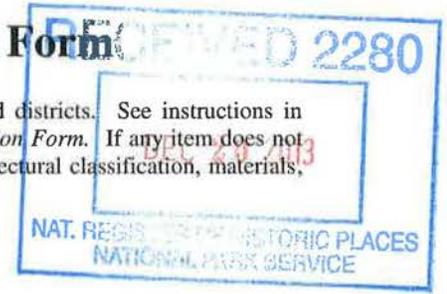


# National Register of Historic Places Registration Form



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: Wilson Buildings

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: Architectural & Historical Resources of Clinton, Iowa  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 211-219 5<sup>th</sup> Avenue S

City or town: Clinton

State: Iowa

County: Clinton

Not For Publication:  N/A

Vicinity:  N/A

### 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

<p style="font-size: 1.2em; font-family: cursive;">Randy H. Bennett DSHPO</p>	<p style="font-size: 1.2em; font-family: cursive;">12/12/2013</p>
Signature of certifying official/Title:	Date
<p>State or Federal agency/bureau or Tribal Government <b>STATE HISTORICAL SOCIETY OF IOWA</b></p>	

<p>In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.</p>	
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
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register

other (explain):

*Mr. Edison H. Beall*  
Signature of the Keeper

*12.5.14*  
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

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	<u>1</u>	<b>Total</b>

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE / Professional

COMMERCE/TRADE / Department Store

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**Current Functions**

(Enter categories from instructions.)

WORK IN PROGRESS

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS / Chicago

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS / Commercial Style

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS / Classical Revival

**Materials** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE

Roof: SYNTHETIC / Rubber

Walls: BRICK

Other: STEEL

TERRA COTTA

**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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**Summary Paragraph**

The Wilson Buildings span the middle of the block on the south side of Fifth Avenue South, in the downtown district of the City of Clinton, in northeast Iowa. Clinton is a medium sized city, with a rich history tied to the Mississippi River. The Wilson Buildings are comprised of four buildings, developed in phases by the George E. Wilson, Jr. Company & family for commercial and office use. Being located in the heart of the central business district of Clinton, the Wilson Buildings are prime examples of Chicago Commercial Style architecture and Building #1 remains the tallest building in the city. The property, overall, has good integrity, with typical mid-century replacement windows, numerous interior floor plan reconfigurations due to change in tenants, and rear, utilitarian additions for storage and loading purposes.

Of the three separate resources that make up the Wilson Buildings District, only two are contributing: buildings #1 and #2/ #4 (considered one building). The first building (Building #1) was designed and constructed by John Morrell & Son (A.H. Morrell) between 1912 and 1913 and was the most significantly sized project (tallest), using modern construction, to date in Clinton. Building #2 was designed by Morrell & Son between 1915-1917 in effort to expand the Wilson Building's commercial space and mimic design of Building #1. There are two other buildings (Buildings #3 & #4) adjacent to the property that have historically been functionally related to the Wilson Buildings #1 & #2. Consultation with the National Park Service on a Federal Historic Tax Credit Application has determined that Building #4 is completely internally integrated with Building #2, therefore combining both buildings #2 and #4 to make one contributing building. Building #3 is not considered as contributing, due to its clear lack of historic integrity.

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**Narrative Description**

**Building #1**

*Exterior*

The first and main building (217 5<sup>th</sup> Avenue S, Building #1) is a six-story, five bays wide (or 100 feet). After its initial construction in 1913, three later additions were added to the rear for storage and loading purposes. The walls of the building are comprised of local buff-colored brick and the main

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façade has decorative white, glazed terra cotta veneer manufactured by the well-documented Midland Terra Cotta Company<sup>1</sup>. The roof is flat, with a gentle slope towards the rear (alley). The frame of the building is of metal construction, assumed to be steel, protected with concrete for fire-protection. The tall elevator shaft on the east side of the building was added in 1937 and is constructed of concrete block covered with painted stucco. The cell-tower which currently sits atop the elevator tower was installed in the mid-late 2000s.

The ground floor is arranged with a commercial, lobby entry on the east side of the main façade, featuring a set of heavy, double aluminum doors and a decorative terra-cotta panel above the door that reads "Wilson." The surround of the lobby entrance is framed in porcelain enameled metal panels, and has metal lettering that reads, "Wilson Building." The commercial storefront takes up the remainder of the ground level façade (the remaining four bays to the west) and has large plate-glass windows and corrugated metal paneling that is in the place of the original prism glass fixed transom. The storefront entrance is recessed and centered, featuring two sets of mid-century, double doors. The bulkhead of the storefront is the original granite panels, approximately 18" high.

Currently, the main façade has a distinct Chicago Commercial Style fenestration pattern that is not repeated on any other façade of any of the Wilson Buildings. The second floor of the north (main) façade features the middle three bays that each possess a three-part window system. Each part contains 6 panes of glass (the top five are fixed, the bottom being a fixed casement window). The far east and far west bays each contain a smaller, window configured in the same way as the middle three bays, but narrower.

The third through sixth floor all have the same repetitive fenestration pattern, as such: the far east and west bays feature the same window pattern as those located in the east/west bays on the second floor. The middle three bays each contain a pair of window openings, separated by a terra cotta mullion. The pairs are made up of two openings, each of which have five lights, with the bottom being a casement style window. This type of fenestration is repeated on all of the rear-façade (south) windows, as well.

All of the frames and sashes of the windows are presently made of steel and were installed in the fall of 1952.

The white, glazed terra cotta veneer of the main façade features Classical Revival detailing, with punctuated, ornamental plaques over the piers, above the sixth story. The spandrels that run across the width of the building, feature two, ornamental terra cotta crosses in each bay (total of ten per spandrel). The surrounds of each bay are outlined in a rectangular, decorative pattern. The original, metal denticulated cornice that decorated the top of the main façade was removed in 1952 and all that remains is a cyma with a concrete cap. The west façade still retains the original 1913 metal, fire escape, which leads from the sixth floor roof to the roof of the second floor of Building #3.

*Interior*

The interior of the building was remodeled in 1937/1938 when the new passenger elevator was installed on the east side the building with the shaft extending on the exterior from third to sixth floors. The 1937 lobby renovation incorporated classic Art Deco elements, including an interior projecting soffit with an angular and scalloped trim allowing for recessed lighting and a black, glass fascia. The floors were re-laid with a geometric terrazzo pattern, and all doors and hardware were re-trimmed in a silver metal finish. The original 1913 marble walls remained and were incorporated into the Art Deco design. The interior of Building #2 is accessible via a connecting corridor and single door on the east side of the lobby. The lobby also extends south, past a set of double-doors into a small area where one may either turn east, (into the original 1913 elevator), head due south and use

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the stairs, or turn west and connect into the commercial space for the former J.C Penney store (Building #1). An original brass mailbox is still fixed to the wall, which was the bottom of an integrated mail system that connected through a vertical shaft on each floor. Both elevators were in working condition and served the tenants until 2010.

The stairwell has the same detailing on all six floors, which includes marble stairs (both treads and risers) and a decorative metal railing painted black.

The second floor of the building has undergone numerous renovations, dating as early as 1916 through the 1990s. The east portion of the building was connected to Building #2 in 1916, when they were built as a large addition and connected the three lots seamlessly. Virtually all of the second story flooring is vinyl, laminate or carpeting installed over the original floors. Most original plaster and marble walls have been covered with wallpaper or paneling, and most doors have been replaced with later doors and transoms filled-in. A few original doors, hardware and walls still remain, though no original light fixtures. The west side of the building was connected to Building #3 in 1959 by a doorway that was installed in the corridor, between the two lots.

Though a great deal of the office suites on the third-sixth floors have been reconfigured and renovated on the interior, the corridors which served as the public space have remained virtually unchanged since 1913. Each of the corridors on the third-sixth floors retains much of the original 1913 fabric, including the stairwell, walls paneled with Vermont marble and white mosaic tile floors that feature a black Greek key pattern, and hardware. Many of the doors and transoms are still intact, as well as their hardware. However, a handful of doors have been closed off and covered with marble panels, to create larger office suites. Nearly all original hardwood floors in suites have since been covered with tiling or carpet. All windows have been replaced, including those in the corridor and suites. The third and fourth floors feature original janitorial closets and separate women's and men's restrooms, complete with white subway<sup>2</sup> tiled walls, hexagonal floor tiles, and marble bathroom stalls. Virtually all of the ceilings have been dropped in height and covered with a fiberglass paneled grid system, due to the installation of modern ventilation and plumbing. Steam-powered radiators still exist in their original locations in most of the floors and suites, as well. There are no remaining original light fixtures, as they are all modern fixtures dating from the 1950s-1990s.

Above the sixth floor is the penthouse, which houses the original mechanical equipment for the elevators. This small room also provides access to the roof of the building, where the towers for the current cellular companies are placed, in addition to numerous air conditioning units for the building.

**Building #2**

*Exterior*

The second commercial building (Building #2, 215 5<sup>th</sup> Ave South), located just to the east of the main building, was constructed in 1915/1916. The two story, rectangular commercial building was designed in a similar hybrid of Classical Revival and Chicago School styles, as the main six-story building (Building #1). The building stretches the span of the lot, with a two-story, red brick structure on the main/north façade, one-story in the center of the lot, and two-stories in the rear, along the alley. The building was divided into two main portions, the east side with one bay and the west side with three small, small bays. The Fifth Avenue façade (main façade) is covered with a decorative, white, glazed terra cotta façade and steel windows. The roof is flat, with a high parapet wall on the street façade, reaching up to the first half of the third floor of the Main building. The parapet wall originally had a projecting cornice with block modillions, stretching the length of the 50 foot-wide façade, but this was removed in 1952 during renovations and covered with a cement plaster, though the original terra cotta panels still remain on the parapet cap.

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The fenestration pattern of the east portion retains the original window configurations, with a pair of steel window openings, each featuring a transom and three side-by-side panels. The same pattern is repeated in the three openings on the west side of the building. At each of the four window openings are four separate Doric pilasters, with four small, ornamental white terra-cotta squares above. The ground floor storefront currently has two commercial entrances, one in the far east and one on the far west. Each entrance is flanked by a red, roman brick pilaster. The east side entry has a double-door entry with a fixed sidelight and the far west side features a single, door with a fixed sidelight for a storefront totaling approximately 6' wide. The storefront windows in-between the entrances feature seven (7) sets of windows, that are each arranged with a large rectangular fixed transom and two equally divided panes underneath. The entire storefront is framed in a black, metal. The area between the storefront and the second story is covered with 18 panels made of Masonite and covered with a thin layer of concrete. The building extends as two stories for approximately 50 feet towards the rear of the building, until it drops to a one-story building, and then begins again as a two-story building for the last 25 feet of the property. The rear-two story addition (approximately 25' deep x 50' long) is constructed of speed tile<sup>3</sup> with a brick veneer on the exterior and steel framed windows.

*Interior*

The interior of Building #2 was connected to the original 1913 Wilson Building in 1916, when Building #2 was constructed. The windows on the main façade are original, though the casement windows on the rear façade date from the mid-late 1940s and are steel framed with divided lights and utilitarian in design. There is a partially-built corridor (started in 2012) that runs the depth of the building and acts as a division between Building #2 and the lobby of Building #1. The corridor is currently only partially finished with drywall (the bottom is still uncovered and has metal studs) and has a drop-down ceiling with two layers of ceiling panels (dating from different renovations). The main commercial space of the building is a large, open room without any interior walls and is only visually divided by eight (8) structural steel columns encased in concrete as an early form of fire protection. The main commercial space is completely integrated on the interior with Building #4, as the parting wall has been demolished. The storefront windows are framed in black metal and feature a commercial entrance on the east side of the building. The walls are currently covered with common, painted drywall and the ceiling has a drop-down fiberglass-paneled grid system. As one enters the rear of the commercial space, they enter the part of the building where it is only one-story tall and extends to the rear of the property, until it reaches the two-story rear addition building, which was constructed in 1916.

On the second floor, a handful of original walls remain, though most of the original doors and walls have been either covered or replaced with modern equivalents. There are a few suites that retain their original metal doors and hardware. The ceilings in the majority of this building have been dropped, as in the original Building #1. However, there are one or two suites where the original tall ceilings remain, without obstruction. Most walls have been moved, demolished and/or paneled or wallpapered, and floors covered with tile or carpet. No original light fixtures remain and very little original hardware remains intact. However, the location of office suite entries has not been altered though the doors or interior configurations of suites have been altered.

**Building #3**

*Building #3 is currently owned by two separate owners: the ground floor is owned by the commercial tenant, and the second floor is assessed and legally belongs to the Wilson Buildings and current owners.*

*Exterior*

The third building (219 5<sup>th</sup> Ave S, Lot 25) was incorporated into the Wilson Complex in 1912. The two story commercial building was originally constructed circa 1885. The original brick building with

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Italianate detailing was drastically altered to complement the white terra cotta façade of its Wilson Building affiliates, in circa 1920. In 1973, the entire Fifth Ave façade of lot 25 was covered with a white, corrugated stucco paneling when J.C. Penney expanded from Lot 25-28, into lots 23 & 24, making for a uniform appearance between the three lots (which were separately owned, from the Wilson Buildings at the time). All existing second floor windows and cornices were covered during this renovation and the storefront was altered to its present state. The renovation of Lots 23-25 made it appear as though the three buildings were actually one, due to the optical illusion of the slip stucco slip cover. The slip cover currently has a large, lighted sign centered on the front reading "Zirkelbach Home Appliances & Refrigeration." The storefront entry was completely reconfigured, making a separate commercial entrance at the west side of lot 25 (which is only 25' wide), and another centralized entrance between lots 24 and 23. Building #3 (the east 25'/Lot 25) has a recessed storefront framed in metal, with a tiled bulkhead beneath. The entry to the storefront space is located on the western side of the 25' frontage.

*Interior*

The interior of the second floor has historically connected to Building #1, possibly as early as 1912 when the Wilsons purchased the property. The interior was completely remodeled in the mid-20<sup>th</sup> century and is divided into four rooms: two small offices towards the north side (Fifth Ave), one large room in the center, and one small room towards the south (alley side). The two small offices have faux-wood paneling on the walls, drop down fiberglass ceiling panels, vinyl flooring, rectangular fluorescent light fixtures, and cast-iron radiators. The large central room has the same appearance, including faux-wood paneling, drop-down fiberglass ceiling panels with fluorescent light fixtures, vinyl flooring and two cast-iron radiators. Neither the offices or the central room have window openings, though the original window openings in the offices (which faced the north), have simply been covered with the façade slipcover. The rear room has an interior, non-structural wall that was constructed with two fixed sidelights and a single, central door. The wall is covered with faux-wood paneling and has a vinyl floor. However, this room has three window openings, one of which faces the east and two which face the south. The southern window openings each consist of two separate metal frames, which have six divided lights, the bottom two lights being hopper windows. The east window is a single opening and metal frame with only four divided lights, the bottom pane being a hopper-window.

**Building #4***Exterior*

The fourth building (211 5<sup>th</sup> Avenue S, Lot 31) was incorporated into the Wilson Buildings in 1959. Sanborn maps show that historically, the property was a two-story commercial building, but blueprints and county records dated between 1953 and 1959 indicate that the Wilson's purchased the property in July 1959 and developed a modern design for Walgreens/Bond Drug Store that complemented the existing terra cotta from the 1916 design (on neighboring Lots 29-30) and the original Wilson Building (lots 26-28), while referring the increasingly popular International Style that incorporated sleek lines and minimal ornamentation. The 1959 facade featured white porcelain enamel panels at the second floor level and transom, which was covered with new signage. It also called for an entirely new aluminum storefront configuration, as well as an overhaul of the interior floor plan. The remaining ground floor aluminum storefront entry is flanked by two columns of red, roman brick which also date from the 1959 renovation. The second floor of this building was removed sometime in the early 1980s, though details regarding the circumstances are non-extant. The configuration and materials that are currently present on the property remain from 1959 and later renovations.

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*Interior*

The interior is a large open space, completely integrated into lots 29 and 30, as the original parting wall was removed in the mid-20<sup>th</sup> century (see the interior description for Building #2).

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**Aspects of Integrity**

- **Location:** The Wilson Buildings remain in their original location, in the middle of the 200 block of Fifth Avenue South. The site remains the heart of the downtown Clinton commercial district, as it was when the buildings were originally constructed.
- **Design:** The Wilson Buildings were originally designed as a hybrid of Classical Revival and the Chicago Commercial Style, as evidenced by the original window designs and decorative, white, glazed terra cotta. The two styles are still evident, particularly the Classical Revival style as the terra cotta remains. When the windows of the main façade of both buildings were replaced in the 1950s (and the cornice of Building #1 was removed), the essence of the Chicago Commercial style windows was lost, though the massing and grouping of the original window openings was not changed, and the architectural style is still conveyed through such. The buildings remain stylistically unique, or unlike any other building, in the downtown, commercial area.
- **Setting:** Historically, the downtown Clinton commercial area was the primary shopping district for area residents. The downtown offered space to commercial, retail, and professionals ranging from architects to doctors, shoe stores to pharmacies, even to large industrial companies such as the Clinton Bridge & Iron Works/Clinton Bridge Works. The downtown area experienced a decline in occupancy during the 1980s and 1990s, but the City and community organizations have identified the downtown as an important part of the community of which they have focused revitalization efforts, particularly in the last five to ten years. Economic incentives for small businesses and those interested in rehabilitating the historic buildings have been put in place, in effort to make the downtown the epicenter of commercial and pedestrian activity in Clinton.
- **Materials:** The buildings retain their historic integrity on the exterior, as the original white, glazed terra cotta is still extant on the main façade of Buildings #1 & #2. All of the elevations still retain their original brick, and some areas of the elevations even have the original windows. However, most windows were replaced in the early 1950s, removing the original sashes. The public areas of the buildings (such as the lobby, stairwell and corridor) retain their original design and/or early alterations (such as the 1937, Art Deco lobby renovation). However, the interior of individual office suites of Building #1 and #2 have been vastly altered since their original construction, as demands by different tenants were met. The commercial space on the ground floor of both buildings has been altered, though the original gross square footage of the space retains its original integrity (if not enlarged towards the rear). Commercial storefronts were remodeled in the 1950s and 1980s, as commonly found with downtown commercial buildings.
- **Workmanship:** Over the course of the last century, the Wilson Buildings have remained structurally sound due to the workmanship and use of materials that were originally used. The structural steel from the Clinton Bridge & Iron Works has proven to be a quality material, as the building has experienced very little structural change (if any). The workmanship on the white, glazed terra cotta of the main façade was done very well, historically, as evidence of repair to the mortar (since original construction) is virtually invisible. However, the terra cotta has experienced some damage and is in desperate need of repair before causing any further damage to the ornate tiles.
- **Feeling:** Building #1 still makes a visually significant statement to the development of commercial downtown development, due to the height and large size of the building. When originally designed, the building was meant to make one feel as if they were in an extremely modern and important

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commercial building, a beacon within the community. As one walks down Fifth Avenue, that feeling has been retained, as Building #1 can be seen from numerous blocks away and remains the tallest building in Clinton. Building #2 is visually obviously designed to complement that of Building #1. Though Building #4 is now physically connected to and integrated with Building #2, the exterior architectural style does not necessarily convey the same feeling as do Buildings #1 and #2. Despite this, the National Park Service has determined that Buildings #1, #2 and #4 are all contributing to the Wilson Buildings' historic status.

- **Association:** As originally intended, the Wilson Buildings convey a strong feeling of commercial prosperity and growth in the city, and particularly downtown, during the first quarter of the 20<sup>th</sup> century.

**Future Plans**

The current owner intends to adaptively re-use the property, retaining the ground-floor as commercial space and converting the existing office space on the second through sixth floors into residential apartments. The Wilson Buildings will be sensitively rehabilitated using both state and federal historic tax credits, by following the Secretary of the Interior's Standards for Rehabilitation.

**Section 7 Endnotes**

- <sup>1</sup> Conflicting evidence is presented for the manufacturer of the terra-cotta on Building #2. Historic newspaper article lists that the contract was awarded to Winkle Terra Cotta Company (St. Louis), whereas the American Terra Cotta Index by Statler Gilfillen lists Midland Terra Cotta Company (Chicago) for both Buildings #1 and #2. Without having access to original contracts or architectural specifications, it is unclear as to whom the actual manufacturer of the terra-cotta was for Building #2.
- <sup>2</sup> "Subway" tiles are rectangular, white-glazed tiles typically used in wall-applications. They became extremely popular after New York City used the 3x6 tiles in their underground subway stations in 1904.
- <sup>3</sup> "Speed tile" is a term commonly used to refer to the large, structural clay tiles utilized in construction prior to invention of concrete masonry units (CMUs) in the mid-20<sup>th</sup> century.

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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

**Period of Significance**

1913 – 1963

**Significant Dates**

1913  
1916  
1937  
1959

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**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

**Architect/Builder**

JOHN MORRELL & SON

MORRELL, A.H.

DANIEL HARING COMPANY

**Statement of Significance Summary Paragraph**

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Wilson Buildings are comprised of two contributing resources for this nomination, Buildings #1 and #2 / #4 (considered one joined building), which have previously been identified on a National Register Multiple Property Documentation Form as eligible for listing on the National Register of Historic Places, under Criteria A & C. The Wilson Buildings meet National Register Criterion A in the area of historic commercial development, as being constructed between 1913 and 1917 as the products of the economic boom and advancements in building that permanently influenced the field of commercial architecture. With a period of significance from 1913-1963, they relate to Commerce/Trade in Clinton, as a product of the enormous success of the Clinton Iron & Bridge Works and the George E. Wilson, Jr. Company, with regards to real estate development and construction in the community. When constructed, Building #1 was the first "tall" building and "first modern office building in Clinton,"<sup>4</sup> and remains the tallest to this day. The buildings offered the highest concentration medical and professional offices in the community and housed large, national chains for nearly a century.

With regards to National Register Criterion C, the Wilson Buildings are exceptional examples of a hybrid of the Chicago Commercial Style and Classical Revival styles by locally important architects, John Morrell & Son. The National Register of Historic Places Multiple Property Documentation Form prepared by Molly Myers Naumann in 1997 stated that the team was "very important in the development of Clinton from c. 1903 to 1917."<sup>5</sup> In the book, "Iowa's Historic Architects," architectural historian Wesley Shank, stated that the Wilson Building was the "firm's most significant work."<sup>6</sup> Contextually, the Wilson Buildings relate to the development of commercial architecture in the first quarter of the 20<sup>th</sup> century, just prior to World War 1, in Clinton's central business district. Wilson Buildings # 1 and #2 /#4 meet the requirements as set forth in Section F of the Multiple Property Documentation Form "Architectural & Historical Resources of Clinton, Iowa", as approved by the National Park Service on January 7, 1998.

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**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The Wilson Buildings meet National Register Criterion A in the context of Commerce, as it relates to commercial development in Clinton. There are two main reasons why the Wilson Building is significant in commercial development: firstly, the Wilson family owned and operated one of the largest, industrial steel companies in the country that had a highly respected reputation as Clinton Bridge & Iron Works. The success of the Clinton Bridge & Iron Works under George E. Wilson's investment and supervision led his son, George E. Wilson, Jr. to start his own real estate development company (the George E. Wilson, Jr. Company) which was the foundation of the family's continued success as one of the leading commercial developers in Clinton. They built the Wilson Buildings, as a project that featured the family businesses' product, structural steel. Secondly, the George J. Wilson, Jr. Company constructed the commercial buildings for the sole purpose of furthering commerce and economic prosperity in the downtown area, by creating more available space for lease. The construction of both buildings was driven by expressed local demand and remained at the epicenter of downtown commercial activity for nearly a century, housing a variety of local and national businesses, ranging from retailers to private medical and professional offices and practices.

The Wilson Buildings are also eligible under Criterion C as prime examples of Chicago Commercial Style and Classical Revival style of architecture, particularly as Clinton was booming in the first quarter of the 20<sup>th</sup> century and just before World War I. The architects, John Morrell & Son (Albert Henry, or A.H.) were prominent and respected commercial and residential architects in the Clinton area from 1904 to 1953.

**Criterion A**

George E. Wilson, an English native (born March 18, 1847), came to the United States with his father and siblings in 1856, and settled near Rockford, Illinois. Having a blended agricultural and industrial upbringing and related careers in Alabama, Louisiana, Illinois and Wisconsin, he purchased the Clinton Bridge & Iron Works in 1892 at a time when "steel was replacing wood...so it was a boom for the industry."<sup>7</sup> The Clinton Bridge & Iron Works had formerly been the Union Iron Works, which was started in 1868. By 1880, the Clinton Bridge Company had acquired and merged with the Union Iron Works.

Running the company "as one of the leading concerns of the state,"<sup>8</sup> George and his four sons (and particularly, George E. Wilson Jr.<sup>9</sup> and Orrin A.) had quickly grown the company to such a massive size and national reputation, that they opened a sales office in San Francisco in 1899.<sup>10</sup> The family had become an extremely prominent business family in the state of Iowa by 1901 (see Figure 4).<sup>11</sup> By the turn of the 20<sup>th</sup> century, the company employed nearly 350 employees and had contracts covering the vast majority of the country, from San Francisco, south to Louisiana and Texas, and even over to the northeast.<sup>12</sup> Under family management, the Clinton Bridge & Iron Works came to hold an "envied position in the industrial world."<sup>13</sup> By the time that San Francisco had rebuilt and started planning for the Panama Pacific International Exposition in 1914, George E. Wilson, Sr. had been appointed by the governor of Iowa to act as Commissioner, on behalf of the state.<sup>14</sup> Wilson oversaw the construction of the Iowa Building for the fair, an appointment which spoke volumes of the family and the company's reputation.

It was George E. Wilson's son and namesake, George E. Wilson, Jr. who started his own separate company to invest in real estate in the Clinton vicinity, under the name of the George E. Wilson, Jr. Company, thanks much in part to the massive success of the family company. Wilson was a highly educated man, having attending Phillips Andover Academy and Yale University. He was a member of the Yale Club in New York City and the University Club in Chicago, among a plethora of local fraternal and

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community organizations in the Clinton area.<sup>15</sup> The success of the family business and his education allowed him the opportunity to not only invest in any real estate, but a prime location in the heart of the central business district and located less than two blocks from the corporate offices of the Clinton Bridge & Iron Works.

The George E. Wilson's heirs jointly ran the large industrial company as a family business for nearly 70 years (see Figure 5),<sup>16</sup> after the patriarch's death in 1926 then changing the firm name to the Clinton Bridge Works in 1928. In 1941, they joined forces with two other monolithic steel companies, based out of Chicago: Gage Structural Steel (Chicago, Illinois) and Midland Structural Steel (Cicero, Illinois), to form Allied Structural Steel Company. George E. Wilson, Jr.'s sons George E. (Ted) and R.O. (Dick)<sup>17</sup> took over the leadership of the company in 1947, after their father's death, continuing the family's generational legacy in real estate and commercial development. In 1959, the George E. Wilson, Jr. Company merged with the Clinton Bridge Company, forming the Clinton Bridge Corporation. By 1964, the family sold the remaining shares of the company to Allied Structural Steel. At its 100<sup>th</sup> anniversary, the company was believed to be the oldest steel company of its kind west of the Alleghenies.<sup>18</sup> Allied operated the Clinton unit until 1984, when operations ceased.<sup>19</sup> However, the Wilson family remained in the real estate market in Clinton, operating under the corporate names of the Gerow Corporation and Tedick Corporation,<sup>20</sup> and continued to own the Wilson Building (Buildings #1 through #4), as late as 1982.<sup>21</sup> During the century between 1880 and 1984, the Clinton Bridge Corporation had supplied reliable, structural steel to hundreds of projects across the country and internationally. Today the Clinton Bridge Company (and its various corporate names) is associated with numerous sites and/or structures listed on the National Register of Historic Places.

The success of the family company soon helped to allow for private investment in the downtown area which filled a much needed void for more modern space for commercial activity.<sup>22</sup> The investment in the Wilson Buildings proved to be literally, the largest architectural and commercial venture that downtown Clinton had seen. It was George E. Wilson, Jr. that had the foresight to commission John Morrell & Son to design and oversee the initial development of the Wilson Buildings, which were both constructed with steel from Clinton Bridge & Iron Works. Buildings #1 & #2 were constructed specifically to fill the need for more space, as expressed by retailers and professionals. Space in Building #1 and #2 was originally leased to prominent area organizations (such as the Clinton Commercial Club, the predecessor to the Chamber of Commerce, and the Chicago, Burlington & Quincy Railroad)<sup>23</sup>, nearly a dozen doctors, as well as legal and insurance professionals. As early as 1914, the Wilson Building was the highest concentration of medical professionals in the community.<sup>24</sup> Building #2 was also built because of the demand expressed by a group of local physicians for new medical office space that was "closer to the street level" rather than being elevated numerous stories above the ground as in Building #1, for emergencies.<sup>25</sup> Wilson obliged, and according to historic articles, the buildings' tenants incorporated some of the most modern medical technology to date. Both of the buildings remained the highest concentration of medical offices in the community for over fifty years, as proven by city directory research.

The ground floors of both buildings were historically leased to local retailers (such as Tuckers Furniture & Carpet Company)<sup>26</sup> as well as large, national chains. With these national corporations that customers had come to identify with and rely upon, came the need to alter designs (both interior and exterior) to meet the national corporate standards of tenants. Wilson's willingness to alter both Buildings #1 and #2, according to tenants needs, proved fruitful, as three major tenants remained on the premises for extended periods of time: S.S. Kresge Company, J.C. Penney Company, and Walgreens-Bond Drug Store.

As George E. Wilson, Jr. started the construction of Building #2 in February of 1916, he announced that he had signed a contract with S.S. Kresge Company, "one of the largest 5 and 10 cent store corporations in the country,"<sup>27</sup> for "practically the entire first floor and a portion of the basement of the new Wilson

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building, now under construction in Fifth Avenue, adjoining the Wilson Building erected a few years ago."<sup>28</sup> The Morrells were the architects for the building, starting a long-standing relationship between owner and architect for tenant-driven renovations. By the time that J.C. Penney Company signed a lease with the George E. Wilson, Jr. Company for space in Building #1 in April of 1941,<sup>29</sup> the company had 1,600 operations, coast to coast, in all 48 contiguous states.<sup>30</sup> Again, Wilson hired Morrell to redesign the interior and exterior of Building #1, specifically for J.C. Penney's new lease. The renovations included a complete renovation of the storefront and its configuration, as well as the interior floor plan of the space. Proving that the Wilson Building was indeed a successful location for the retailer, they required another expansion in the fall of 1947, thereby moving into Building #3 and gaining another 3,250 square feet.<sup>31</sup> The success of the retailer in this location progressed and in 1950 *Fortune* magazine declared the company "King of the Soft Goods," as one in every four Americans shopped at a J.C. Penney store.<sup>32</sup> In 1953, Walgreens had officially become the largest, self-service retailer in the United States.<sup>33</sup> This national drugstore chain, which was "among the first drugstore chains to see the importance of a new wave in retailing - the 'self-service' concept - and implement it across all its stores"<sup>34</sup> became the impetus behind Wilson hiring Morrell again to renovate the building, as they signed a lease with the George E. Wilson, Jr. Company for space in Building #2.

The long-term presence of these tenants, particularly, drastically affected the commercial and shopping trends of the community and central business district during the 20<sup>th</sup> century and continued downtown economic vitality. Both J.C. Penney's and Walgreens continued to grow at exponential rates for the following decades, making the Wilson Buildings an anchor of the downtown and served as the commercial hub of the shopping district. Paralleling the apparent decline of downtown Clinton, both corporate headquarters announced the closing of their Wilson Building (downtown) locations in 1998 and completely vacate the premises by early 1999.<sup>35</sup> When the announcement of the closing of J.C. Penney's was made in the fall of 1998, the publisher of the *Clinton Herald* and the Chairman of the Downtown Partnership admitted that the departure of the store "would adversely affect the downtown area."<sup>36</sup> The effect of losing both two extremely popular, national companies in less than three months was devastating for the downtown economic climate and made a significant negative impact on foot traffic retail and sales.

**Criterion C**

Not much is known about either the John Morrell (father) or A.H. Morrell (son) though there was some research done in 1962 by Ronald W. Buelow, for the Department of Architecture at Iowa State University, on A.H. Morrell.<sup>37</sup> Buelow found that A.H. Morrell was born in Chicago, Illinois in 1883 and spent his early childhood there. He continued to study engineering at the Armour Institute of Technology and architectural design at the prestigious of The School of the Art Institute of Chicago, which was had one of the renowned architecture programs in the country. Following his education, he accepted a position with the respected firm of Nimmons & Fellows. The Art Institute offered Morrell the opportunity to meet and work with many of the country's most progressive architects of the time, including Frank Lloyd Wright. According to Buelow, Wright offered a position to Morrell, but the offer was declined due to Wright's personal reputation despite the fact that Morrell respected his architectural work.

In 1904, just months after graduation, Morrell visited his father in Clinton, Iowa, who had just purchased the firm of local architect, Josiah Rice. He joined his father in practice, and by 1917, they had completed over 250 commissions.<sup>38</sup> A 1917 article from the *Clinton Herald* lauded the firm on their success and respect in the community by stating that the firm was largely responsible for the "neat appearance of many of the city's store and office buildings, as well as residences."<sup>39</sup> During that time, the father-son team was considered "among the most progressive designers" in the Midwest.<sup>40</sup> John Morrell & Son were indeed instrumental in the development of Clinton, and particularly the central commercial district, as can be illustrated by the map they provided for the June 30, 1917 edition of the *Clinton Herald* (see Figure 6).

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Soon after, A.H. changed careers and started the Clinton Refrigeration Company, thereby selling the family firm to J.C. Wood. In 1927 he returned to the field of architecture with licenses in Illinois and Iowa and took on A.H. McCann, who joined in 1949.<sup>41</sup> After nearly 50 years of serving the Clinton community and region in modern, progressive architecture and construction methods, A.H. Morrell retired (see Figure 7).<sup>42</sup> Reminiscing of his past in 1954, A.H. Morrell recalled his time as an architect, especially during the first quarter of the 20<sup>th</sup> century:

He feels that his active career coincided with a period during which great advances were made in the construction industry as well as in all other walks of life. Today's buildings practically always contain some reinforced concrete, welded steel, concrete blocks, or building units, insulation, acoustical treatment, automatic heating, ventilation, etc. all unknown when Morrell started to practice.<sup>43</sup>

With no heirs to take over the architecture practice at Morrell's retirement, the firm then changed names and continued under "A.H. McCann & Associates."<sup>44</sup>

**Architectural Style**

The 1893 Columbian Exposition in Chicago highlighted classical building styles, such as the Beaux-Arts, a segment related to the popular Classical Revival movement. Juxtaposing the exposition was the movement of the Chicago School, which was characterized by skyscrapers with expansive, open floor plans, a plethora of natural light, and a respect for the influence of nature as it related to materials and ornamentation. The heavy masonry construction of the past had been replaced with metal skeletal construction, allowing for even taller buildings and the incorporation of natural light and the new technology, electricity.

Architects such as Frank Lloyd Wright and Louis Sullivan became household names, not only because of their progressive designs, but in the case of Wright, the publicity of their tumultuous personal lives. According to historians Joseph M. DiCola and David Stone, the majority of the Chicago School of Architecture was at a "variance with the look of the fair."<sup>45</sup> Louis Sullivan, one of the best known critics of the effect of the fair, later stated,

"There came a violent outbreak of the Classic and Renaissance in the East, which slowly spread Westward, contaminating all that it touched, both at its source and outward...By the time the market had been saturated, all sense of reality was gone...The damage wrought by the World's Fair will last for a half a century from its date, if not longer."<sup>46</sup>

The influence of those who practiced in Chicago (including the father, John Morrell) at the turn of the 20<sup>th</sup> century, paved the way for more progressive construction and design practices. The leaders of the Chicago School movement trained hundreds of young architects (such as A.H. Morrell), who flocked to the booming city for its wealth of educational and professional opportunities in architecture and engineering. The architects who subscribed to the new Chicago School principles had to eventually branch out and apply their approach to small, commercial commissions outside of the metropolis due to renaissance of classical styles that the 1893 World's Fair had created, particularly as it related to commercial and public buildings. The style revitalized the architectural elements of antiquity, such as geometric forms, order, simplicity and ornamental detail such as dentils and plaques. In their Clinton practice, the father-son Morrell team had a unique opportunity to blend the Classical Revival movement that John practiced and A.H. grew up seeing, along with the new Chicago Commercial Style. However, they rarely had the opportunity to encourage more progressive Chicago School-inspired designs, such as in the Prairie Style. Typically, commercial buildings, financial institutions, and private residences were to be based on traditional designs, to as to appeal to the general public. One rare instance of Morrell illustrating his desire to explore the Chicago School that was influenced by masters such as Sullivan and

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Wright, appeared in a spring 1916 *Clinton Herald*, after John Morrell & Son had shared numerous daily and weekly designs for Clinton citizens to ponder, when it came to residential architectural design (see Figure 12). The caption for the obviously-Prairie-inspired home read, "The design illustrated today will appeal to the home builder who wishes his home to have some originality and character of its own. A study of this design will reveal many attractive and desirable features."<sup>47</sup>

By World War I, the demand in Clinton for the modern movement of the Chicago School began to wane and local civilian construction slowed during the war. In the summer of 1917 (after the US had officially entered the war in April), there had been a "slight dropping off of construction work during the past few months," much due to the war efforts.<sup>48</sup> Therefore, most buildings that were labeled the true "Chicago School" rarely were constructed after 1920. As Ronald E. Schmitt pointed out in his 1980 report, "Clinton, Iowa – An Architectural Heritage," A.H. Morrell leave of absence from architecture between 1917 and 1927 coincided with the falling trend of the Chicago School.<sup>49</sup> He returned in time for the boom in commercial architecture, which experienced a renaissance with new building materials and methods of construction.

In retrospect, the grandeur nature of the Classical Revival style blended well with the Chicago School Movement (Chicago Commercial Style) in the sense that both stressed order and simplicity that allowed for large buildings to have a simple elegance without being dressed in massive amounts of ornate ornamentation. Morrell's design of the Wilson Building is a prime example of lasting effect of the World Fair and the invigorating principles behind the Chicago Movement that so severely affected the generation that practiced in Chicago after the turn of the 20<sup>th</sup> century. Other work the Morrells designed in Clinton, such as the First National Bank, was also designed with Classical Revival massing and detailing (common for financial institutions) yet also utilized steel framework, with large Chicago Commercial Style windows.<sup>50</sup> The Morrell father-son team had a tendency to brilliantly reconcile the concepts of the movements together, allowing for a new hybrid to take shape, particularly in commercial projects. The Wilson Building are eligible under Criterion C as they were the largest commercial commissions by the Morrells, the first of their kind (in respect to style and large height) in Clinton, and Building #1 remains the tallest building to date. Building #1's original design intent was to also be one of the first commercial developments to blend with the new transformation of Fifth Avenue that was in the works as early as 1911. In a resolution to the City, the Clinton Commercial Club explained that the block was to receive new paving, lighting, and a variety of other improvements "in order to make it an ideal block, and have the appearance of a City."<sup>51</sup>

**Construction History**

On January 23, 1912, George E. Wilson, Jr. publicly announced that he had plans for a large commercial building, and the height would be dependent on the demand from potential tenants. The proposed site was just two blocks from the corporate headquarters of the family business, the Clinton Bridge & Iron Works.<sup>52</sup> The *Clinton Herald* article from that day explained that Wilson estimated a building from two to four stories tall, - proof that demand for a modern and tall commercial building was high in this booming river town.<sup>53</sup> Wilson confidently stated that the building would be of modern construction, utilizing steel and brick as the base materials, and touted that it would be fireproof. The very next day, Wilson released an announcement that construction would start in mid-April on a four-story commercial building, and was expected to be completed by December 1, 1912. That same announcement notified potential tenants that a front elevation of the building (utilizing Morrell's design) may be seen at Huston's Drug Store and that outline plans and applications for space would be available at J.Q. Jefferics & Company, a local realtor.<sup>54</sup>

Despite spring rains, excavations on the "monster office structure" started prior to April 10, 1912.<sup>55</sup> By late summer,<sup>56</sup> a local Clinton construction favorite, the Daniel Haring Company was hired as General Contractor. Haring was awarded and completed the jobs for Clinton's Y.M.C.A., Scottish Rite Consistory, City National Bank, and Louis Sullivan's iconic Van Allen Building. The Wilson Building

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was considered an extremely prestigious commission for Haring, as Morrell's plans "designated uses of the most modern materials available" for the city's tallest building.<sup>57</sup> Wilson and Morrell pushed the schedule to an impressive pace, shooting for a February 1, 1913, move-in date for tenants. Haring and his crew worked diligently through blizzards and freezing temperatures, to make significant progress on the building that was the talk of the town. The *Herald* considered the schedule (with at times up to 90 men on the job) "an excellent record...without slighting any details."<sup>58</sup> Wilson had lined up tenants for the first two floors, whose leases would begin in January 1913. By that point, Wilson had received so much interest that the building was re-designed to be a six-story structure and would incorporate the newest technology to date: electricity, multi-story elevators, building materials and finishes, reliable, fireproof construction and most importantly, a steel frame manufactured by the family business (the Clinton Bridge & Iron Works) as a testament to the company's industrial prowess.<sup>59</sup>

The first floor (soon home to the Tucker Furniture & Carpet Company and the James Leslie Company, grocers) was revealed to the public in early February, with green walls, tan ceilings and dark-hued woodwork.<sup>60</sup> The January 24, 1913 *Clinton Herald* article stated that the "work of installing the first floor front has been started and it is expected that in a week the false front can be removed and the handsome building entirely revealed to view." Construction continued well into spring, as crews continued to push their limits in effort to complete the monumental building.<sup>61</sup> On March 21, the first floor tenant was boasting of its formal opening in its new quarters in the Wilson Building. The headline read, "Store said to be most complete and modern in the entire state in City of Clinton's size."<sup>62</sup> Just a few days later, on March 25, another article ran that announced the building was expected to be completed in a month, with tenants moving in on April 1<sup>st</sup>. The majority of the article touted the quality of the materials used for strength and protection from fire, and explained how the building became "more and more pleasing to the eye as the interior finishes" advanced. These finishes included mahogany and Proctor, Vermont marble, "in abundance."<sup>63</sup>

By late April 1913, the Wilson Building was nearing its final completion and already had sixteen tenants committed to space, most of whom needed professional (corporate, legal and medical) office space.<sup>64</sup> Postcards and historic photographs (see Figures 8-10 and 13) illustrate how the original Wilson Building #1 towered over the neighboring properties, including the two lots (#29 & 30) that Wilson purchased in the summer of 1912, anticipating future growth.<sup>65</sup> The building was such an icon of modern progress for the City of Clinton, that it was even highlighted in *the Jubilee Section* of the *Clinton Herald*, which celebrated "75 Years of Civic Progress" in 1931.<sup>66</sup>

The late April/early May 1913 opening of the Wilson Building was celebrated and covered in the media for so long (nearly 18 months), that by the time it was officially opened with all six floors, media had exhausted its coverage. The only mention of building after April 16<sup>th</sup> was a small ad that John Morrell & Son took out (see Figure 11). However, numerous historic photos have surfaced that are taken after the buildings' construction, but prior to the second of Wilson's buildings, which was constructed in 1915/1916. An April 30, 1913 article suggests that breaking news of a competing building, just across the street, may have overshadowed the grand opening of the Wilson building, due to the high-profile architect, Louis Sullivan.<sup>67</sup> The Van Allen Building was located just across the street, and while not nearly as tall as the Wilson building, featured a façade and ornamentation style that was markedly different.<sup>68</sup>

Architecture, at the time, indicated the success of one's economic status and had a huge impact on how the buildings and its businesses inside were viewed by the community. Even Siry has observed that the Van Allens saw "architectural renewal as a basis for commercial survival." Owning an extremely successful department store, the Van Allens were never in direct commercial competition with the Wilsons, who ran the large industrial Clinton Bridge & Iron Works. In fact, it appears that the Van Allens respected the design of Wilson Building and the economic progress that it symbolized.<sup>69</sup> Both Wilson and

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Van Allen sought the wildly popular “marble palace” effect of white enameled terra cotta, for the exterior cladding, which had become extremely popular due to the “White City” that was built by the 1893 World’s Fair.<sup>70</sup>

Despite the desire to build a department store in the popular Classical Revival style, Van Allen secured Louis Sullivan as lead architect on his new building, just as the Wilson Building was starting excavation.<sup>71</sup> The commissioning of Sullivan proved to bring the design of the Van Allen building in a completely opposite direction as that of Wilson’s. Whereas Sullivan had been known to express his distinct criticism of the mass effect of the Exposition on architecture, Morrell had studied in Chicago during that same time and was directly influenced by the leading architects of the area, including more progressive architects such as Sullivan himself. This juxtaposition of architectural philosophies as it appeared in Chicago, was paralleled in Clinton through Morrell’s and Sullivan’s commissions. However, Van Allen’s respect for the Wilson Building and what it symbolized was still strong and remained apparent in their new store, as they used the Clinton Bridge & Iron Works structural steel in the construction of their Sullivan-designed store.<sup>72</sup>

Clinton was experiencing a continued vibrant economy during this time, and it was becoming obvious that more commercial and professional office space was in high demand.<sup>73</sup> Wilson announced in the *Clinton Herald* that construction on the addition and new space would be starting August 7, 1915.<sup>74</sup> Just days later, on August 10, a group of local doctors (Drs. Fairchild, Dr. Heusinkveldt, among others) approached Wilson regarding medical and professional office space on the second floor of the new building, as locations closer to the street level (rather than elevated numerous stories above the ground), was preferable in cases of emergency.<sup>75</sup> It was the expressed demand for more commercial and professional space that led Wilson to even expand his property even more, to the west, as he purchased Building #3 (or Lot 25) on January 31, 1916 (see Figure 15).<sup>76</sup>

The first step for this new building was to demolish the existing buildings on the original site (of Building #2), and auctioning the salvaged material via auction. He would commission the Morrells again, for this building, as in an August 1915 article Wilson “intimated that beyond any reasonable doubt the building erected would not be a great deal different from his present new building,” which was referring to the original, six-story structure (Building #1), completed in April/May of 1913. According to the article, work was slated to start on Monday, August 9<sup>th</sup>, by Ladehoff & Miller, the contractors for the demolition and excavation. Original sets of floor plans by Morrell are dated for October 30, 1915 and show the proposed complimentary design, which connected to Building #1 on the first floor, in the elevator lobby.<sup>77</sup>

By February 25, 1916,<sup>78</sup> Wilson had signed a lease with S.S. Kresge Company, which started a long-standing tradition of nationally-renown tenant-driven renovations. As the article continued, a small jeweler (R.C. Hainline) took up a 10 foot frontage and small corner of the remainder of the first floor, and the second floor was quickly being filled with the medical professionals that made the request the previous summer. As promised in August 1915, the interior was to be “an ideal arrangement for office suites, laboratory, clinic, emergency operating room, X-ray room” and everything else needed for “modern office apartments for physicians and surgeons.”<sup>79</sup> At that point, Wilson expected to have the first floor and basement ready for occupancy by the coming summer months of 1916.

Less three weeks after the February article was published, contracts had been let for construction:

- Carpentry, Masonry, Plastering & Temporary Roofing: Miller & Ladehoff
- Heating & Plumbing: C.E. Armstrong & Sons
- Fireproof Windows: Voigtmann Company (Chicago)
- Metallic doors and Interior Trimming: Dahlstrom Metallic Door Company
- Plate & Ornamental Glass: Curtis Bros. & Company
- Terra Cotta: Winkle Terra Cotta Company (St. Louis)<sup>80</sup>

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- Painting & Decorating: Edward Prieskorn
- Steel: Clinton Bridge & Iron Works (George E. Wilson, Jr.'s company)
- Ornamental Iron, Marble, Tile & Terrazzo, Casement Windows and Electrical: Not Yet Awarded as of March 4, 1916.<sup>81</sup>

The March 4<sup>th</sup> article went into great detail of the “latest scientific methods” and the fireproof qualities of the building, including the complete lack of wood in structural and finishing elements (including floors) and the windows, doors and interior finishes all being of metal or metallic finishing. The corridors would feature marble wainscoting and terrazzo floors in the offices and halls. The newspaper raved of the plans for the continued ornamental terra cotta, stating that when completed, the building would “give to the ‘Bright Spot’ the tone of a city of first rank.” In the media, the Morrells were documented as “constantly keeping in touch with new ideas in buildings, incorporating them into new types of construction.”<sup>82</sup> The awarding of the contracts made national news, as it was listed in the June 24, 1916 edition of *American Contractor*.<sup>83</sup>

Thanks to apparently good weather and the healthy economy, commercial and residential construction in Clinton was booming in 1916. A variety of articles appeared that spring, describing the rapid pace of construction on a number of buildings, ranging all sizes, including the new Wilson Building (#2) whose pace was being pushed as fast as possible to “make on the slow job of erecting the steel and getting the walls of the building on either side in shape for the walls of the new building.”<sup>84</sup> By June 3<sup>rd</sup>, all exterior work had been completed and crews were working on the interior, while staying on schedule with the late June/early July occupancy date.<sup>85</sup>

Morrell’s 1913 and 1916 designs lasted for nearly three decades before receiving any alterations at the request of tenants. The need for a large state-of-the-art elevator came to the forefront in 1937. Again, they hired A.H. Morrell to complete the design of the elevator and its equipment. The elevator shaft on the east side of the building was constructed, adding now a second elevator to service the building. The shaft was constructed of concrete block and covered with stucco, then painted to match the existing building, though the shaft rose even higher than six stories, to approximately 8 stories (allowing for access to the roof and a top penthouse and mechanical room). This addition also required the windows on the east wall of the corridors on floors 3-6 of Building #1 to be altered, raising their locating up and extending them a few feet further east, for the new tower (see Figure 16).

The interior of the lobby and corridors required alterations, due to the new configuration of the shaft and required mechanicals. Plans dated June 30, 1937 and March 5, 1938 still exist, which show the huge tower that would be placed on the east side of the original building (#1), thereby affecting the layout of the corridor between the original building and the second addition to the east (see Figure 16). The lobby was completely re-styled with prominent Art Deco detailing, which were highlighted on the new light trough, terrazzo floors and elevator doors. The plans called for a new geometric pattern on the terrazzo floors, silver aluminum elevator and entry doors, coved ceilings with light troughs with aluminum, geometric metal trim and black Carrara glass. The vestibule doors were reconfigured, and new hidden radiators were installed with dazzling new aluminum grilles.

Wilson’s continued updates to the building proved fruitful, and kept the building as highly desirable commercial location for major entities, including national chains. The J.C. Penney Company chain chose Building #1 as the new location for their existing Clinton store and made lease arrangements with the Wilsons in April of 1941. Landing a tenant with such a large national reputation, required major alterations to the storefront. If J.C. Penney was to succeed in that location,<sup>86</sup> the storefront and interior floor plan had to be designed in the most up-to-date architectural style and layout according to corporate branding standards. Following corporate headquarters’ plans for store #208 dated May 1, 1941, Morrell

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sketched a basic summary of their design that October. The architects from corporate sent floor plans and elevations that called for drastic changes to the storefront façade, including:

- Removing the existing entry-location and frames for plate-glass windows and instead, installing a centralized set of paired doors, with angled display windows flanking the entrance;
- installing black structural glass over the original prism transom glass with two steel-framed glass windows;
- a new centralized and stylized “J.C. Penney Company” sign (2’41/2” by 35’) over the black structural glass;
- installing a new 1’4” bulkhead, underneath the storefront windows, with new tile and vents;
- changing the frames of the polished plate glass windows to alumilite mouldings; and
- Installing new entry doors on the east lobby entrance (see Figure 18).

1947 was a busy year for tenants in the Wilson Building and the Wilsons obliged requests for expansion. In September 1947, J.C. Penney’s amended their existing lease to include an expansion into Lot 25. This expansion gave Penney’s another 3,250 square feet on the ground floor and connected the six-story building to the existing two-story building (Building #3) on Lot 25. Building #3 had already received a façade renovation sometime between 1916 and 1948, which was a white, decorative, Classical Revival terra cotta façade in the same style as Building # 1 and Building #2.<sup>87</sup> The 1947 expansion into Building #3 also altered the ground-floor storefront by closing the existing storefront clerestory windows and covering them with black Carrara glass with aluminum trim and lettering reading, “Penney’s.”<sup>88</sup>

Wilson continued the ongoing relationship with Morrell to complete the plans for an office renovation and small addition to the rear of the buildings for an optical office. Plans dated November and December 1947 indicate that the renovation included minor interior alterations in the office suite (mostly plumbing and electrical), as well as the small addition in the rear. The addition was 15’8” by 16’ 7 ½” and located on the south end of the second story of Building #2. The addition featured two walls of hopper-style steel windows, allowing for plenty of natural light from the south and west sides.

Less than a decade later, the Wilsons secured a huge tenant for 215 Fifth Avenue South (Lots 29 & 30): the Bond Drug Company, in 1952.<sup>89</sup> In October of 1952, the *Clinton Herald* reported that work was progressing on a “modernization of the 40-year-old structure at 217 5<sup>th</sup> Ave S” and that crews had removed the original cornice of Building #1 and installed a concrete cap in its place. Modern, aluminum framed windows were installed, replacing the original wooden sash, on both the front and east side of the building.<sup>90</sup> The scaffolding required for the job was the “largest ever constructed in Clinton” (see Figures 20-21).<sup>91</sup> This was all prior to Morrell even presenting Wilson and Bond Drug Company with a set of plans, on January 10, 1953.

The proposed 1953 façade renovations by Morrell included removing the existing storefront and completely reconfiguring it. Whereas the storefront previously had three entrances, the proposed storefront would have a centralized pair of entry doors, for the new tenant. Morrell also called for installing white porcelain enameled metal panels above the storefront transom, maroon porcelain enameled metal panels over the existing transom area with a horizontal Bond Drug Company sign, as well as a vertical neon sign, with a maroon backing. The bulkhead, underneath the plate glass, was to be clad in granite. Bond Drug had desired a storefront that gave the appearance of a sanitary and fresh new style, just as J.C. Penney’s had requested ten years prior. According to city directories and newspaper articles, the renovations for the Bond Drug Company were completed by April 1953. Building # 4, which had yet to be acquired by Wilson, had also received a white, terra cotta slipcover on the façade. The Ankeny Company, which owned the neighboring lots to the east, also had a white terra cotta façade making more than half of the south side of the 500 block have a similar, sanitary and modern appearance while harkening back to the Classical Revival and Chicago Commercial architectural styles.

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Just a few months after Bond Drug requested the façade renovation, the company (a “pioneer in self-service drug business”)<sup>92</sup> merged with Walgreens, after the national-chain [Walgreens] closed its location at the Jacobsen building, after being located there for nearly 20 years. Just five short years later, the tenants would again request major façade renovations on the building. To accommodate the need for increased space from the new merger, the George E. Wilson, Jr. Company purchased Lot 31 from the Ankeny Company on July 17, 1959. As Morrell had retired just a few years prior (1954), Wilson hired the successor to Morrell’s practice, A.H. McCann, to draw up the plans for the Walgreens-Bond Drug Store. By late August, McCann had a set of proposed drawings to Wilson that incorporated the Walgreens branding for signage, new materials for the façade, and a future, expanded second floor over Building #4 (see Figure 22).

In McCann’s drawings, the second floor of Building #4 was marked as “future office space” and ran the length of the building, approximately 140’. The ground floor of Building #4, was incorporated into the Walgreens-Bond Drug retail area, with the new main entrance being at that far eastern end. The structural wall between Building #3 & #4 was removed (the length of the building), allowing for a large, open floor plan for the retail area and a connected two-story building on the rear, along the alley. McCann’s notes call for red roman brick to be installed on the piers of the façade, new porcelain enameled panels on the storefront bulkhead and specifically white porcelain enameled panels on the entire second story (removing the 1953 alterations), including underneath the second floor windows and above the storefront transom signage. The new signage would incorporate Walgreen’s italic font that had traditionally been identified with the company as its branding.<sup>93</sup> The small portion of the façade (approximately 6’) that was home to the newspaper store, was to remain untouched.<sup>94</sup>

Plans drawn by Prout-Mugasis-Johnson Architects in 1963 & 1965 show some alterations to office suites the second floor of the Wilson Buildings #1 through #4, as requested by both tenants and property owners. A few corridor door openings of Building #1 were covered with marble paneling, in attempt to match the original Vermont marble panels that lined the corridors on the third-sixth floors. Interior office floor plans were re-arranged on all floors, and particularly, on the second floor where an original corridor that was oriented north-south, was closed off by a wall making the corridor a private hall for a large office. The façade of all four buildings remained untouched throughout the 1960s.

Plans by R.L.M. Associates in 1973 show that J.C. Penney’s altered the storefront façades and interiors again, in effort to modernize the styling of the store.<sup>95</sup> The façade of Building # 3 received a brown, stucco slipcover that ran the height of the building (and neighboring lot 24) and storefronts of Building #1 & #2 were given beige, corrugated metal panels to cover the former clerestory windows and serve as background for new J.C. Penney signage (see Figure 23).

In the winter of 1982, just two years prior to Allied Steel shutting down Clinton operations, the Wilson family and its development company, the Tedick Corporation, finally sold Buildings #1 through #4 to the McEleney Corporation (a locally owned investor). In 1985, Walgreens Corporate submitted plans for exterior and interior alterations to the property. Walgreens’ previously installed maroon porcelain enameled panels on Buildings #2 & #4 were removed at the spandrel and bulkhead levels and new Norok, white porcelain enameled panels were installed as replacements, along with porcelain-aluminum mouldings. These are the panels that remain presently, in conjunction with the original terra cotta from 1916. The second-story of Building #4 was removed sometime during the early 1980s, as postcard views from the mid-1970s still show a second floor with the 1959 façade renovations extending to the far east side of Building 4 (see Figure 23). Details concerning the circumstances of the second floor loss are non-extant.

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**Section 8 Endnotes**

- <sup>4</sup> Youle, Estelle LePrevost. *History of Clinton County, Iowa*. 116.
- <sup>5</sup> Naumann, Molly Myers. *National Register of Historic Places Multiple Property Documentation*. Dec. 1997. p 25.
- <sup>6</sup> Shank, Wesley. *Iowa's Historic Architects*. Iowa City: University of Iowa Press. 1999. p 118.
- <sup>7</sup> Clinton Historical Society. *Family History Files: Wilson, George*. Last accessed Feb 11, 2013.
- <sup>8</sup> Wolfe's *History of Clinton County*. p 886.
- <sup>9</sup> George E. Wilson, Jr was the secretary of the company until his father's death, when he became president. Source: *Biographical Record of Clinton County*. S.J. Clark Publishing Company. 1901. p 140.
- <sup>10</sup> Streit, Everett. *Once Upon a Time*. Volume 1, p 185.
- <sup>11</sup> *Biographical Record of Clinton County*. S.J. Clark Publishing Company. 1901. pp 136-140.
- <sup>12</sup> *Ibid*. p 139.
- <sup>13</sup> Wolfe, p 886.
- <sup>14</sup> *Clinton Herald*. "Obituary." 19 June 1926. 6. See also *Hospers Tribune*. "Iowa News Notes." 10 July 1914. p 5. *Iowa News Notes*.
- <sup>15</sup> Clinton Public Library. "Obituary Files: Wilson, George E." 1873-1947. See also: Iowa Press Association. *Who's Who in Iowa, a Biographical Record of Iowa's Leaders in Business, Professional and Public Life*. Des Moines, Iowa. 1940.
- <sup>16</sup> See Figure 5. *American Contractor*. New York. 30 December 1922. Volume 54, No.1. p 6.
- <sup>17</sup> Youle, Estelle LePrevost. *History of Clinton County, Iowa*. Clinton, IA: 1946. p 116.
- <sup>18</sup> Streit, Everett A. *Once Upon a Time*. 1946. Volume 1, p 185.
- <sup>19</sup> Though the City of Clinton recognized the important national and local role that the steel company made construction and development, the amount of riverfront property that the steel company sat on, was enormous and its demolition in the spring of 1998 was a major concern for the City of Clinton. Source: Youle, 116-117. See also: *Clinton Herald*. "Soon to be a Memory, Allied Steel Should Be Down In About a Month." 17 April 1998. 1.
- <sup>20</sup> Referring to Wilson Family genealogies on record at the Clinton Historical Society, it can be deduced that the Gerow Corporation name was an acronym, containing the initials of George E. Wilson, Sr.'s sons, George and Orrin Wilson. The Tedick Corporation name referred to George E. Wilson, Jr.'s sons, Ted and Richard.
- <sup>21</sup> Clinton County Recorder Records. 1911-1983.
- <sup>22</sup> In the years leading up to construction of the first Wilson Building, George E. Wilson had been grooming his son and namesake, to become the president of the family company, as George E. Wilson, Jr. was listed as the President and Treasurer of the family company by 1921 (city directories).
- <sup>23</sup> According to city directory research, the Chicago, Burlington & Quincy (CB&Q) Railroad had offices in the Wilson Building for at least thirty five years.
- <sup>24</sup> *City Directory*. 1914.
- <sup>25</sup> *Ibid*. "Elaborate Suite is Planned by Clinton Doctors." 10 Aug 1915. p 6.
- <sup>26</sup> The Tucker Furniture & Carpet Company was the original tenant of the commercial space of Building #1 and remained in the Wilson Building for at least 15 years. (Source: City directory research.)
- <sup>27</sup> *Clinton Herald*. "Close Lease for Huge Store Room." 25 February 1916. p 1.
- <sup>28</sup> *Ibid*. "Close Lease for Huge Store Room." 25 February 1916. p 1.
- <sup>29</sup> In 1920, the company made their first Clinton appearance when they opened on Fourth Avenue, then moving to a second location in the 1930s just down the street from the Wilson Building, at the Jacobson Building (242-246 Fifth Avenue). See also Clinton County Recorder. Transfer Book 124, p 113.
- <sup>30</sup> J.C. Penney Corporate Website. Last accessed 21 February 2013.
- <sup>31</sup> Clinton County Recorder Records. Transfer Book 213, p 269.
- <sup>32</sup> *Biographical Sketch, J.C. Penney*. Part of the J.C. Penney Papers Collection at the DeGolyer Library, Southern Methodist University. <http://www.lib.utexas.edu/taro/smu/00012/smu-00012.html>. Last accessed 21 February 2013.
- <sup>33</sup> Proven through City Directory Research, available at the Clinton Historical Society or the Public Library.
- <sup>34</sup> [www.Walgreens.com](http://www.walgreens.com). "Our History." <http://www.walgreens.com/marketing/about/history/hist4.jsp> Last accessed 21 February 2013.
- <sup>35</sup> *Clinton Herald*. "Walgreens Ready to Open Its New Digs." 30 March 1999. 3. See also *Clinton Herald*. "Date of closing of J.C. Penney set for January 23, 1999." 23 Sept 1998. p 1.
- <sup>36</sup> *Ibid*. "A Penney Lost." 23 September 1998. p 1
- <sup>37</sup> Buelow, Ronald W. *The Iowa Buildings of A.H. Morrell – architect*. Department of Architecture, Iowa State University. May 1962.

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- <sup>38</sup> *Clinton Herald*. "A.H. Morrell...architect retires. He Came a Week, Stayed 50 Years!" March 31, 1954.
- <sup>39</sup> Ibid. "Morrell & Son Share Progress." 30 June 1917.
- <sup>40</sup> *Clinton Herald*. "Morrell & Son Share Progress." 30 June 1917.
- <sup>41</sup> Shank, p 118.
- <sup>42</sup> *Clinton Herald*. "A.H. Morrell...architect retires. He Came a Week, Stayed 50 Years!" March 31, 1954. 8.
- <sup>43</sup> Ibid. "A.H. Morrell...architect retires. He Came a Week, Stayed 50 Years!" March 31, 1954. 8.
- <sup>44</sup> According to a 1976 history of Clinton County, A.H. McCann & Associates became McCann, Prout & Associates in 1954. By 1957, Prout, Mugasis, Johnson was formed and in 1972, the firm became R.L.M. Johnson & Associates. Since 1972, nothing else has been documented on the firm. (Clinton Historical Society, History of Clinton County. p 559).
- <sup>45</sup> Di Cola, Joseph M. & David Stone. *Chicago 1893's World's Fair*. Mount Pleasant, SC: Arcadia Publishing. October 2012. p 7.
- <sup>46</sup> Sullivan, Louis. *The Autobiography of an Idea* (1956). Reprint by Dover Publications, 2009.
- <sup>47</sup> *Clinton Herald*. "Modern Building." 27 May 1916. p 7.
- <sup>48</sup> Ibid. "Morrell & Son Share Progress." 30 June 1917.
- <sup>49</sup> Schmitt, Ronald E. *Clinton, Iowa – An Architectural Heritage*. Department of Community Development, City of Clinton, Iowa. 1980.
- <sup>50</sup> The First National Bank (Clinton, Iowa) was listed in the National Register of Historic Places in 1985.
- <sup>51</sup> The City itself had hired Charles Chase, in 1914, to create a master plan for Clinton that incorporated the City Beautiful Movement that was born in Chicago in 1910, by Burnham & Bennett. Siry referenced the minutes and the Chase's comprehensive plan of the club in his study of the Van Allen building. See footnotes 30 and 33 in his article.
- <sup>52</sup> The main office of the industrial company was located between First & Second Avenues and extended two blocks east from Second Street, taking up 10 acres of ground.
- <sup>53</sup> *Clinton Herald*. "Will Build in Fifth Avenue." January 23, 1912. p 6.
- <sup>54</sup> Ibid. "Announcement: Construction of New Building." 24 Jan 1912. p 10.
- <sup>55</sup> *Clinton Herald*. "Excavations for Wilson Building." 10 April 1912. p 6.
- <sup>56</sup> Ibid. "Start Erecting Steel Framework." 24 August 1912. p 5.
- <sup>57</sup> Streit, "Haring Company Built the Big Ones." 11 Oct 1995. 302. The Haring Company was renamed a variety of times (Haring Bros. and Ralph Haring, T.Wayne Nason & Richard Nason, Inc.) before finally dissolving in 1981 upon Nason's retirement.
- <sup>58</sup> *Clinton Herald*. "Making Progress on Big Building." 9 January 1913. p 7.
- <sup>59</sup> Ibid. "Making Progress on Big Building." 9 January 1913. p 7.
- <sup>60</sup> Ibid. "Rushing Work on New Building." 24 January 1913. p 5.
- <sup>61</sup> Ibid. "Making Progress." 20 February 1913. p 6.
- <sup>62</sup> Ibid. "Furniture Company Will Have Formal Opening of New Quarters." 21 March, 1913. p 5.
- <sup>63</sup> Ibid. "Tenants Soon to Move into Building." 25 March, 1913. p 10.
- <sup>64</sup> Ibid. "Many Offices in Wilson Building Now Occupied." April 16, 1913. p 5.
- <sup>65</sup> Wilson purchased parcel 29 & 30 on February 6, 1912. Clinton County Recorder. Book 70, p 404.
- <sup>66</sup> Ibid. "75 Years of Progress." July 29, 1931. p 12.
- <sup>67</sup> There is no evidence of any final article regarding the grand opening of the building, from April – June 1913.
- <sup>68</sup> Joseph Siry, an architectural historian, noted that the Van Allen's purchased the lots for the 1913 Van Allen Store in late 1909. According to his research, they started working with Sullivan as early as 1910, and offered him the commission in March 1911.
- <sup>69</sup> Though the Van Allens had been working with Sullivan since 1911 on a floor plan, the exterior styling of the façade was not clearly discussed until January 11, 1912, just a week before Wilson made his announcement to build. This indicates that Wilson, who had purchased the lots in the spring of 1911, had been working on his design simultaneously with Van Allen, et al.
- <sup>70</sup> As it happened, Sullivan did not decide on a final façade material (a "roman brick of a soft, mottled brownish tone, with terra cotta to match" until April 3, 1912. Siry, p 76.
- <sup>71</sup> Van Allen actually ended up using the Wilsons' company, the Clinton Bridge & Iron Works, for the structural steel and the same contractor, Daniel Haring. (Siry, p 76, fn 39).
- <sup>72</sup> *Clinton Herald*. "New Van Allen Building." 30 April 1913. p 7.
- <sup>73</sup> George Wilson, Jr. purchased the property neighboring immediately to the east in February 1912, anticipating the near-future demand for growth. Clinton County Recorder. Transfer Book 70, p 404.
- <sup>74</sup> *Clinton Herald*. "Wilson to Build Another Structure." August 7, 1915. p 6.

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- <sup>75</sup> Ibid. "Elaborate Suite is Planned by Clinton Doctors." 10 Aug 1915. p 6.
- <sup>76</sup> Clinton County Recorder. Transfer Book 79, p 28.
- <sup>77</sup> John Morrell & Son. *Store & Office Building*. Clinton, Iowa. Sheets 1-7. 30 Oct 1913.
- <sup>78</sup> *Clinton Herald*. "Close Lease for Huge Store Room." 25 February 1916. p 1.
- <sup>79</sup> Ibid. "Elaborate Suite is Planned by Clinton Doctors." 10 Aug 1915. p 6.
- <sup>80</sup> Conflicting evidence is presented for the manufacturer of the terra-cotta on Building #2. The historic newspaper article lists that the contract was awarded to Winkle Terra Cotta Company (St. Louis), whereas the American Terra Cotta Index by Statler Gilfillen lists Midland Terra Cotta Company (Chicago). Without having access to original contracts or architectural specifications, it is unclear as to whom the actual manufacturer of the terra-cotta was for Building #2.
- <sup>81</sup> *Clinton Herald*. "Wilson Building Contracts are Let." 4 March 1916. p 16.
- <sup>82</sup> Ibid. "Morrell & Son Share Progress." 30 June 1917.
- <sup>83</sup> *American Contractor*. 24 June 1916. Volume 37. p 103.
- <sup>84</sup> *Clinton Herald*. "Front of New Building Is Now Complete." 14 March 1916. p 9.
- <sup>85</sup> Ibid. "New Buildings are Nearing a Completed Stage." 3 June 1916. p 9.
- <sup>86</sup> According to city directories, Penney's had previously been kitty-corner from the Wilson Building, located in the Jacobsen Building, prior to moving to the Wilson Building #1 in 1942.
- <sup>87</sup> Unfortunately, no original plans have been located for this particular renovation, nor have any plans for the J.C. Penney 1947 expansion been located. However, historic photographs and postcard views offer proof of both renovations.
- <sup>88</sup> The interior of the ground floor of Building #1, evidence of former west wall openings connecting Buildings #2 and Buildings #3 are still visible today though the prior openings have since been filled-in with drywall (see figure 19).
- <sup>89</sup> There was a minor addition to the rear of the second floor of Lots 29-30 (Building #2) in 1947, for Riggs Optical. The addition added a small room, approximately 16' x 17'. This room was constructed of concrete block and steel casement windows.
- <sup>90</sup> *Clinton Herald*. "Wilson Building Cornice Removed, Wooden Windows Replaced With Aluminum." Oct 14, 1952. p 3.
- <sup>91</sup> Ibid. "Wilson Building Cornice Removed, Wooden Windows Replaced With Aluminum." Oct 14, 1952. p 3.
- <sup>92</sup> Ibid. "Walgreens Shuts Clinton Store." 17 Feb 1954. p 2.
- <sup>93</sup> McCann's notes also indicate that no base bids were to include work above the second floor windows (or their surround with the enameled panels).
- <sup>94</sup> Though McCann had proposed a complete overhaul of the façade, as indicated in his notes, the work was never fully realized and Wilson must have accepted the base bids "as is" (without any alterations to the second floor façade of the building), as the second floor façade presently retains its original 1916 terra cotta ornamentation and steel windows.
- <sup>95</sup> R.L.M.'s existing set of drawings are not a complete, but just contain a few sheets of the original set. These remaining sheets, referenced in conjunction with historic photographs and postcards, show the renovations as completed circa 1973.

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"Furniture Company Will Have Formal Opening of New Quarters." 21 March, 1913. p 5.  
"Tenants Soon to Move Into Building." 25 March 1913. p 10.  
"Many Offices in Wilson Building Now Occupied." 16 April 1913. p 5.  
"New Van Allen Building." 30 April 1913. p 7.  
"Wilson to Build Another Structure." 7 August 1915. p 6.  
"Elaborate Suite is Planned by Clinton Doctors." 10 August 1915. p 6.  
"Close Lease for Huge Store Room." 25 February 1916. p 1.  
"Wilson Building Contracts are Let." 4 March 1916. p 16.  
"Front of New Building Is Now Complete." 14 March 1916. p 9.  
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**Maps**

- City of Clinton Iowa Geographic Information System (GIS) online Map. 2013.
- Google Maps (online). [www.google.com/maps](http://www.google.com/maps) Last Accessed February & March 2013.
- Sanborn Fire Insurance Maps, 1909-1950.

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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: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** less than 1 acre

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 41.840966 | Longitude: -90.189268 |
| 2. Latitude: 41.840976 | Longitude: -90.189051 |
| 3. Latitude: 41.84097  | Longitude: -90.188973 |
| 4. Latitude:           | Longitude:            |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The boundaries for the Wilson buildings includes buildings #1-#4 in the 200 block of Fifth Avenue South in downtown Clinton, Iowa. The property has the boundaries of all of lots 25-31, with lot 25 only the upper story, on Block 14, in the Town of Clinton, County of Clinton, Iowa. It has a 150' north frontage on Fifth Avenue and is approximately 140' deep. The east boundary of the property starts at Lot 31, the north boundary runs west along Fifth Avenue South, turns south at Lot 26 (but also includes the second floor of Lot 25). The south boundary is along the alley, behind Fifth Avenue South (See Figures 1-2). However, there are only two contributing resources: Building #1 and #2 / #4 and one non-contributing (Building #3).

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries have been chosen based on historic assessment patterns and local assessment information, as the boundaries historically associated with the Wilson Buildings.

Wilson Buildings  
Name of Property

Clinton County, Iowa  
County and State

### 11. Form Prepared By

Name/title: Mary Ottoson  
Organization: Hobart Historic Restoration, LLC  
Street & number: 3330 Southgate Court SW, Suite 250C  
City or Town: Cedar Rapids State: Iowa Zip code: 52404  
E-mail: mary@hobarthistoricrestoration.com  
Telephone: 319-826-6532  
Date: March 26, 2013

#### Owner (Lot 26-31, upper-story of Lot 25)

Contact Name: Jim Hobart  
Organization: Hobart Historic Restoration, LLC  
Street & number: 3330 Southgate Court SW, Suite 250C  
City or Town: Cedar Rapids State: Iowa Zip code: 52404  
E-mail: jim@hobarthistoricrestoration.com  
Telephone: 319-826-6532

#### Owner (Lot 25)

Contact Name: Timothy P. Clark  
Organization: Zirkelbach Refrigeration  
Street & number: 225 5<sup>th</sup> Ave S  
City or Town: Clinton State: Iowa Zip code: 52732  
Telephone: 563-242-6121

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#### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**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.

**United States Department of the Interior**

National Park Service / National Register of Historic Places Registration Form

**Wilson Buildings**

Name of Property

**Clinton County, Iowa**

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**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property:	Wilson Buildings
City or Vicinity:	Clinton
County:	Clinton
State:	Iowa
Photographer:	Mary Ottoson
Date Photographed:	February 17, 2013

Photo 1 (IA\_Clinton County\_Wilson Buildings\_01)  
North (main) façade of the Wilson Buildings, camera facing southeast.

Name of Property:	Wilson Buildings
City or Vicinity:	Clinton
County:	Clinton
State:	Iowa
Photographer:	Mary Ottoson
Date Photographed:	February 17, 2013

Photo 2 (IA\_Clinton County\_Wilson Buildings\_02)  
North (main) façade of the Wilson Buildings, camera facing southwest.

Name of Property:	Wilson Buildings
City or Vicinity:	Clinton
County:	Clinton
State:	Iowa
Photographer:	Mary Ottoson
Date Photographed:	February 17, 2013

Photo 3 (IA\_Clinton County\_Wilson Buildings\_03)  
Detail view of where Building #1 and Building #2 meet on the North (main) façade of the Wilson Buildings, camera facing south.

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**Wilson Buildings**

Name of Property

**Clinton County, Iowa**

County and State

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 4 (IA\_Clinton County\_Wilson Buildings\_04)

Detail view of where Building #1 and Building #4 (lot 25) meet on the North (main) façade of the Wilson Buildings, camera facing south.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 5 (IA\_Clinton County\_Wilson Buildings\_05)

Detail view of terra cotta façade and windows of Building #1, camera facing southeast.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 6 (IA\_Clinton County\_Wilson Buildings\_06)

Detail view of the main (lobby) entrance into Building #1, camera facing south.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 7 (IA\_Clinton County\_Wilson Buildings\_07)

Rear view of the South (back) façade of all four Wilson Buildings, though only two are included in this nomination as eligible for listing on the National Register of Historic Places. Camera facing North.

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**Wilson Buildings****Clinton County, Iowa**

Name of Property

County and State

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 8 (IA\_Clinton County\_Wilson Buildings\_08)

Detail view of the far South (back) end of Building #2, along the alley. Camera facing Northeast.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 9 (IA\_Clinton County\_Wilson Buildings\_09)

Interior view of the lobby (Building #1), from the main vestibule. Camera facing South.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 10 (IA\_Clinton County\_Wilson Buildings\_10)

View of the lobby elevators (Building #1) and Art Deco detailing. Camera facing South.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 11 (IA\_Clinton County\_Wilson Buildings\_11)

Detail view of the original mail box in the lobby of Building #1, which collected mail via the drop system which extended up to the sixth floor. Camera facing West.

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**Wilson Buildings****Clinton County, Iowa**

Name of Property

County and State

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

Photo 12 (IA\_Clinton County\_Wilson Buildings\_12)

Interior view of first floor commercial space of Building #1, camera facing Northeast.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

Photo 13 (IA\_Clinton County\_Wilson Buildings\_13)

Interior view of first floor commercial space of Building #2, camera facing South.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

Photo 14 (IA\_Clinton County\_Wilson Buildings\_14)

Detail view of stairwell post between second and third floors of Building #1. Camera facing Southeast.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

Photo 15 (IA\_Clinton County\_Wilson Buildings\_15)

Detail view of mail drop system on second floor of Building #1. Camera facing Southwest.

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**Wilson Buildings****Clinton County, Iowa**

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Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

Photo 16 (IA\_Clinton County\_Wilson Buildings\_16)

View of second floor corridor connecting Building #1 and Building #2. Camera facing East.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

Photo 17 (IA\_Clinton County\_Wilson Buildings\_17)

View of an interior office on the second floor of Building #1, camera facing North.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

Photo 18 (IA\_Clinton County\_Wilson Buildings\_18)

Detail view of corridor mosaic flooring that is found on the third through sixth floors of Building #1. Camera facing down (Northeast).

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

Photo 19 (IA\_Clinton County\_Wilson Buildings\_19)

View of the corridor as it generally appears on the third through sixth floors of Building #1. Camera facing West.

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**Wilson Buildings****Clinton County, Iowa**

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Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 20 (IA\_Clinton County\_Wilson Buildings\_20)

View of the far west historic office suite doors in the corridor on the third floor of Building #1.  
 Camera facing West.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 21 (IA\_Clinton County\_Wilson Buildings\_21)

Interior view of the far west office suite on the third floor of Building #1, camera facing Northwest.

Name of Property: Wilson Buildings  
 City or Vicinity: Clinton  
 County: Clinton  
 State: Iowa  
 Photographer: Mary Ottoson  
 Date Photographed: February 17, 2013

## Photo 22 (IA\_Clinton County\_Wilson Buildings\_22)

Interior view of the historic restrooms on the third floor of Building #1, camera facing North.

Wilson Buildings  
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Clinton County, Iowa  
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**Embedded Images / Figures**



**Figure 1**

Site Map with the arrow indicating the location of the Wilson Buildings.  
Source: Bing Maps ([www.bing.com/maps](http://www.bing.com/maps)).  
Last accessed 14 March 2013.



**Figure 2**

This aerial view of the Wilson Buildings highlights the boundaries of the property, including Buildings 1-4.  
Source: Google Maps ([www.google.com/maps](http://www.google.com/maps)). Last accessed 14 March 2013.

**Wilson Buildings**

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*Figure 3*

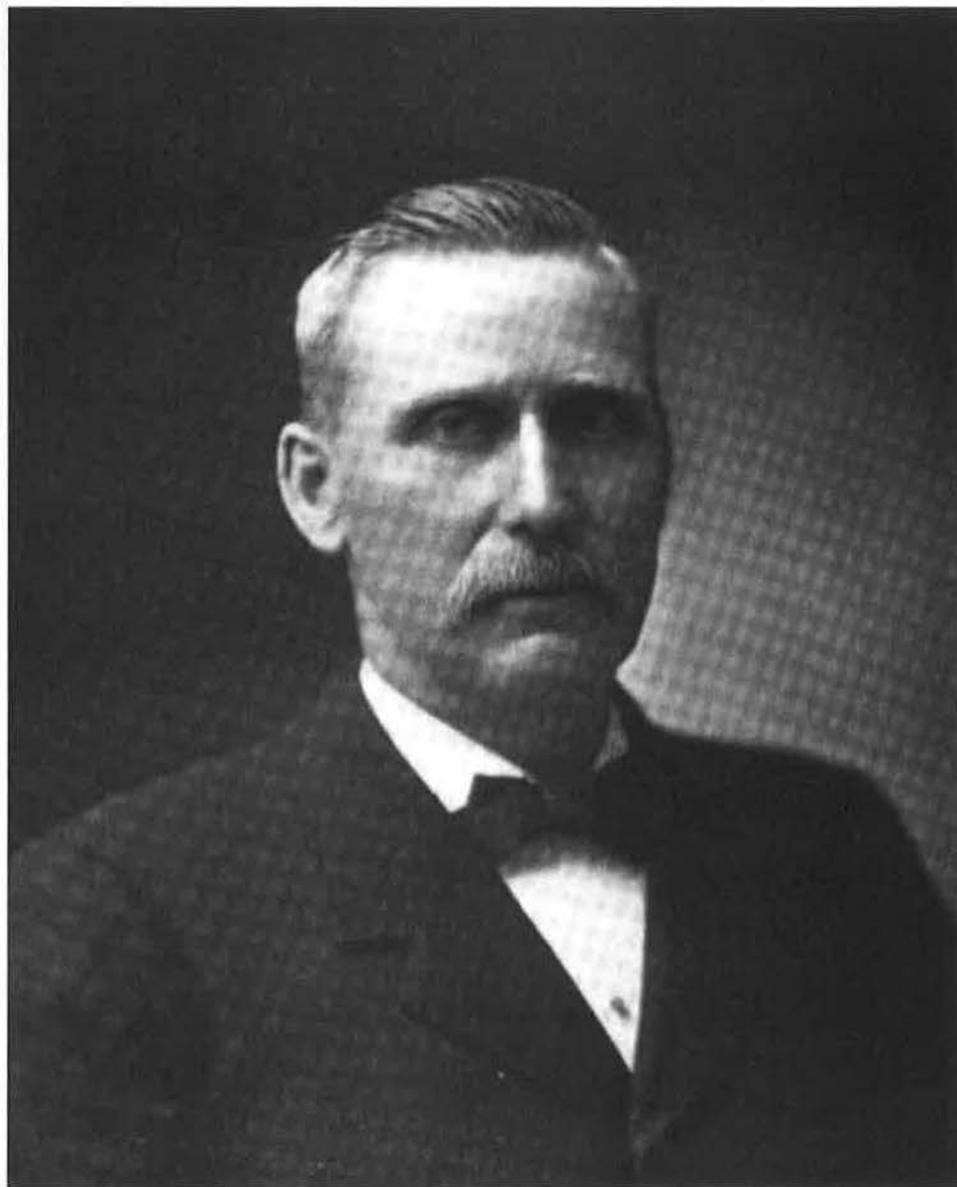
Photograph showing the north façade of the Wilson Buildings, and numbered in order of acquisition and renovations by the Wilson Family.

**Wilson Buildings**

Name of Property

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*Figure 4*

Photograph of George E. Wilson as it appeared in the 1901 Clinton County biographical record.  
*Source:* Biographical Record of Clinton County. S.J. Clark Publishing Company: 1901. p 140.

Wilson Buildings  
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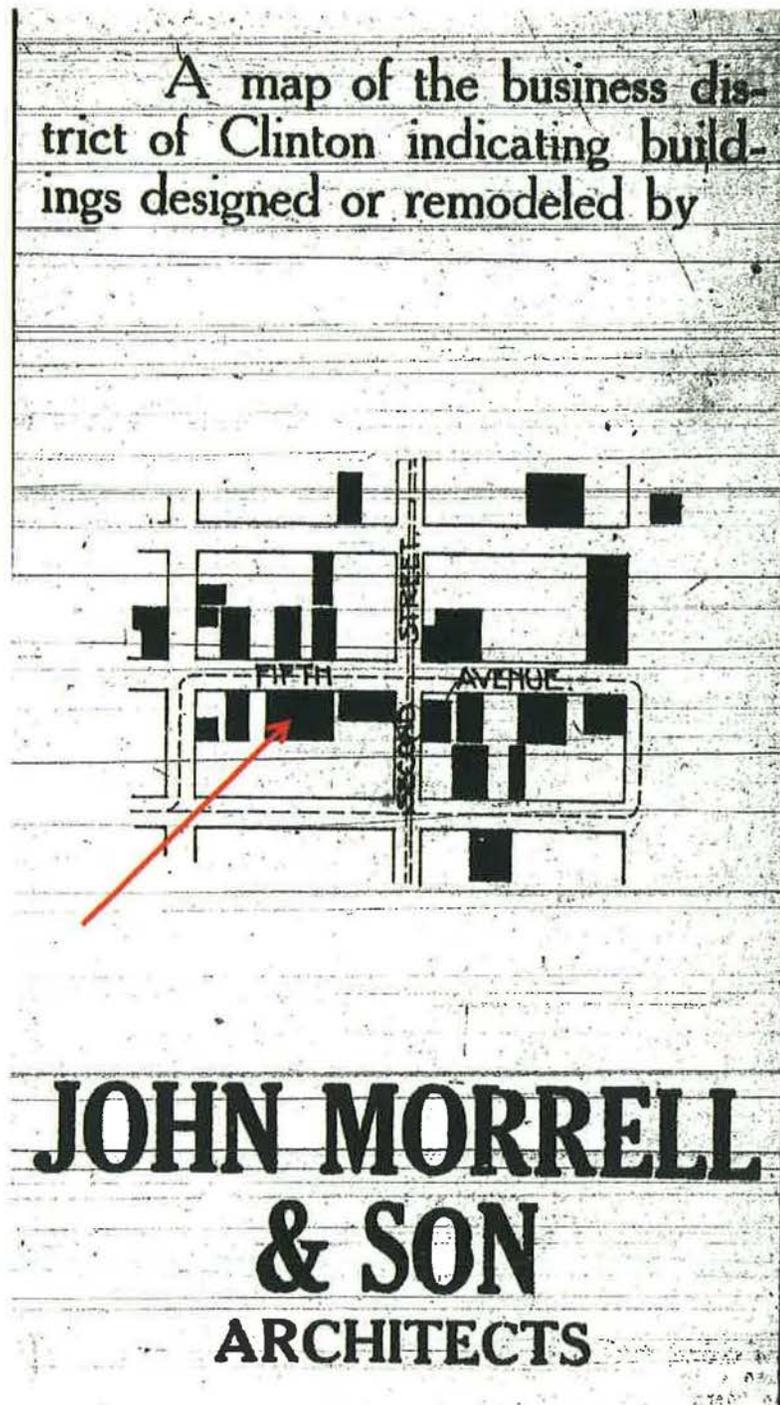
*Figure 5*

This advertisement was featured in the December 30, 1922 edition of the American Contractor, a national construction trade publication.

Source: American Contractor. New York. December 30, 1922. Volume 52. p 6.

Wilson Buildings  
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*Figure 6*

John Morrell & Son were largely instrumental for a vast number of downtown commercial buildings, including a variety of other residential commission in the Clinton vicinity. The Wilson Buildings are marked with the arrow. *Source: Clinton Herald, "Morrell & Son Share Progress." 30 June 1917.*

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*Figure 7*

Undated (circa 1945) photograph of A.H. Morrell, courtesy of the Clinton County Historical Society. This photograph may possibly date to 1945, when A.H. Morrell joined the American Institute of Architects (AIA). *Source:* American Institute of Architects (AIA) Historical Directory of American Architects.

"A.H. Morrell." Online edition. Last accessed 22 February 2013.

**United States Department of the Interior**

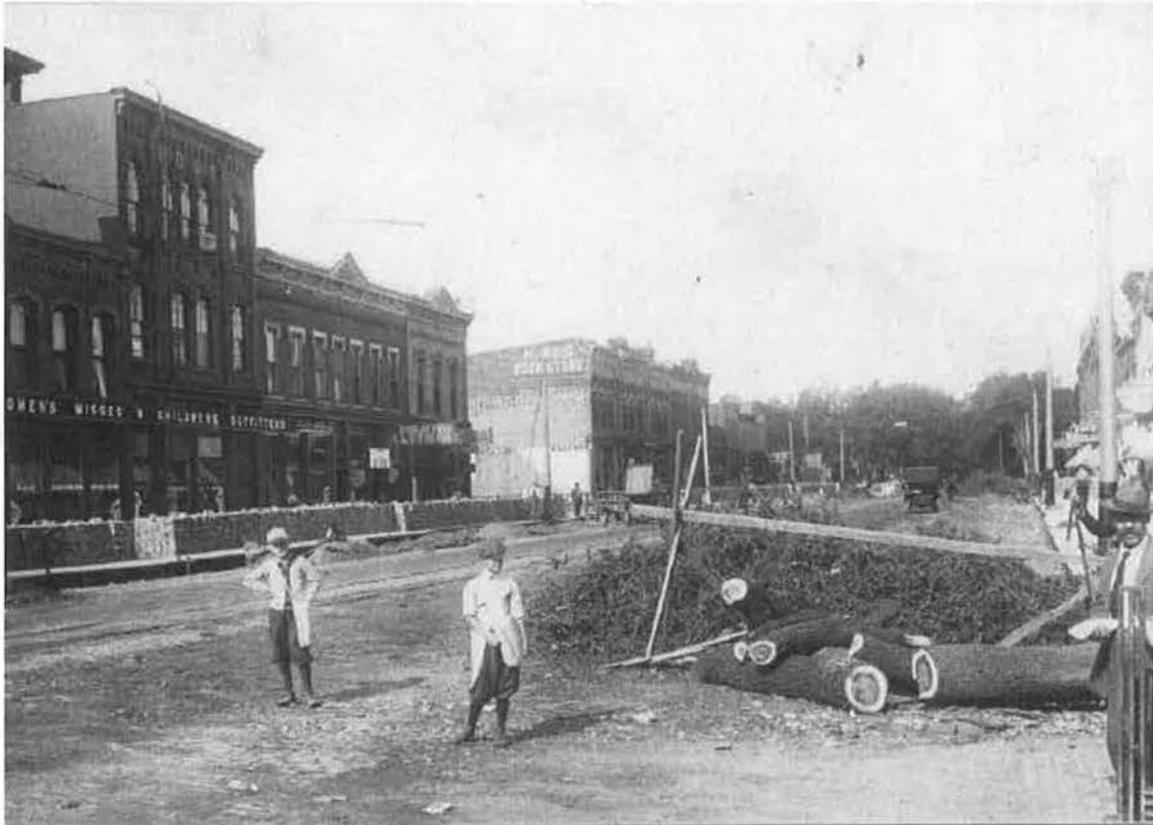
National Park Service / National Register of Historic Places Registration Form

**Wilson Buildings**

Name of Property

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**Figure 8**

The site of Wilson's Building # 1, as it appeared during Construction, on lots 26-28. Photograph circa spring 1913. *Source:* Michael J. Kearney, Clinton Historical Society Archives.

**United States Department of the Interior**

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*Figure 9*

5<sup>th</sup> Avenue, looking West, circa 1913, as it appears that construction was starting on the Van Allen Building (foreground, right). The Wilson Building hovers above the rest of the commercial buildings downtown, proudly displaying its prominence.

*Source:* Michael J. Kearney, Clinton Historical Society Archives.

**Wilson Buildings**

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**Figure 10**

The Wilson Building (#1) as it appeared after its construction, and before the construction of Building #2 (circa 1913-1915). Courtesy of the Clinton County Historical Society.

**Wilson Buildings**

Name of Property

**Clinton County, Iowa**

County and State



**Figure 11**

Source: *The Clinton Herald*. 24 April 1913. p 12.



**Figure 12**

Source: *The Clinton Herald*. 27 May 1916. p 7.

**Wilson Buildings**

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*Figure 13*

The Wilson Building (#1) as it appeared circa 1915.

Source: Michael J. Kearney, local historian and the Clinton Historical Society archives.

**Wilson Buildings**

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*Figure 14*

Postcard from 1914, depicting the original Wilson Building (#1) and the properties to the east and west. *Source:* Michael J. Kearney and Clinton Historical Society Archives.

**Wilson Buildings**

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*Figures 15*

Postcard view shortly after Building #2's construction, in 1916 (left) and Building #3's façade renovations (right). *Source:* Michael J. Kearney, Clinton Historical Society Archives.

**Wilson Buildings**

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**Figure 16**

Postcard of Fifth Avenue South, looking West. The Wilson Buildings are on the left, showing the new elevator tower that was installed in 1937/1938. The postcard dates to circa 1940. Courtesy of Michael J. Kearney, Clinton County Historical Society.



**Figure 17**

Postcard (circa 1940) of Fifth Avenue South, looking East. The Wilson Buildings are in the foreground, on the far right. Courtesy of Michael J. Kearney, Clinton County Historical Society.

**Wilson Buildings**

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*Figure 18*

The Wilson Buildings as they appeared after the first J.C. Penney Renovation, circa 1945. Note that the Walgreens-Bond Company is not yet in 215 Fifth Avenue South (Building #2) and the windows and the cornice is still intact on 217-221 Fifth Avenue South (Building #1). City directory research dates this photo between 1943 and 1949.

Courtesy Michael J. Kearney, Clinton County Historical Society.

**United States Department of the Interior**

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**Wilson Buildings**

Name of Property

**Clinton County, Iowa**

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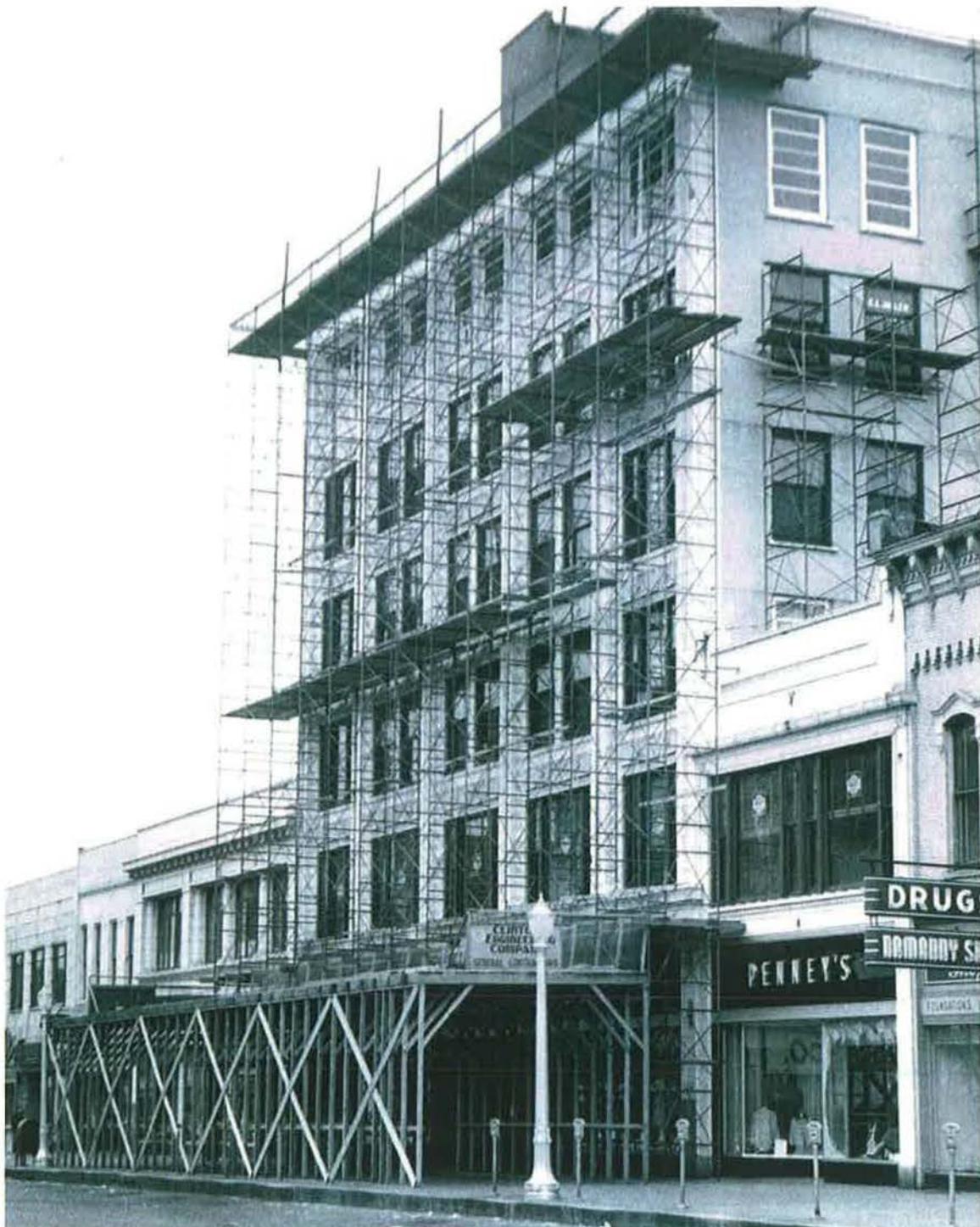


*Figure 19*

The Wilson Buildings as they appeared in 1948.  
Courtesy Michael J. Kearney, Clinton County Historical Society.

Wilson Buildings  
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Clinton County, Iowa  
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*Figure 20*

Window renovations and cornice removal on the Wilson Building,  
as discussed in the October 14, 1952 *Clinton Herald* article.  
Courtesy of Clinton Engineering Company archives, last accessed February 22, 2013.

**Wilson Buildings**

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**Clinton County, Iowa**

County and State



*Figure 21*

The Wilson Buildings as they appeared after the 1952 renovation.  
Courtesy Michael J. Kearney, Clinton County Historical Society.

**United States Department of the Interior**

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**Wilson Buildings**

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*Figure 22*

The Wilson Buildings as they appeared in the early 1960s, after the large renovation for Walgreens-Bond Drug. Courtesy Michael J. Kearney, Clinton County Historical Society.

**United States Department of the Interior**

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**Figure 23**

View of Fifth Avenue South, facing West, in the early 1970s.

Note the façade renovation for J.C. Penney's on the west side of the Wilson Buildings.

Courtesy Michael J. Kearney, Clinton County Historical Society.

**Wilson Buildings**

Name of Property

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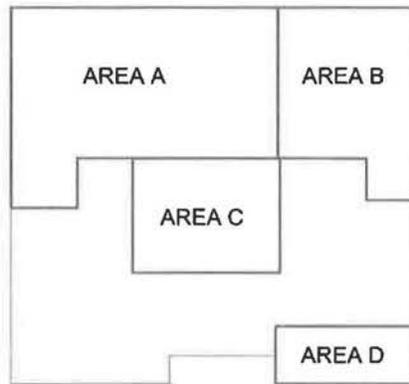
**Figure 24**

Existing First Floor Plan. Not to scale. March 14, 2013.

Source: Jeffrey O'Brien, Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.

Wilson Buildings  
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**Figure 25**

Second Floor Key Plan. Not to scale. March 14, 2013.

Source: Jeffrey O'Brien, Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.



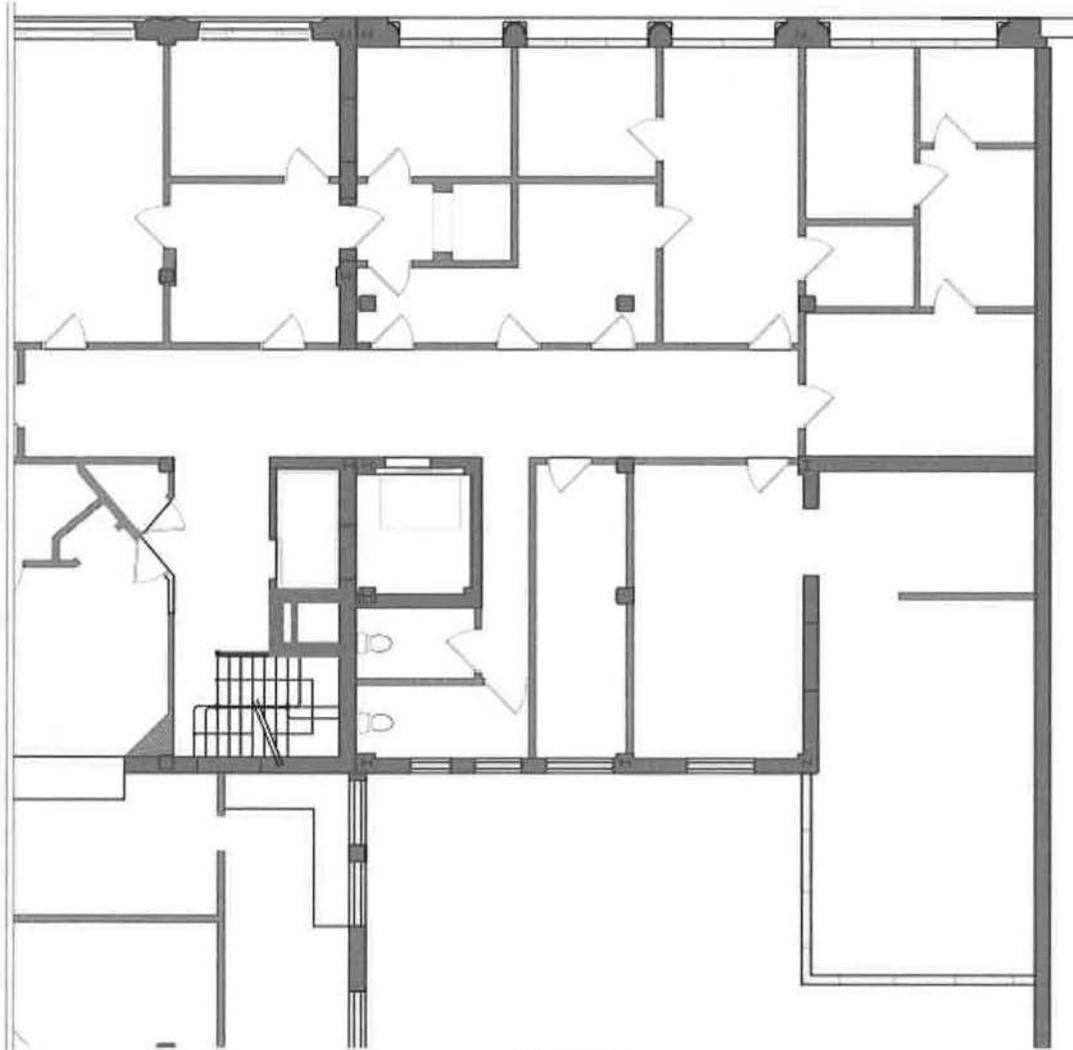
**Figure 26**

Existing Second Floor Plan, area A (see Figure 25, Key Plan). Not to scale. March 14, 2013.

Source: Jeffrey O'Brien, Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.

Wilson Buildings  
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Clinton County, Iowa  
County and State



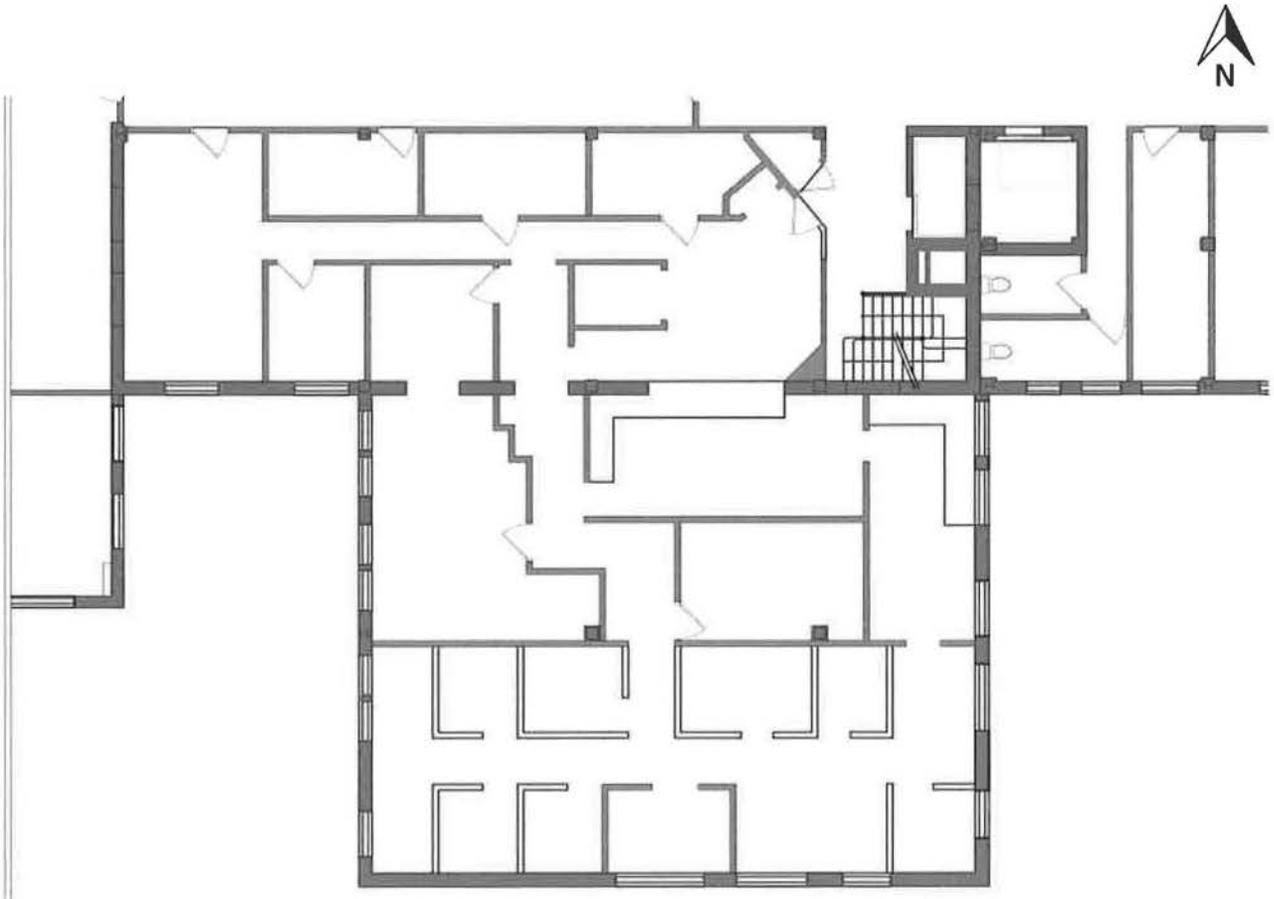
*Figure 27*

Existing Second Floor Plan, area B (see Figure 25, Key Plan). Not to scale. March 14, 2013.

Source: Jeffrey O'Brien, Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.

Wilson Buildings  
Name of Property

Clinton County, Iowa  
County and State



**Figure 28**

Existing Second Floor Plan, area C (see Figure 25, Key Plan). Not to scale. March 14, 2013.

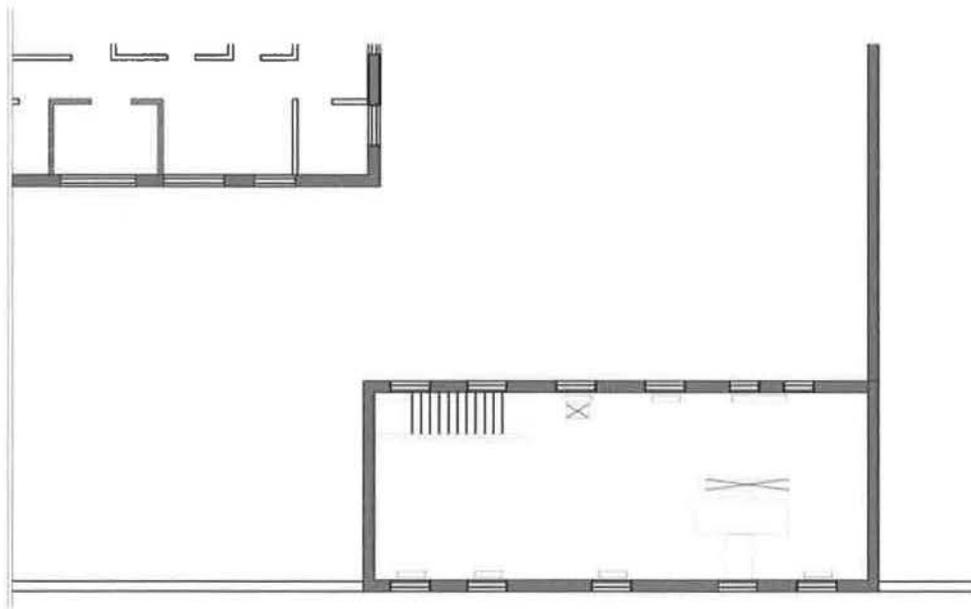
Source: Jeffrey O'Brien, Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.

**Wilson Buildings**

Name of Property

**Clinton County, Iowa**

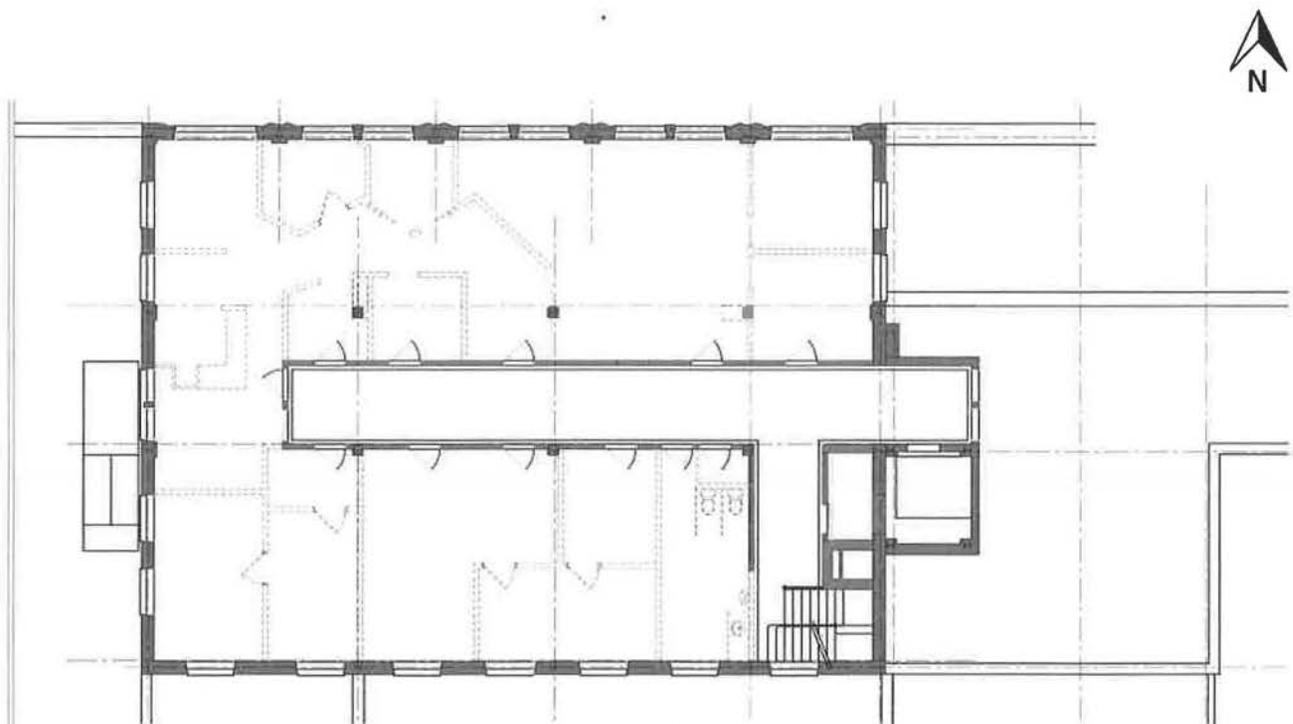
County and State



**Figure 29**

Existing Second Floor Plan, area D (see Figure 25, Key Plan). Not to scale. March 14, 2013.

Source: Jeffrey O'Brien, Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.



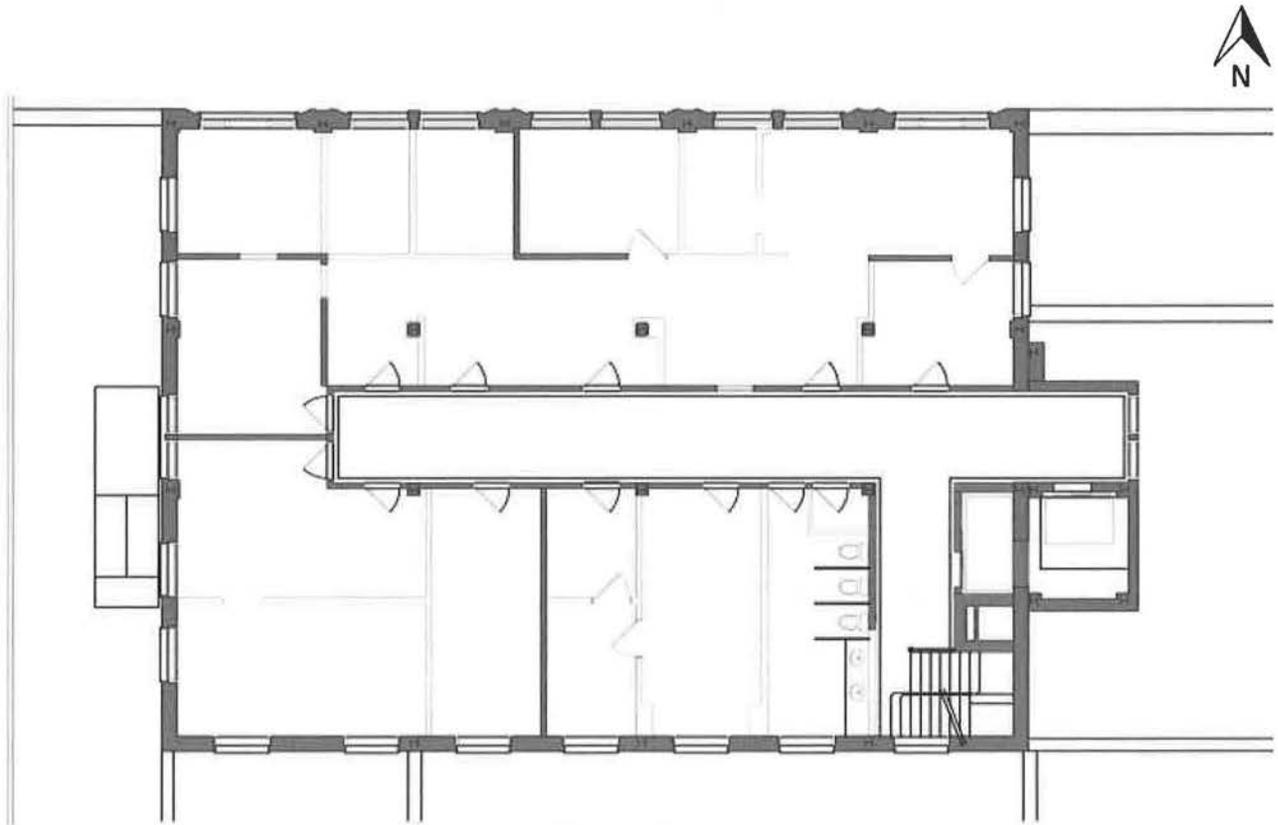
**Figure 30**

Existing Third Floor Plan. Not to scale. March 14, 2013.

Source: Jeffrey O'Brien, Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.

Wilson Buildings  
Name of Property

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**Figure 31**

Existing Fourth Floor Plan. Not to scale. March 14, 2013.

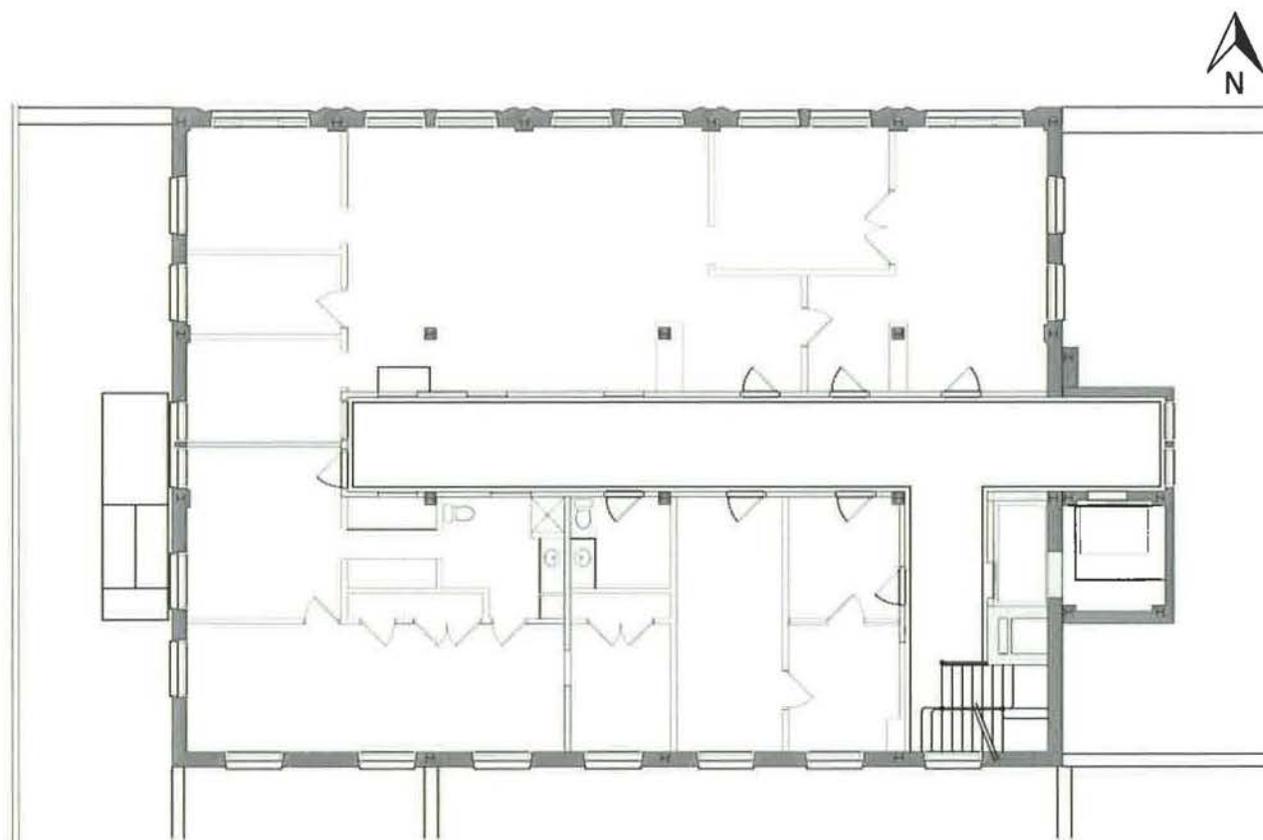
Source: Jeffrey O'Brien, Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.

**Wilson Buildings**

Name of Property

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County and State



**Figure 32**

Existing Fifth Floor Plan. Not to scale. March 14, 2013.

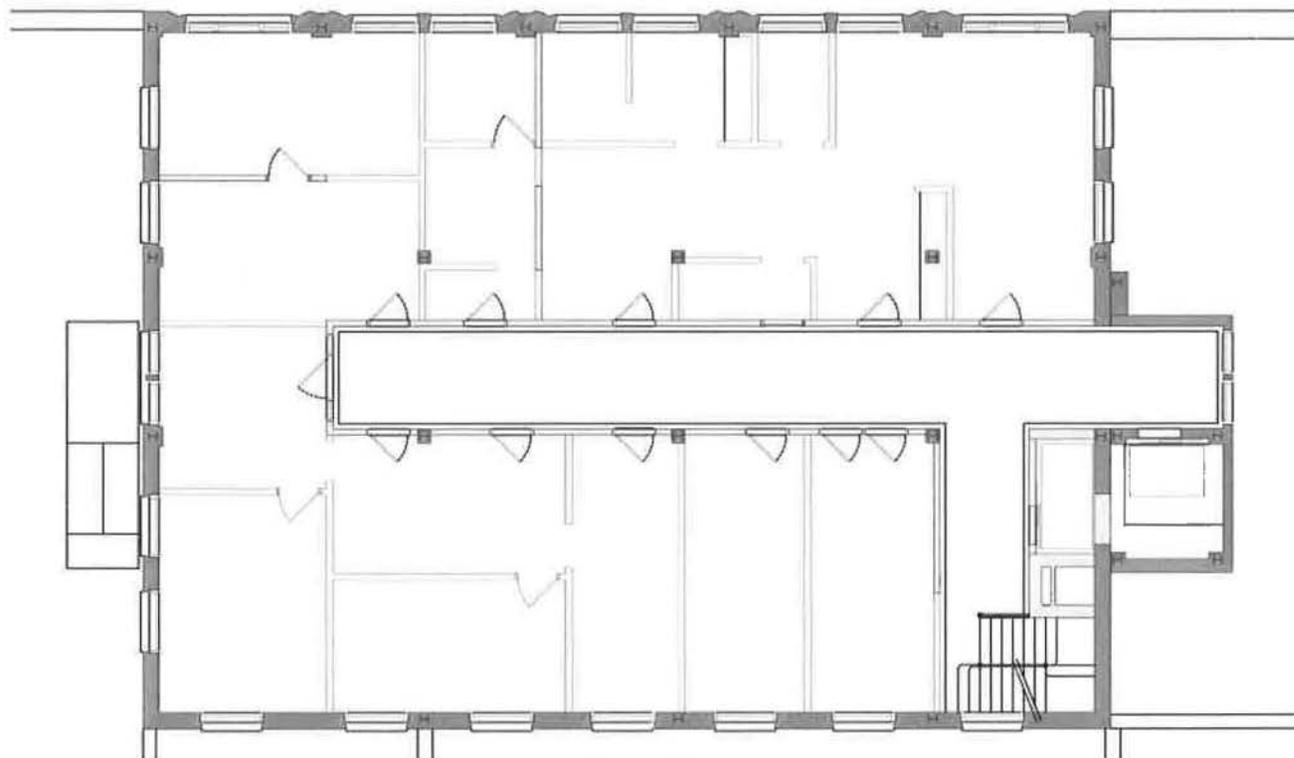
Source: Jeffrey O'Brien, Architect. Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.

**Wilson Buildings**

Name of Property

**Clinton County, Iowa**

County and State



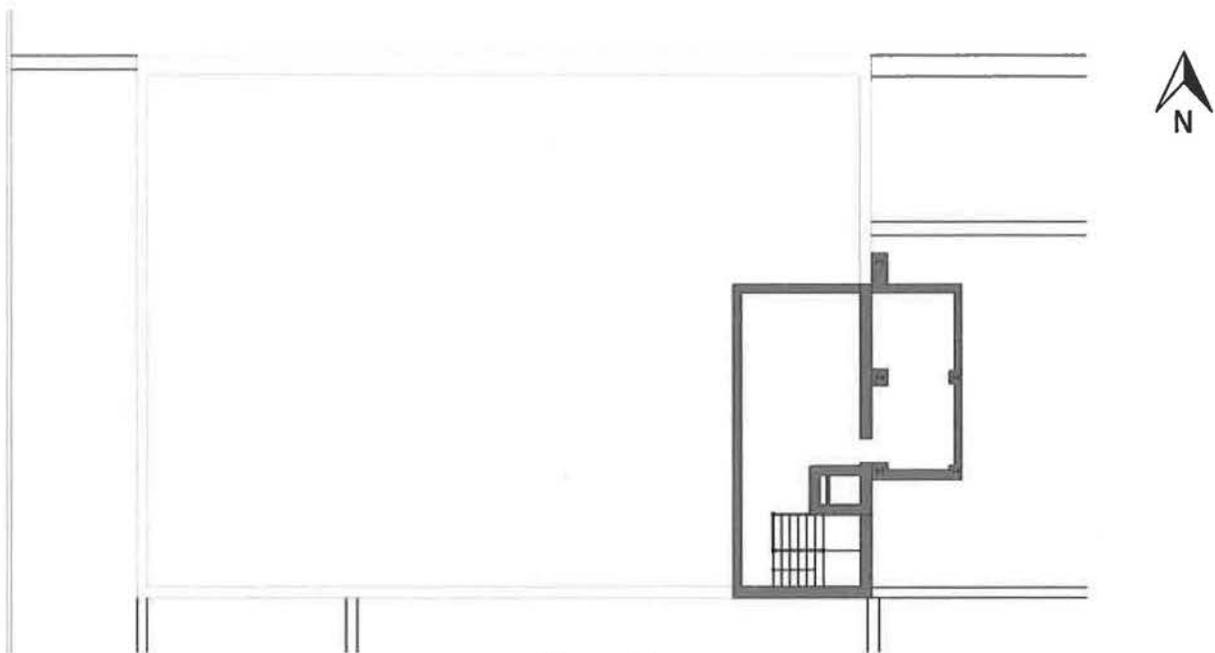
**Figure 33**

Existing Sixth Floor Plan. Not to scale. March 14, 2013.

Source: Jeffrey O'Brien, Architect. Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.

Wilson Buildings  
Name of Property

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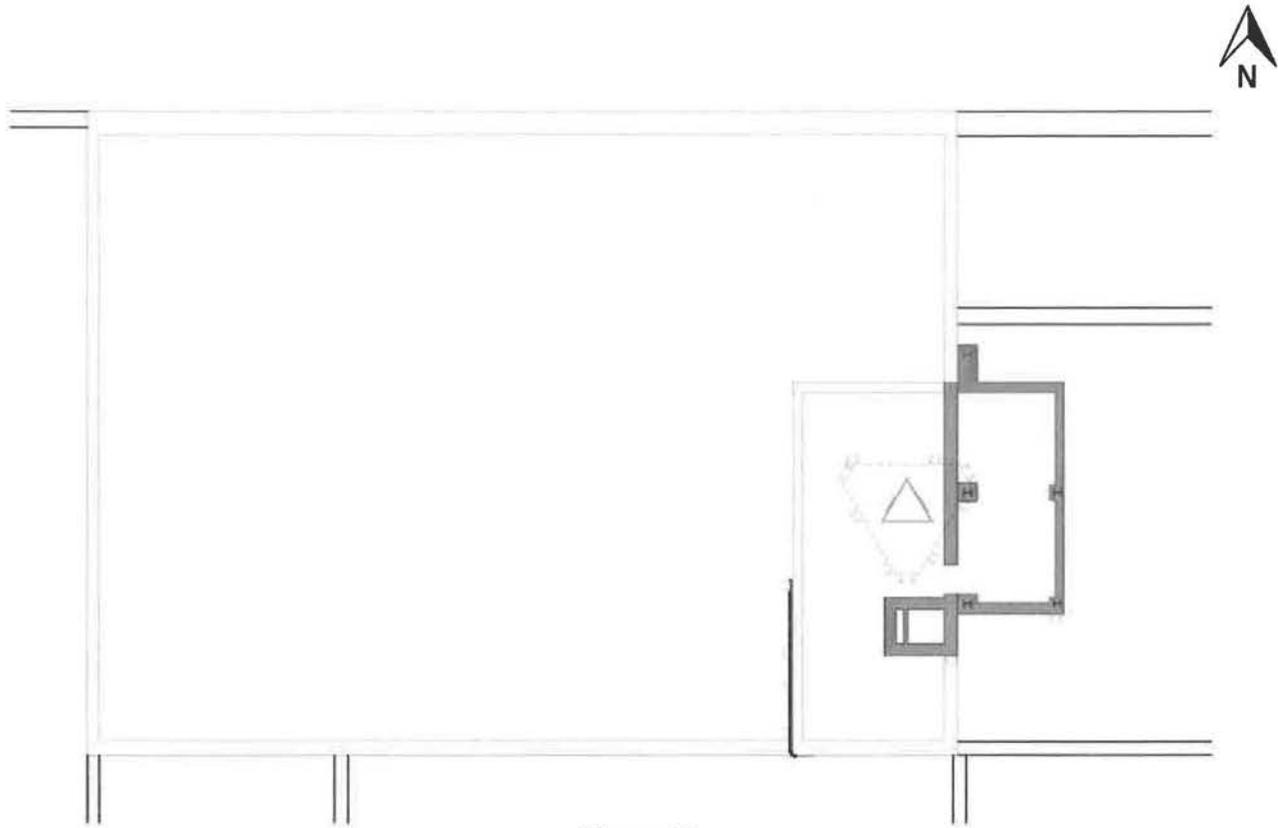
**Figure 34**

Existing Roof & Penthouse Plan. Not to scale. March 14, 2013.

Source: Jeffrey O'Brien, Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.

Wilson Buildings  
Name of Property

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County and State



*Figure 35*

Existing Upper Roof Plan. Not to scale. March 14, 2013.

Source: Jeffrey O'Brien, Architect with the former Frantz-Hobart Community Investors firm in Cedar Rapids, Iowa.

**Photographs**



IA\_Clinton County\_Wilson Buildings\_01



IA\_Clinton County\_Wilson Buildings\_02



IA\_Clinton County\_Wilson Buildings\_03



IA\_Clinton County\_Wilson Buildings\_04



IA\_Clinton County\_Wilson Buildings\_05



IA\_Clinton County\_Wilson Buildings\_06



IA\_Clinton County\_Wilson Buildings\_07



IA\_Clinton County\_Wilson Buildings\_08



IA\_Clinton County\_Wilson Buildings\_09



IA\_Clinton County\_Wilson Buildings\_10



IA\_Clinton County\_Wilson Buildings\_11



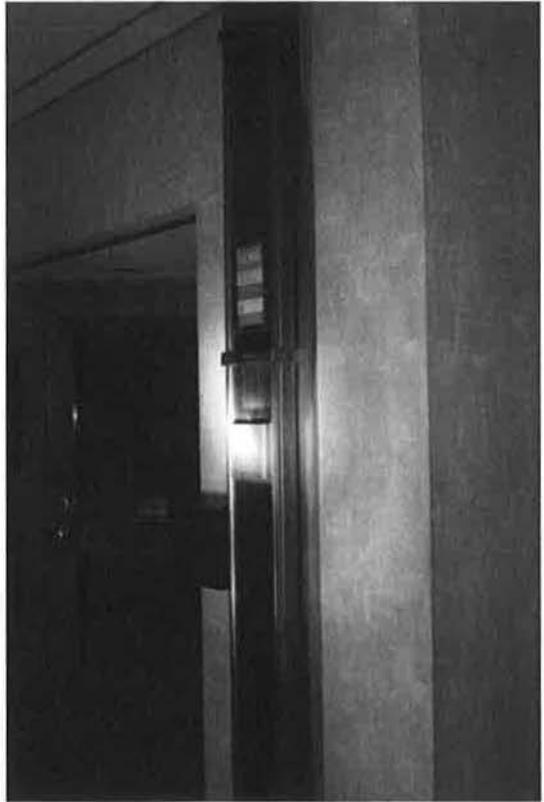
IA\_Clinton County\_Wilson Buildings\_12



IA\_Clinton County\_Wilson Buildings\_13



IA\_Clinton County\_Wilson Buildings\_14



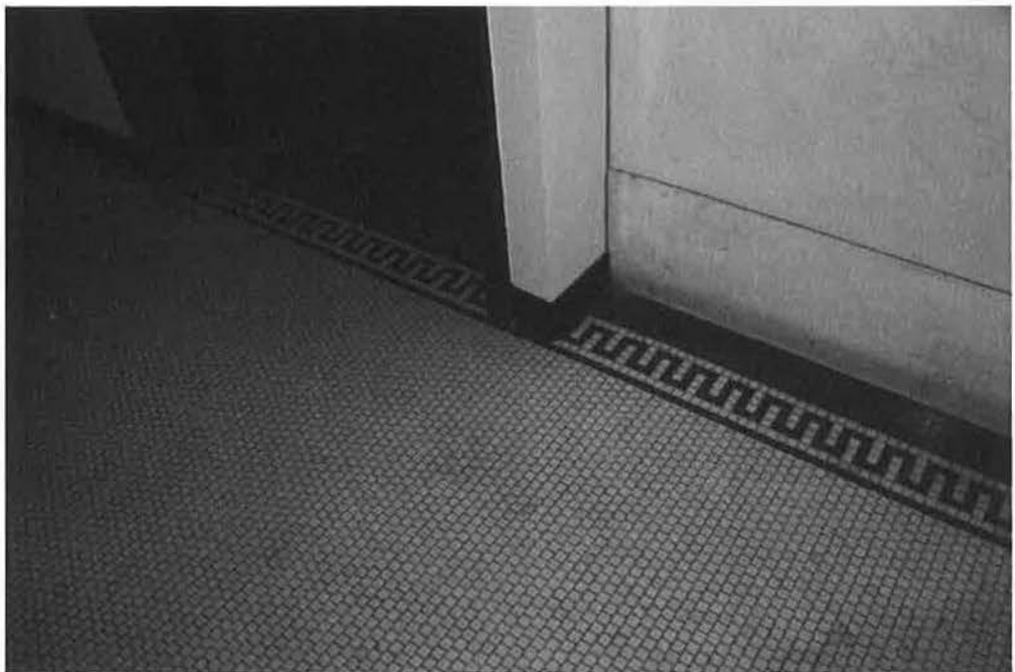
IA\_Clinton County\_Wilson Buildings\_15



IA\_Clinton County\_Wilson Buildings\_16



IA\_Clinton County\_Wilson Buildings\_17



IA\_Clinton County\_Wilson Buildings\_18



IA\_Clinton County\_Wilson Buildings\_19



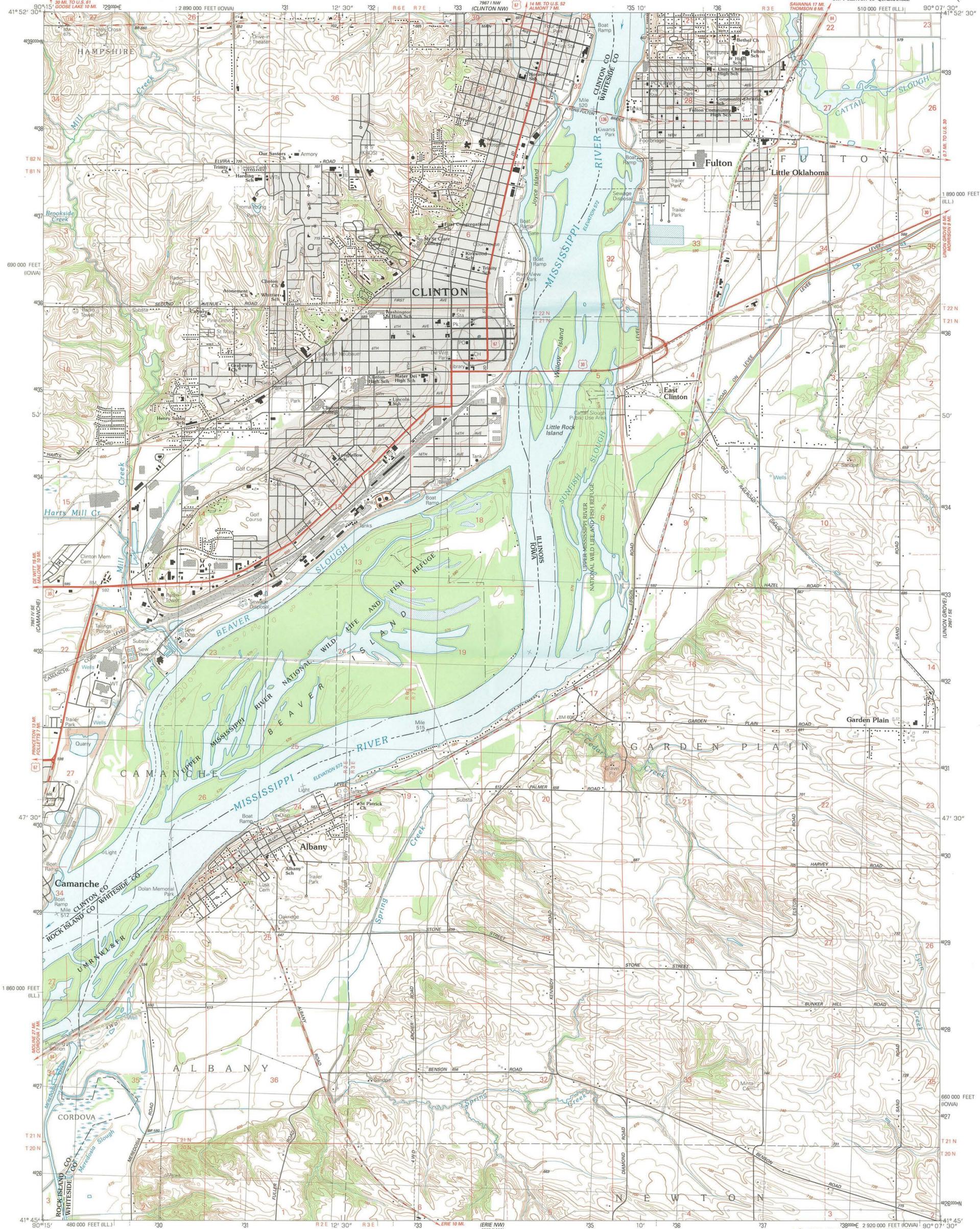
IA\_Clinton County\_Wilson Buildings\_20



IA\_Clinton County\_Wilson Buildings\_21



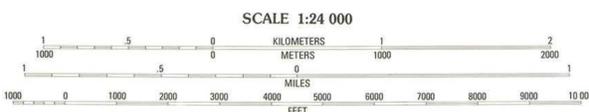
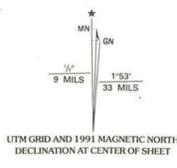
IA\_Clinton County\_Wilson Buildings\_22



Produced by the United States Geological Survey  
Control by USGS and NOS/NOAA  
Compiled from aerial photographs taken 1984 and 1986  
Field checked 1988. Map edited 1991

Projection: Illinois coordinate system, west zone  
(transverse Mercator)  
10,000-foot grid ticks: Illinois coordinate system, west zone and Iowa coordinate system, south zone  
1000-meter Universal Transverse Mercator grid, zone 15  
1927 North American Datum  
The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5-minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map  
Gray tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

CLINTON, IOWA-ILL.  
SW/4 CLINTON 15' QUADRANGLE  
41090-G2-TI-024

1991

DMA 2967 1 SW-SERIES V876

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240  
AND ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



WILSON BUILDING

217

Wik

Auction

24



WILSON BUILDING

217

WIK

Auction

ZIP HOME AS

215







WILSON

WILSON BUILDING

217

PRIVATE  
PROPERTY  
NO TRESPASSING

WILSON BUILDING

WILSON BUILDING







AS OF JULY 1, 2000  
BUILDING SWIRE FREE



No Smoking



AS OF JULY 1, 2002  
BUILDING SMOKE FREE

No Smoking

W. J. [unclear]





LETTER BOX

HOURS OF COLLECTION

Day	Time
Monday	7:00 - 9:00
Tuesday	7:00 - 9:00
Wednesday	7:00 - 9:00
Thursday	7:00 - 9:00
Friday	7:00 - 9:00
Saturday	7:00 - 9:00
Sunday	7:00 - 9:00

LETTER BOX

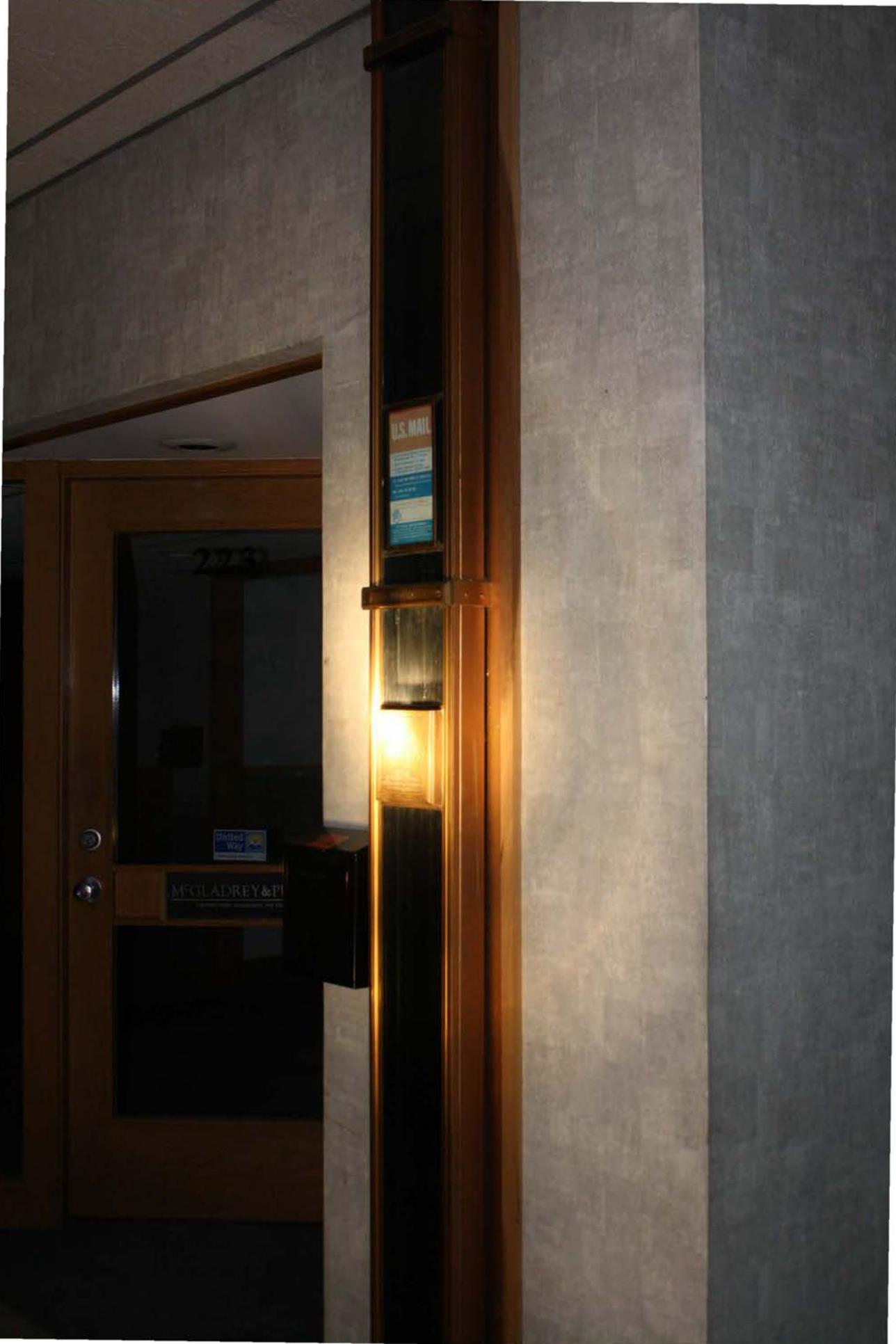
U.S. MAIL



CORNER DELI  
and  
CATERING







U.S. MAIL

273

United Way

McGLADREY & P...



REST  
CA









FIRE  
ESCAPE

SUITE 51







UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Wilson Buildings

MULTIPLE NAME: Clinton, Iowa MPS

STATE & COUNTY: IOWA, Clinton

DATE RECEIVED: 12/20/13      DATE OF PENDING LIST: 1/21/14  
DATE OF 16TH DAY: 2/05/14      DATE OF 45TH DAY: 2/05/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13001135

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      2-5-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

# CULTURAL AFFAIRS

MARY COWNIE, DIRECTOR  
CHRIS KRAMER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR



SUSAN KLOEWER  
ADMINISTRATOR



MATTHEW HARRIS  
ADMINISTRATOR

December 16, 2013

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

Dear Ms. Shull:

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

- Wilson Buildings, 211-219 5<sup>th</sup> Avenue S, Clinton, Clinton County
- Iowa Beta Chapter of Sigma Phi Epsilon, 228 Gray Avenue, Ames, Story County
- Chautauqua Park Historic District, 106 Park Avenue, Sac City, Sac County

Sincerely,

A handwritten signature in cursive that reads "Elizabeth Foster Hill".

Elizabeth Foster Hill, Manager  
National Register and Tax Incentive Programs

STATE HISTORICAL BUILDING  
600 EAST LOCUST  
DES MOINES, IOWA 50319

T. (515) 281-5111  
F. (515) 242-6498

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