. The double storefront at 114 S. Fillmore Street is also quite likely of Mesker origin and is of particular interest because it is

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actually a full metal front (at the parapet-pediment levels). The adjacent storefront at 110 South Fillmore Street is another Mesker candidate. There are also a number of storefronts that have visible steel beams with ornamental rosettes (111-13, 201 South Main Street, 121-23, 127 West Washington Street, 122, 124, 128, 148 West Jefferson Street). The most interesting example is that of 201 South Main where the rosettes are oversized and more numerous. Several others have round steel/cast iron support columns, the best example being at 103-05 West Washington Street.

The square is covered with mature trees. The courthouse dominates the square. There is a paved parking lot to the north of the courthouse and a bandstand is located in the south center of the square. There is a metal sculpture-bell tower in the southeast corner. The bandstand and bell tower are non-contributing structures.

Several store buildings have considerably attenuated rear additions, varying in materials, elevation and dimension. Still the great majority of buildings have a shallower depth. This is particularly true on corner locations due to the use of square lots and the resulting encouragement to back up dominant corner buildings with lesser ones that orient to the other cross street. There are just six outbuildings in the district, all of which are contributing buildings.

Building Inventory and Evaluations:

Clarke County Courthouse, 100 South Main Street, 1956 (Contributing):

Description: This two-story Mid-Century Modern courthouse was designed by Kansas architects Williamson and Loeb sack. It is the only Iowa courthouse from this era to use a reinforced concrete skeleton. The plan consists of a "T" with a single-story wing or base that runs east-west.

Alterations: The building gained a new southwest interior corner entrance. The addition added a new main lobby and, elevator to the building.

Evaluation: This is a contributing building.

History: This courthouse replaced a deteriorating 1892 towered precursor in 1955-56. The intention was to emulate the same architects' Corning (Adams County) courthouse design. Budget cuts eliminated planned metal bands and aluminum windows that were then replaced with brick and steel.



Figure 3: Clarke County Courthouse, looking southwest, image dated April 29, 2017 (<http://courthousehistory.com/gallery/states/iowa/counties/clarke>).

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Courthouse Square Bandstand, 2000 (Non-contributing structure):

Evaluation: This is a non-contributing structure.
Alterations: None noted.
Description: This is a rectangular concrete stage with an open overhead framing. It is located in the southeast corner of the square.

History: There has always been a bandstand in the square, being located in the northeast corner.

Courthouse Square Bell tower, 1976 (Non-contributing object):

Evaluation: This is a non-contributing object.
Alterations: None noted.
Description: This is a welded metal art piece that is combined with a bell. It is located in the southeast corner of the square.

History: This is a relative new component.

Municipal Water Tower, 1958 (Non-contributing structure):

Evaluation: This is a non-contributing structure although it post-dates the district period of significance by just two years.
Alterations: No changes identified.
Description: This is a steel water tower and stand-pipe having a 300,000-gallon capacity with a weight of 1,350 tons when filled. It is located on the same parcel as 100 South Fillmore Street.

History: This tower interprets the district's association with a water supply, and attests to the elevated advantage which makes the tower location logical. This tower was built to the west of its predecessor and the latter was then removed. A land swap with the adjacent post office made this possible. Work started in June 1958 and the Pittsburgh-Des Moines Steel Company provided the materials and erection work. It is 40 feet higher than the first tower (*Osceola Sentinel*, June 26, 1958).

100 South Fillmore Street: Old City Hall and fire station, 1913 (Contributing):

Description: The city hall/fire station is a commercial building design, two story brick building with flat roof. It measures 35 feet by 47 feet. It is fully fenestrated but apart from a corbelled brick cornice, it is a utilitarian design. Single-story brick buildings to the west are connected and measure 35 feet by 39.4 feet. The pump house is a single-story brick building (35 feet by 39 feet) with a stepped gable front. It includes a sub-surface 35 feet by 37 feet by 10 feet concrete water reservoir.
Alterations: The 2015 rehabilitation replaced the south overhead door (1951) with a man door and brick infill. The first floor east façade was tuck pointed and the whole repainted.
Evaluation: This is one contributing building counting the 1914 pump house and 1953 construction

History: The city bought this lot from the IOOF as a site for a water tower. The west end pump house was built by contractor J. B. Daniel in 1914 for \$3,213.00. John W. Hall was the contractor and possible designer of the main building. This building was the first city hall building and housed the fire department. The tourist camp kitchen, which serviced the tourist camp that once occupied the lot where the United States Post Office now stands at 104 South Fillmore Street, stood between the main building and the shops building and atop an 85,000-gallon reservoir (*Osceola Democrat*, June 27, July 11, 18, 25, August 15, 22, November 21, 28, 1912; *Osceola Sentinel*, April 2, 1914).

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as two additions.



Figures 4-5: 100 South Fillmore Street (right, 2014) (Main Street Osceola)

104 South Fillmore Street: United States Post Office, 1935, 1967 (Contributing):

Description: This is a single story very simplified Classical Revival brick post office with stone trim (semi-circular entry, belt course beneath the parapet) and square stone inserts over each window. The contractor was James Thompson and Son of Albert Lea, MN. One of the largest murals was painted by artist Byron Bennett Boyd. The architect was Louis Simon.

Alterations: The \$161,000 south addition (1967) filled what had been an open space. It replaced mechanicals, enlarged the rear loading dock and parking area. The addition matched the original. The front windows have been replaced and a ramp access added (*Osceola Sentinel*, January 19, 1967).

Evaluation: This is a contributing building.

History: This lot was occupied by two frame funeral homes and a tourist camp (1923-1934) before this federal building was built. The site was selected in September 1934, construction bids were reviewed in February 1935, and the cornerstone was laid July 20 with the formal dedication taking place in late January 1936. The basement offices housed a range of conservation and other offices while World War II related tenants included Selective Service. A mural in the lobby is a product of the Treasury Department School of Fine Arts (1935) (*Osceola Sentinel*, January 10, February 14, 1935; *Osceola Tribune*, September 18, 1934; July 9, 1935; January 28, 1936).



Figure 6: 104 South Fillmore Street (Clarke County Assessor, 2015)

110 South Fillmore Street: J. Laid Lentz Dairy Bar, 1894 (Contributing):

Description: This is a single-story brick building

History: The 1899 Sanborn first shows this and it

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with full basement. The footprint measures 24 feet by 90.6 feet. The floor level is above grade. It retains what is possibly a Mesker Brothers Company metal front across its parapet level.

Alterations: The storefront was replaced in 1941 when it became an appliance store. A 2015 rehabilitation removed a flat metal canopy and slip screen and exposed what is likely a metal Mesker Brothers front. The former transom area was infilled with EFIS and a new coping was installed (*Osceola Sentinel*, May 13, 1941).

Evaluation: This is a contributing building. While the storefront fenestration has been downsized and much of it bricked in, the original ornamental parapet front is the key feature likely being a Mesker Brothers metal front.

was a billiard hall. M. E. Landers is the probable builder having purchased the south 24 feet of Lot 5 April 27, 1898. It was used as a dairy bar and was known as the [Jack] Freundl building when the post office was enlarged. It was the Henderson Building as of 1946 when it gained a new front and a complete interior conversion for use as the Clarke County Creamery (*Osceola Tribune*, January 15, 1946).



Figures 7-8: 110 South Fillmore Street (left, 2014) (Main Street Osceola, 2015)

114 South Fillmore Street: G. V. Oliphant Building, 1894, 2008 (Contributing):

Description: This is a single-story frame double storefront that is distinctive for its twin triangular pediments. The building is metal-clad; the storefronts are of uneven width, the southern one being wider. An alley adjoins the building to the south. There is a long narrow rear metal clad frame addition that is likely associated with auto garage use. Given the cast-iron market dominance of Mesker Brothers, St. Louis, it seems quite possible that this façade is also their work.

Alterations: The current storefront including plastic fluted columns dates from a 2007 restoration for the Clarke County Community Center. There are no historic images but the pattern imitates a lost building that stood at 144 West Jefferson. The current

History: This building dates to 1894 with Mr. Oliphant having ownership of Block 6 on June 11, 1894 the frame Christian Church having previously stood on this lot. The Oliphant and Houston grocery was here as of early 1896. The south store housed implement dealers and a garage, the north a shop, poultry and a paint store. The building was completely empty as of 1907, but in 1904 the National Guard used the building and failed to pay its final rent, and the school district used it in 1907 during the construction of the new West Ward School. Several taverns were here after World War II (*Osceola Sentinel*, April 23, 1896; November 27, 1894; September 21, 1899; April 28, 1904; September 12, 1907; *Osceola Sentinel-Tribune*,

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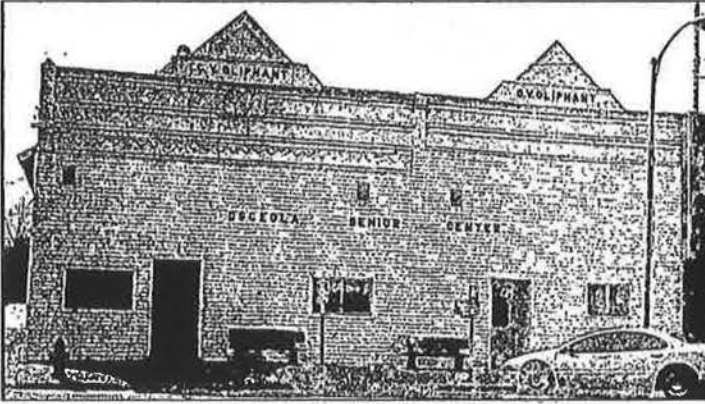
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storefront, while lacking historical materials, does recreate a commercial storefront.
Evaluation: This is a contributing building due to the primacy of its upper facade and pediments. While it is likely a Mesker Brothers metal front, it is also one of two surviving examples of numerous district metal fronts.

February 14, 2008).



Figures 9-10: 114 South Fillmore Street (*Osceola Sentinel-Tribune*, May 5, 2008, left);
114 South Fillmore Street (Osceola Main Street, July 2017, right)



Figure 11: Comparable Mesker Brothers façade, Ouray Colorado
(Mesker Brothers-World Press: <https://meskerbrothers.wordpress.com/2015/11/02/new-deal-imagery/>)

116-18 South Fillmore Street: The "New" Lyric Theater, 1935, 2008 (Contributing):

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Description: This is a two-story brick building with full basement, having a front core measuring 44 feet by 28 feet and a one-story rear theater that is 96 feet by 44 feet. The style is Art Deco based on the contrasting brick colors, the vertical design components most notable the thin paired windows and the central bay with stepped pediments, pilasters and vertical fluting in the brickwork. The original marquee survives. G. W. Penniwell was the contractor, the architect is unidentified.

Alterations: This building is remarkably well preserved having been rehabilitated in 2008 with a \$100,000 redevelopment that added paved parking, access ramps and a new storefront designed by Design Alliances (Osceola *Sentinel-Tribune*, May 5, 2008).

Evaluation: This is a contributing building.

History: John Waller operated a movie house by the same name on the North Side prior to buying this parcel on October 16, 1934. He built this building and included twin front leased storefronts in the front of the plan but there were also upper level offices. Waller had a "general idea" of a plan when he announced his plans to build. The first film was Evelyn Prentice on Christmas Day, 1935. Bob Byers acquired it in 1959 and kept it in operation. It was threatened with closure and demolition in 1999 when Frank Munyon and J. B. Hamilton rescued and restored it. Tenants included Osceola's first radio station and a range of cafes, barber shops and professional offices (Osceola *Sentinel-Tribune*, August 5, December 16, 1999; February 24, May 10, 2001; Osceola *Tribune*, July 24, December 25, 1934).



Figure 12: 116-18 South Fillmore Street (Clarke County Assessor, 2015)

120-22 South Fillmore Street, 1999 (Non-contributing):

Description: This is a single-story metal covered frame garage building that measures 100 feet by 48 feet. There is no basement.

Alterations: This is a relatively new building.

Evaluation: This is a non-contributing building.

History: An unidentified garage was being built on the West Side as of August 1912. Livingood and Lingle first leased the new building. This is a garage building that first appears on Sanborn Maps in 1913 at which time the McAuley family owned it (Osceola *Democrat*, August 15, September 18, 1912).

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Figure 13: 120-22 South Fillmore Street (Clarke County Assessor, 2006)

124 South Fillmore Street, West Side Tavern, 1939 (Contributing)

Description: This single-story brick building has a three-sided parapet raised front and a rear extension. The brick is cream-buff colored and the fenestration is simple with a centered entry and flanking windows with no transom and no upper facade ornamentation apart from a tile coping. The footprint measures 22 feet by 44 feet with a full basement. It was built to support a second story.

Alterations: This is a very well-preserved building; the only obvious change is a reduction in window size of the two front windows.

Evaluation: This is a contributing building.

History: Mr. Pearl Sanders started his tavern in the hotel to the south and built this building in early 1939. This was the earliest known downtown tavern. The liquor license was lost in 1956 and the new operator had to clear the front windows and close a rear exit as conditions for the new permit. The tavern has always had the same name and use since its construction (*Osceola Sentinel*, December 8, 1938; February 28, 1956).



Figure 14: 124 South Fillmore Street (Clarke County Assessor, 2006)

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130 South Fillmore Street: Arlington-Howe-Garner Hotel, 1883 (Contributing):

Description: This is a three-story brick hotel building with angled southeast corner and entrance. There is no true basement, foundation walls are of limestone. While an ell in plan, it measures 68 feet by 81 feet. It is Italianate in style and retains a bracketed cornice and cast-iron window hoods. A south-side cast iron fire escape dates to ca.1914-26. The brick is all soft red brick. It was designed by the Des Moines architects Mifflin E. Bell and William F. Hackney (*Burlington Daily Hawk Eye*, July 15, 1882). **Alterations:** The building was converted to apartments in 1974 and gained rear additions after 2000+. The two storefronts were interlinked in the 1990s. A 2015 rehabilitation repaired the masonry. **Evaluation:** This is a contributing building.

History: Bids were taken for the third hotel on this site in mid-1882. Sheldon R. Howe operated it from 1886 until his death in 1903. It was long run by Ray and Lela Garner as the Garner Hotel. It became the Uptown Apartments in 1974. The storefronts housed cafes, barber shops, the original West Side Tap, and the Jefferson Bus Lines had a bus stop here in the 1950s (Jacobsen, Howe-Garner Hotel; *Osceola Sentinel*, July 2, 1955; April 25, 1974).



Figure 15: 130 South Fillmore Street (Main Street Osceola, 2016)

106-08 East Jefferson Street, D. P. Gibson Store, 1898 (Non-contributing):

Description: This brick single-story double storefront building has an undetermined basement status and its footprint measures 64 feet by 32 feet. Pilasters separate the two storefronts. **Alterations:** The west half of the original corbelled parapet front survives; the rebuilding of the east half is not dated. A fixed canopy covers the transom line. **Evaluation:** This is a non-contributing building and is considered to be one building with two storefronts. One parapet front has been re-bricked and the combination of storefront infill and a fixed canopy

History: This building interprets the transition of this prominent corner from frame to brick stores after many destructive fires. It also represents an early eastward extension of the downtown. The City Council extended the fire district and unnamed parties rushed to build an iron building on this site. They were forced to take it down and this building resulted the same year. D. P. Gibson built this building with its pressed brick front to house the *Democrat* newspaper. It was here as late as 1913. The east half housed offices through that time.

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renders it non-contributing.

Contractors were Boden, Butler and Deitrick (the east half) and Savage & Sweet (sub-contractors, east half for brick and stone work (*Osceola Democrat*, February 17, June 2, 1898; *Osceola Sentinel*, March 10, 1898; *Clarke County Clipper*, January 8, 1898).



Figure 16: 106-08 East Jefferson Street (Clarke County Assessor, 2015)

113 East Jefferson Street, G. W. and W. W. Swisher Bakery [?]: 1924 (Non-contributing):

Description: This tile building has a half basement and measures 35 feet by 35 feet.

Alterations: The facade is both covered and largely reduced in its window openings. No historical images have been found.

Evaluation: This is a non-contributing building due to the covered facade.

History: Swisher's bakery built a hollow tile building "at the rear of the room now occupied by them" in 1924. This tile building is present by 1926 (Sanborn Map) and appears to be a baking plant that was constructed in conjunction with the White Front Bakery that occupied 147 South Main to the west. In later years it housed offices and beauty parlors (*Osceola Sentinel*, May 15, 1924).



Figure 17: 113 East Jefferson Street (Clarke County Assessor, 2015)

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115 East Jefferson Street: Orrin Johnson Feed, Produce & Hatchery, 1952 (Contributing):

Description: This Mid-Century Modern style single-story building has a half basement and measures 36 feet by 60 feet.

Alterations: There are no known major alterations.

Evaluation: This is a contributing building.

History: Orin Johnson acquired the family business in 1948 and built this building, expanding by buying the Bishop Hatchery in 1957 (*Osceola Sentinel-Tribune*, February 5, 2004).



Figure 18: 115 East Jefferson Street (Clarke County Assessor, 2015)

116 West Jefferson Street, 1971 (Non-contributing)

Description: There is a full basement, the footprint measures 66.6 feet by 24.6 feet.

Alterations: This is the lower floor of a two-story building. The storefront dates to 1971.

Evaluation: This is a non-contributing building.

History: This building does not clearly appear on the 1876 Birds Eye View but it was Thomas H. Brown's 1870 building that housed H. C. Sigler's bank (*Osceola Tribune*, December 21, 1971; White, p. 27).

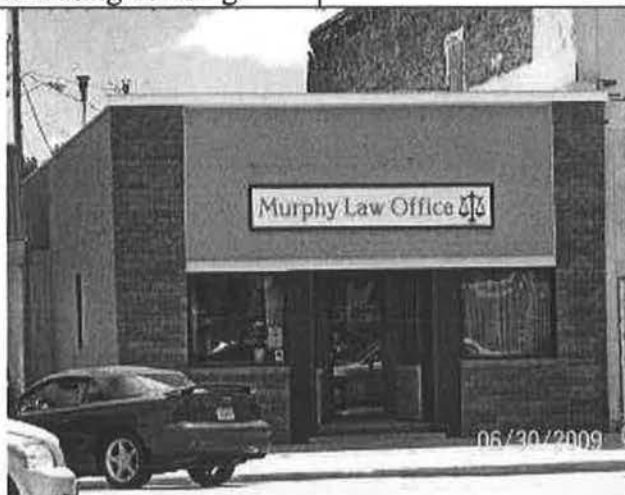


Figure 19: 116 West Jefferson Street (Clarke County Assessor, 2009)

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118 West Jefferson Street: pre-1886 (Contributing):

Description: This is a very early Italianate style two-story brick building with an undetermined basement, and a plan that is wide for a single storefront plan (26 feet).

Alterations: The facade is stuccoed and upper window infill has been downsized and the upper openings covered. The storefront remains readable and retains its cast iron columns.

Evaluation: This is a contributing building.

History: It was extant as a bakery as of 1886-99. Edwards Brothers Grocery was here ca.1900 (Osceola *Sentinel*, April 15, October 6, November 3, 24, 1870, White, p. 28)



Figure 20: 118

(Assessor, 2015)

120 West Jefferson Street, B. Roena Fouche Building, 1912 (Non-contributing):

Description: This is a utilitarian single-story brick building with an undetermined basement status, the core of which measures 40 feet by 19 feet. There is a simple corbelled brick cornice, offset side entrance and covered transom.

Alterations: Given that the brickwork and lines of this infilled storefront match those on the adjacent building west, the work dates to mid-1962. The facade otherwise retains its original entrance and the transom space while covered is readable.

Evaluation: This is a non-contributing building due to the infilling of most of its storefront and the covering of its transom component.

History: The original Fouche Building (1871) had two front store rooms. It burned in 1904, having had fire insurance coverage for just one of its 33 years. Replacing the building 8 years, perhaps do to the 1907 financial troubles. This building was built to house the Clarke County Loan & Abstract Company, which occupied it in January 1913 and it has housed insurance and realty offices since (Osceola *Sentinel*, January 21, 1904; November 28, 1912).

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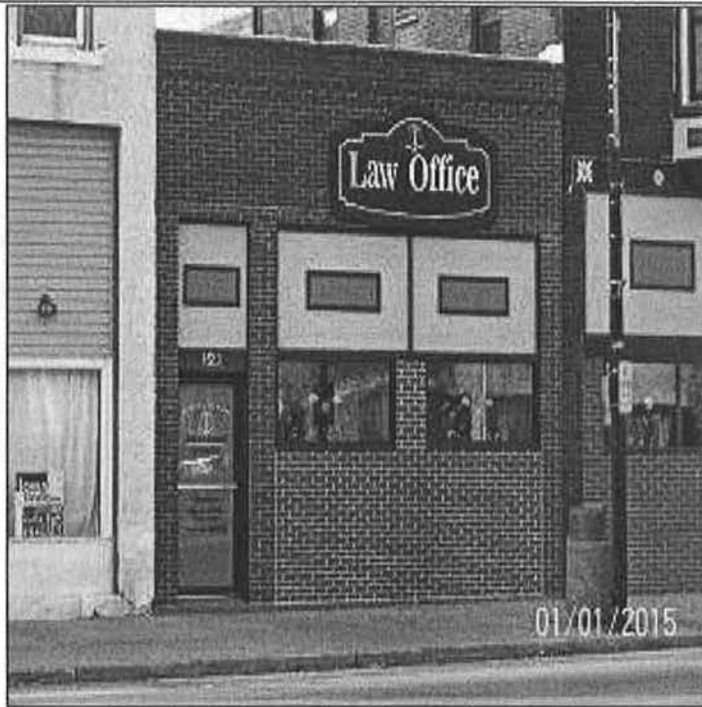


Figure 21: 120 West Jefferson Street (Clarke County Assessor, 2015)

122 West Jefferson Street: Levi Taylor Building, 1904 (Contributing):

Description: This two-story brick Queen Anne design is the latest of a modern building boom of 1899-1904. It is distinctive for its brown brick and the use of a corbelled brick cornice (original) in lieu of a metal one. A steel beam with ornamental rosettes is visible, the transom while paneled is readable. There is a full basement and the core measures 70 feet by 21.5 feet.

Alterations: The only major facade change is the bricking in of much of the storefront—a change that dates to mid-1962 when the James Cothorn Law Office replaced Karn's South Side Variety, ending the retail use of the building (*Osceola Sentinel*, July 10, 1962).

Evaluation: This is a contributing building despite the substantial infilling of its storefront and the covering of its transom component. The upper façade is sufficiently preserved so as to render it contributing.

History: Levi Taylor and B. Roena Fouche built this building, starting in early 1904. The two divided the parcel but Fouche became ill early on so they couldn't make "arrangements in regard to the division of lots, but plans can be perfected by correspondence." The real estate deal within the "burned district" entailed adding two feet to make Taylor's lot 20 feet wide. H. E. Sweet was the contractor for the masonry work. The front basement with furnace was 8 feet deep. The building was notable for its modern hot air heating system, oriel, pressed brick front and its higher cost, \$5,000. Major tenants included Taylor's jewelry store, Palace of Sweets (1909) and the Red Ball Food Store (*Osceola Sentinel*, March 24, April 14, 21, May 26, September 8, December 22, 1904; *Osceola Democrat*, April 21, May 26, 1904; White, p. 30).

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Figure 22: 122 West Jefferson Street (Clarke County Assessor, 2006)

124 West Jefferson Street: Beashor Block, 1895 (Contributing):

Description: This building is of particular interest because it was the first "modern" design and a precursor of a good number of similar designs, the majority of which would add one or more oriel windows. A most interesting comparison is 134 West Jefferson, which postdates this one by 9 years but otherwise is a very close match. This two-story brick Neo-Classical design features cast iron lintels and a metal cornice that is book-ended with brackets (a fire safety measure). There is a full and the core measures 70 feet by 18 feet. The storefront is relatively well preserved with a visible structural beam, readable covered transom and an intact storefront.

Alterations: No apparent changes apart from slight storefront modifications.

Evaluation: This is a contributing building given that the storefront remains readable and only the transom is covered over.

History: Michael M. Beashor Meat Market was built by contractor/architect John W. Hall, and cost \$2,500. A single story building. It was commenced in late 1895 to replace a burned frame 1888 building. Meat stores remained here as late as 1924. The Clarke County Mutual Telephone Company was upstairs 1918-28 until it was purchased and consolidated to 128 West Jefferson (*Osceola Sentinel*, July 10, 1890; October 4, 1888; September 5, December 12, 26, 1895; White, p. 31).

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Figure 23: 124 West Jefferson Street (Clarke County Assessor, 2015)

128 West Jefferson Street: John W. Boden Building, 1901-06 (Contributing):

Description: This is a Queen Anne style two-story brick building with full basement. There is a broad upper front oriel window and as is typical with the many buildings built 1899-1904 the metal cornice is tucked between raised sidewalls for fire protection. The façade is red brick in color. The east alleyway side is fenestrated on the upper level and there is a cast iron fire escape as well as a rear first floor exit. A steel beam is visible above the storefront.

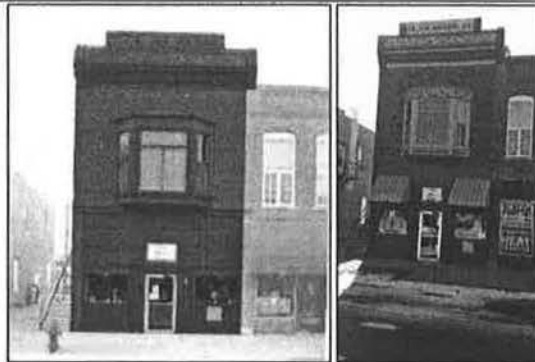
Alterations: A 2015 façade rehabilitation restored missing lettering on the cornice, repainted the cornice and oriel, repainted the storefront and added twin fixed fabric awnings.

Evaluation: This is a contributing building.

History: John W. Boden obtained ownership of the parcel October 19, 1889 and long occupied a single-story frame building until he built this building. His (and Robert Beckett's) harness and saddle firm was here 1895-1929. The Middle States Utilities Co. had an option on this building as of early 1929 when the Clarke County Mutual Telephone Co. purchased the Osceola Bell Telephone Co. at that time-the building gained a new switchboard downstairs-the consolidation finally brought unified long distance and local calling so that customers didn't have to have two phones. When the trenching was done along the alley to the east during the 1929 remodeling, the ground was covered with discarded leather remnants several feet in depth (*Osceola Sentinel*, February 7, May 29, June 20 1929; White, p. 32).

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Figures 24-25: 128 West Jefferson Street (left, 2014, right, 2016) (Main Street Osceola)

130-32 West Jefferson Street: Agnew-Atkins Block, pre-1886 (Contributing)

Description: This is a two-story Italianate style brick double-front building. The upstairs entrance is set right of a central dividing wall.

Alterations: The parapet base remains but the metal cornice is lost. A 2015 façade rehabilitation removed a fixed fabric awning, replaced the storefront infill, expanded the upper windows with glazing and re-paneled the transom voids.

Evaluation: This is a contributing building.

History: This bloc pre-dates 1886 (Sanborn Map) and requires more investigation. This block halted the November 1889 fire to the west. Atkins owned the east half, and Agnew the west. Edith Winter became owner of the west half in April 1911 and it was called the Winter Building when Mrs. J. E. Lawson five and dime moved in 1927 (Osceola *Sentinel*, November 28, 1889; June 16, 1927).



Figures 26-27: 130-32 West Jefferson Street (right, 2014) (Main Street Osceola)

134 West Jefferson Street, Schmitz Building? 1904 (Contributing):

Description: This two-story brick Classical Revival style building has an undetermined basement and measures 60 feet by 17 feet with a 20 feet long brick rear addition. The design is of interest because it matches the lines of the Queen Anne styles of this same period save for the oriel window which it lacks,

History: The origins of this building remain in limbo, it is the east side of Lot 6. W. P. Cooper buys August 21, 1893 and sells to A. S. Johnson March 31, 1896 who sells to Ann Schmitz April 21, 1904-so that appears to be the point of further investigation. It was occupied by the Hawkeye Lunch Room in

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and the metal cornice is placed between bookend walls presumably as a fire protection. The storefront retains cast iron columns. Metal cornices are distinctive. This building is nearly identical to 124 West Jefferson.

Alterations: A 2015 facade rehabilitation repaired and repainted the cornice, removed paint from the facade just above the storefront, and replaced a glass block/aluminum storefront with a new aluminum infill. The upper front cast stone lintels and sills were cleaned of their paint covering.

Evaluation: This is a contributing building.

1909 and White says it was a restaurant as of 1903 (White, p. 35).



Figure 28-29: 134 West Jefferson Street (left, 2014) with 136 West Jefferson just visible to the right (Main Street Osceola)

136 West Jefferson Street, F. L. Guches Building, 1894-99 (Non-contributing):

Description: This is a one-story brick plan with undetermined basement status or dimension (no assessor report). It is a longer narrow plan.

Alterations: This building has an excellent metal cornice but it gained an entirely new brick front recently.

Evaluation: This is a non-contributing building.

History: F. L. Guches owned the parcel as of May 3, 1894. He edited the *Sentinel* and there is some question as to whether that newspaper was here or in the Dague block, and whether this building was lost in the 1900 fire. It appears that it didn't house the paper and was only damaged. The southwest corner of this building was crushed when the Dague Block collapsed in an April 1900 fire (*Osceola Sentinel*, April 19, 1900; White, p. 36).

[See Figure 30 for an image of 136 West Jefferson Street]

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140 West Jefferson Street, Tabler, Grouchy and Lamb Building, 1901 (Contributing):

Description: This is one of a good many Queen Anne style buildings erected 1900-2 that are distinctive due to their oriel windows. There is a half basement and the core measures 98 feet by 21 feet. The metal cornice survives. The oriel base is set at the top of the transom line. The storefront retains its cast iron columns. Cast iron columns remain visible.
Alterations: The transom is covered
Evaluation: This is a contributing building.

History: Messrs. Tabler and Grouchy obtained ownership of the parcel February 23, 1901. The "pretentious" plan was a "modern block" having a pressed brick front, balcony and two upper offices. A rear section would house the photo gallery with an office suite the 21 feet by 100 feet main store would house The Fair dry goods. The burning of the Dague Block to the west in April 1900 crushed the frame photo store This building housed pool halls and groceries (Osceola *Sentinel*, February 15, April 19, 1900; May 30, 1901; Whit, p. 37).



Figure 30: 140 West Jefferson Street (Clarke County Assessor, 2015)

144 West Jefferson Street: Long Term Medical Supply, 2005 (Non-contributing):

Description: This is a modern single-story slab building that measures 60 feet by 24 feet.
Alterations: The replacement single-story building occupies only the east half of the parcel, leaving a gap.
Evaluation: This is a non-contributing newer building.

History: Two versions of the Dague Block occupied this site, the first burning in 1900 (Osceola *Sentinel*, July 31, December 18, 1890; January 1, 1891; White, p. 38).



Figure 30a: 140 West Jefferson Street (Clarke County Assessor, 2017)

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148-54 West Jefferson Street, G. T. McNeil Block, 1902 (Contributing):

Description: This two-story Queen Anne style double storefront brick block has a partial basement and measures 80 feet by 54 feet. Its upper facade contains 7 oriel windows and a corner bay. This is one of 3 district corner buildings having a corner entrance. The elaborate cornice is one of the best in the district. The east storefront wraps around the west one and has a rear storefront on South Fillmore Street.

Alterations: The rearmost section of the cornice was lost at some point in time. West side raised windows have been paneled and a rear west storefront is largely paneled shut.

Evaluation: This is a contributing building.

History: This block arose from repeated ashes of burned frame buildings in late 1901. Sadly, the builder lost the building to a sheriff's sale in 1904 when building costs exceeded assets and W. E. Harper bought it. Charles Holland restaurant and bakery and The Fair Store were the original tenants. Auto garage uses of the east part began in the late 1920s. Allen's, the first radio/ television shop was here (*Osceola Sentinel*, December 5, 1901; *Osceola Democrat*, January 14, 1904; March 9, 1905; White, pp. 39-40).



Figures 31-32: 148-54 West Jefferson Street (Clarke County Assessor)

200 West Jefferson Street: Pritchett's/Tuoet's Opera House, 1880 (Contributing):

Description: This two-story Italianate style brick block has a full basement and measures 80 feet by 45 feet. Twin pressed brick facades that are framed with pilasters. There is a rear east side upstairs entrance. Four heavy timber trusses carry the clear span and gabled ceiling.

Alterations: A 1915 façade rehabilitation substantially improved the appearance and historical

History: Bird Pritchett built this corner block in 1880 with an upstairs hall. Pritchett died in 1890 and by 1907 it was Tuoet's Opera House. Its hall capacity was just 400 persons so the community strove early on to replace it with a true one. For most of its history the upstairs was simply a lodge hall. The post office moved to the west storefront in 1890. It returned in 1925, occupying the east storefront

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integrity of this building. Upper level windows were reopened and exposed on both facades and the storefronts, reduced to a window band, were reopened and the cast iron columns revealed. The brickwork was repaired. The downside was the covering over of the front parapet and pediment with a stucco coating.

Evaluation: This is a contributing building.

remaining until the new post office opened in 1936. During the courthouse construction, it housed county offices 1955-1956 (Osceola *Sentinel*, September 4, October 2, 1890; Osceola *Tribune*, June 25, 1925; Jacobsen, draft National Register nomination).



Figures 33-34: 200 West Jefferson Street (left, 2014) (Main Street Osceola)

101 North Main Street: American State Bank Drive-In, 1971 (Non-contributing):

Description: The Peters Construction Co. of Newton built the building.

Alterations: N/A

Evaluation: This is a non-contributing building.

History: This site contained 101-9 North Main, a five-storefront single-story block building. The 1950 Sanborn shows the parcel empty. The building opened in mid-December 1971 (Osceola *Sentinel*, December 21, 1971).



Figure 35: 101 North Main Street (Clarke County Assessor)

108 North Main Street, 1900-06 (Contributing):

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Description: This is a single-story brick storefront that is attached to 101 W. Washington but which is functionally separate and counted separately. There is a corbelled brick cornice and the front wall plane is recessed between end wall pilasters. It is fenestrated on two sides and an exterior north side stairway egresses its roof.

Alterations: There are no major alterations.

Evaluation: This is a contributing building.

History: This former storage extension on 100 Main was apparently transformed into a separate storefront in April 1923 with new store windows to house Moore Brothers. It was termed the Fowler Building at this time. It housed cafes, beauty shops and professional offices (*Osceola Sentinel*, April 5, 1923).



Figure 36: 108 North Main Street, looking southwest (Jacobsen, 2017)

113-15-17 North Main Street, London & Boehme Drug Company, 1920 (Contributing):

Description: This is a single-story brick double storefront with no basement, and a footprint that measures 80 feet by 34 feet, 117 with no basement measures 56 feet by 19 feet.

Alterations: must be much later-two stories as late as 1918. New storefront was put on 115 North Main in 1971. A 20-foot long addition in concrete and tile dates to 1941 (*Osceola Sentinel*, July 17, 1941)

Evaluation: This is a contributing building given that despite the fixed canopy the parapet front and much of its storefront remains readable.

History: This building was built in 1919 to re-house the London & Boehme Drug Company. The building had "unusually wide double modern windows." Several implement stores, the Montgomery Ward Catalog Store (1953) were here (*Osceola Sentinel*, July 9, 1914; August 7, 1919; January 15, 1920; *Osceola Tribune*, December 21, 1971).

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Figures 37-38: 113-15-17 North Main Street (north end of frontage is at the left) (Clarke County Assessor)

119-21-23 North Main Street, [119-23 historically] 1917 (Contributing):

Description: This is a single-story brick triple storefront with full basement, and a footprint that measures 46.6 feet by 52.7 feet. A rear frame addition on a slab measures 22.6 feet by 43 feet. The building has a nicely ornamented brick cornice. When built it would have matched the multiple storefront to the south in scale and appearance.

Alterations: The fixed canopies cover the transom lines and wood covers some of the brickwork but steel columns survive and the storefront void is readable. New storefront on 123 North Main in 1971.

Evaluation: This is a contributing building despite the wood-covered infill of its two south storefronts. The steel beams with rosettes remain visible and the parapet is intact.

History: The Osceola Produce Company constructed this brick front and it survived a March 27, 1918 fire that gutted the building. The front of a pre-existing frame was demolished and this brick was built in 1917 and the rest of the conversion was accomplished two years later. Cafes, beauty salons, barber shops occupied these fronts with a cold storage locker behind (Osceola *Sentinel*, March 28, 1918; Osceola *Democrat*, March 8, 1917; Osceola *Tribune*, December 21, 1971).

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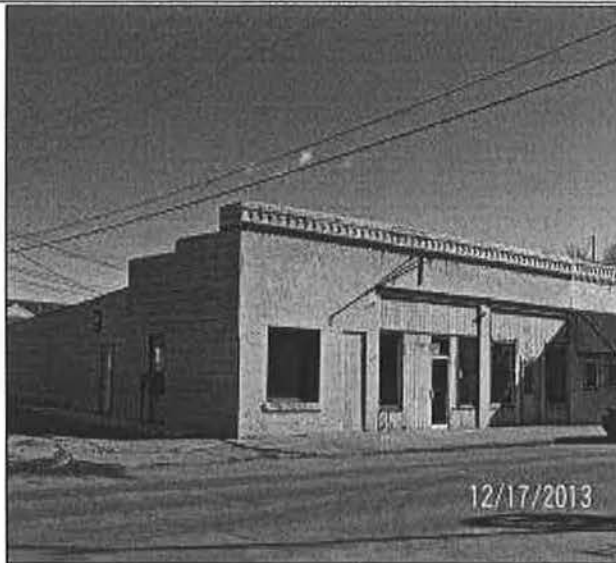


Figure 39: 119-21-23 North Main Street (Clarke County Assessor, 2013)

101-03 South Main Street: Masonic Block, 1872, 1915, 1920 (Contributing):

Description: This is an Italianate style three story brick block that had a third-floor hall within its plan. There is a full basement and the latter contained four store areas (there is still a north side exterior stairway). The footprint measures 80 feet by 20.7 feet. The style is Italianate. Despite its complicated vertical ownership history, it is treated as a single building. Des Moines architect O. J. King designed the block.

Alterations: The building lost its pediment, gained its Classical Revival terra cotta detailing in 1915 and was stuccoed in 1920. Postwar storefront changes lowered the floor grade and opened up the north storefront. Recent (2010) rehabilitations restored the storefronts and exposed the cast iron columns. The Chamber of Commerce saved the building by unifying ownership and acquiring it. The north side stair was reopened (*Osceola Sentinel-Tribune*, October 28, 2010).

Evaluation: This is a contributing building but it isn't counted being National Register of Historic Places listed.

History: This was the original downtown banking corner with the Osceola Bank (1872) and Iowa State Bank (1890) in the north storefront. The Clarke County State Bank, newly formed after the failure of all of the banks, started out here. Robinson's Rexall Drug made storefront modifications in 1942 and 1946-47. The Osceola Hardware Company, was long at 103. In early 1915 the Iowa State Bank, housed in 101 South Main did an \$8,000 remodeling adding Classic Revival terra cotta ornament, in the form of quoins to its northwest frontages. Des Moines architect Norman T. Vorse designed the new look. Just five years later the exterior was stuccoed by contractor Frank Mooney. The justification was the loss of mortar in the brickwork (*Construction News*, January 3, 1915, p. 15; *Osceola Tribune*, May 13, 1920; July 30, 1946; *Osceola Sentinel*, October 16, 90; March 12, April 2, 1942; July 30, 1946; April 3, 1947, Naumann).

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Figures 40-41: 101-03 South Main Street (Clarke County Assessor, 2012)

105-109 South Main Street: Burrows-Mintonye Block, 1871 (Contributing):

Description: This is an Italianate style three story brick block with full basement and a footprint that measures 45 feet by 72 feet. The distinctive facade features are the vertical recessed wall/window planes that are capped with semi-circular arches, and an arcade of cast iron supported arches that comprise the storefront. The building retains a metal cornice. Shearer Brothers had the carpentry contract.

Alterations: A 2015 façade rehabilitation removed paint from the upper storefront brickwork and iron columns. The cornice was repaired and repainted. The building retains its upper level window openings and its arched transom voids.

Evaluation: This is a contributing building.

History: These tallest blocks reflect the ability of building designs to use cast iron now available via the railroad. H. E. Mintonye and A. H. Burrows raised up two respective halves of this block simultaneously as is shown by their individual cast iron orders. Burrows had is "iron pillars" while his partner "daily expected...five similar ones." The Osceola Drug Co. was a long-term tenant in 109 1896-1985 and occupied both fronts 1974+." The Clarke County State Bank was in the north storefront 1945-49 (Osceola *Sentinel*, July 27, 1871; June 13, 1945; August 2, 1957; White, pp. 56-7).



Figures 42-43: 105-109 South Main Street (left, 2014) (Main Street Osceola)

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111-13 South Main Street: O. M. Slaymaker Office Building, 1910, 1919 (new front) (Non-contributing):

Description: This is a single story brick office building, divided in 1946. It has an undetermined basement status and the core measures 36 feet by 80 feet. A steel beam with rosettes is visible above the storefront. Two of the older storefronts on the square are preserved.

Alterations: An older building was re-fronted in 1919. The facade is stuccoed and the transom line is covered. The *Tribune* states that a new storefront was put on (both fronts) in 1971.

Evaluation: This is a non-contributing building due to the date of the storefront and the stucco covering of its parapet front. The building does retain its ornamented steel beams and some earlier brickwork remains exposed.

History: Sanborn maps show a two-story double Harper brick block on this site, 1886-1907, and this building replaced it by 1913. Attorney O. M. Slaymaker owned the parcel as of June 9, 1910 and built this building, transforming it into six offices in 1919 and putting on a new front. The north front remained professional offices while the south one housed a series of shoe stores post-World War II (*Osceola Sentinel*, August 7, 1919; *Osceola Tribune*, July 31, 1919; December 21, 1971; White, pp. 58-59).



Figures 44-45: 111-13 South Main Street (Clarke County Assessor, 2006, 2015)

115 South Main Street, 1908-12 (Non-contributing):

Description: This is a narrow single-story brick building with no basement that measures 70 feet by 18 feet. It has a very plain brick parapet and a ca.1950s aluminum frame storefront.

History: A frame millinery shop occupied this space (1886-1899) per the Sanborn Map, but was gone by 1907. In early 1896 however, A. B. Alexander planned a two-story infill, but nothing came of it. This building housing a meat store was present by early 1913. The East Side Meat Market/Dad Savage's Meat Market appear to have been original tenants. The Coast to Coast Store was enlarged into this building from 117 South Main (*Osceola Sentinel*, February 3, 1896; White, p. 60).

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Figure 46: 115 South Main Street (Clarke County Assessor)

117 South Main Street, W. H. Hall Building, 1887-92, 1946 (Contributing):

Description: This is a very elongated two-story brick building, with an undetermined basement status and a core that measures 23 feet by 75 feet. The current facade with no cornice and paired upper window sets dates from 1946. The storefront is a post-war aluminum framed system.

Alterations: Re-fronted 1946 for Coast to Coast, so integrity makes it a later frontage. It was damaged by fire 1984

Evaluation: This is a contributing building.

History: This was called the C. B. Hall store in early 1896. Hardware stores were here 1903-29. The Coast to Coast remodeled the building and opened in early 1946, expanding northward. The store burned in November 1984 (*Osceola Sentinel*, February 3, 1896; January 31, May 2, 1946).



Figure 47: 117 South Main Street (Clarke County Assessor, 2015)

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119 South Main Street, S. S. Dalby, 1902 (Contributing):

Description: This two-story Queen Anne style brick building is one of a number of buildings built 1899-1904 that have oriel windows centered on their upper facades. There is a simple metal cornice and a very early postwar aluminum framed storefront.

Alterations: The transom, likely intact, is covered over. The upper facade is painted.

Evaluation: This is a contributing building.

History: Dalby's harness and saddle store occupied a frame store which he owned September 27, 1887. He first envisioned this new building in early 1898. His was one of the first two to use prism glass blocks in its transom. Tenants were the Osceola Wallpaper Co., a series of dry goods firms, Spurgeon's and Brown's Shoes (*Osceola Democrat*, January 13, 1898; *Osceola Sentinel*, November 27, 1902; White, p. 62).



Figure 48: 119 South Main Street (Clarke County Assessor)

121 South Main Street: Myer-Riley Block, north part, 1887-1892 (Contributing):

Description: This two-story Italianate style brick block has a full basement and measures 37 feet by 95.6 feet. The original design employed recessed a wall plane with pilasters and a projecting base. Three of the most elaborate cast window hoods survive in the upper front, as does a corbelled brick parapet base. This is counted as two buildings despite original and recent unified ownership.

Alterations: This is three-fifths of the original block, save for the loss of the cornice and the size reduction of its upper windows, and storefront alterations it still evokes its original Italianate design. The façade is also stuccoed.

Evaluation: This is a contributing building and is counted separately due to the bank transformation of the south part of the original block. It is contributing due to the survival of the original upper windows and their distinctive window hoods along with the brick base of the cornice. Storefront changes were made

History: This block is said to be the square's oldest brick built by F. J. Johnson in 1868 but the 1886 Sanborn does not show this building extant. The J. C. Penny store was here 1934-73, being finally burned out. Restaurants replaced it (*Osceola Sentinel*, August 12, 1899; White, p. 63).

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prior to 1956.



Figures 49-51: Two historic views (left, see Figure 89), 123-25 South Main Street, looking northeast, and current view 2015 (Main Street Osceola, 1957; Clarke County Assessor, 2015)

123 South Main Street: Myer-Riley Block/Riley and Simmons Bank, 1887-1892, 1912 (Contributing):

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Description: This is a southwest quadrant of the larger building, being separated off originally (Sanborn Maps) as a banking section. The building was fully fenestrated along its south alleyway. The survival of window hoods in the image above shows that this south end was re-fronted with no disruption of the building.

Alterations: The core Classical Revival bank stone design is sufficiently intact including a cornice base and eagle. The remarkable arched opening with columns is also present.

Evaluation: This is a contributing building and is separately counted due to its transformed facade. Its contributing status is due to its fairly well preserved upper facade.

History: W. L. Myer and Warner Hardware, 1885-98, Riley & Simmons Bank-ca.1904 or earlier. The bank improvements cost \$12,000 in 1912. The Simmons Bank closed in December 1930, the first of three local banks to fail. Clothing stores and cafes followed until J. C. Penney expanded into this building in 1953, remaining until 1973 (Osceola *Sentinel*, June 6, November 28, 1912; December 11, 1930; White, p. 64).

[for an image of 123 South Main Street see Figure 51]

127 South Main Street, Mary Morrison Block, 1895 (Contributing):

Description: (North half) This is an Italianate style single-story brick double front building with an undetermined basement, with a core that measures 24 feet by 115.6 feet and a rear extension that is 110 feet long. The contractor was Van Dyke and Kinney of Des Moines, who next built the Harper Block to the south.

Alterations: Combinations of EFIS or stucco cover the facade. There is a 1977 metal clad rear addition.

Evaluation: This is a contributing building. While long co-joined with 133 South Main, sufficient upper storefront detailing survives and the lines of the combined storefront date from within the district's period of significance.

History: (North half) When Mrs. Morrison had her new building surveyed the alley to the north was missing 1.5 feet in width. She built a building that is shown on the 1893 Sanborn Map and the first tenant was B. S. Press who moved in January 1893. This building burned in July 1895 and was rebuilt with J. Goldsmith's Dry Goods Co. is identified as the first tenant firm. J. C. Penney was first here 1929-34 followed by Robinson's Variety, 1933, which expanded south 1950, unifying the two storefronts (Osceola *Sentinel*, August 25, November 23, 1892; September 19, October 31, December 26, 1895; White, pp. 65-66).

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Figure 52: 127 (left) and 133 (right) South Main Street (Main Street Osceola)

133 South Main Street, W. E. Harper Block, 1895 (Contributing):

Description: This is a Neo-Classical style two-story brick double storefront block that measures 47 feet by 110 feet. It reused the foundation from the preceding Harrison Block. It retains a metal cornice that is book-ended by raised sidewalls and brackets, retains its 7-upper level front window which have flat cast metal lintels. This building was associated with the numerous "modern" buildings that were built 1899-1904. Professional offices were upstairs. The building has long been unified with 127 South Main immediately north. Van Dyke and Kinney of Des Moines built the block.

Alterations: Combinations of EFIS or stucco covers the facade. There is a 1977 metal clad rear addition.

Evaluation: This is a contributing building. While long co-joined with 127 South Main, sufficient upper storefront detailing survives and the lines of the combined storefront date from within the district's period of significance.

History: The Harrison Block, on this site, burned in the same fire that destroyed 127 South Main in July 1895. The Harper Block was finished in November 1895. Mr. Harper immediately sold it to the Kraft Clothing Co., his first tenant. Kraft remained for many years, being followed by Paul's Clothing. It was sold to Robinson's in 1973, that firm having expanded southward from 127 South Main. The unified storefronts date to 1950 (*Osceola Sentinel*, October 3, 1895; *Osceola Sentinel-Tribune*, July 30, 2009).

[for an image of 133 South Main Street refer to Figure 52]

137-141 South Main Street: Osceola National Bank; Clarke County State Bank, 1920, 1949, 1971, 2001

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(Contributing):

Description: This single-story stone Classical Revival style bank now encompasses three storefronts due to expansion. The core bank measures 27 feet by 70 feet and the others are of comparable dimension. The original bank had 17-foot high beamed ceilings. Kirk Gross of Waterloo was the 1971-72 contractor.

Alterations: The middle bay dates to 1920, the twin flanking facades to 1971 and 2001. Taylor Ball Construction Co. of Des Moines did the final construction work. A drive-in bank was added to the rear parking and the back of the building was redesigned between 1999 and 2001. While the core of the original bank survives, the storefront infill dates to the latest remodeling (*Osceola Sentinel-Tribune*, May 5, 2008).

Evaluation: This is a contributing building. The central bay, the original bank building, retains sufficient historical integrity and the two successive additions, while post-dating the district period of significance, represent a sensitive effort to replicate the original design.

History:

The Osceola National Bank built this \$15,000 in 1919-20 replacing Al Flukes frame restaurant. Innovations included a women's rest room, a public/bank vault division, a phone booth and a Bedford stone front. The bank failed in late April 1925. The Clarke County State Bank relocated here in 1946/49 from 101 S. Main, and expanded northward in 1971 opening in May 1972 (*Osceola Tribune*, April 15, 1920; August 24, 26, 1972; *Osceola Sentinel*, May 12, July 14, 1949; May 2, 1946).



Figure 53: 137-141 South Main Street (Clarke County Assessor)

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143 South Main Street: aka 141 1889? R. A. Wilder's Bookstore, 1894 (Non-contributing):

Description: Fire insurance maps identify this as one of a string of all-metal buildings that extended to the south end of the block. It has no basement and the footprint measures 18.6 feet by 80 feet.

Alterations: Western Auto installed the present slip screen after the district period of significance.

Evaluation: This is a non-contributing building.

History: The building housed a bookstore, variety store and Western Auto from 1939 until the early 1980s. It is noteworthy that so small a storefront could house a chain store.



Figure 54: 145-147 South Main Street (Clarke County Assessor, 2015)

145-147 South Main Street, Garretson Building/Grassel Room, 1889 (Non-contributing):

Description: This is a single-story metal clad frame building with a full basement that measures 36 feet by 80 feet.

Alterations: The exterior was covered with stucco in 1949 with the south wall losing its "red corrugated stripes" familiar to locals. Dr. David Hoadley bought 147 and re-stuccoed the front, exposing a glass block transom that had been covered. He acquired 145 in 2005 and in 2008 did the same work unifying the storefronts as one and removing a north end door. Windows were replaced and made symmetrical (*Osceola Sentinel-Tribune*, May 5, 2008).

Evaluation: This is a non-contributing building, what were two buildings is now counted as one given the unified façade treatment.

History: This frame metal clad building is the surviving part of a triple storefront that was built here by B. F. Garretson in company with George Grassel in 1889-90 and which burned, being replaced in kind in 1896 (*Osceola Sentinel*, August 1, 1889; November 3, 1904; *Osceola Democrat*, December 31, 1896).

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Figures 55-56: 145-147 South Main Street (Clarke County Assessor, 2015)

201 South Main Street: Nancy Lamson Block, 1897 (Contributing):

Description: This Italianate style building mirrors 101 West Washington by its use to a mix of brown brick for the west core, but on both facades, and a redder brick for the rear wing. Its exterior uses pilasters to frame these two sections, the northern one doubling as an in-wall chimney. The building included two west fronting storefronts with a north side wrap-around and a separate rear north-fronting storefront as well as basement store space. The upstairs offices consisted of 11 rooms that could be combined in suites. The exterior is fully fenestrated and the only elaboration is a corbelled brick parapet. The parapet line steps down twice west to east. There is a full basement and the core measures 30 feet by 75 feet. An inset round cast iron column with a brick pier base is unusual and indicates a northeast corner entrance, one of a small number of special corner treatments for key corner blocks. The ground floor is above grade and exposed foundation brick along the north wall base indicates a lowered exterior grade.

Alterations: The corner entry was removed in 1960 and the exterior was sand blasted in 1972. This building was rehabilitated 2015 and its storefronts were reopened with new window/door systems, and exposing the cast iron work (*Osceola Sentinel*, February 18, 1960).

Evaluation: This is a contributing building. Differing north wall brick colors make this block

History: The widowed Nancy Lamson (1833-1918) built this building in the burned district and built the first substantial store building on this southeast corner, including a substantial upstairs office level as well as a basement store that housed a restaurant. Work began in May 1897. The delay in receiving the ironwork held up construction. Original tenants included Grouchy the grocer, McClelland and Edwards ("New People, New Building, New Stock & New Prices") grocers. Realtors, doctors, a female dentist (Dr. Reynard) filled the upstairs. The building cost \$4,500. The Osceola National Bank was here in 1915 and it might have installed the corner column. Cafes long occupied the building into the mid-1950s (*Osceola Sentinel*, July 15, December 2, 1897; December 15, 1898; October 17, 1918; *Osceola Democrat*, November 24 1898; November 2, 1899; *Clarke County Clipper*, February 5, 19, 1898; White, pp. 46-7).

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read as either multiple buildings or an enlarged one over time. This building appears in its entirety on the 1899 Sanborn Map however.



Figures 57-58: 201 South Main Street (top, 2014) (Main Street Osceola)

202 South Main Street, 1989 (Non-contributing):

Description: This is a single-story on slab building that measures 32 feet by 60.6 feet. It is addressed to South Main while the property was historically oriented north to West Jefferson Street.

Alterations: N/A

Evaluation: This is a non-contributing newer building.

History: This is the burned district site of the 1917 fire that destroyed the Garretson-Harding-Temple Block. Never rebuilt, this corner became a service station in 1930, 13 years after the fire cleared the site.

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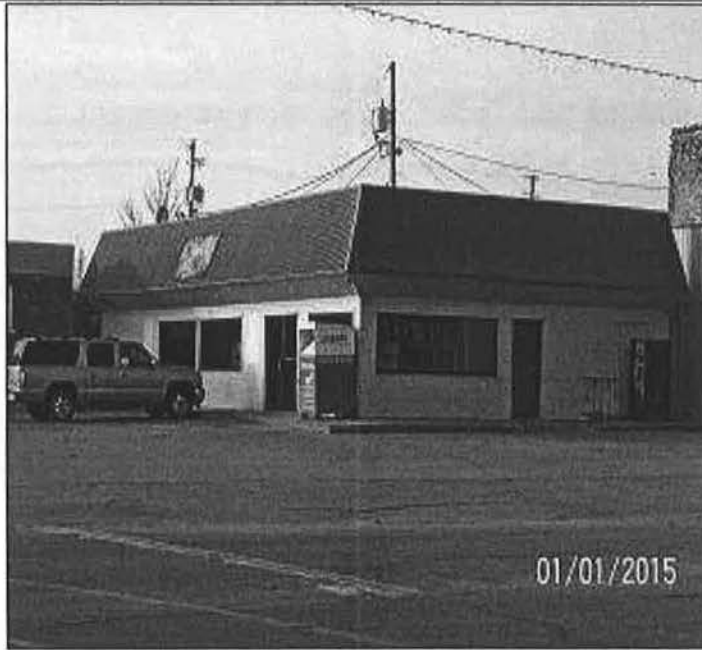


Figure 59: 202 South Main Street (Clarke County Assessor, 2015)

205 South Main Street: J. V. Banta Abstract Office, 1897 (Contributing):

Description: This single-story, single storefront brick building has a three-quarter basement and measures 45 feet by 20 feet. It has a simple stepped out parapet that likely is a base for a metal cornice now lost.

Alterations: The current storefront dates to the mid-1950s. A transom level has been bricked over and the location of the original steel beam can be seen through the brickwork.

Evaluation: This is a contributing building given that the parapet front does retain a corbelled base for a lost cornice.

History: The J. V. Banta Abstract Office with a fireproof steel vault was built by D. W. Webster, in 1897 and cost \$1,800. The firm dated from 1869 and was burned out several times on this corner. He built at the same time as 201 South Main to the north. Construction materials were on the site as of April 1897 and the office was occupied in October (Osceola *Sentinel*, July 15, October 14, December 3, 1897; Osceola *Democrat*, April 15 1897; January 20, 1898; White, p. 48).

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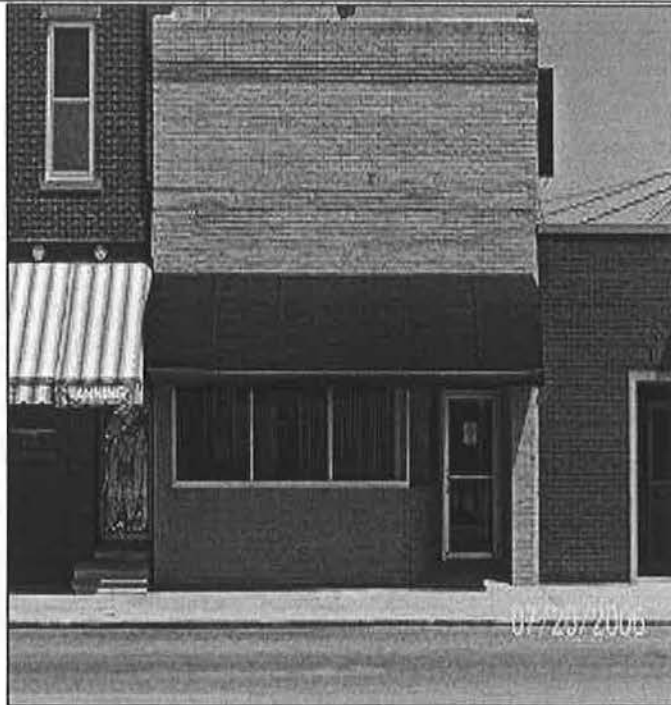


Figure 60: 205 South Main Street (Clarke County Assessor)

208 South Main Street: M. L./W. N. Temple Law Office 1903 (Contributing):

Description: This is a single-story brick Classical Revival style office design. There is a quarter-basement and the plan measures 70 feet by 22.6 feet with a 16 feet ' rear concrete extension. The facade features twin broad Romanesque-like semi-circular arched windows and a right-hand side entry that is surmounted by a stone lintel. The parapet is ornately corbelled. The south wall has two entries and is six long window openings the majority of which are in the rear two-thirds of the plan.

Alterations: The windows have been downsized and partly or wholly paneled shut as has the transom voids but the original openings with their projecting arches remain readable. The front portion of the roof has been covered with a low-profile gable roof.

Evaluation: This is a contributing building despite the current front roof appearance. The gable roof cover is a readily reversible alteration.

History: Lawyer Temple purchased this parcel for \$1,000 from D. P. Gibson and built a modern law office for the law firm of Temple, Hardinger & Temple. It was described as being "one of the finest law offices in the state" when finished. An abstract office filled the front office and the center room housed a collection of 1,500 books said to be worth \$10,000. This building survived two of the worst fires in city history in 1917 to the north, and 2004 to the south. Cleaners occupied the building after 1946 (Osceola *Sentinel*, May 22, December 25, 1902; White, p. 42).

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Figure 61: 208 South Main Street (Clarke County Assessor)

108 East Washington Street, pre-1913 (Contributing):

Description: This is likely a metal clad building with a full basement that measures 77.6 feet by 24 feet. There is a west side exterior basement entry. There is a false front and the storefront has a multi-light transom and its historic appearance.

Alterations: A 2015 façade rehabilitation removed the metal slip cover and flat aluminum canopy and replaced the storefront infill with a new aluminum window and door system. The new storefront design emulates an earlier one but reduces the size of the parapet line as brickwork below the steel beam had to be removed and in-filled with gypsum board panels above the present transom line.

Evaluation: This is a contributing building.

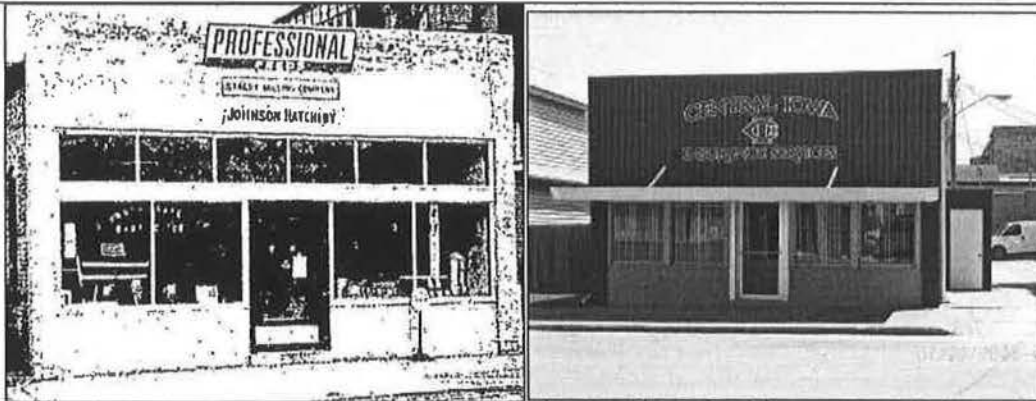
History: A metal clad building at this location and with this perimeter was present as of 1913 (Sanborn Map). The building was severely damaged when the *Tribune* newspaper print room in the basement was burned out. It was a Paige-Saxon Auto Garage, housed the *Tribune* newspaper and by the mid-1950s the Johnson Hatchery. It was covered over in a 1970 remodeling but recently restored (*Osceola Sentinel*, March 19, 1925; December 10, 1970).

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Figures 62-63: 108 East Washington Street, 1970, looking southwest (Osceola *Sentinel*, December 10, 1970; Clarke County Assessor)



Figure 64: 108 East Washington Street (Main Street Osceola)

111 East Washington Street, 1950 (Contributing):

Description: This single-story Mid-Century Modern style brick building has no basement and measures 40 feet by 40 feet. The buff colored facade brick covers the kick plate and upper facade while the storefront is defined by a frame of lighter ceramic tile.

Alterations: The only obvious changes are door and window replacements.

Evaluation: This is a contributing building.

History: The Sanborn Map dates this building to 1950 but additional research is needed. A gas explosion blew out the front windows when Dr. Michael Field had his dental office here along with the Union Gas Co. (1973). The first known tenant was the Fred Diehl Insurance Company in 1973 (Osceola *Sentinel*, March 15, November 15, 1973).

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Figure 65: 111 East Washington Street (Clarke County Assessor, 2015)

115 East Washington Street, Sentinel Building, 1950 (Contributing):

Description: This single-story Mid-Century Modern style brick building has a half basement and measures 33.6 feet by 88 feet. The facade mirrors 111 East Washington immediately west with a contrasting dark brown facade brick veneer that surrounds a limestone storefront. Twin single end entries are linked by a raised window band. The building shell and interior walls are of concrete block construction. This was a purposeful fireproof design for use as a printing plant. The architect was William N. Nielsen of Des Moines and the contractor was Claire Rodgers of Winterset.

Alterations: Window and door replacements.

Evaluation: This is a contributing building.

History: The *Sentinel* newspaper chose this site for its immediate (east side) rail shipping proximity and the near location downtown. Construction began in May 1950 (*Osceola Sentinel*, May 11, 1950).

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Figure 66: 115 East Washington Street (Clarke County Assessor, 2015)

101 West Washington Street, R. M. Lewis Block, 100 N. Main, 1902 (Contributing):

Description: This is a prominent two-story brick corner building with full basement that measures 40 feet 116 feet. A single-story rear single-story brick storefront (see 108 North Main) was added 1908-12. The building has a cut southeast corner and angled entry. The facade has a darker red face brick that is also used across the east sidewall parapet. Terracotta bands of this same darker color trace the base of the parapet line. The east wall is faced with a lighter red brick. Pilasters are used sparingly, one per facade to subdivide the walls. Windows have straight stone lintels and stone sills. A name/date plate is set into the upper corner. The building is fully fenestrated. The upper floor contained 12 offices.

Alterations: Storefront alterations (rear east one paneled closed), fixed canopies, upper window reductions.

Evaluation: This is a contributing building.

History: This building, while not the first brick on the North Side, is the most prominent one and its construction as part of a multi-building boom, 1899-1904, triggered the building up of that same side. Lewis was a former county official and a major realtor and landowner. Construction began in mid-November 1901 and the cellar was excavated by late December 1901. The building had a serious interior fire in late 1925 at which time the Lewis family lived upstairs. The building was built to house the Jamison Lewis and Company but later early tenants were a creamery and a restaurant. Office use upstairs appears to have quickly waned (*Osceola Sentinel*, November 14, December 26, 1901; *Osceola Tribune*, November 26, 1925; Lewis, p. 1).

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Figure 67: 101 West Washington Street (Clarke County Assessor, 2015)

103-05 West Washington Street: Horton Bailey Block, 1903 (Contributing):

Description: This is a Queen Anne style two-story brick double storefront building with a full basement and a plan that measures 40 feet by 116 feet. The building very closely mirrors the Lewis Block to the east in its use of pilasters to define three sub-sections across the upper facade. Twin windows with heavy rusticated stone lintels infill the center section while single oriel windows did the same on each end panel. The brick cornice is intact and is highly ornamental in its corbelled brickwork. The upstairs entry is at the left end of the storefront. The latter is designed as a double-door single storefront. The building used a hollow brick said to be both fireproof and waterproof.

Alterations: The only major change is the loss of twin oriel windows in the early 1960s. Otherwise the cast iron storefront and overall facade are well preserved. Upper windows have been downsized. The building was given a new roof and the upstairs was converted for use as a funeral home in 1926 (Osceola *Sentinel*, October 21, 1926).

Evaluation: This is a contributing building despite the removal of twin front oriel windows.

History: Horton Bailey started this building after Lewis was well underway and his effort represents the near-immediate response to build up the North Side. Bailey built the building to house his furniture & undertaking business and it remained here until 1922. The Reinhart Furniture Company was there here until 1943, followed by the Easter Hardware and Variety store (Osceola *Sentinel*, August 21, 1902; White, p. 2).

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Figure 68: 103-05 West Washington Street (Clarke County Assessor, 2015)

113 West Washington Street: Hamburger Inn, 1927-28 (Non-contributing):

Description: This is a single-story frame hip roof building on a slab that measures 16 feet by 32 feet.

Alterations: Originally stuccoed, the permastone storefront in 1960 postdates the district's period of significance.

Evaluation: This is a non-contributing building.

History: A stuccoed hamburger stand was built in mid-1927 by Bert Hart. The stand started the 5-cent hamburger in Osceola. The present building was extant by 1946, is one of three downtown buildings to be refaced with permastone in 1960. It became a barber shop by 1960 (*Osceola Tribune*, October 6, 20, 1927; *Osceola Sentinel*, June 16, 1960).



Figure 69: 113 West Washington Street (Clarke County Assessor, 2015)

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115 West Washington Street: J. M. Dickson/Dixon Building, 1927 (Non-contributing)

Description: This is a two-story frame building with no basement that measures 50 feet by 21.6 feet.

Alterations: The building exterior was stuccoed and had its upper window set centered by the 1920s. The building was re-sided prior to 1960, the permastone storefront was added in 1960, the windows were replaced and a fixed canopy added.

Evaluation: This is a non-contributing building.

History:

The Corwin Building (ca.1880) was torn down in 1922 but no building took place until 1927 when J. M. Dickson built a 21 feet by 50 feet two-story brick to house his second-hand business. The family lived upstairs. Frank and Grace Sinn ran the stand next door and started the Club Cafe which closed in 1962. The Twins Shop and several printing companies followed (*Osceola Sentinel*, May 11, 30, 1922; September 29, 1927; June 16, 1960; *Sentinel-Tribune*, April 10, 2003).



Figure 70: 115 West Washington Street (Clarke County Assessor, 2015)

117 West Washington Street: Neidt's Appliances, 1953 (Non-contributing)

Description: This two-story concrete block building has a half basement and measures 22 feet by 50 feet. It has a series of rear additions that include the frame store that stood here. This is Modern in style but only in terms of its simplified upper fenestration and its low-profile storefront.

Alterations: A plain concrete block wall is known to be behind this slip screen (pre-2004). The screen was applied by the owner because it was so plain.

Evaluation: This is a non-contributing building due to the metal slip screen.

History: The frame Crawford Produce store was moved to the back and this block building was built, being the last major downtown building to rise up during the period of significance. Bernice and Paul Neidt started their company in 1946. Paula and Bob Horton took over and the business continues today (*Osceola Sentinel-Tribune*, March 11, 2004).

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Figure 71: 117 West Washington Street (Clarke County Assessor, 2006)

119 West Washington Street: Bond-Robinson Block (Bond or east portion), 1900 (Contributing):

Description: This is the east third of an Italianate style two-story brick block. There is a three-quarters basement and the building measures 40 feet by 18 feet. There is a two-story rear brick addition, 25 feet deep. The facade has elaborate cast iron window lintels, an exposed steel beam with ornamental rosettes and an intact original cast iron storefront. There is even a functioning awning.

Alterations: This is a very well-preserved brick and stonework painted dark brown. It is arguably the best preserved historic storefront in the district. The parapet front is covered but it was so as of 1935.

Evaluation: This is a contributing building and is counted separately despite being the east third of a unified block. Separate ownership and the preservation of this storefront warrants the separation.

History:

This was the first brick block north side store building, built in 1900 by D. R. Robinson and Ulysses Samuel Bond. The latter operated Bond Jewelry, 1889-1923 and his widow Lillian did the same until 1943, and then their son Eugene ran it until 1991. The Mall-Bear Tree antiques store followed (White, p. 7).

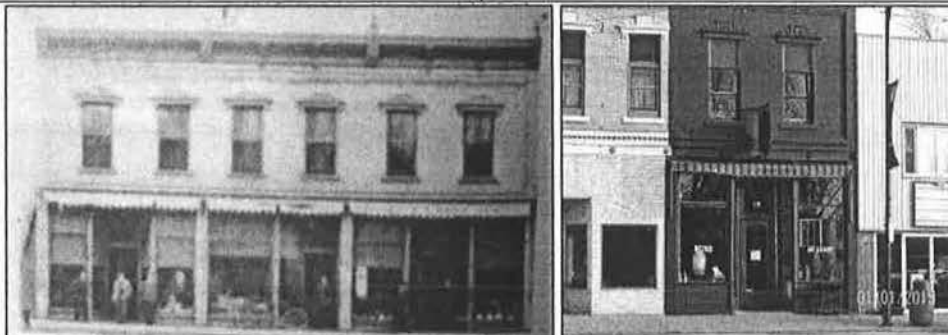


Figure 72 (left): Original block appearance, looking north (Clarke County Historical Society)

Figure 73 (right): 119 West Washington Street (Clarke County Assessor, 2015)

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121-23 West Washington Street: Bond-Robinson Block (Robinson portion), 1900 (Non-contributing):

Description: This is the west two thirds of a two-story Queen Anne style brick block. There is a full basement and the building measures 40 feet by 29.6 feet. The facade has an elaborate cast iron window lintels, an exposed steel beam with ornamental rosettes and an intact original cast iron storefront. There is a small gable roof frame shed and a longer metal shed to the rear of this building.

Alterations: The covered parapet had lost its detailing by 1935. Upper front windows have been downsized but the window openings are readable. The storefront transom area is filled in and the storefront area infilled with faux stone. Despite this the storefronts are readable and an exterior stair survives on the west wall.

Evaluation: This is a non-contributing building due to the combination of covered parapet, reduced upper windows and the bricked in and scaled-down storefront level. Despite this finding the building does retain its ornamental steel beam and distinctive window hoods.

History: This was the first brick block north side store building, built in 1900 by D. R. Robinson and U. S. Bond. Robinson's half was 30 feet by 110 feet, Bond's was 20 feet by 60 feet, all two stories save for the rear of Robinson's portion. It was built in the "modern style." Robinson had a photo gallery and Bond a jewelry store (*Osceola Sentinel*, December 14, 1899).



Figure 74: 121-23 West Washington Street (Clarke County Assessor, 2015)

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127 West Washington Street, Emil Jarl Building, 1907 (Contributing):

Description: This is a two-story Queen Anne style brick building with a full basement that measures 110 feet by 27.6 feet. It is the only building to have twin oriel windows on its upper front and two other oriel windows are on the east wall. There is a cast iron east side open exterior fire escape. A gable roof concrete block building is behind this building.

Alterations: The storefront is paneled closed, but a steel beam with rosettes remains visible as do two interior structural columns. The brick cornice and twin oriel windows remain intact. It gained a substantial electric sign in 1935 and a Vitrolite front and canopy when it was converted (1929) as the Osceola Theater (Osceola *Sentinel*, March 14, 1935).

Evaluation: This is a contributing building due to its upper façade components and its east sidewall stairway and oriels. A concrete block secondary building is contributing.

History: The modern block was announced in August 1906 with a cost estimate of \$5,000. The upper level contained offices. Actual construction began in early September and the finished building was occupied at the end of January 1907. The owners obtained land ownership only on February 5, 1907. A 1917 \$12,000 fire "almost completely destroyed the Jarl department store" yet the building survived. It was a skating rink in 1913 and was the first Lyric Theater site in 1929-35 at which time there was a shallow canopy. Kate McKee opened the competing Osceola Theater in 1935 and it competed successfully with the Lyric as late as 1970, having the advantage of a stage (Osceola *Democrat*, August 23, January 3, 1918; Osceola *Sentinel*, September 6, 1906; January 31, 1907; February 21, March 14, 1935; October 4, 1956; September 3, 1970; Cedar Rapids *Evening Gazette*, December 29, 1917).



Figure 75: 127 West Washington Street (Clarke County Assessor, 2015)

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129 West Washington Street, Odd Fellows Block, 1901 (Contributing):

Description: This is a two-story brick building with a full basement, and it measures 110 feet by 30 feet. The present façade retains IOOF symbols on its plain parapet front that is faced with a redder brick. The façade brick is a light brown color.

Alterations: The parapet change was present by 1935 and the present front is presumed to represent the same remodeling. Window infill reduced, storefront covered but does present a transom line and the storefront was installed in 1972.

Evaluation: This is a contributing building.

History: Plans to build developed in April-May 1900 and the call for bids was made in early August 1900. Bricks were on the ground by late August and the building was dedicated on November 10, 1901. The previous hall was on West Jefferson Street. The cost was \$6,500. The upstairs main room sat 800. Mumper & Heindselman, dealers in pumps and implements were the first tenants. The Majestic Theater opened in 1910 and was the first substantial local movie house. The city council met here prior to the completion of the city building in 1912. The Osceola Hatchery moved in 1928. The United Grocery came in 1935. Underwood Auto was here 1953-85 and added a rear addition (*Osceola Sentinel*, August 8, September 27, 1900; November 6, 13, 21, 1902; August 2, 1928; February 27, 1935; November 22, 1979; *Osceola Democrat*, November 21, 1901; *Osceola Sentinel-Tribune*, October 30, 2003; White, p. 12).



Figures 76-77: 129 West Washington Street (left, 2014-Clarke County Assessor; Main Street Osceola)

131 West Washington Street, 1977 (Non-contributing):

Description: This is a two-story brick fronted building with an undetermined basement status. It measures 90 feet by 24 feet. The façade reads like it is fairly recent and the façade dates to the 1980s-1990s.

Alterations: The building was remodeled inside and out in 1977 when it was converted into an office building.

History: Sanborn Maps show no building as of the mid-1950s. Owner Bud Steele remodeled the building completely for office use in the fall of 1977 (*Osceola Sentinel*, September 22, 1977).

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Evaluation: This is a non-contributing building.



Figure 78: 131 West Washington Street (Clarke County Assessor, 2015)

133 West Washington Street: Burns Creamery Company, 1926 (Contributing):

Description: This is a single-story brick and tile building with no basement that measures 80 feet by 25 feet. It has a simple corbelled cornice with an infilled structural steel beam that caps its transom/storefront. There is elevated fenestration along its west wall.

Alterations: A 2015 façade rehabilitation replaced the storefront infill and canopy, exposing more of the upper façade and added a new façade coping.

Evaluation: This is a contributing building.

History: Burns and Davis built this building in mid-1926. The building was underway by July. A hatchery that had a lease grew so fast that it cancelled the lease and found space in 129 West Washington. Glen Stickler's new café was therefore the first new tenant here. Behind was the old "pipe factory" was to handle the cream and produce functions. The new egg breaking machine would employ 12-15 girls (Osceola *Tribune*, July 1, September 16, 1926; December 21, 1971; Osceola *Sentinel*, August 26, October 7, 1926).



Figures 79-80: 133 West Washington Street (left, Clarke County Assessor, 2014) (Main Street Osceola)

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The two dominant descriptors that historically defined the historic district are cornices and massive fires. The original district was visually defined by its massive and most elaborate tall and projecting cornices and parapet fronts. Ten district buildings retain their metal cornices (110, 114, 130 South Fillmore Street; 124, 128, 134, 140, 148 West Jefferson Street; 119, 127-133 South Main Street). Five buildings retain their brick parapet bases that once supported more imposing metal caps (118, 122, 130-02 West Jefferson Street; 105-09, 121 South Main Street). Ten buildings represent original brick cornices that post-date the era of metal cornices (108, 113-17, 119-23 North Main Street; 200 West Jefferson Street; 201, 205, 208 South Main Street; 101, 103-05, 127 West Washington Street). Some lost pediments carried building names and dates originally. Original pediments are found on 114 South Fillmore; 200 West Jefferson Street and 123 South Main Street. The historical photos in Section 8 depict changing architectural trends in parapet/cornice design.

Fire bedeviled the downtown from its onset and finally explains several substantial district voids in the surviving historic fabric, notably the east end of West Jefferson and the west end of West Washington Street. Fires also eliminated peripheral downtown building. The downtown used open fire breaks on the west and north sides of the square, brick buildings and metal clad buildings and brick party walls separating cornices as means to reduce the risk of multi-building fires.

Historically the east side of the square was the preferred business location and was the first to be built up and this is reflected in its substantial and early edifices that stand in the northeast corner. Early banks and post office locations were here. Highway designation reinforced this importance. The south side of the square was of secondary importance as is evidenced by the early construction of the opera house and the hotel in the southwest corner. The east and south square fronts were the first that were claimed to be entirely of brick construction.

Brick cornices were increasingly favored by ca. 1900 although simple metal cornices persisted until ca.1910. Early storefront remodeling emphasized the use of entry vestibules, an increase in glassed display areas and the increase of front store space from retail to display space. An important integrity consideration in this district is the survival both of cast iron and later structural storefront steel and iron. The lowering of interior ceilings and the introduction of mechanicals below historic ceilings drove storefront remodeling after World War II. Six buildings have open and functioning transoms (114 South Fillmore Street, 134, 200 West Jefferson Street, 101-03, 201 South Main Street and 119 West Washington Street). Nine buildings have visible and defined transom areas that are simply paneled over (120, 122, 124, 128, 148 West Jefferson Street, 113-15 South Main Street, 102-05, 118, 129 West Washington Street).

Storefront bulkheads are enlarged over time and office conversion largely infill the storefront with raised elongated windows. Either change is not detrimental in and of itself for changes made well within the district period of significance. The retention of original window openings when windows are downsized is a positive factor in this evaluation (see 124 South Fillmore Street, 118 West Jefferson Street).

Complete facade makeovers, commonly done in the middle 1950s or later are rare and most district examples are located on the north side of the square. The two downtown permastone storefronts are on that same block. The building at 117 West Washington Street is the only 1950s example where an otherwise

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contributing building has a metal slip screen and is non-contributing. Next door, 115 West Washington Street was a 1950s remodeled front with permastone storefront and a sided upper front. The last new downtown building built during the district's period of significance was 117 West Washington Street (1953). The construction of the new courthouse brought closure to the large-scale evolution of the downtown district and as a result concludes the period of significance.

A 2015 Community Development Block Grant-funded Iowa Main Street façade rehabilitation grant completed rehabilitation on 15 downtown buildings. The work included targeted masonry repair, paint removal, cornice repair and repainting, the repainting of windows and storefronts, and in some instances more substantial storefront improvements. This latter category ranged from awning removals, replacement panels, repainting to the wholesale replacement of structural storefronts, doors and display windows. In several instances cast iron columns were exposed, cleaned and refinished. The individual work plans are summarized in each individual property description.

Historical Integrity Evaluation:

The district as a whole can best be described as having a good level of historical integrity. It is useful at this point to compare this downtown with other 12-township counties in the same tier. Chariton (Lucas County) and Albia (Monroe County) have the exact courthouse square. Glenwood (Mills County) lacks the intersecting alleys. Generally speaking, the other squares had proportionately more two-story buildings and their downtowns extended beyond the square. The smallest downtown footprints, with the exception of Corning (Adams County), Glenwood and Osceola, correlate with the lowest population counties.

The district retains the seven aspects of historical integrity. The aspect of location is met as the downtown remains on elevated ground with the courthouse square as its center. Despite decentralized highway/interstate commercial competition, the district continues to serve as the commercial and governmental core of the community and county in its historic location.

The aspect of design is evidenced by the preservation of the tree-canopied square, the street grid, and the commercial building massing. Storefronts retain sufficient original design, ornamentation, vertical separation between storefront and upper facade, cornices, fenestration schemes and the human scale of the street level with entrances, canopies or awnings and signage.

Integrity of setting is evoked again by the square and its relationship with the urban core. Despite the courthouse presence, the square continues to serve as a public park and place of celebration. The high ground siting of the downtown meant that the old courthouse and now the water tower, are visible for miles around as a county focal point. The downtown remains integrated into a broader highway and rail traffic pattern. While much of the peripheral commercial and industrial buildings are lost to history, the downtown proper announces itself by virtue of its distinctive architecture and the interplay of varied square street frontages. The square has been reduced in size due to street widening and the glare of concrete sidewalks and roadways lacks the feel and texture of brick pavement but that is a modern-day reality.

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Integrity of materials is best measured in the store facades of brick and stone terra cotta. Despite some painted brickwork, historic brick color palettes differ across the various block frontages. Varied colors and materials bespeak changing building design materials. Cast iron and steel storefront elements also survive in many buildings as do cast window hoods and some metal cornices.

Integrity of workmanship is best measured in the building craftsmanship, both in the upper facades and at the storefront level. The numerous very early store buildings offer examples of late 19th Century masonry and cast-iron work. Sufficient parapet material survives across the district to represent how important the "hats" of these buildings were. A fair number of buildings continue to architecturally identify their owner/builders and dates of construction.

Integrity of feeling remains embodied in the fact that this downtown is the sum total of the city's history, expressed in its roster of commercial and governmental buildings and their evolution over time. Street grades in the downtown actually dropped across its Main Street line as is evidenced by exposed foundation brick on many of its corner buildings. The use of basements for retail purposes is evidenced by the surviving north side basement exterior stairway at 101 South Main Street. Center of the street parking attests to the continued vitality of the downtown as well as the impact of the automobile in street improvements.

The feeling of association remains substantial in the downtown. Despite fires and the passage of time the square remains impressive. The loss of the late 19th Century courthouse both obliterated a key focal point of community history but it also symbolically ushered the city into the modern era when the old one failed structurally. The district remains within earshot of passing trains, Main Street traffic continues to be ensnared in highway traffic and fire engines continue to race out from city center to keep up the good fight against the fire demon.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Commerce

Politics/Government

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Period of Significance

1871-1956

Significant Dates

1914

1917

1956

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect

Bell and Hackney

Hall, John Wesley

King, Orlando J.

Nielsen, William Niels

Vorse, Norman Terrell

Simon, Louis Adolphe

Williamson and Loeb sack

Builder

Thompson, James

Daniel, J. B.

Gross, Kirk

Hall, John W.

Builder Continued

Landers, M. E.

Mooney, Frank

Penniwell, G. W.

Savage and [H. E.] Sweet

Thompson, James

Van Dyke and Kinney

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Statement of Significance Summary Paragraph:

The Osceola Commercial Historic District is eligible for listing on the National Register of Historic Places, on the local level, for its historical significance under Criteria A, commercial history, and Criteria C, architecture. It derives its significance from its role as a county seat commercial and service center and its downtown buildings architecturally reflect that sustained and ever-evolving function. The district period of significance is 1871 to 1956. The period of significance begins with its earliest extant building (105-09 South Main Street) and ends with the year that the new replacement courthouse went into service. The period of significance is not extended beyond 1956 given that the district was almost completely established as it now stands by that date. District significant dates are 1914, 1917 and 1956. The new city hall and firehouse were finished in 1914. The east end of the south side of the square burned in 1917 and was never rebuilt. The new courthouse went into service in 1956.

Narrative Statement of Significance:

Criterion A-Commerce:

The commercial significance of Osceola's core downtown is vested in a range of historical contexts that had a collective impact on the district. The county seat was able to largely dominate its market area given that just two minor nearby railroad towns (Woodbury and Murray) offered commercial competition, and no substantial area competitors were closer than its surrounding county seat towns, each of which was well centered in their respective counties. The early securing of railroad access increased this market dominance as neither adjacent county tier, north nor south had cross-state rail service. This advantage was further strengthened by the construction in 1888 of a north/south running narrow gauge line that linked Des Moines the capital city and Missouri connections. This line was the direct result of Osceola initiation, funding and construction. The latter railroad delivered direct communication with Des Moines and increased the city's market area northwards.

Another measure is sustained commercial activity on a scale that met all local needs and fostered a broader market. Reflective of this commercial scale, there were always competing newspapers and banks. The small standard storefront dimension that dominated the square served as a flexible physical platform for supporting new businesses and their expansion over time. The stability and advantages of having an unchallenged county seat role strengthened commercial success and was another measure of the city's dominance of a large market area. The sustained entrepreneurial energy of the community over time overcame repeated disastrous fires as is detailed previously. The community also weathered the losses of banks over time and all of its banks during the Great Depression. Also noted elsewhere in this document is the fact that the downtown was never overbuilt beyond the commercial capacity of the town. Large scale vacancies are not documented. The northwest corner of the square was never built up with commercial buildings but rather housed public buildings such as the city hall, post office and fire station.

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Community Financial Advantages:

The town's late 19th Century downtown development coincided with the "golden age of agriculture" which represented a nation-wide agricultural prosperity. Beginning ca. 1897, the era of rural prosperity was concluded by the end of World War I and the difficult postwar peacetime transition that began in 1918. This era was caused by overall farm modernization and rapidly rising commodity prices that outstripped even increasingly mechanized operating costs. Osceola was well positioned to take advantage of this farming bounty, having the best regional railroad service in all directions. The agricultural district production was dominated by grain production and stock raising as part of Iowa's Blue Grass prairie. Horse breeding was another source of profit (United States History: <http://www.u-s-history.com/pages/h792.html>; Iowa History-University of Northern Iowa: https://iowahist.uni.edu/Social_Economic/Teacher's_Guide_pdfs/Theme%20Introduction%20Unit%20II%20; Andreas, pp. 504-05).

The town's railroad assets were substantial. An impressive railroad building initiative had its origin in Osceola in 1880. The Des Moines Osceola and Southern, originally a narrow-gauge line, was organized from the town to provide a direct link with the capital city. Construction began in early 1881 and Des Moines was reached in mid-1882 and the line was extended into northern Missouri in 1884. The railroad initially had marginal performance and went into receivership in early 1885. It was upgraded to standard gauge in 1896-97 and was leased and finally sold to the Chicago, Burlington and Quincy Railroad in 1901. The line south was discontinued in 1933 and the Des Moines line was flooded out and shut down in 1947. Its longevity is a good measure of its value to Osceola. The right-of-way relative to the historic district is shown on the several Sanborn Maps, the line being the north/south alleyway east of Main Street (Clarke County Historical and Biographical Record, p.262-263; Price, p. 5).

Financial Institutions:

The Masonic Block (101-03 South Main Street) housed the county's first bank, the Osceola Bank, founded in 1860. The second bank, H. C. Sigler's National Bank, was founded in 1870 with a capitalization of \$100,000. The first bank failed in 1888 when the town suffered its first survival crisis with the burning of the railroad roundhouse and financial matters sputtered. An area editor reported that Osceola was "in the soup" (Osceola *Sentinel*, July 1, October 6, November 3, 24, 1870; Chariton *Democrat*, November 29, 1888).

Industrial diversification followed and helped in the town's recovery. An 1890 industrial inventory tallied a plow works, two hay stacker makers and a pressed brick works. The brick plant made vitrified paving and facade brick and certainly left its mark in buildings from that era, those of 1889-92 in particular, including the new courthouse. As a new year dawned the *Sentinel*, observing plans for additional new buildings, predicted that "Osceola will make a substantial growth next year, and, we think, for the years that are to follow" (Osceola *Sentinel*, December 18, 1890).

The city gained another bank with the 1890 opening of the Iowa State Bank of Osceola with \$50,000 in capital stock. Substantial new stockyards underscored the key livestock shipping role of the town (Osceola *Sentinel*, October 16, November 13, 20, 27, December 2, 1890).

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In late 1895 there was a local private bank closure, but it wasn't a failure, although its demise was likely linked to the 1893 financial panic. The Clarke County Bank simply reassigned its depositors to the Iowa State Bank and paid off its creditors, explaining that the banking business was too small to justify the committed capital and that there was "no indication of an improvement (Osceola *Sentinel*, July 27, 1892; February 1, October 3, November 27, 1894; January 17, March 21, July 25, September 19, December 12, 26, 1895; 1895; March 19, 1896; April 4, 1904).

By 1904 the Burlington Railroad was freshly double-tracked across the state, an indication that rail traffic warranted the improvement. Taxes on railroad infrastructure paid a ninth of all county tax revenues at this time. The city had three banks capitalized in total at \$200,000 (Osceola *Sentinel*, April 14, December 22, 1904; Osceola *Democrat*, June 30, 1904).

The first local bank failure occurred in late April 1925 with the collapse of the Osceola National Bank at (139 South Main Street). The bank cashier committed suicide by gunshot on a prominent bench on the square the night after the bank closed its doors. Two other banks, the Simmons and Company (private) Bank and Iowa State Bank were unaffected and "no slump" resulted (Osceola *Sentinel*, April 23, 30, 1925).

In mid-December 1930, the Simmons and Company bank (125 South Main) failed. A run on the bank put it into the care of a receiver and this disaster at least marked the arrival of the Great Depression in Osceola. At this time, the county had a total of 5 banks, two of which were located in Osceola. In early August 1932 the town's last bank, the Iowa State Bank suffered a run on its deposits and it was temporarily closed. An effort was made to get depositors to agree to accept an interest payment in lieu of making withdrawals and nearly had a deal when the bank board decided to close the bank. It had minimal obligations however. Within 24 hours the bank in nearby Leon had opened a branch bank that provided all financial services save for loans. It was the seed stock for opening the Clarke County State Bank in January 1935. That institution enjoyed great success and by 1959 was the largest bank in the two southern tiers of counties outside of the four cities that were included therein. It achieved \$1 million in capital structure by mid-1941 (Osceola *Tribune*, December 11, 1930; August 9, 1932; Osceola *Sentinel*, June 16, August 18, 1932; July 30, 1959).

Commercial Growth and Development:

The postwar years, 1919-26, were difficult ones and just one extant district building dates to 1921-26 (Chart 2). New commercial construction finally resumed in 1927. The *Tribune* in the fall of 1927 enumerated the opening of a dozen new businesses around the square. It advised "Indications Point to [a] More Prosperous Era for the Town Which Is [the] best Trade Center in Iowa. That more prosperous times are ahead for Osceola would appear to be indicated by the many new businesses that have been established since the first of the year. From a condition where a number of business buildings were empty, the town has now reached a stage with practically every available business building occupied." The first reference to a chain store, an A&P grocery in one of a range of new businesses gained in 1927 (Osceola *Tribune*, October 20, 1927; January 5, 1928).

By late 1929, on the very cusp of the nation's worst recession, Osceola had two movie theaters and these for the first time played talking films. The county's first radio station was in operation. The town had a temporary airport and the *Tribune's* 1929 annual report rated business conditions county-wide as excellent. The

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downtown business was strong enough to draw a second chain store, J. C. Penney's, to Osceola (Osceola *Tribune*, January 2, 1930; Osceola *Sentinel*, October 24, 1929).

The economic rebound of the late 1920s collapsed in the face of the Great Depression and just three extant district buildings date to the years 1929-39. The A&P grocery closed at the end of 1940 citing "prevailing [low] food prices [that] made it impossible for the large grocery chain to make any money [in Osceola]" (Osceola *Sentinel*, February 23, November 11, 1939; December 3, 26, 1940; December 3, 1942).

The historic commercial dominance of the downtown continued into the 1970s. Parking meters, long resisted, were finally installed in the 1950s when the state law authorized the use of meter revenue for street widening. Merchant Thomas Robinson recalled in 2009 that as of this time the downtown had 4 hardware stores, 2 shoe stores, 2 men's and one women's clothing stores, 2 drug stores and a J. C. Penney's, all of which closed over time. Robinson's own hardware/variety store expanded to capture their forfeited markets and in his words "kept the downtown alive" for a while longer (Osceola *Sentinel*, February 9, 1950; July 9, 1953; August 16, 1963; December 18, 1975; December 28, 2000; Osceola *Sentinel-Tribune*, July 30, 2009).

Community Promotions:

Along with railroads, Osceola benefitted during the World War I era by securing twin highway designations. While paving wouldn't be secured for a decade, the routes were sufficiently improved and promoted so as to draw auto travelers to the town. The start for what would become the city's most successful promotional effort took place on the west side of the square on what is now the post office site and area to the south of it. As early as 1919 Osceola was the junction point of the Blue Grass and Jefferson highways. The number of camping visitors during 1925 was estimated at 25,000 people. These camps were closed down as the Great Depression substituted the desperate displaced for traveling middle class that had previously comprised the campers. This shift happened around 1930 in Osceola, and by mid-1931 this space was free for the tented meetings of the Gospel Lecture Course and finally in 1934 the land was sold for the new post office. The post office and the 1953 central addition to the former city hall (100 South Fillmore) replaced the camps frame kitchen building (Osceola *Sentinel*, July 20, August 22, September 6, 21, 1922; April 23, 1925; September 9, 1928; Osceola *Tribune*, October 19, 1929, June 23, 1931; July 24, 1934).

The downtown had electric lights beginning in the later 1890s. New electroliers were erected around the square and when the lights were first lit in late April 1920 the *Sentinel* observed that the "streets now assume an entirely different appearance." The *Tribune* termed the new arrangement "Osceola's White Way" (Osceola *Sentinel*, November 28, 1918; February 27, July 31, August 7, November 27, 1919; April 29, May 20, 1920; Osceola *Tribune*, April 15, May 28, July 31, September 11, October 23, 1919; November 18, December 23, 1920).

Beginning by 1936 and continuing until 1942, the downtown with its garlanded and lit-up courthouse served as a symbolic holiday tree for the area. The visual effect could be seen for miles around. Initially evergreen garlands crossed the streets between the storefronts and the square and beginning in 1937 were moved wholly onto the square itself, with greenery ascending to each corner of the courthouse tower.

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Figure 81: The Osceola Tourist Camp, looking west, ca. 1920 (Osceola Main Street)

A Legacy of Severe Fires:

Osceola's downtown suffered a great many fires, some 44 major blazes taking place between 1874 the present day. The fires guided the development of the present historic district. Initial responses were to leave fire gaps between frame buildings and this was done in earnest on the north and west sides of the square. This pattern remains clearly evident on the west side of the square. Brick buildings were another response and these halted a number of fires that removed whole strings of frame store buildings. Reducing the scale of ornate cornices was another way of restricting a fire to just one building and separating individual cornices by inserting end wall blockages also helped. Metal buildings were another response and at one time the entire south end of the east side of the square consisted of these. Several survive today (208 East Washington Street, 143 and 145-47 South Main Street).

The absence of historic storefronts on the northwest and southeast corners of the district are directly attributable to the impact of major fires. The west end of the north side of the square was burned out in 1901 and was never built up. The east end of the south side of the square was similarly burned out in 1917 with the loss of two lives. The large parcel was left vacant for over a decade before a filling station finally replaced it. The extreme southeast corner of the square, just outside of the district, burned in 1962 and again in 2004 leaving no historic buildings. The northeast corner was devastated four times (1881, 1886, 1902 and 1916); the east side twice (1889, 1895); the southeast corner four times (1885, 1895, 1962, 2004); the south side four times (1885, 1889, 1897 and 1917); the center of the west side three times (1880, 1889 and 1890) and the northwest corner once as noted. The district buildings for the most part have origin stories that begin with the fire-caused availability of their construction site along with a heightened awareness of the need to incorporate fire protection into the replacement building design.

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The threat of fire was directly associated with the perceived community need for an adequate water supply. It also forced the local government and the larger community to provide fire protection in the form of a volunteer fire department. The primacy of the local fire department is attested to by the presence of two buildings, the combination fire house and city hall (1913) at 100 South Fillmore Street and the replacement fire station that is on the west end of the north side of the square (excluded from the district). The water tower and pump house addition to 100 South Fillmore also attests to the need to provide water for fire-fighting purposes.

The Quest for a Municipal Water Supply:

Clarke County has a range of rivers and streams but in terms of readily available aquifers that are both abundant and drinkable, there really aren't any. Buried aquifers are ancient river drainages and as Figure 84 shows, there are none of these in the county save along its most eastern edge. There are also four other aquifers, three of which are applicable to this county (Cambrian-Ordovician, Silurian-Devonian and the Mississippian). None of these is present in quantity and the Mississippian delivers meager quantities laced with sodium, fluorides and sulfates. An informative comparison is that in 1940-41 Decatur County to the immediate south was nearly awarded a major military cantonment and the location was finally relocated to Missouri (where it is known as Fort Leonard Wood) due to the lack of a water supply (Prior, pp. 30-35).

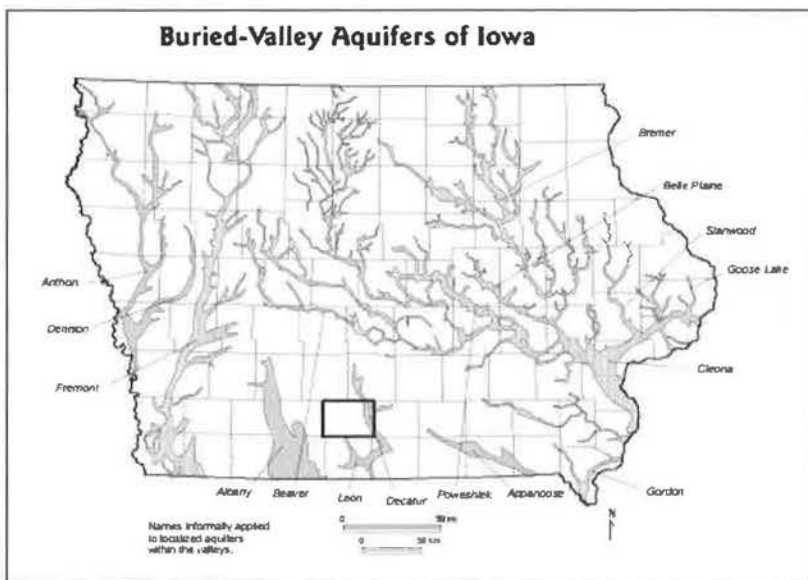


Figure 82: Buried valley aquifers with Clarke County highlighted (Prior, p. 19)

Early on county residents came to rely upon catching and holding surface water and as early as the 1886 drought farmers turned to constructing farm ponds. Substantial yet shallow cistern/wells surrounded the downtown. Encouraged by northeastern state successes in tapping into artesian wells, Osceola finally committed 1887 to drilling its first deep well effort from the northwest corner of the square but the resulting water flow, realized two years later, was useless and a nitroglycerine charge sealed the well permanently. The poor water quality was deemed to be most excellent for the resulting mineral baths that were offered by the Osceola Sanitarium beginning in 1893. The town was long known for these baths and several of its numerous private hospitals included mineral baths in their range of services. The best surviving building, 216 South

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Fillmore Street, is excluded from the district but is southwest of the downtown (Osceola *Sentinel*, July 27, 1872; February 21, December 12, 1889, July 30, 1959; Chariton *Democrat*, November 29, 1888).

Firefighting was one major motivation but another was that of enticing railroad company loyalty to locating support facilities in Osceola. The railroad developed its own local reservoir capacity and was also able to ship water to and from the county as needed. This alternative water source often sustained the city during drought years when the railroad would refill its water tank and on one occasion even delivered two tank car loads of water to fight a fire in 1917. An 1895 standpipe concept that would have supplied hydrants around the square included a railroad pledge to keep it filled if only it was also tied into the local roundhouse and that the company was minimally reimbursed if the water was used for non-fire protection needs such as street sprinkling.

A municipal waterworks was finally financed in 1903-04 with the construction of a reservoir to the east of the city, an 80-foot high steel 60,000-gallon water tank and an electric pump. Sixteen hydrants ringed the square and downtown and protected the schools. The priorities that secured public acceptance of the \$18,000 investment were fire protection, street sprinkling, sewer flushing (the first sewer system components dated to 1902, see below), other general public uses and private uses. The new system was entirely dependent upon storing and using ground water. The system was tested and accepted in mid-September 1904 when firemen were able to reach the third-floor level with streams from their hoses. The original brick pump house (1914) and an underground concrete reservoir survive at 100 South Fillmore Street. A temporary pump building reflected the initial disappointment in the second well's supply but this building was finally erected when the supply proved minimally worthwhile (Osceola *Democrat*, November 12, 1903; June 16, 1904; Osceola *Sentinel*, June 20, 1895; September 15, 1904).

The water system enabled the city to establish a septic-based sanitary sewer system in late 1905 and invest in additional sewer system extensions beginning in 1906. In 1910 the railroad filled the water tank. In 1912 the reservoir was dry and a second well drilling attempt was made. Despite the failure of the well on the square itself, the new site was at the present day water tower location, half a block west. The results were not dissimilar. There was no artesian pressure so it was expensive to rise up the water and the water was both hard and distasteful. The short-term problem was solved by snowfall but by 1923 the reservoir was once again bone dry. A \$16,000 bond issue was authorized in late 1913 to extend the water system, an action prompted by a dry year that had strained the existing system. In mid-1934 in the worst drought since 1894, the council restricted water use when the reservoir was reduced to a 30-day water supply (Osceola *Democrat*, August 23, 1906; June 23, 1910; August 21, 1913; July 30, 1959; *Engineering News*, Vol. 9, March 1, 1907, p. 65; *Municipal Engineering*, Vol. 29, December 1905, p. 470; *The Western Contractor*, Vol. 25, December 3 1913, p. 10; Osceola *Tribune*, July 24, 1934).

Despite a new and substantially larger reservoir to the west of the city, the water problem haunted the city and as late as 1957 the firemen warned that the city was "sitting on a powder keg" relative to the inadequate storage capacity of the rapidly aging water tower, by then fifty years old. A \$175,000 bond issue passed that March to erect the present water tower and to substantially increase the reservoir capacity by raising the dam level (Osceola *Tribune*, March 5, 1957).

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A Downtown Historical Overview:

A downtown is the embodiment of a community's sense of place and the locus of pride, public events and the point of origin for public services and governance. Downtown Osceola was located on high ground and ended up in close proximity to the city's two railroads and its developing highway system. The former was fortunate given that the town was located well before the 1868 arrival of the railroad was surveyed and built, but the same elevated location and the status of being the uncontested county seat, made this a situation where the railroad found the town and not vice versa. The plat laid out a range of square blocks all of which were quartered by intersecting alleyways. The plat envisioned a downtown site, a public square and directed that the storefronts on all four sides of the square would front to it. The corners that were diagonal from the square were subdivided with square corner lots that encouraged the construction of dominant corner buildings, perhaps with angled entries. Flanking buildings would be arranged according to the intersecting corner streets. In this instance three of four outer corners would host major buildings and of eight potential corner locations, just two buildings would have double facades and some variant of a corner entry (101 West Washington and 148 West Jefferson).

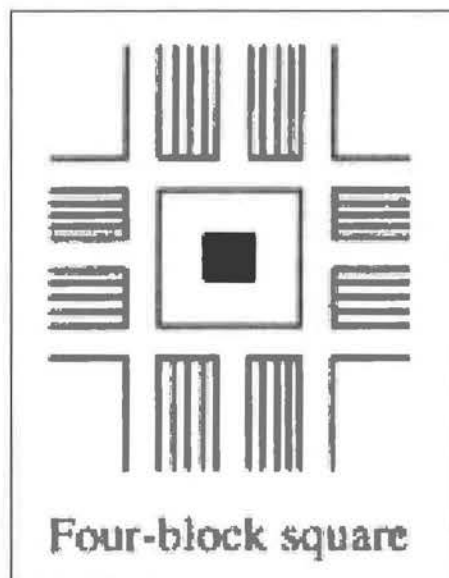


Figure 83: The four-block square model used in the Osceola downtown plat (Schmiedeler, p. 13)

Osceola's type of downtown plat, termed the four-block type model (Figure 93), consists of a centered park square (usually the location of the courthouse), the square being flanked on all four directions by blocks of the same dimensions as the center one. Four intersecting streets define the central square. The outside corner quarter blocks are usually part and parcel of the resulting downtown core. Elongated rectangular lots within each block orient towards the central square. These can be of the same dimension as the residential lots within the overall plat but in Osceola this is not the case, the commercial lots being narrower. Osceola also adapted this type of square by adding an alleyway dimension to its downtown. Thus within each of the four adjoining main blocks, intersecting alleyways divide each block into quartiles and four of these alleys converge on to the central square at the midpoint of each block frontage. This added feature reflects the alternative Lancaster Square model wherein four main streets converge on the courthouse and the corners of the squares are recessed

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into the four adjacent squares. While nothing is known concerning the intentions of the original town platters, the insertion of alleys provided fuller access to the buildings around the square, inserted fire breaks each half block, and enabled additional buildings to secure light and ventilation.

The square was functionally more of a park than a traditional courthouse location, with a centered substantial building. Perhaps due to the lack of county seat challenges, Osceola was content to have no courthouse until 1871 and even then the frame building located off and north of the square on West Washington Street served that function until it was replaced in 1892. The second courthouse was claimed to be the victim of faulty foundations and was collapsing by 1955 when it too was replaced by the present building. The ghost of the 1892 courthouse survives in the westward placement of its successor relative to the square. The old building was retained during the construction or at least was to have been and by the time it was taken down, the 1955 building was underway. The loss of the 1892 building necessarily took with it the stage where a lot of community history had unfolded in the forms of government, public meetings, and the like. Beginning in late Great Depression years the festive lights that ascended from each corner of the square to the courthouse tower were visible for miles (Osceola *Sentinel*, May 3, 1894).

The downtown plat has varied block and lot sizes and all of these parcels measure off in fractional dimensions. This baseline reality results in complex legal descriptions and resulted in some accidental party wall locations. The lots range from standard depths (around 250 feet) to twice that depth on the north side of the square. The excessively deep lots meant that the store buildings would not extend with additions to the rear alleys and for the most part they do not do so by a goodly measure, lacking in most instances the multiple rear additions typically found behind older downtown buildings. Also almost completely absent are separate rear storage buildings.

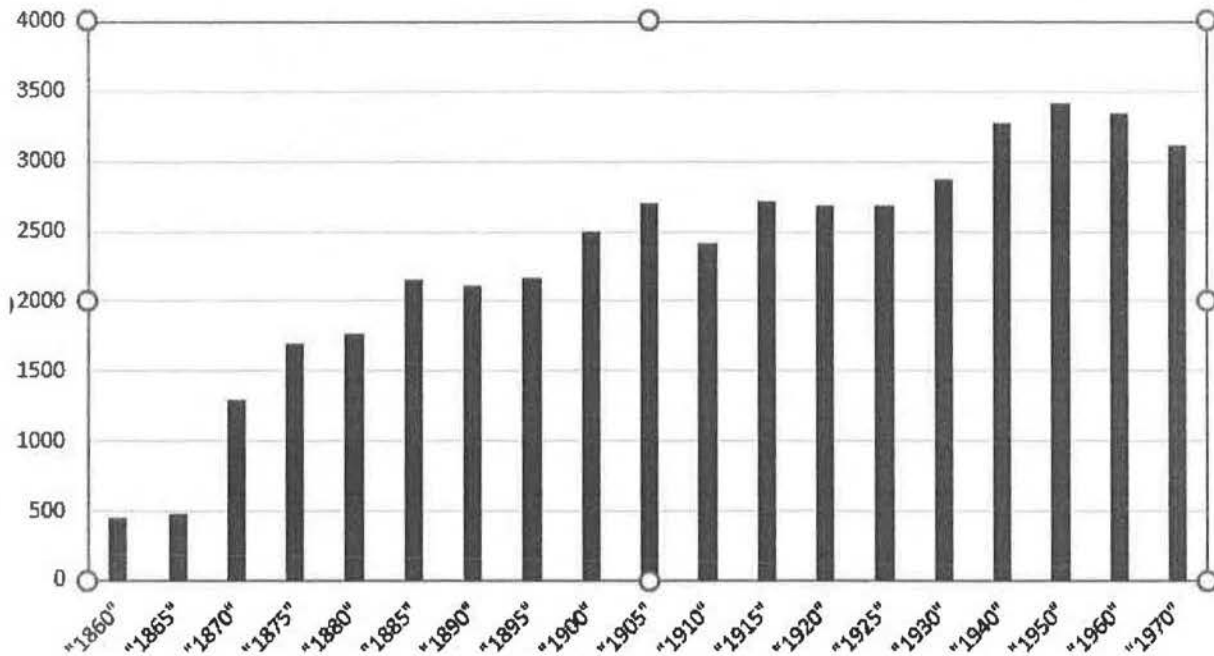


Chart 1: Osceola's Historical Population Growth, 180-1970
(Jacobsen, 2017; Iowa Data Center: <http://www.iowadatacenter.org>)

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Chart 1 traces the population growth of the city over time. The trend line shows the expected post-railroad arrival growth, focused periods of expedited growth (1880-85, 1895-1905, and 1910-1915). Population decline after 1890 is reflective of a statewide trend that reflects population loss to new farmlands on the Great Plains and other influences. Osceola overall retained its population between 1905 and 1925. Growth during the late 1930s is also in keeping with statewide urbanization trends, particularly during the defense build-up years of 1940-41 and the wartime itself. Urban migration to larger cities and other factors resulted in population loss after the war. This data would predict that more commercial new construction and remodeling would coincide with the noted jumps in population (Osceola *Sentinel*, August 2, 1951; Moffat, p. 48).

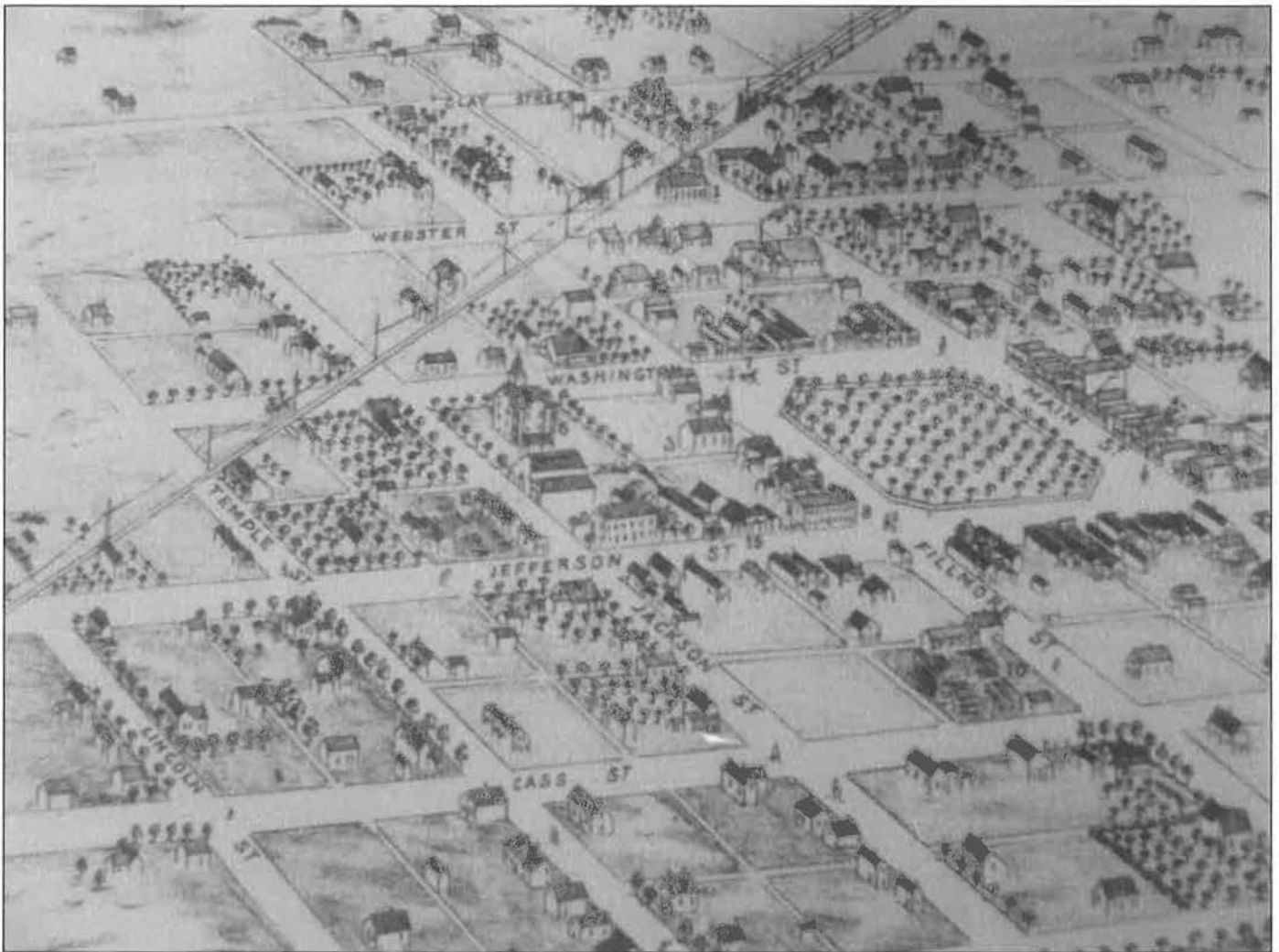


Figure 84: Detail, "Bird's Eye View of the City of Osceola, 1869," looking northeast (Osceola Main Street)

Clarke County organizationally dates to 1851 and a county seat was established near the county center, and was named Osceola. The new community would always serve as the unchallenged seat of county government. Osceola never feared the loss of the courthouse role nor did she have much in the way of regional

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economic competition. Two substantial villages, both later railroad towns, Woodburn to the east, and Murray to the west, were the nearest trade centers. Murray would obstinately survive and even today retains its own K-12 school system. Otherwise Osceola had at least the full county to dominate with its multiple newspapers and its retail and transportation services, if it wanted it. The final (1868) Burlington and Missouri Railroad right-of-way intersected with the locations of the three communities when the line finally reached them. The agricultural potential of the county assumed the form of grain production and then stock raising as part of Iowa's tall grass prairie (Osceola *Sentinel*, August 2, 1951; Andreas, pp. 504-05, Interview, Derek Lumsden, January 9, 2017).

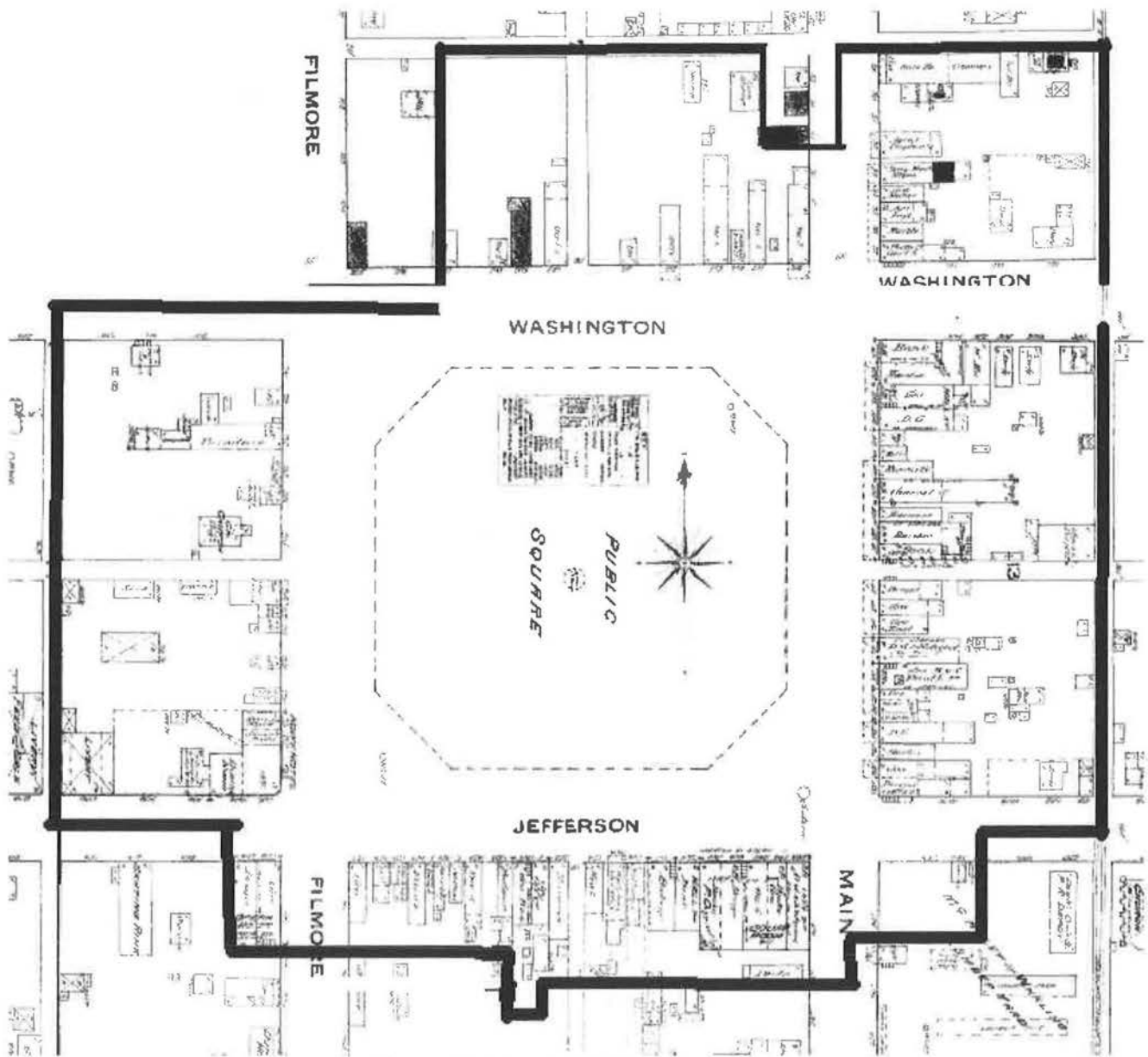


Figure 85: Detail, 1886 Sanborn Map

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A distinctive feature of the downtown square as depicted in Figure 84 is the angled corners of the square. This feature continues to be present until the 1907 Sanborn Map, but the layout remained in place as of 1907. In early accounts, the square is referenced as the park and its four corners served as gated entrances. The 1907 brick street paving 72 feet in width, considerably reduced the size of the square and it was noted that the chain would have to move 30 feet inwards to accommodate the widened street. The Burlington & Missouri (later the Chicago, Burlington and Quincy and presently the BNSF) Railroad cut diagonally across the town, passing close by the northwest corner of the downtown. The figure depicts a thriving substantially built up town square of predominantly wooden buildings and shows that from the very start, the dominant scale for a commercial building was a narrow one (*Osceola Democrat*, July 4, 1907; *Osceola Sentinel*, March 7, August 1, 1907).

Figure 85, the 1886 Sanborn fire insurance map clearly shows that the north half of the east square was the most built up with brick buildings, followed by the east end of the south side. The center of the south half of the east square was also anchored by two brick buildings. North Washington Street was filled with frame buildings on its east side and the north and west square frontages were indifferently built up with frame buildings including a frame church to the west. The brick opera house was on the southwest corner next to the three-story brick hotel. There is no discernible courthouse and there are wells and cisterns on and south of the square. Just visible across the upper/east side of the figure is the narrow gauge railroad with its depot on the south side of East Jefferson Street. This line would become standard gauge during the 1890s but served as a key boundary for that side of the downtown as well as being a key shipping asset. The post office was on the South side, in the west end of the Garretson/Harding/Temple Block, where it remained as late as 1889 (*Osceola Sentinel*, December 26, 1889).

The major news in late 1891 was that the county's citizens approved funding for a real courthouse, voting in early November. The *Sentinel* celebrated, noting "No campaign was made for it. The people quietly and sensibly made up their minds and voted it. Osceola will surrender its pretty park with some regret for the purpose but will be proud after all that the long-standing disgrace of having no court house is to be removed." Des Moines architect William Foster had plans ready by late December and the O. J. King Company of Omaha was the lowest of a dozen contractors (*Osceola Sentinel*, August 27, November 12, December 24, 1891).

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Figure 86: New 1892 courthouse (non-extant) looking northwest (Des Moines *Daily News*, October 10, 1902)

Figure 87 shows the downtown seven years after the first fire insurance map was made up. The northeast corner has been reshuffled as a result of repeated fires. The southeast corner has been built up-slightly displacing the lumber yard there. The east side is all or mostly all of brick construction while just the center and east parts of the south side are. Meanwhile to the west and north, the less intensive frame storefronts have purposely or otherwise created protective fire breaks and these functioned to avoid any catastrophic fires on those block fronts.

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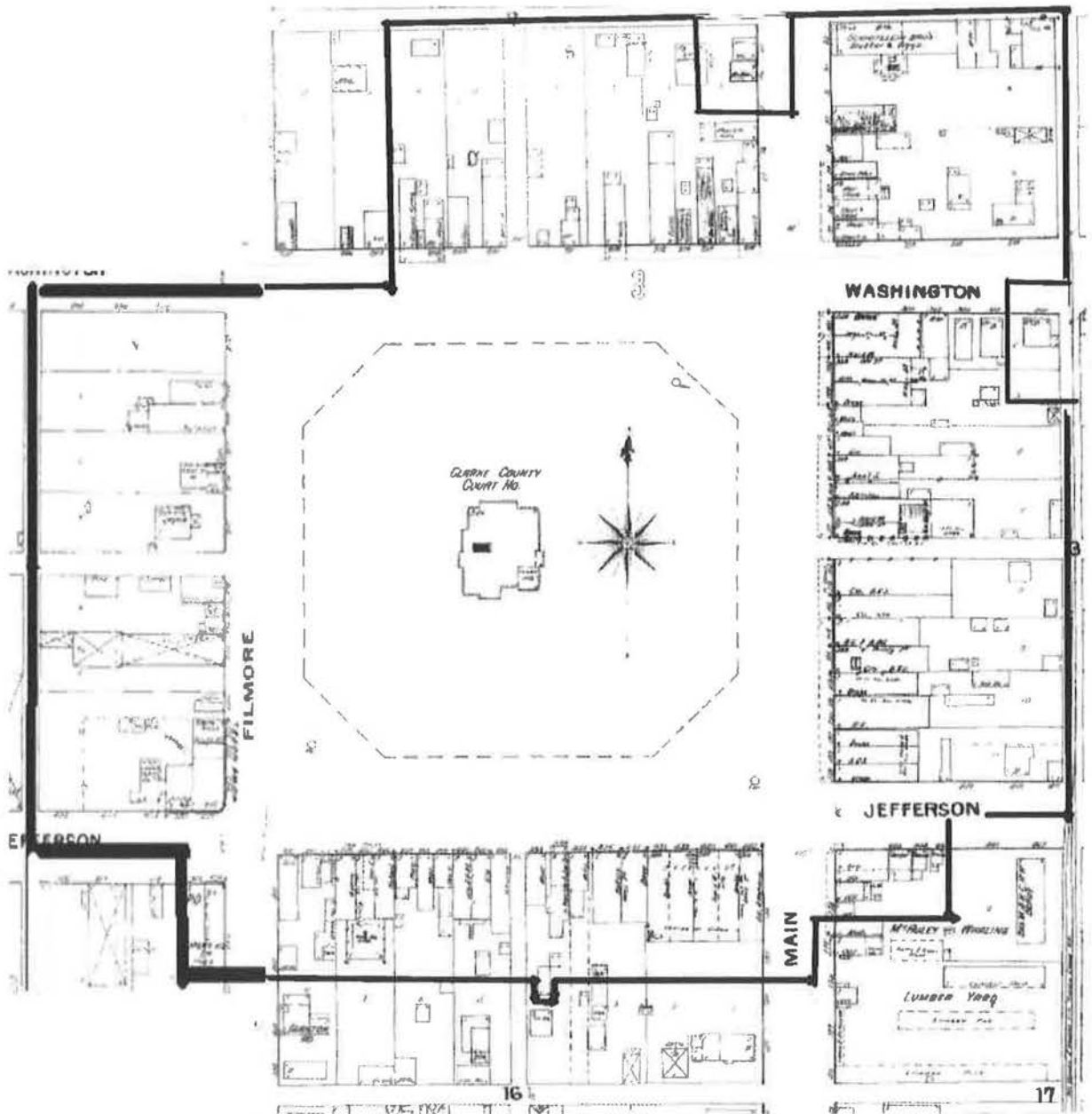


Figure 87: Detail, 1893 Sanborn Map

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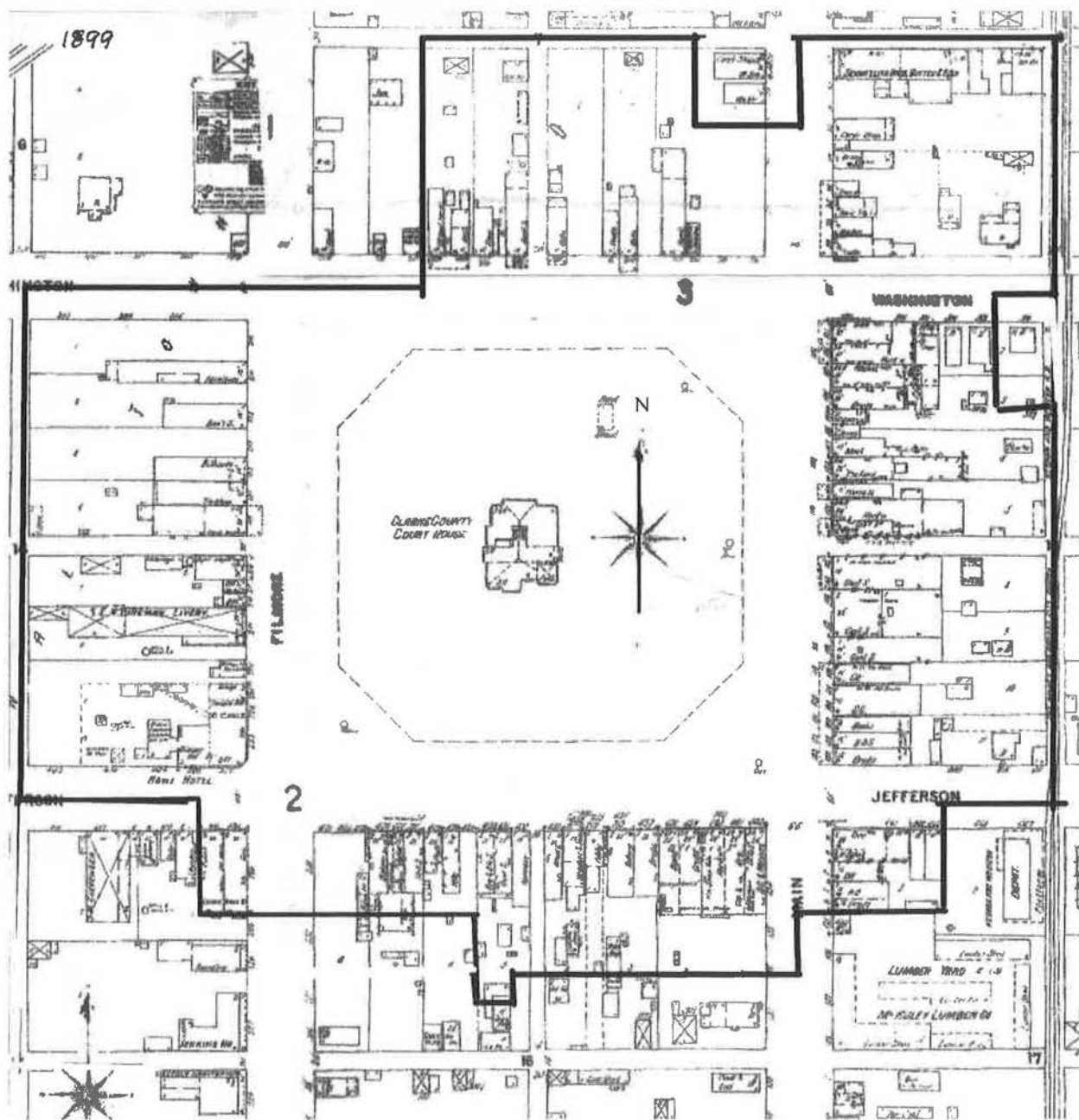


Figure 88: Detail, 1899 Sanborn Map
(Courtesy of Molly Myers Naumann who merged multiple maps into one map)

The downtown as of 1899 (Figure 88) differed considerably from that of six years previous (see Figure 97) by virtue of the continued up-building in brick of the southeast corner and in wood to the northeast. The Oliphant double storefront and a north-end single storefront had replaced the Christian Church on the west side, reflecting commercial expansion around the square. Figure 88 summarizes the impact of the 1899-1906 building boom down town. The new brick blocks on the North side straddle the alley and are paired at the east end. The east and South sides are substantially of brick construction.

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The square finally arose above the seasonal mud and dust with the first brick paving that included West Washington and Main from Jefferson to the railroad and depot. By late August 1907, the city boasted "almost a mile" of paved streets. Osceola finally incorporated as a city of the second class in late July 1909. As was true of all towns the city had watched its population growth with some optimism. (Osceola *Sentinel*, August 22, September 12, 1907; January 3, 1911; Osceola *Democrat*, September 26, November 14, 1907; Osceola *Sentinel-Tribune*, July 30, 1909).

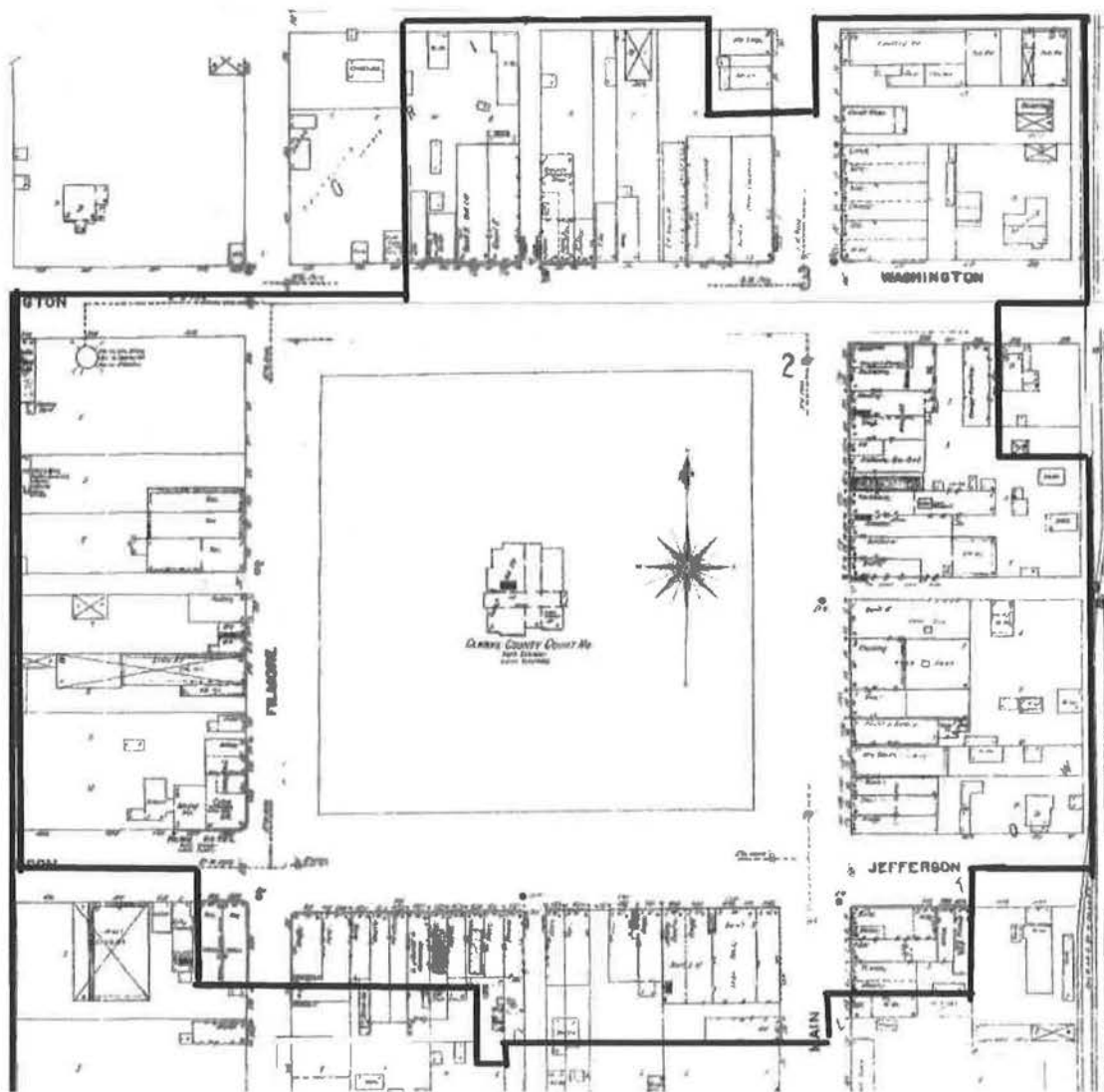


Figure 89: Detail, 1907 Sanborn map
(Courtesy of Molly Myers Naumann who merged multiple maps into one map)

In 1917 a major fire cleared the east end of the South side of the square. It would take 13 years to even get a service station on that prominent corner. The permanent gap on the square however symbolized that the capacity to replace the lost block, even with a single-story building was no longer present (Osceola *Sentinel*, July 5, 1917; Osceola *Democrat*, March 8, 1917).

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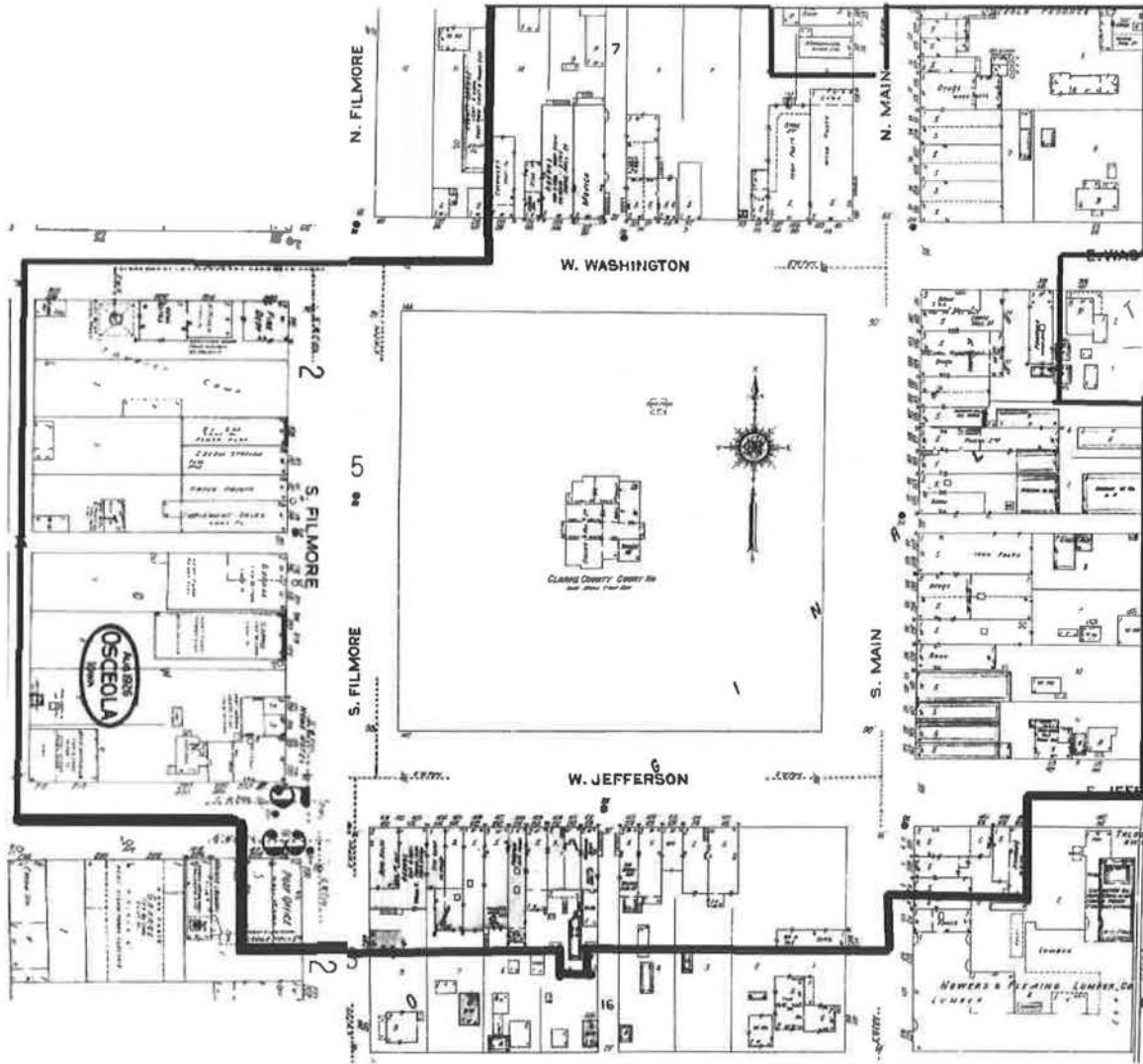


Figure 90: Detail, 1926 Sanborn Map

The 1926 fire insurance map (Figure 90) shows a built-up North Side and Northeast corner. The East Side is of all-brick construction save for the south four buildings, all being iron-clad frames. The Burns Creamery building (133 West Washington Street) was built in 1926 and the new building was lauded for its faith in the future, the economic value of a local creamery and its potential to create jobs (*Osceola Tribune*, July 1, 1926).

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Figure 91: Aerial view looking south, 1931 (State Historical Society of Iowa, State Archives, Cities and Towns, Des Moines *Register* photo, 1931)

Figure 91 depicts the downtown prior to the construction of two key new buildings, the Lyric Theater (116-18 South Fillmore Street) in late 1934 and the new post office building (104 South Fillmore Street) in 1935. Also depicted are the extensive tree canopy coverage of the square and the proximity of the railroad to the downtown. The passenger railroad station is visible in the lower left corner of the image (Osceola *Sentinel*, August 24, 1933; Osceola *Tribune*, July 24, December 25, 1934).

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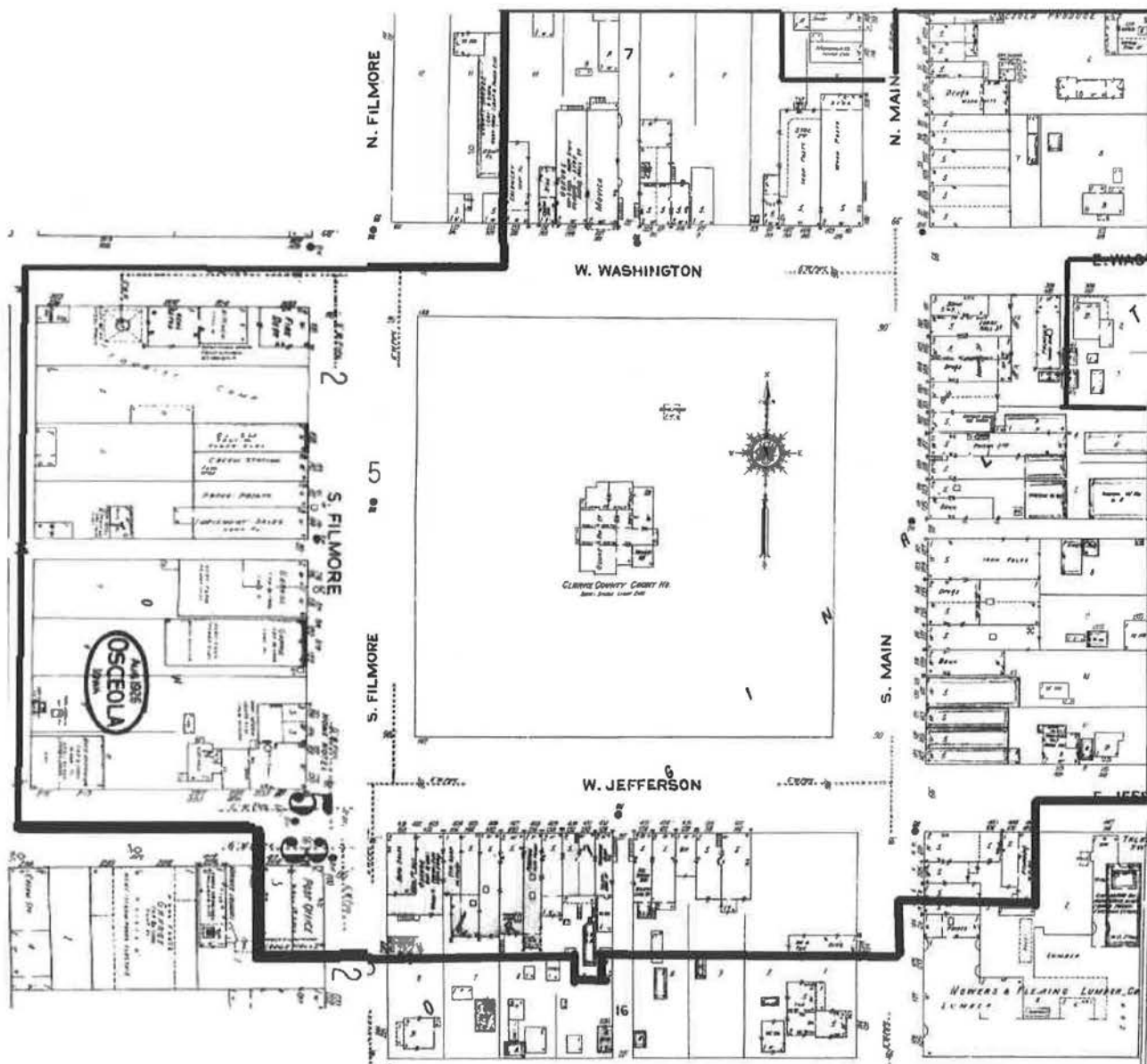


Figure 92: Detail, 1926/1936 Sanborn Map

Figure 92 is evidence that the west side of the square has largely and finally become substantially built up with brick buildings, most notably the movie theater and federal post office building.

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Figure 93: Aerial view looking northwest (State Historical Society of Iowa, State Archives, Cities and Towns, Des Moines *Register* photo, November 1947)



Figure 94: 1955 aerial view looking northeast, rear kitchen wing still present (State Historical Society of Iowa, State Archives, Cities and Towns, Des Moines *Register* photo, April 1955)

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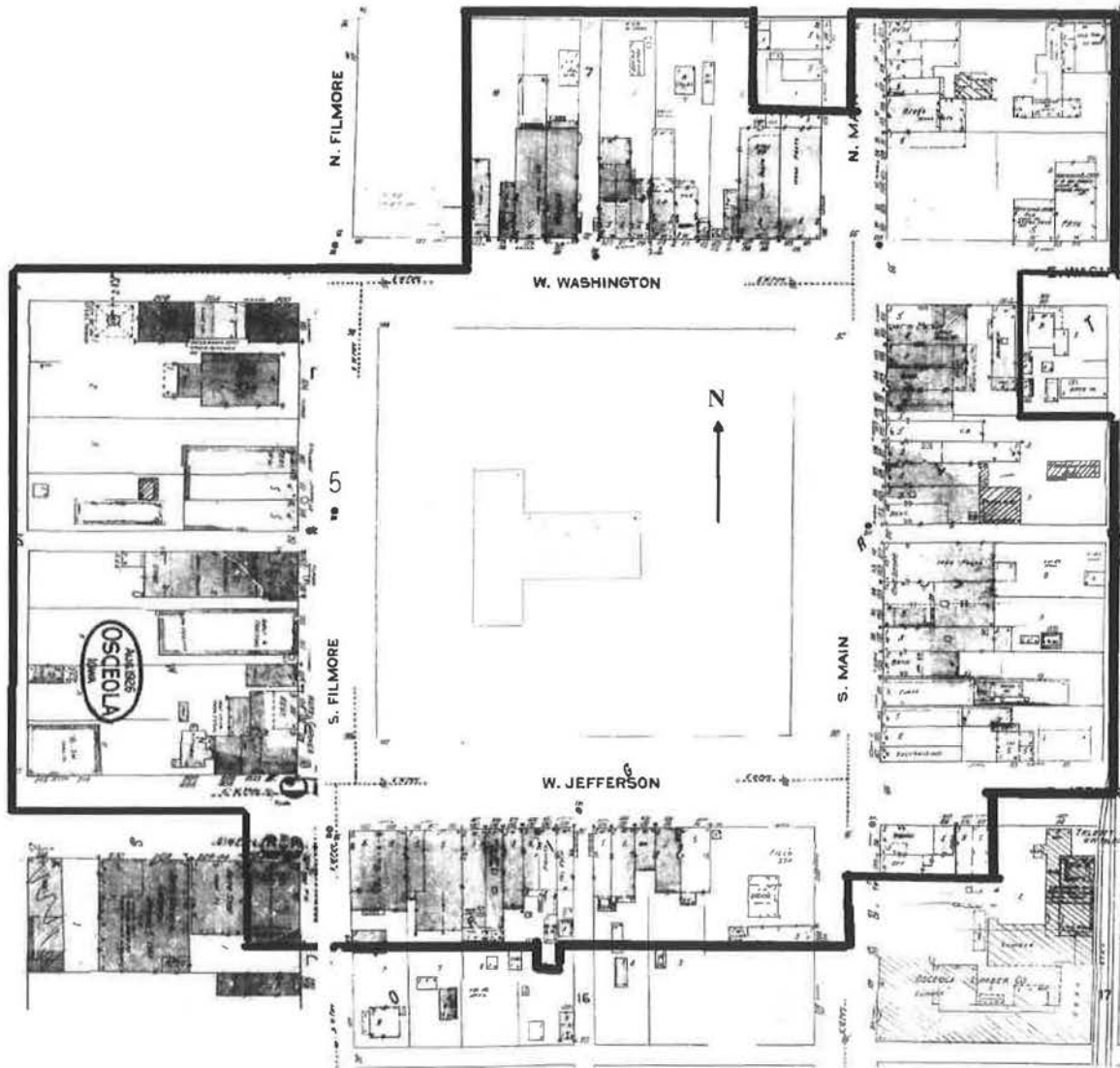


Figure 95: Detail, Sanborn Map, 1926/56

Figure 95 adds the new bank at 139 South Main and a few more buildings on the West and North sides. Most notably it sketches in the new courthouse footprint on the square. The figure substantially depicts the district as it appears today. The West Side has gained the movie theater and the post office and the North Side was as developed as it would get absent just a few buildings. A service station occupies the east end of the South Side, this being the 1917 burned parcel.

The first comprehensive downtown plan (1985) envisioned using the mid-block alleys as pedestrian links to new back-block parking areas. Ornamental street lamps were envisioned. One change was the installation of substantial center-street planters. Once these were in place, the abandoned center street parking tradition returned and survived the removal of the planters which proved to be problematic for snow removal

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and maintenance. Figure 96 depicts the planned parking areas with some attendant demolition of back buildings, using the alleyways for access to the parking lots.

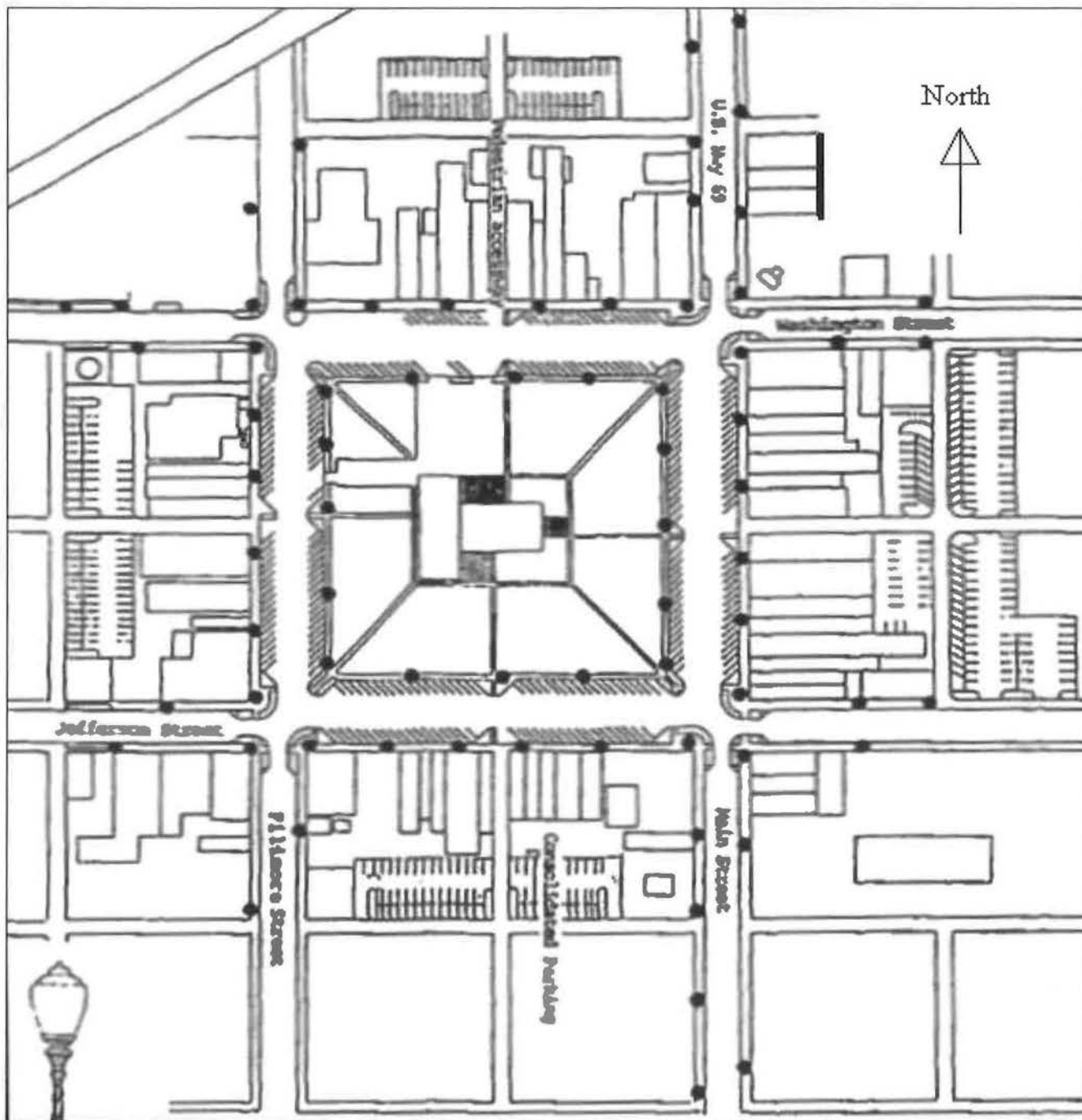


Figure 96: Downtown revitalization plan, 1985 (Osceola Sentinel, November 16, 1985)

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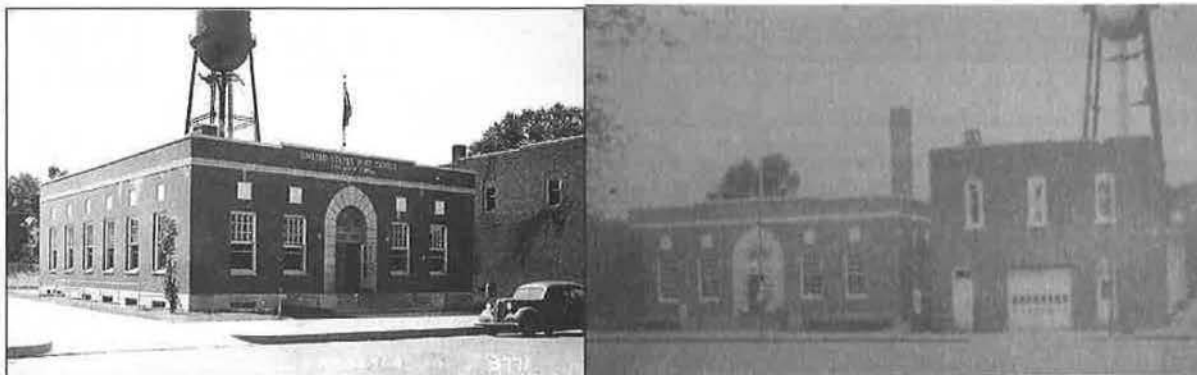
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Historic Streetscape Photographs Around The Square:

West Side/South Fillmore Street:



Figure 97: Looking north on South Fillmore from West Jefferson Street, ca.1950 (White)



Figures 98-99: (left) Post office, 104 South Fillmore, looking northwest, ca.1936;
(right) post office and City Hall, 100, 104 South Fillmore, looking southwest

South Side/East/West Jefferson Street:



Figure 100: Looking southwest, ca.1916 (Osceola Main Street)

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Figure 101: Looking southeast, ca.1916

(<http://www.ebay.com/itm/South-Side-Square-Osceola-IA-Iowa-Postcard-1900s-/302037266190>)

East Side: North/South Main Street:



Figure 102: North Main Street, looking south, ca.1910 (Osceola Main Street)



Figure 103: Postcard view looking southeast, 1909 (Osceola Main Street)

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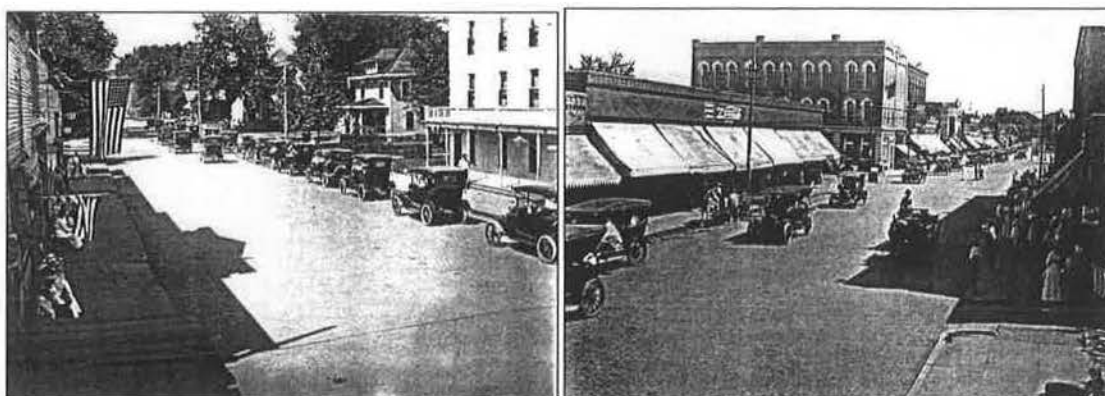
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Figure 104: Pre-1912 panoramic view, east portion, looking south and southwest (<https://digital.grinnell.edu/islandora/object/grinnell:16430>)



Figure 105: The big gun on the square, looking northeast, ca.1910 (White)



Figures 106-107: Automobile Day, May 23, 1924, views north (left) and southeast (right) on North Main (White)

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Figure 108: Looking northeast, ca. 1925-this might be the Osceola National Bank failure (far right) (<https://digital.grinnell.edu/islandora/object/grinnell%3A16431>)



Figure 109: Looking northeast, 1935 (note new center street parking) (<http://www.ebay.com/itm/Postcard-Osceola-IOWA-Main-Street-Storefronts-1930s-/320688417918>)



Figure 110: Looking northeast, ca.1910, the row of metal-clad stores is right of center (Naumann)

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North Side/East/West Washington Street:



Figure 111: Looking northeast, ca. 1908 (Naumann)



Figure 112: Looking northwest from post office construction site, 1935, note the movie house marquee on 127-129 West Washington (Courtesy of the local postmaster)



Figure 113: Looking northeast, ca. 1930 (Naumann)

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Figure 114: Lewis and Bailey blocks, looking northeast, ca. 1916
(<http://www.osceolaiowa.com/2016/10/19/building-the-square-in-osceola/a25vevi/>)



Figure 115: Pre-1912 panorama with North Main to the right
(<https://digital.grinnell.edu/islandora/object/grinnell:16430>)

Photographs In The Square:



Figure 116: Looking southwest, 1938
(<http://courthousehistory.com/gallery/states/iowa/counties/clarke>)

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Figure 117: The new courthouse, looking southwest, 1956
(<http://courthousehistory.com/gallery/states/iowa/counties/clarke>)



Figure 118: The new courthouse, looking northwest, 1956
(<http://courthousehistory.com/gallery/states/iowa/counties/clarke>)



Figure 119: Courthouse and new water tower, looking west, ca.1958
(<http://courthousehistory.com/gallery/states/iowa/counties/clarke>)

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Criterion C - Commercial Architectural Significance:

The district's commercial significance is directly reflected in the substantial range of commercial buildings that were built and expanded to meet community and regional commercial needs over time. The building scale, location and design directly reflected the origin and subsequent development of the downtown, with certain blocks around the square taking the lead in this growth. From the very beginning, substantial and solid buildings and blocks arose and housed multiple major firms and fraternal hall needs. A defining secondary significant context is downtown fires and its closely associated remedy, the securing of a sufficient supply of fresh water. Brick buildings were little protection against the fire fiend as it turned out. Despite repeated substantial fires the lost buildings were either reused or replaced and even with these losses, a surprising number of very early store buildings survived.

The district's architectural significance is based upon its capacity to represent the distinctive characteristics of type, period and method of construction of primarily commercial buildings throughout the district's period of significance 1871-1956. The buildings collectively share the pattern of features common to a particular class of resources, which is commercial buildings of the late 19th and first half of the 20th centuries. Such a building is normally substantially constructed, fully occupies the width of its available lot, is designed to identify its commercial function and to house that function on the ground level. The district buildings meet these descriptives and most add upper level residential, public hall or professional offices above the retail levels. The buildings further represent successive styles or types of commercial buildings as they were favored over time. Earlier buildings were architecturally more expressive, tended to be multi-story in height, and tended to be more substantially constructed. Later buildings tended to be simpler in their architecture, more open in plan and single-story in elevation. District buildings also reflect an individuality or variation of features that occurs within the broader commercial class. Most notable are the larger business blocks that embody multiple storefronts, have corner or more distinctive locations, are more architecturally distinctive and tend to use more expensive materials. These variations employ terra cotta, pressed brick, ornamental stone, carved or cast components, ornamental cast iron and tend to have date or name stones incorporated into their designs. The range of classical revival style building fronts, most of which feature oriel windows on the upper floors and distinctive metal cornices, is an excellent example of a district feature that consisted of numerous smaller store building. District buildings also represent the evolution of commercial buildings previously alluded to in terms of design complexity, scale and materials. Frame store buildings that were initially dominant were displaced by more-fire resistant brick and metal clad ones and the latter class of building substituted simpler cornice designs for more varied wall plane ornamentation. A secondary building class, that of public buildings, while not commercial, is integral to commercial districts. This class included the rarer, massive and highly stylistic courthouse, but also the emerging dedicated city hall or firehouse. These latter examples represented changing public needs but followed commercial design trends. This district lost its historic courthouse but the replacement building reflected the same modernistic design trends found in evolving storefronts or commercial façade of its postwar era. Finally, the district commercial buildings are mostly at least two-stories despite the fire ravaged history of the downtown. Normally, lost larger buildings would have been replaced with single story plans, particularly after World War I. These larger replacement buildings represented the need for larger store space with multiple storefronts, as well as the growing need for professional upper level office space downtown.

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The significance of the district’s commercial role and the related historic integrity of the downtown is warranted by the survival of a high proportion of commercial and public buildings that retain their collective historical integrity and reflect the ebb and flow of the city's evolving commercial well-being. A core of the district building roster represent early, substantial and sufficiently stylistic designs that continue to serve as accurate examples of their time and place origins. The remaining buildings, while less distinguished architecturally, provide sufficiently well-preserved examples of buildings that reflect changing architectural tastes in design and materials as well as changing commercial considerations. The broader timeframe encompasses the best building examples and is sufficiently broad so as to have a district period of significance that matches that of the Criterion A significance time period. In its earlier years the downtown district was distinguished by its oversized and broadly projecting metal cornices and pediments. Prone to fires and prone to communicating those fires even across brick buildings, these have largely been lost. The district’s establishment was early enough to have metal cornices and many of these do survive. The district buildings are also largely defined by their narrow and irregularly measured widths. Despite repeated replacement following fire losses, smaller-scale storefronts always dominated the downtown architecture. Given the differing block and lot sizes, the widths of each storefront are never measured in either consistent or standard whole feet or even half foot increments, but rather with the exactitude of inches and fractions thereof.

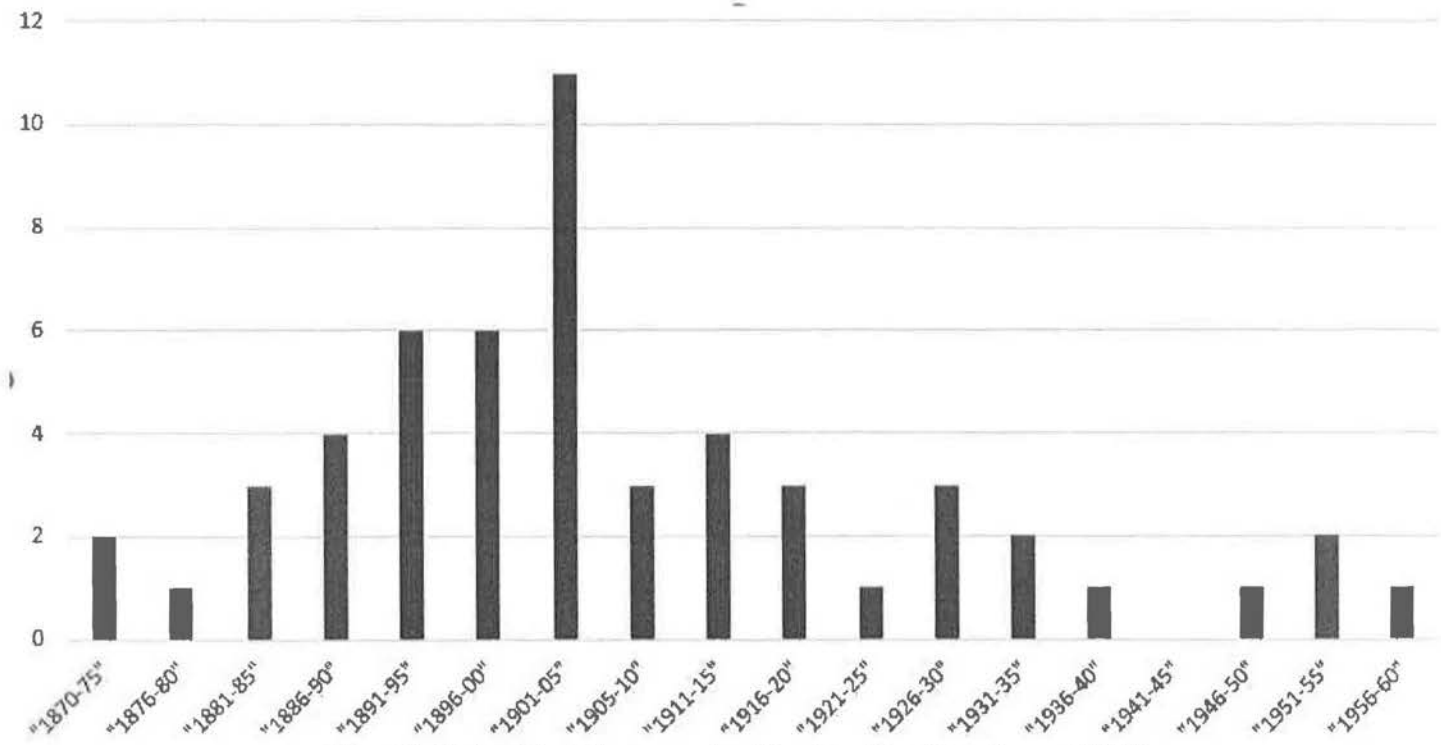


Chart 2: Extant building construction timeline (Jacobsen, 2017)

Chart 2 indicates that 36 of the district buildings pre-date 1905 and 10 more predate 1920. The commercial contextual treatment associates the years 1897 through 1918 with the Golden Age of American Agriculture, so 25 district buildings date to this period of agricultural prosperity. As with most downtowns this is the expected pattern of development, that the preponderance of the downtown would have a similar

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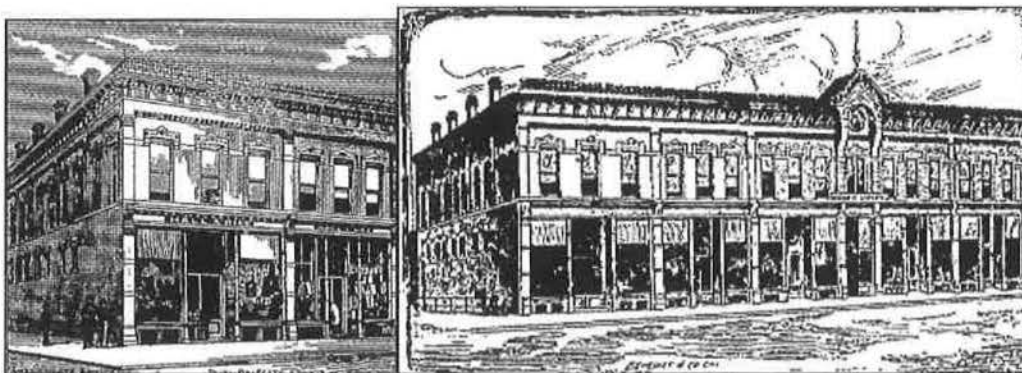
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developmental profile. This pattern also implies that, by virtue of the very survival of these early buildings, they were constructed of quasi-fireproof brick or in this community, using an exterior metal cladding. The particular point of architectural interest in this example, is the large number of buildings that date to 1901-1905. In Osceola these buildings were architectural departures from earlier commercial styles, being designed in the Classical Revival or Queen Anne styles. The oriel windows that reflect the latter style largely survive on three sides of the square.

Railroad shipping access meant that previously unavailable items such as cast-iron work or pressed bricks could now be obtained and that the alternative to expensive and limited overland shipping now meant that merchants could obtain and provide larger and more varied goods. All of Osceola's cast iron fronts came from St. Louis and the earliest known date for a complete cast iron storefront is 1871. The Mesker Brothers Company, also of St. Louis, was quite likely the source of numerous metal-clad store buildings that dominated the southeast corner of the town square and 110 and 114 South Fillmore Street are possible candidates for having well preserved Mesker Company metal facades.

Brick was locally available well before the railroad arrived and so the railroads were largely consigned to shipping pressed brick. Two substantial brick churches and a school building were raised up in 1867. Readily available local limestone allowed for the construction of substantial provided foundations (Osceola *Sentinel*, July 5, 1867; June 25, August 6, 1869; *The [Osceola] Spirit of the Age*, May 7, 1879).¹

Clarke County has a good supply of local limestone with the best sources being located just three miles north of town. There, in Ward Township a at least a dozen quarries were in operation by 1886. While no all-stone buildings are documented, stone cellars and basement vault foundations used this stone as did early corner street crossing paving. Locally produced softer building brick was also dominant in local construction well before the railroad arrived (Osceola *Sentinel* August 2, 1951).



Figures 120-121: [left] the east two storefronts of the Garretson/Harding Building, [right] the whole same building looking southwest (Osceola *Sentinel*, December 18, 1890)

In early 1890, the *Sentinel* published an impressive array of cuts made from photographs of many of the major downtown buildings. While this was an exceptional local feat in lithography, the images also bespoke

¹ The Jamison brick yards operated 1883-84, W. H. Mardi's brick yard is noted 1869-1887 and George Siegle's Osceola Brick Works, located a mile south, operated from 1890-1920.

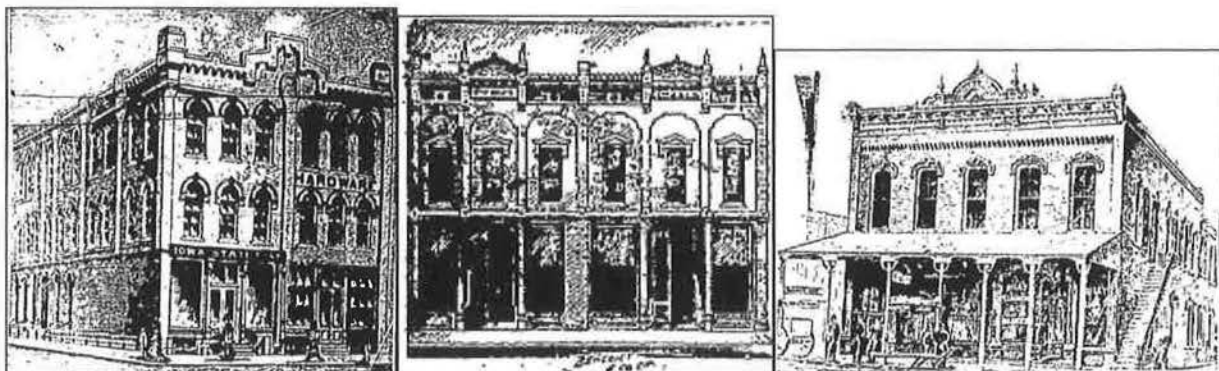
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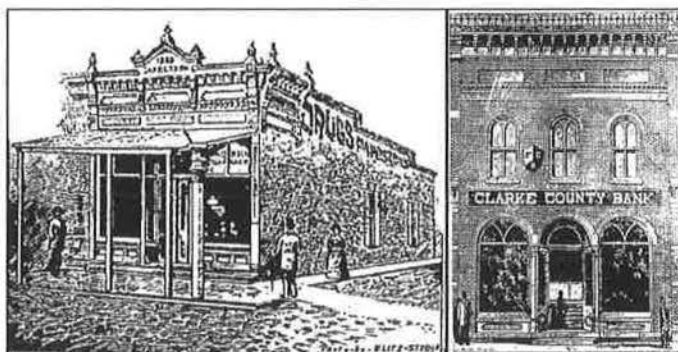
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community pride in its highly ornamented store buildings. The range of images also represented a surge in downtown brick store building construction. All but two of the pictured buildings were newly-built, the exceptions being the Masonic Building (1872) and the Clarke County Bank, the latter having been built "a number of years ago." The outside entrance to a basement barber shop can be seen in the Garretson/Harding/ Temple Building image. This building and the Masonic Building on the northeast corner at least had basement store space. The iron-clad building at the end of South Main, 145 South Main, was likely the first of its kind and the first of several that rose up on that same end of the block. The images also illustrated the highly ornamented cornices and pediments that capped these temples of commerce (*Osceola Sentinel*, May 15, 1890).



Figures 122-124: Three East Side building s, Masonic (101-03 South Main), Fowler Building (not located, east side), Riley-Simmons Building, 123-25 South Main (*Osceola Sentinel*, December 18, 1890)



Figures 125-126: (left) 145 South Main, (right) 116 West Jefferson (non-extant) (*Osceola Sentinel*, December 18, 1890)

This surge in store building fits nicely with the period of growing agricultural prosperity, previously cited, that began in the late 1890s. A second building surge, despite the nationwide economic downturn of 1893-97, was followed by a third one that started in 1899 and ended in 1907, perhaps influenced by yet another financial depression that gripped the nation. A low level of new construction resumed ca.1910 and ended only with the onset of the First World War. Collectively, this up-building produced Osceola's most substantial and final major downtown building boom. By late 1912, the *Sentinel* would ambitiously yet somewhat incorrectly claim that "The east and south sides of the square now present solid rows of solid brick fronts" (*Osceola Sentinel*, December 14, 1899; February 15, May 3, 1900; April 12, 19, 1900; June 2, November 6, 13, 1902; November 28, 1912).

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The last substantial late Victorian store blocks dated to the 1900-02 building surge. These three buildings infilled the west end of the south side (the G. T. McNeil Block, 148-54 West Jefferson Street) and the east end of the north side (the R. M. Lewis and then the Horton Bailey buildings, 101 and 103-05 West Washington Street) of the square. Two other substantial store buildings (Bond and Robinson (121-23 West Washington and the W. E. Harper building, 111-13 South Main) were also built at this time. The *Sentinel* was well pleased, noting "This will be a great improvement for our city. Two of the eyesores that resulted from fires, in which frame rooms were destroyed--the northeast corner and this one--will be replaced next year with modern, well-built bricks." Both buildings reflected a decidedly different local commercial architecture. The Lewis Building used two brick colors in its twin facades, but used the main facade red brick along the length of its secondary facade parapet front. It also employed considerable terra cotta. The brick for the building was imported, and at one point in mid-February 1902 18 railroad carloads of brick were on the tracks. Two of the five new substantial buildings employed the first oriel windows on their upper fronts (Osceola *Sentinel*, February 15, 1900; November 14, December 19, 26, 1901; February 13, March 13, April 3, 1902).

The appearance of oriel windows in the downtown was accompanied with simpler yet still elaborate cornices, represented a transition from the Italianate style to a Classical Revival and Late Queen Anne styles. The post-1898 new buildings are of particular architectural interest inasmuch as they set the design stage for this brief outpouring of an exotic intermix of a second story urban residential component with first floor commercial design (Osceola *Sentinel*, December 19, 1901; April 3, 1902).

The Des Moines *Daily News* ran a full-page illustrated tribute to the town in October 1902, terming it "Clarke County's City--the Liveliest, Up-to-date and Progressive City in Southern Iowa." Crediting the town population to "close to" 3,000 persons (a number that would be achieved some 30 years later); Osceola was "a city of high moral tone" with 8 churches. Its three ward schools and high school, the last having "a record for being one of the best in the state," the town was drawing farm families into its residency by virtue of this educational reputation. Eight new business buildings having a total of 14 storefronts were under construction. The electric light system combined arch and incandescent lamps. The town boasted a large flour mill, two elevators, a cold storage plant, and five building contractors. The *News* stated the potential of Osceola becoming a railroad division point as a fact (Des Moines *Daily News*, October 10, 1902).

The *Sentinel* reported the appearance of a new building material in the storefronts of these new buildings, stating "The new kind of glass in [the] upper part of the glass fronts, as seen in the Harper and Dalby buildings and perhaps others is the "prism" glass. It reflects light to the back end of the store with much greater strength than the ordinary glass. Another new and pretty style in fronts is the use of cypress, in nickle [sic] plate. They do away with the ponderous, light-excluding iron columns" (Osceola *Sentinel*, November 27, 1902).

The modernization of storefronts was occurring in new forms. Banking facades played a leading role in this adding a Neo-Classical imprint on their facades. The landmark Masonic Building (101-03 South Main) transformed its lower level adding terra cotta ornamentation of that style in 1920, certainly in direct response to the new Bedford Stone columned Neo-Classical Osceola National Bank building to the south (now 137-41 South Main Street). Complete façade makeovers using a stucco coating dated as early as 1920 when the Masonic Building led the way. One post-World War II building form that found no applications around the

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square was the shift to single-story store buildings. These rose up outside of the immediate downtown but two-story plans with upper level lodging remained the norm (*Osceola Tribune*, May 13, 1920).

Another new lighting technology, was in use on the building fronts by 1936. Holiday greenery, extended from storefronts across the downtown streets to the square, damaged some of the advertising lighting and caused the relegation of the evergreen swags to the square the next year (*Osceola Sentinel*, November 25, 1937).

What proved to be the final new building on the square was the 1953 concrete block Neidt Appliances Building (117 West Washington Street) with its modern period centered upper window set. Concrete block was the only readily available building material as of this time. The replacement of the 101 South Main store front in the Masonic Block removed “one of the last remaining old-time storefronts on the east side” in 1957 (*Osceola Sentinel*, September 25, 1952; April 9, 1957).

The final major downtown change of course was the demolition of the 1892 courthouse and its replacement with the current one, a Mid-Century Modern design by Kansas architects [Thomas Wilson] Williamson & [Victor H.] Loeb sack. Historian Lyle Henry suggests that the old building was still salvageable, the problem being just a “few loose bricks”. The contrary position was that the problem was a failing foundation and that for years the building suffered buckling floors and falling ceilings. When the vote to pay for a new building was taken, the south wall was supported by beams. The State Fire Marshal condemned the building as did hardly impartial architect Loeb sack opined that it was the most unsafe building he had seen in 18 years of practice. Still the initial plan, and perhaps a local decision, was to use the building until the new one was done. While this plan was finally abandoned, it explains why the new building is placed so far west (*Osceola Sentinel*, July 30, 1959; Henry, p. 151; *Osceola Tribune*, March 8, 1955).

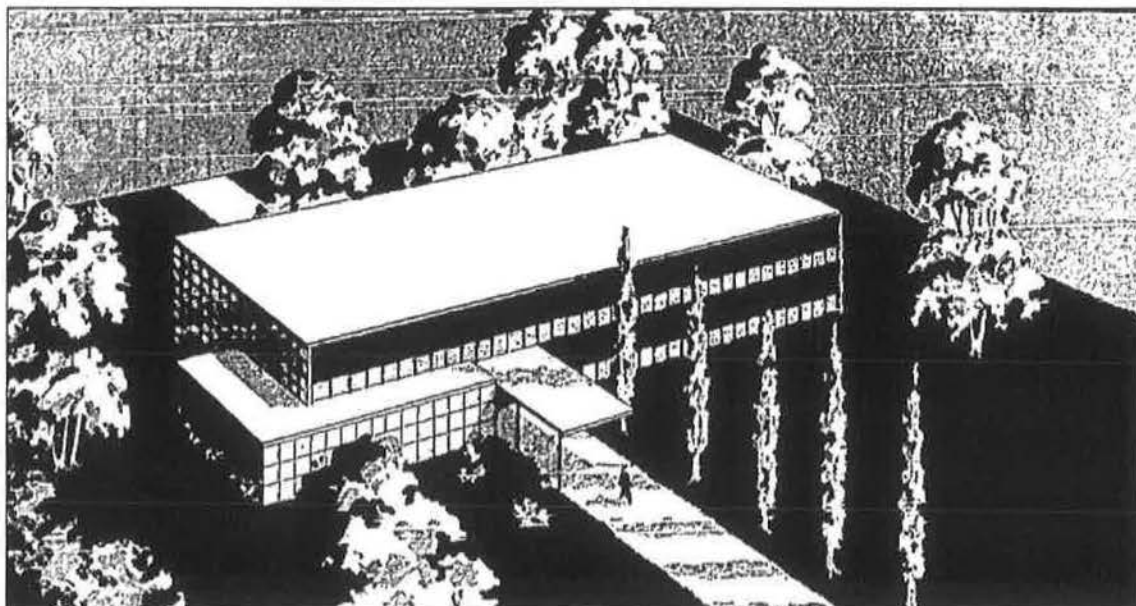


Figure 127: Original courthouse design by Williamson and Loeb sack (*Osceola Sentinel*, June, 2, 1955)

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The new courthouse question developed in March 1955 when the architects were placed under contract. The Board of Supervisors said they could find no structural engineer who would recommend a repair strategy and one architect advised against large crowds being inside. A bond issue vote on a \$275,000 bond issue was held June 7 and passed. The Supervisors wanted a design similar to the new Corning (Adams County) courthouse which had cost just \$218,000. When they received what was a close approximation of that building it was rejected as being too radical. It was also determined that the interior was a mismatch with county office needs. While not apparent in Figure 127 much of the first floor was dedicated to covered parking. The building used a reinforced concrete support system (Osceola *Sentinel*, May 24, June 2, 23, 1955, January 31, 1956).

The architects, from Olathe, Kansas, were well established designers of schools and courthouses. They had designed dozens of Kansas courthouses beginning with Art Deco, Classical Revival and Moderne style two-story tri-partite blocks. Over time their courthouses, while stone veneered, adapted Modern influences, mostly using vertical window sets, but in a few instances used designs that featured glass and metal banding, combining horizontal and vertical emphasis, set between brick end walls. The Adams County example was a good example of this approach and the only one of its kind by these architects in Iowa. There are just three comparable courthouse designs counting the two Iowa examples and the Kansas example shown in Figure 92. It would seem that the architects were pretty much copying this one when they came to Osceola. But as is often the case, the architects were instructed to find \$36,000 in construction cost cuts to get within the limits of the bond issue. The major casualty was the substitution of brick curtain walls for the metal panels and steel window casings for aluminum ones. Architect Loeb sack was clearly disappointed in this turn of events, saying that the building "will not be quite as fancy." The designers designed the Adams County and Union County courthouses in the middle 1950s, so they had three commissions in a row in the west part of the 12-township county tier. The finished building was occupied in mid-November 1956. While this courthouse lost the essence of its style, it is the only reinforced concrete courthouse in Iowa from this time period (Osceola *Sentinel*, June 23, 1955; Osceola *Tribune*, November 16, 1956).



Figure 128: Greenwood County Kansas Courthouse
(<http://www.courthouses.co/us-states/h-l/kansas/greenwood-county/>)

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While many storefronts were modernized and upper facades covered, many popular new treatments had limited popularity in Osceola. Multi-colored cast permastone was applied to just three buildings 113 and 115 West Washington Street and a doctor's office at 208 South Fillmore Street (excluded from the district). There are scattered descriptive references to storefront remodeling over time in Osceola. The new Osceola Theater (127-29 West Washington Street) received a Vitrolite front in 1935. The planned A&P front in 1938 was thought to be "along the lines of a supermarket such as have been installed in many larger cities." The Robinson Drug Store front (101 South Main Street) in 1942 had a black glass trim around its display windows, probably Carrara glass. The Beechen Building (117 North Main Street) gained a recessed entry with deeper display windows, which the *Tribune* explained "because of the changing times the need for deep show windows is gone." The Robinson front at 127-33 South Main Street, installed in 1947, used colored metal tile and the store name was spelled out in the same tile motif which the *Sentinel* noted was "something new in the way of storefront." Finally, Dr. Adams put a striated asbestos soft green front on 128 West Jefferson Street in 1959 (Osceola *Sentinel*, March 14, 1935; March 12 1942; April 3, 1947; March 26, 1959; Osceola *Tribune*, November 22, 1938; April 26, 1945).

Archaeological Statement:

The potential for any prehistoric or historic archaeological remains within or beyond the footprint of the historic district was not assessed as part of the present National Register nomination. The district may possess archaeological potential in the form of its numerous burned and demolished building locations. There is a probability that some burned over properties were simply left in situ. The southeast corner of the intersection of Main and Jefferson streets is the best example, this being the location of a major building with no new substantial construction having occurred on the same location after the 1917 fire. The former courthouse location might retain foundation remnants as its demolition followed the completion of its replacement 1956 building. The changing shape and boundaries of the square can be potentially documented using archaeological methodology. Finally, the former right-of-way of the narrow gauge railroad that occupied the alley that forms much of the east boundary of the district might have left sub-surface features and the same is possibly true of any nearby associated buildings and structures.

Other District Architects:

Mifflin Emlen Bell (1847-1904) worked under the guidance of the Chicago architect A. H. Piquenard, who died in 1876. Bell assisted in designing the Illinois State Capitol and supervised the construction of the Iowa State Capital. He also designed the Illinois State Penitentiary and several courthouses and notable commercial buildings in Springfield, Illinois, where he resided. He was appointed Supervising Architect of the United State Treasury the same year that he, and partner William F. Hackney designed the Howe Hotel (130 South Fillmore Street). He served in that national capacity until 1889 (Nebraska Historical Society, [http://www.e-nebraskahistory.org/index.php?title=Mifflin_Emlen_Bell_\(1846-1904\),_Architect](http://www.e-nebraskahistory.org/index.php?title=Mifflin_Emlen_Bell_(1846-1904),_Architect); New York *Times*, October 31 1883; The History of Sangamon County, Illinois. Chicago: Inter-State Publishing Company, 1881, p. 640; Shank, pp. 22-23).

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William F. Hackney (1852-1899) partnered with Mifflin Hackney as Bell and Hackney, until 1886. He next partnered with Charles A. Smith, a Kansas City, Missouri architect, from 1886-1899. The pair designed many schools in that city. Hackney designed the original Iowa State Fairgrounds buildings in 1886 when it relocated to East Des Moines and served as the first president of the Architectural Association of Iowa in 1885 (<https://architecturefarm.files.wordpress.com/2011/01/iowa-100.pdf>; Patricia Brown Glenn et al, National Register of Historic Places Nomination, West 11th Street Historic District, Kansas City, Missouri, 1980, p. 8-1; New York *Times*, May 27, 1899; Shank, p. 72).

John Wesley Hall (1841-1932) is the most significant local contractor/architect based. He came to Clarke County in 1860, served in federal service during the Civil War and came to Osceola in 1870. His obituary credits him with being "one of the leading contractors of public buildings in Iowa" and states that he built over 50 creameries. He built the non-extant Clarke county courthouse and built and/or designed as many as two district buildings (124 West Jefferson in 1895 and the city hall, 100 South Fillmore Street, 1914). Hall also served two terms as county treasurer in the 1890s and was the state's oil inspector for 12 years (Osceola *Sentinel*, December 29, 1932).

Orlando J. King (1842-post-1917) was both an architect and contractor, residing in Corning, Iowa as of 1870-1880, and Omaha, as of 1888. As a prominent contractor he built the Mahaska County Courthouse (1896) and Morrill Hall at Iowa State University in Ames (1891). He designed the Masonic Block (101-03 South Main Street) in Osceola in 1872 (<https://www.morrill.iastate.edu/kiosk/morrill/history/>).

William Niels Nielsen (1895-pre-1960) designed 115 East Washington Street in 1950. Nielsen first partnered with George Ashton Spooner (Spooner and Nielsen) who designed many Iowa Army National Guard buildings between the World Wars. Nielsen is credited with designing part of the Camp Dodge pool complex. Presumably buoyed by this association, Nielsen designed the first AING hangar at the Des Moines airport I 1940 and designed airport terminal buildings at Des Moines and Sioux City. These he selected as his most significant works in the 1956 AIA directory (Koyl, George S. American Architect's Directory. New York: R. R. Bowker Company, 1956, p.405, *ibid.*, 1960, p. 515).

Norman Terrell Vorse (1879-1964) was a noted Des Moines architect who designed the Classical Revival storefront for 101-03 South Main in 1915. His design legacy is focused on his Beaux Arts, Craftsman and Tudor Revival projects. His storefront remodel nearly coincides with his entry into independent practice in 1912. In 1919 he partnered with the Kraetsch brothers (Carl and George) but the Great Depression ended his design career and he moved to Houston prior to 1930. Sadly a great many of his more substantial commercial and institutional designs are non-extant (Kent Carlson, "Discover Vorse's Architectural Treasures" <http://www.mccorkindale.com/vorse/Vorse.html>; Shank, pp. 168-69).

Louis Adolphe Simon (1867-1958) was a Baltimore architect who worked almost all of his career in the office of the Supervising Architect of the U. S. Treasury, from 1896 until 1942, working successively a staff architect, as chief of the Engineering and Drafting Division, and finally as the Supervising Architect, beginning in 1934. This last promotion just pre-dates the design and construction of the Osceola post office, 104 South Fillmore Street (Nebraska Historical Society, [http://www.nebraskahistory.org/index.php?title=Louis_Adolphe_Simon_\(1867-1958\),_Architect](http://www.nebraskahistory.org/index.php?title=Louis_Adolphe_Simon_(1867-1958),_Architect)).

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Flicker: Clarke County, Iowa Courthouse:

https://www.google.com/search?q=clarke+county+iowa+courthouse+photo&rlz=1C1GCEA_enUS747US747&tbm=isch&source=iu&pf=m&ictx=1&fir=fN0fAYwK0II8hM%253A%252Cg3h-HbYdy7CByM%252C_&usg=__MsyMiI48aUsOd1ypuOWdl3HNPhQ%3D&sa=X&ved=0ahUKEwjSnfGMx8HXAhXG7IMKHcKhCc4Q9QEIKjAA#imgrc=n2oJFYxpxHu_dM (accessed November 15, 2017)

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Failed Banks in Iowa Since 1980:

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Courthouses: <http://www.courthouses.co/us-states/h-1/kansas/ottawa-county/> (accessed January 7, 2017)

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Wikimedia: https://commons.wikimedia.org/wiki/File:Clarke_County,_Iowa_Courthouse.jpg (accessed July 20, 2017)

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Osceola Commercial Historic District
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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Osceola Main Street Iowa Office

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 20.36 acres

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 15	Easting: 435410	Northing: 4542900
2. Zone: 15	Easting: 435450	Northing: 4542640
3. Zone: 15	Easting: 435730	Northing: 4542760
4. Zone: 15	Easting : 435740	Northing: 4543000

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Verbal Boundary Description (Describe the boundaries of the property.)

The district includes the south half of Block 7 except for parcels 00764 and 00831, the southwest quarter of Block 8 (parcels 00796-801), the west half of Block 13 save for parcel 00899 and the east half of parcel 00902), includes the extreme northwest portion of Block 17 (parcels 01000-02), the north half of Block 16 (the east half southern boundary being the south building line of 208 South Main, parcel 00971; the west half boundary following the south parcel boundary line of parcels 00984, 11237, the south walls of the buildings on parcels 00982 and 00981, and wrapping around the south building line of the building on parcel 00979), including parcel 00947 (200 West Jefferson), and the east half of block 14 and the courthouse square.

A verbal boundary description includes the south half of Block 7 excluding the fire station (parcel 11831) and 112 North Main, the southwest corner of Block 8, the west half of Block 13, excluding 110 East Washington and two sheds located on the east end of the parcel 00902 (111-13 South Main, 201 and 205 South Main and 106-08 East Jefferson on Block 17, the north half of Block 16 (the boundary including 208 South Main and otherwise following the south/rear walls of the buildings that front onto West Jefferson Street (and excluding 205 South Fillmore), 200 West Jefferson on Block 15 and the east half of Block 14, and the courthouse square.

Boundary Justification (Explain why the boundaries were selected.)

The district boundary includes the historical downtown business area and all historical buildings that have significant associations with the district areas of significance, and retain sufficient historical integrity so as to be judged to be contributing to the historic district. The district includes the central town square and the county courthouse.

11. Form Prepared By

name/title: James E. Jacobsen
organization: History Pays
street & number: 4411 Ingersoll Avenue
city or town: Des Moines state: Iowa zip code: 50312
e-mail hp@raccoon.com
telephone: 515-274-3625
date: November 30, 2017

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Additional Documentation-Maps:

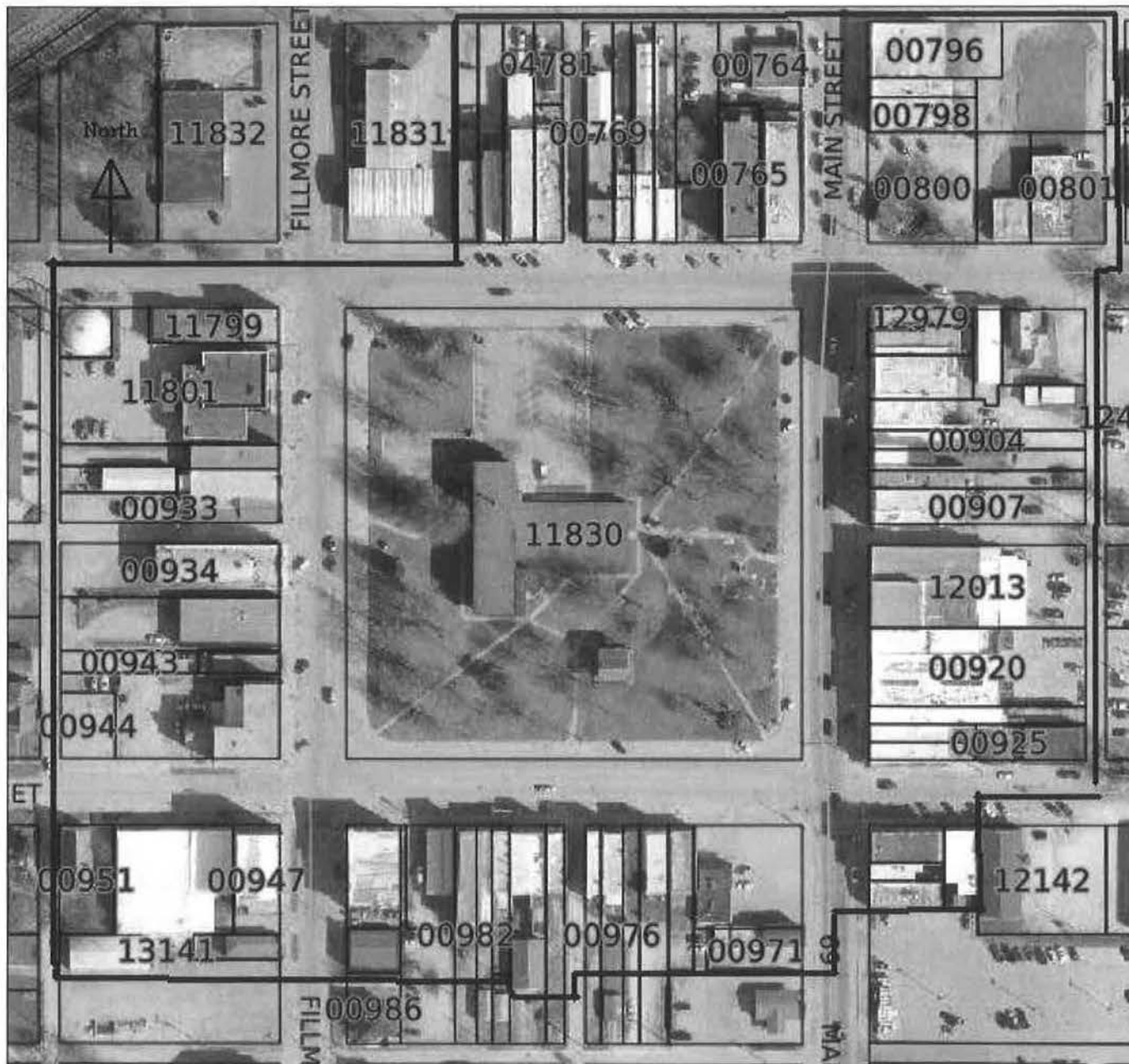


Figure 129: District boundary and current assessor's parcel numbers (Clarke County Assessor, annotated, 2017)

Osceola Commercial Historic District

Name of Property

Clarke County, Iowa

County and State

Photo Log

Name of Property: Osceola Commercial Historic District

City or Vicinity: Osceola

County: Clarke

State: IA

Photographer: James E. Jacobsen

Date Photographed: January 9, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

<u>Frame:</u>	<u>Direction</u>	<u>Description:</u>
1	Southwest	South Fillmore from West Washington
2	Southwest	South Fillmore from West Washington
3	Northwest	South Fillmore from West Jefferson
4	Northwest	South Fillmore from south of West Jefferson
5	Northeast	West Jefferson from west of South Fillmore
5a	Northeast	West Jefferson from west of South Fillmore
6	Southeast	West Jefferson from west of South Fillmore
7	Southwest	West Jefferson from South Main
8	West	West Jefferson from east of South Main
9	North	South Main from south of West/East Jefferson
10	Northeast	South Main from south of West/East Jefferson
11	Southeast	South Main, East Jefferson from north of West Jefferson
12	Northeast	South Main from West Jefferson
13	Southwest	West Jefferson from courthouse square
14	Northeast	South Main from courthouse square
15	Northeast	South Main from courthouse square
16	Southeast	South Main from West Washington
17	South	South Main from north of West Washington
18	South	South Main from north of West Washington
19	West	West Washington from east of North/South Main
20	Northwest	West Washington from South Main
21	Northwest	West Washington from courthouse square
22	East	West Washington from west of North/South Fillmore
23	East	West Washington from west of North/South Fillmore
24	Southeast	Courthouse square from North/South Fillmore and West Washington
25	Northeast	Courthouse square from West Jefferson and South Fillmore
26	Northwest	Courthouse square from West Jefferson and South Main

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Name of Property

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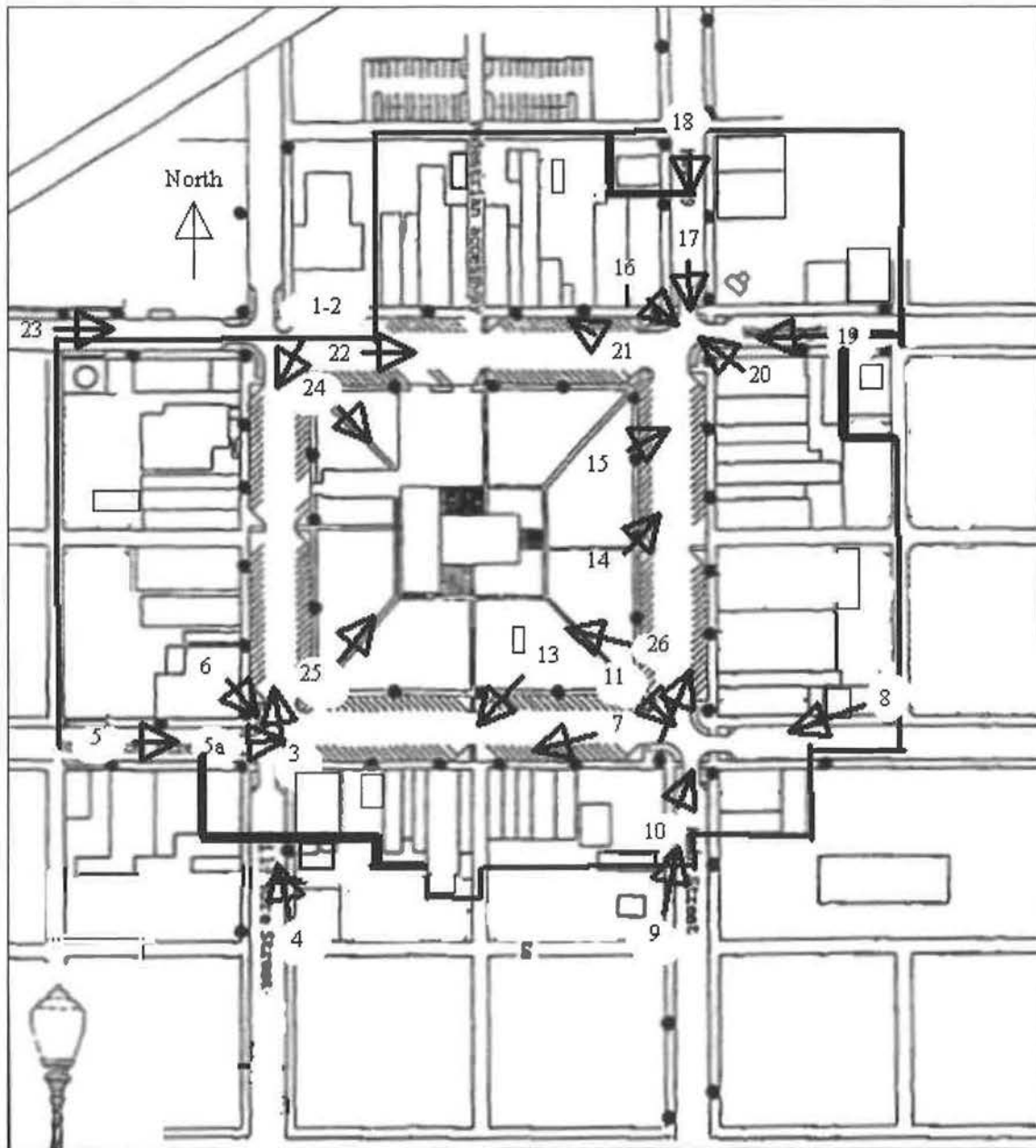
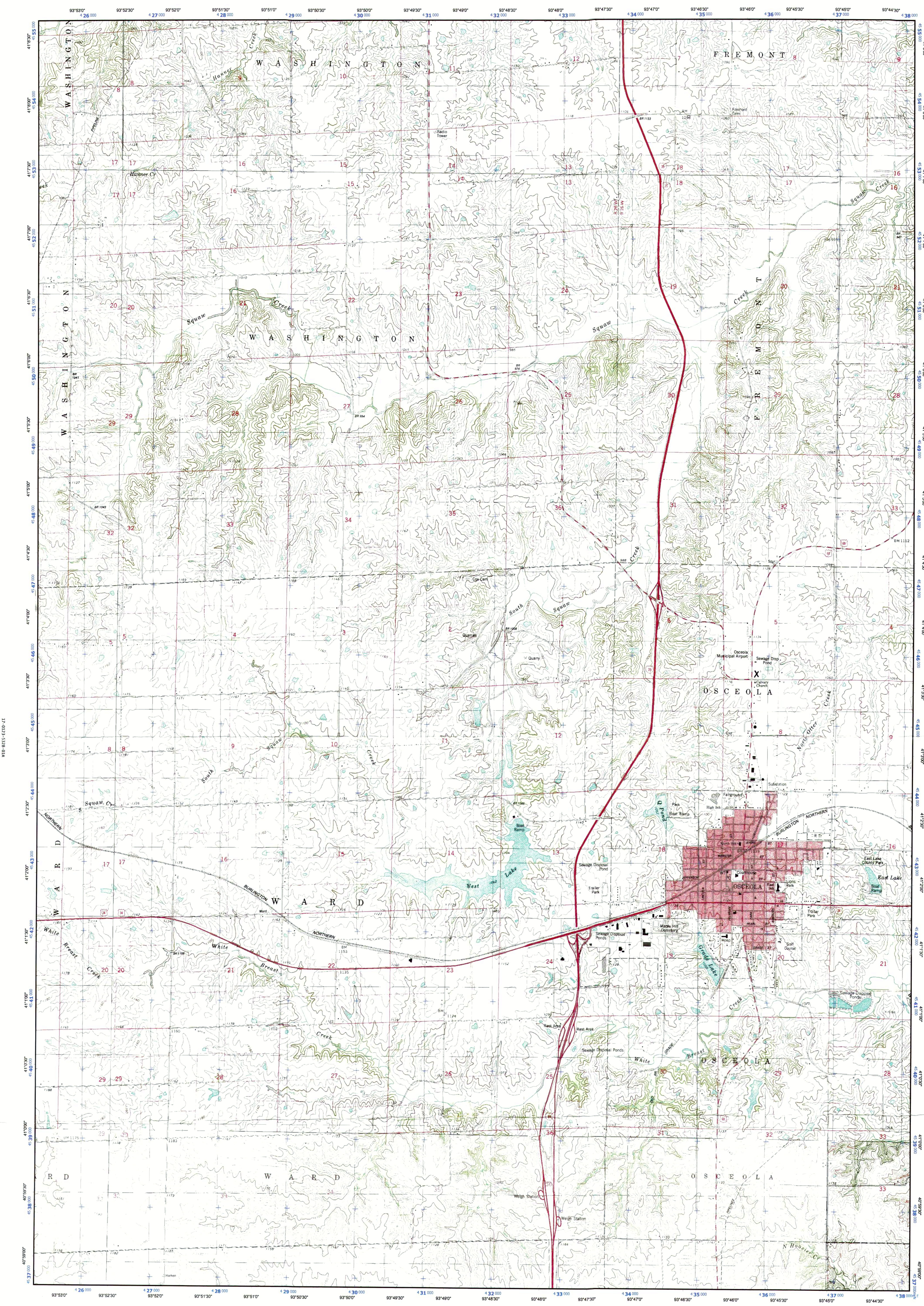


Figure 131: District photo map (Jacobsen, 2017)

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Osceola
Enhanced USGS Quad

Map ID: 17-0123-5328-01R



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Denver, CO 80202
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Vicinity Map
Iowa

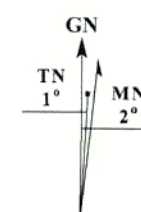


Source Map Information

Index of original USGS topographic map sheets. Source date, contour interval, and map symbology may vary by source map. Please refer to the index the published date of the original map.

1	2	3
4	5	6
7	8	9

ID	Date	Sheet Name (contour int)
1	1983	East Peru (20 FT)
2	1983	Truro (20 FT)
3	1983	New Virginia (20 FT)
4	1983	Murray (20 FT)
5	1983	Osceola (20 FT)
6	1983	Jamison (20 FT)
7	1981	Hopeville (10 FT)
8	1981	Lacelle (10 FT)
9	1965	Weldon (10 FT)



Magnetic declination of 28 at center of map on January 24, 2011
1:24000 Scale

Universal Transverse Mercator (UTM) Projection Zone 16
North American Datum of 1983 (NAD83)
1000 meter UTM / USNG / MGRS
Grid Zone Designation: 15T
100,000-m Squares: VF

*Osceola Commercial Historic District
Osceola Clarke County Iowa
20015
1 435 410 4542 900
2 435 430 4492 640
3 435 430 4542 900
4 435 440 4443 000*



















Murphy Law Office











JEFFERSON ST

CHOCOLATE CENTER









MAIN ST

WASHINGTON S





















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Osceola Commercial Historic District

Multiple Name: _____

State & County: IOWA, Clarke

Date Received: 12/6/2017 Date of Pending List: 1/4/2018 Date of 16th Day: 1/19/2018 Date of 45th Day: 1/22/2018 Date of Weekly List: _____

Reference number: SG100001971

Nominator: State

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 1/19/2018 Date

Abstract/Summary Comments: _____

Recommendation/ Criteria: Accept, National Register Criteria A and C.

Reviewer Patrick Andrus *Patrick Andrus* Discipline Historian

Telephone (202)354-2218 Date 1/19/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**IOWA DEPARTMENT OF
CULTURAL AFFAIRS**

KIM REYNOLDS, GOVERNOR
ADAM GREGG, LT. GOVERNOR

CHRIS KRAMER, ACTING DIRECTOR

December 4, 2017

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STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA HISTORICAL
FOUNDATION

J. Paul Loether, Deputy Keeper and Chief
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240



Dear Mr. Loether:

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

Osceola Commercial Historic District

The Osceola Commercial Historic District is eligible for listing on the National Register of Historic Places, on the local level, for its historical significance under Criterion A, commercial history, and Criterion C, architecture. It derives its significance from its role as a county seat commercial and service center and its downtown buildings architecturally reflect that sustained and ever-evolving function. The district period of significance is 1871 to 1956. The period of significance begins with its earliest extant building (105-09 South Main Street) and ends with the year that the new replacement courthouse went into service. The period of significance is not extended beyond 1956 given that the district was almost completely established as it now stands by that date.

Thank you for your consideration.

Sincerely,

Laura Sadowsky
State Historian and National Register Coordinator
State Historical Society of Iowa

Enclosures.