

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name J.W. Garner Building

other names/site number _____

2. Location

street & number 222-224 East Second Street [N/A] not for publication

city or town Ottumwa [N/A] vicinity

state Iowa code IA county Wapello code 179 zip code 52501

3. State/Federal Agency Certification

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

Barbara A. Mitchell DSHPO December 16 2009
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

Edson H. Beall

2-12-10

J.W. Garner Building
Name of Property

Wapello County, IA
County and State

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>1</u>	<u>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

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

Number of contributing resources previously listed in the National Register

Architectural & Historical Resources of Ottumwa, IA

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/Warehouse

COMMERCE/TRADE/Business

Current Functions
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH and 20TH CENTURY REVIVALS:

Neo-Classical Revival

Materials
(Enter categories from instructions)

foundation STONE: Limestone

walls BRICK

roof SYNTHETIC: Rubber

other STONE: Limestone

Narrative Description

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

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**National Register of Historic Places
Continuation Sheet**

**J.W. Garner Building
Wapello County, IA**

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NARRATIVE DESCRIPTION:

The J.W. Garner Building (1911) is located in Ottumwa's central business district at 222-224 East Second Street. Ottumwa is the county seat of Wapello County, the second county north of the Missouri border and the fourth county west of the Mississippi River. Ottumwa has a linear business district with commercial development on a flood plain along the Des Moines River with bluffs rising on the north, and a gentle hill to the east. (Figure 1, page 13) Ottumwa's original commercial buildings were constructed on Main Street, with development along Second Street starting around 1860. The earliest Sanborn map from 1885 shows full commercial development along Second Street between Court and Market (the 100 block East), but only scattered commercial buildings in the blocks immediately to the east and west. As late as 1917 the Sanborn map shows that there were still two dwellings (one converted for use by the Wapello Club) across the street from the Garner Building. (Figure 2, page 14) Today the block is totally commercial. This building was designed by Ottumwa architect George M. Kerns to house the J.W. Garner Wholesale Dry Goods business in the basement and first floor, with offices on the second floor and storage on the third floor.

Exterior:

The three story brick Garner Building rests on a limestone foundation and is rectangular in shape, measuring 44 feet by 132 feet on the first floor, with the second and third floors measuring 44 feet by 50 feet. It has a flat roof which slopes gently to the rear. A slightly taller three story building with full terra cotta façade adjoins it on the east, and a two story brick building adjoins it on the west. The façade is of red brick laid in a running bond trimmed with Bedford stone. The building is given a simple Neo-Classical treatment through a simple limestone cornice supported at each end by stone brackets, and very stylized stone panels inset between second floor windows. The limestone cap across the top of the façade was covered by a metal strip when the roof was replaced several years ago. Other detailing on the façade is created by panels of decorative brick patterning. The upper floors are symmetrical, with six windows on each floor grouped in three sets of two. Ten of the twelve are the original double-hung wooden sash. The two missing windows were on the second floor and were removed to install window air conditioners. Two replica windows have been crafted to replace the missing ones. All of the upper story windows feature a single light lower sash with a nine-light upper sash. In addition, the second floor windows have six-light transoms. A beltcourse of Bedford stone creates the sills for the third story windows, while each pair of the second floor windows shares a limestone sill. The decorative brickwork exhibits several different patterns. Between the limestone cornice and the limestone cap are four square panels turned 45 degrees to form a diamond shape, setting the horizontal bricks on the diagonal. At the top of all windows (first, second and third floors) the bricks are laid in a soldier course. On the second windows are recessed, giving the illusion of four pilasters across the façade, each capped by the decorative stone panels. At the third floor level there are four brick panels: one on each end, and one in between each set of windows. The end panels are created through a pattern of horizontal and vertical bricks, while the two in the center have a herringbone pattern.

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The first floor varies from the symmetry seen above. On the right (west) side there is an entrance to the upper levels. Although today it is a door with a wide sidelight to the left and a covered transom above, originally it was a door with multi-light sidelights on each side and a multi-light transom above. The two halves of the storefront are not identical due to the upper level entry but the two recessed entrance doors are located in the center of the façade. This results in a west storefront with a single display window while the east storefront has two display windows. Around 1950 alterations were made to the street level façade. The transom area was covered with wood panels, the display windows were shortened by blonde brick in-fill, and two new doors of different sizes were installed. No historic photographs have been located for the full façade, but a drawing by architect George M. Kerns was published in several editions of the *Ottumwa Courier* in 1911 and 1912, providing an idea of the original design. (Figure 3, page 15)

The rear of the building shows a hodge-podge of covered windows, some brick-filled windows, a loading door converted by in-fill into a common size entrance, some re-pointing, and some painted brick. The limestone foundation is visible along most of the wall, but the incline of the alley is evident on the east end where the foundation disappears. Two brick chimneys, one on each side of the building, are located near the rear wall. It has not yet been determined why the roof ends with a shingled pent roof rather than a simple flat sloped roof.

Interior:

The first floor interior space is divided in half from front to back by a row of iron columns down the center. (Figure 4, page 16) For decades these columns have been enclosed by a wall from near the back of the building to a point about 30 feet from the front entrances. A pair of small offices built between the columns, and two vestibules at the front of the building completed the division into two halves. The offices and vestibules have been recently removed. There is no record of the original configuration of the first floor, but there is one historic view of Mr. Garner with his son-in-law standing in the west half of the building. It shows that there was a wall between the columns, and a wall across the back of the room in approximately the same location as today. (Figure 5, page 17) Dropped ceilings were later installed throughout the first floor, but the recent rehabilitation that removed the vestibules and offices in the center of the space, also removed the front 30 feet of dropped ceiling, exposing the original pressed metal ceilings. Side walls are plaster and the original flooring was wood. However, all areas of the first floor are covered with multiple layers of other flooring materials. None of the present interior walls on the first floor appear original. The current configuration of the east half includes two large narrow (21 feet wide) spaces front to back and two rest rooms, while the west half has been divided into one large narrow (21 feet wide) room, with a small rest room, plus four small rooms, two kitchenettes, and a large class room at the rear. Since the original function of this building was as a dry goods warehouse, the first floor interior space was probably more open than today. A trap door in the floor next to the back wall allows access to the basement. The basement is divided from front to back by a load-bearing brick wall. It houses the boiler and was used as storage. Only part of the basement has concrete flooring; the rest is dirt. (Figure 6, Page 18)

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**J.W. Garner Building
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The entrance to the upper stories is much grander than that found in most downtown commercial buildings. As noted in the discussion of the exterior, the door has a single pane sidelight and a covered transom. Inside the door is a small vestibule, and then a two run set of broad (50") stairs with a gentle incline. On the second floor at the top of the stairs is a large hallway (approximately 9 feet square, with an open railing. Opening off this hall is a door into one of the rear rooms, then the hall turns and opens into a broad (almost 5 feet) central hallway that divides the second floor into two front rooms and two back rooms. (Figure 7, page 19) Each of the rooms is basically 21 feet by 22 feet, with variations within each room. The center dividing wall (front to back) is load-bearing. The two front rooms each have a door opening from the hall. The door to the east room is original. These front rooms are more highly finished than those in the back, and it appears that these were the prime offices for which the broad staircase was designed. Each room on this floor has three windows. The west room in the front half has a dropped ceiling, but all of the others retain the original plaster ceilings and walls. The east room in the back is a mirror image of the front east room. The two east rooms each have a shallow space on the east wall containing a water heater and tiny rest rooms. The two back rooms have a connecting door through the shared wall. The west back room is the smallest of the four due to the large hallway at the top of the stairs. The woodwork has all been painted, but appears to be original except for some changes in the west front room. The molding around doors and windows measures 4 ¾ inches, with the broad cornice molding above the doors and windows measuring 10 inches. Wood flooring is found throughout this level, but only the east front room has had all layers of later flooring removed to expose the wood.

A steep narrow (30") enclosed set of stairs leads from the east end of the central hall to the third floor. (Figure 8, page 20) There is no railing and no landing at the top because the third floor was used only for storage purposes. A wood frame wall directly above the load-bearing walls on the lower floors divides the east and west sides from front to back. The third floor was never finished, so there are no plaster walls and no framing around the windows. The ceiling follows the gentle slope of the roof. The exterior rear wall of the upper stories is wood clad, not brick.

Integrity:

A high degree of all seven aspects of integrity are found in this building. The location has remained constant as it is still near the center of Ottumwa's downtown business district. The setting has been altered only slightly by the replacement of the two large dwellings across the street by a parking lot and the Young Men's Christian Association (1921). The design, materials, and workmanship all speak to a commercial building/warehouse of the early 20th century. The Garner Building is one of eight buildings in the 200 block of East Second Street constructed between 1900 and 1930, giving that block a strong sense of time and place.

The Garner Building's high level of integrity, is possibly due to the fact that there have only been three owners: J.W. Garner, Ottumwa Beauty Academy (Iowa School of Beauty), and the present owner. On the exterior, the major alteration has been to the street level storefronts, but the doors and windows remain in the original location, only the size and the in-fill material are different. On the interior, it appears that the major design features on the first floor, pressed

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metal ceiling and iron columns, remain in place, and the current room configuration would be easily changed. The second floor retains a high level of integrity, with the major changes being the lowered ceiling in the west front room and the loss of three of the four original doors. The third floor has not been altered.

The present owner purchased the building in 2007 with the intent to rehabilitate the building to provide marketable first floor retail space and mid-scale upper story housing. The exterior rehabilitation is receiving assistance from the City of Ottumwa's Façade Improvement Program.

J.W. Garner Building
Name of Property

Wapello County, IA
County and State

8. Statement of Significance

Applicable National Register Criteria

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

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

1911-1936

Significant Dates

1911

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Kerns, George M.

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

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STATEMENT OF SIGNIFICANCE:

The J. W. Garner Building is considered locally significant under Criterion A as one of two remaining symbols of Ottumwa's once flourishing wholesale trade, and is locally significant under Criterion C as a Neo-classical building designed by Ottumwa architect George M. Kerns. The period of significance is 1911 to 1936, based on the construction of the building in 1911 and the closing of the Garner business in that building in 1936.

Criterion A:

Ottumwa was the western terminus of the Burlington and Missouri Railroad (later the Chicago, Burlington & Quincy Railroad) from 1859 until 1865. During that period Ottumwa became a major wholesale center because goods could be shipped that far west by rail, and then transferred onto wagons to continue the trip west. This was a period when many young men, known as "Pike's Peakers" were heading to Colorado, and Ottumwa was the last chance for many of them to buy necessary supplies and equipment. This image as a wholesale center continued well into the 20th century.

In the early years of the 20th century two books focusing on Wapello County history were published and the *Ottumwa Courier* published an "Expansion Edition" in 1912 that told the story of Ottumwa's development with a great deal of emphasis on commercial development. All of these sources included articles about J.W. (Jarrett Wesley) Garner (1849-1942). He arrived in Ottumwa with his family in 1858 and within five years he became involved with the dry goods business, employed by Thomas Devin & Sons as a clerk. The dry goods business filled an important niche in mid-19th century life. Although some men's clothing could be purchased "ready-made", this was before manufactured clothing became widely available for women and children, so most family clothing was "made to order," either by the wife, or by a local seamstress. Dry goods stores carried all of the necessary supplies for this including fabric by the yard, thread, ribbons, and lace. Often the stores carried boots and shoes as well. In 1869 Garner joined Lawrence & Chambers as a partner in their dry goods business, and around 1875 he embarked in business by himself becoming J.W. Garner & Company. At first his business was located above several different businesses in downtown Ottumwa, but in 1883 he moved into quarters at 108-116 North Market Street. In 1901 it was written

J.W. Garner is an extensive wholesale dry-goods dealer in Ottumwa.....He started in a small way, supplying only a few merchants in Ottumwa and vicinity; at present he employs four traveling salesmen and numbers his customers by the hundreds. The wholesale house...is filled with one of the finest and most complete lines of dry goods, notions, underwear and gentlemen's furnishings to be found anywhere.
(Evans, *History of Wapello County, Iowa, and Representative Citizens*, p 296)

He remained in the Market Street building until the construction of his own building at 222-224 East Second Street in 1911. In March 1911 the *Courier* carried a story about Garner's new building.

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**J.W. Garner Building
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The building will be one of the most modern business blocks in Ottumwa. The structure will have a modern storefront of ox blood pressed brick, trimmed with Bedford stone and when completed the structure will be as beautiful in architectural designs as the Utt building which adjoins it on the east and will give that corner one of the finest row of business blocks in Ottumwa. The Garner wholesale dry goods house will occupy the basement, the first floor and part of the second floor of the building. The front rooms on the second floor will be handsome office suites. The third floor will be used for storage purposes. (*Ottumwa Courier*, March 2, 1911, p 5, c 4)

A large center panel in *The Ottumwa Courier* of August 10, 1912 included an ad that proclaimed

Ottumwa's 8 Largest Wholesale Houses

J.H. Merrill Co
Harper & McIntire Co
J.G. Hutchison & Co
Haw & Simmons Co

E.H. Emery & Co
Lago-Marcino-Grupe Co
J.W. Garner & Co
J.W. Edgerly & Co

J.H. Merrill and J.G. Hutchinson were wholesale grocers, Harper & McIntire and Haw & Simmons were wholesale hardware, E.H. Emery and Lago-Marcino-Grupe were wholesale fruit and produce, J.W. Edgerly was wholesale drugs, and of course, J.W. Garner was wholesale dry goods. Between 1900 and 1912 all of these wholesalers built large new three and four story brick warehouses. Three were located on Commercial Street which was a narrow, alley-like street between Main Street and the railroad tracks. Three others, plus two wholesale and retail furniture dealers, were located in the 100 block of West Main Street. The *Courier* "Expansion Edition" ran a set of photos with a description of improvement on Main in that block saying that "in the past few years it has been converted from a frog pond into one of the best business blocks in the entire city." (March 25, 1911, Sec 9, p 5) Only two of the major wholesalers located in other blocks. The J.G. Hutchison grocery warehouse was built at 226 West Main, just west of the railroad depot, and the J.W. Garner dry goods warehouse was built at 222-224 East Second. Ottumwa's urban renewal programs of the 1970s caused the demolition of all of the buildings on Commercial Street and along the 100 block of West Main, leaving only the Hutchison and Garner buildings as symbols of Ottumwa's proud wholesale traditions.

J.W. Garner continued his dry goods business in his building on East Second Street until 1936, when he was 87 years old. During the last few years the business appears to have become smaller, ultimately occupying only the west half of the first floor. The front suite of offices on the second floor of the building was occupied by the Ottumwa Board of Education from 1915 until 1937.

Following the closing of Garner Dry Goods, the Ottumwa Beauty Academy (established in 1936) opened in the first floor of the Garner Building. The training part of the academy was in the east half, while recent graduates of the school worked in the Courtesy Beauty Salon in the west half of the building. The Beauty Academy purchased the building in 1944 from Garner's

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heirs and remained in the building until 1986. At that time the academy moved to new quarters but retained ownership (under various names) until 2007.

Criterion C:

Ottumwa architect George M. Kerns (1871-1942) was the son-in-law of J.W. Garner, so it made perfect sense that he would be hired to design the new dry goods warehouse in 1911. Kerns was responsible for two other buildings in the 200 block of East Second Street, the Electric Building at 209-211, and a new façade for the Ottumwa Railway & Light Company at 203-205 East Second.

George Martin Kerns was born in Moline, Illinois in 1871 and came to Ottumwa in 1903. Prior to his move to Iowa he designed the \$200,000 National Headquarters of the Modern Woodmen of America in Rock Island, Illinois. He had no special education in architecture and was trained through the apprenticeship system. (Shank, p 96) It was said that "he drew plans for and built more homes in Ottumwa than any other person in the city's history." (*Ottumwa Courier*, April 11, 1942) Several of these homes are in the Court Hill and Vogel Place Historic Districts (both are listed on the NRHP). He was also responsible for many commercial and public buildings in Ottumwa such as the Edgerly Gateway and Chapel in the Ottumwa Cemetery (NRHP), Wapello County Jail, Ottumwa Coliseum and Armory (non-extant), First Christian and First Baptist Churches in Ottumwa, two buildings for Loudon Machine Company in Fairfield and Canada, and the Albia Public Library (NRHP). (*Ottumwa Courier*, "Expansion Edition," March 25, 1911, Sec 9, Ad for George M. Kerns)

Kerns was a strong proponent of the simplified modern design that dismissed the elaborate detailing of the late 19th century Italianate commercial buildings with their decorative cast hoodmolds, denticulated brickwork, and heavy metal cornices. He favored the use of the different colors of brick, simple flat designs created by brick patterning such as basket-weave and herringbone, and the use of small inset stone panels to highlight architectural elements. Often, as in the case of the Garner Building, he incorporated these materials and patterns into simplified Neo-classical designs for commercial and public buildings.

One of the most handsome business blocks in Ottumwa will be the new structure now in the course of construction by J.W. Garner, on East Second Street, adjoining on the west the strikingly beautiful Utt building. The new building, which will cost in the neighborhood of \$25,000, will provide accommodations for the J.W. Garner wholesale dry goods house, and the upper portion will be used for offices. The building will be of brick, a rich ox blood shade, that will make a pretty contrast with the white of the Utt building. The cut above gives an idea of the architectural beauty of the new Garner building. (*Ottumwa Courier*, "Expansion Edition," March 25, 1911, Sec 6, p 1)

Other buildings included on the page with the drawing of the Garner Building (Figure 3) included the new Academy and Convent for the Sisters of the Humility of Mary (non-extant), the Wapello County Jail, and the 1901 Ottumwa Public Library.

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The early years of the 20th century were a period of new construction in Ottumwa, replacing the early brick commercial buildings with "modern" stores, building new public buildings, and replacing some of the small early residences with much larger ones that the prominent business and professional leaders could now afford. This was a time for the community to show that it had grown from a young county seat town into a prosperous county seat community that attracted business from all over the southeastern part of Iowa and northeastern Missouri. The modern designs that Kerns favored reflected the new spirit of the new century.

Conclusion:

The J.W. Garner Building is locally significant under Criterion A as it represents the strong wholesale and jobbing interests of Ottumwa in the early 20th century. It is one of only two surviving warehouse buildings from this period. It has additional local Criterion C significance as a good example of the simplified Neo-classical design of this period as drawn by one of Ottumwa's most renowned and most prolific architects, George M. Kerns.

The J.W. Garner Building meets the criteria for significance and integrity established in the 1995 MPD "Architectural & Historical Resources of Ottumwa." It is a noteworthy example of an architect-designed building constructed in Ottumwa between circa 1850 and circa 1940 exhibiting characteristics of a popular style of the period, executed in popular materials of the period, with a high degree of integrity, thereby allowing both the original owner and the architect to immediately recognize it. The Garner Building is one of eight buildings in the 200 block of East Second Street constructed between 1900 and 1930, giving that block a strong sense of time and place. (The potential for a historic commercial district in this block is being explored at this time.) The building's association with both the original owner, J.W. Garner, and the architect, George M. Kerns, also speaks to this period of Ottumwa's development.

The present owner appreciates the historic significance of this building and plans a sympathetic rehabilitation of it, allowing it to continue to play an important role in Ottumwa's downtown business district.

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BIBLIOGRAPHY:

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Ottumwa Courier.
March 2, 1911, p 5, c 4. "Will Improve Old Structure."
March 24, 1911, p 10, c 2&3. "J.W. Garner is Well Equipped for Post of Park Commissioner."
March 25, 1911, "Expansion Edition"
Sec 3, p 15, c 3&4. "George M. Kerns Makes Plans for All Kinds of Buildings."
Sec 6, p 1. Drawing of "One of the most handsome business blocks in Ottumwa."
Sec 9, np. 4 col. Ad for George M. Kerns, Architect and Superintendent. List of business buildings, factories, schools, churches, residences, and "miscellaneous" properties he had designed in the past 16 years.
August 10, 1912, np. "Ottumwa's 8 Largest Wholesale Houses."
August 10, 1912, np. Drawing with headline "Garner Building is one of the Newest Wholesaling Structures."
April 11, 1942, p 1, c 4. "Architect G.M. Kerns Dies at 70."
June 18, 1942, pp 1& 2, c 2 & 5. "J.W. Garner Dies; Was 96 Years Old."

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Portrait and Biographical Album of Wapello County, Iowa. Chicago: Chapman Bros., 1888.

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The Ottumwa Chamber of Commerce, 1948.

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2 Vol.

J.W. Garner Building
Name of Property

Wapello County, IA
County and State

10. Geographical Data

Acreage of Property Less than one acre.

UTM References

(Place additional UTM references on a continuation sheet.)

1 **[15] [5]49[6]11[1] [4]5[4]0[8]2[3]**
Zone Easting Northing

2 **[15] [0]0[0]0[0]0[0] [0]0[0]0[0]0[0]**
Zone Easting Northing

3 **[15] [0]0[0]0[0]0[0] [0]0[0]0[0]0[0]**

4 **[15] [0]0[0]0[0]0[0] [0]0[0]0[0]0[0]**

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title **Molly Myers Naumann, Consultant** **mollynaumann@pcsia.net**

organization _____ date **December 2009**

street & number **167 West Alta Vista** telephone **641-682-2743**

city or town **Ottumwa** state **IA** zip code **52501-1437**

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name **Molly's of Ottumwa, LLC**

street & number **167 West Alta Vista** telephone **641-682-2743**

city or town **Ottumwa** state **IA** zip code **52501-1437**

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

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

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

**National Register of Historic Places
Continuation Sheet**

**J.W. Garner Building
Wapello County, IA**

Section number **10** Page **11**

GEOGRAPHIC DATA:

Verbal Boundary Description:

The Southeast 44 feet of Lot 248 in Block 22 in the Original Plat to the City of Ottumwa, Iowa, and being 44 feet fronting upon Second Street and extending back the same width to the alley in the rear thereof.

Boundary Justification:

This is the parcel of land historically associated with this resource.

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

**National Register of Historic Places
Continuation Sheet**

**J.W. Garner Building
Wapello County, IA**

Section number **Photos** Page 12

The photographs submitted with this nomination were all taken by Molly Myers Naumann in 2008 and 2009.

IA_WapelloCounty_J.W.GarnerBuilding

0001	Façade (northeast elevation) looking southwest
0002	Detail: Street level façade looking southwest
0003	Detail: Upper stories of façade looking southwest
0004	Detail: Entrance to upper levels looking south
0005	Interior: 1 st floor, west side looking southwest Same view as historic interior
0006	Interior: Looking downstairs from 2 nd floor looking northeast
0007	Interior: 2 nd floor east front room looking south
0008	Interior: 2 nd floor east front room with repaired wooden window looking north
0009	Rear (southwest elevation) looking northeast
0010	Streetscape with Garner Building in middle looking southeast

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.W. Garner Building
Wapello County, IA

Section number Illustrations Page 13

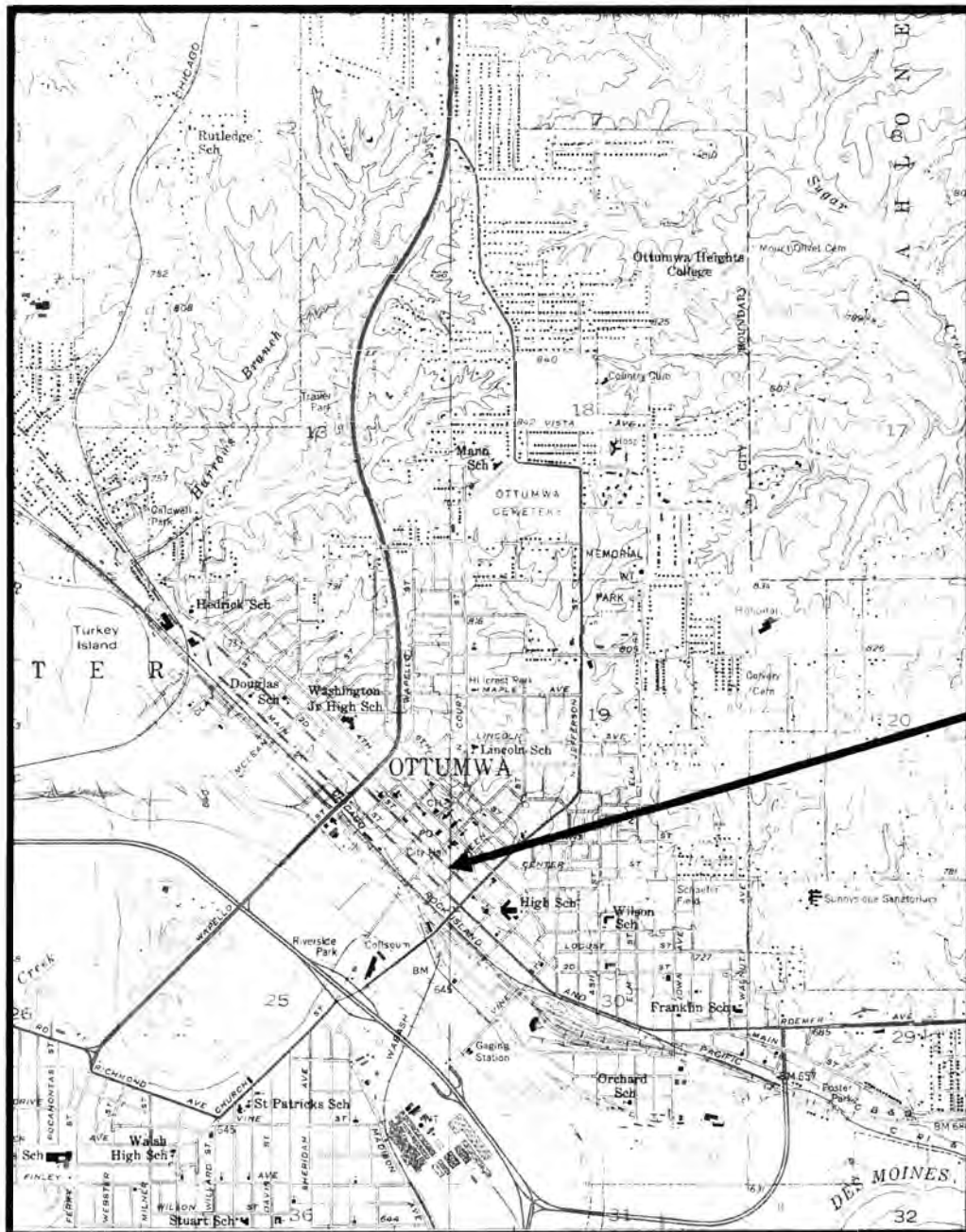


Figure 1
U.S.G.S. Map of Ottumwa (1976)
Arrow indicates location of Garner Building

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.W. Garner Building
Wapello County, IA

Section number Illustrations Page 14

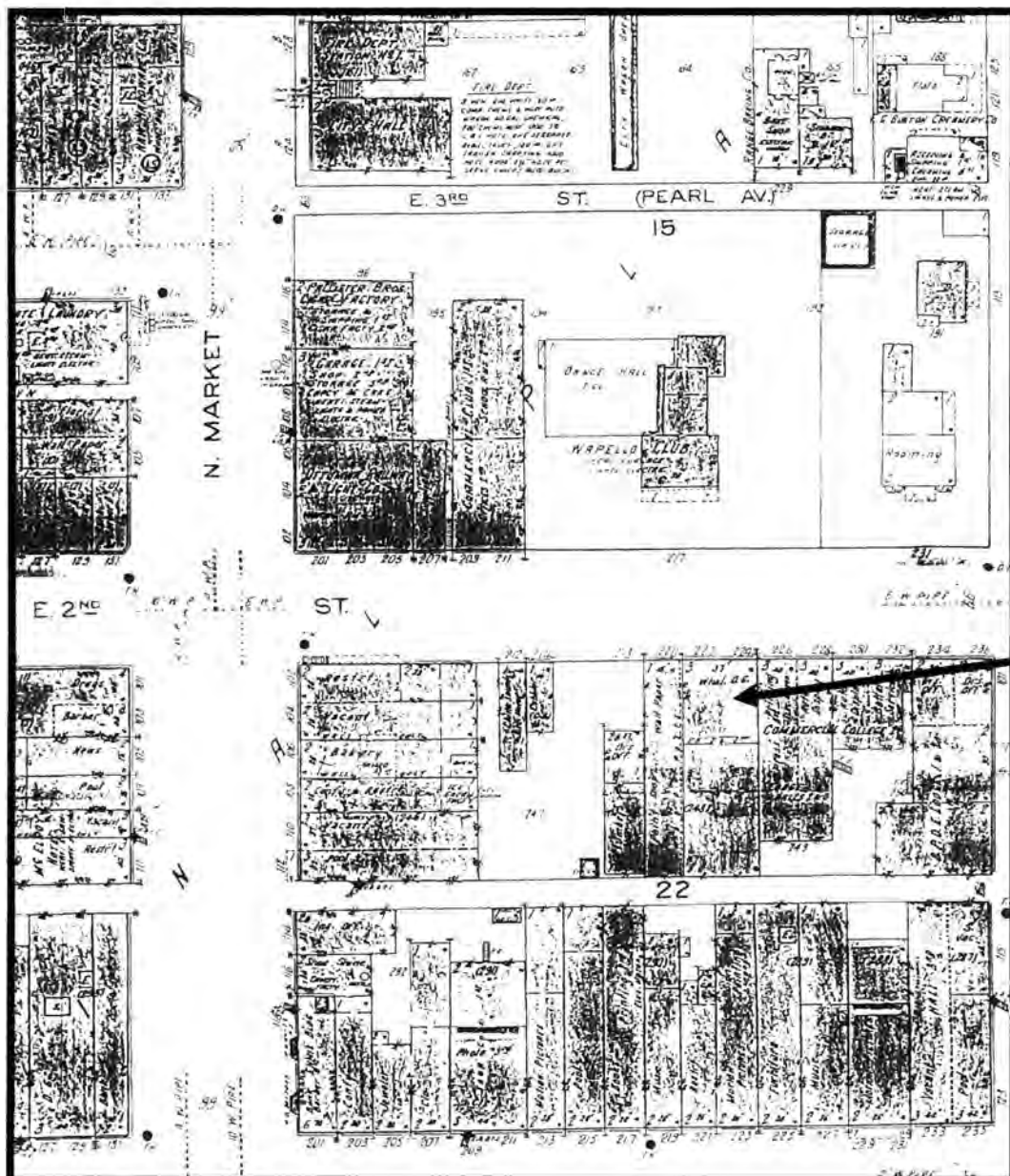


Figure 2
1917 Sanborn Map (page 11)
Arrow indicates location of Garner Building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

J.W. Garner Building
Wapello County, IA

Section number **Illustrations** Page 15

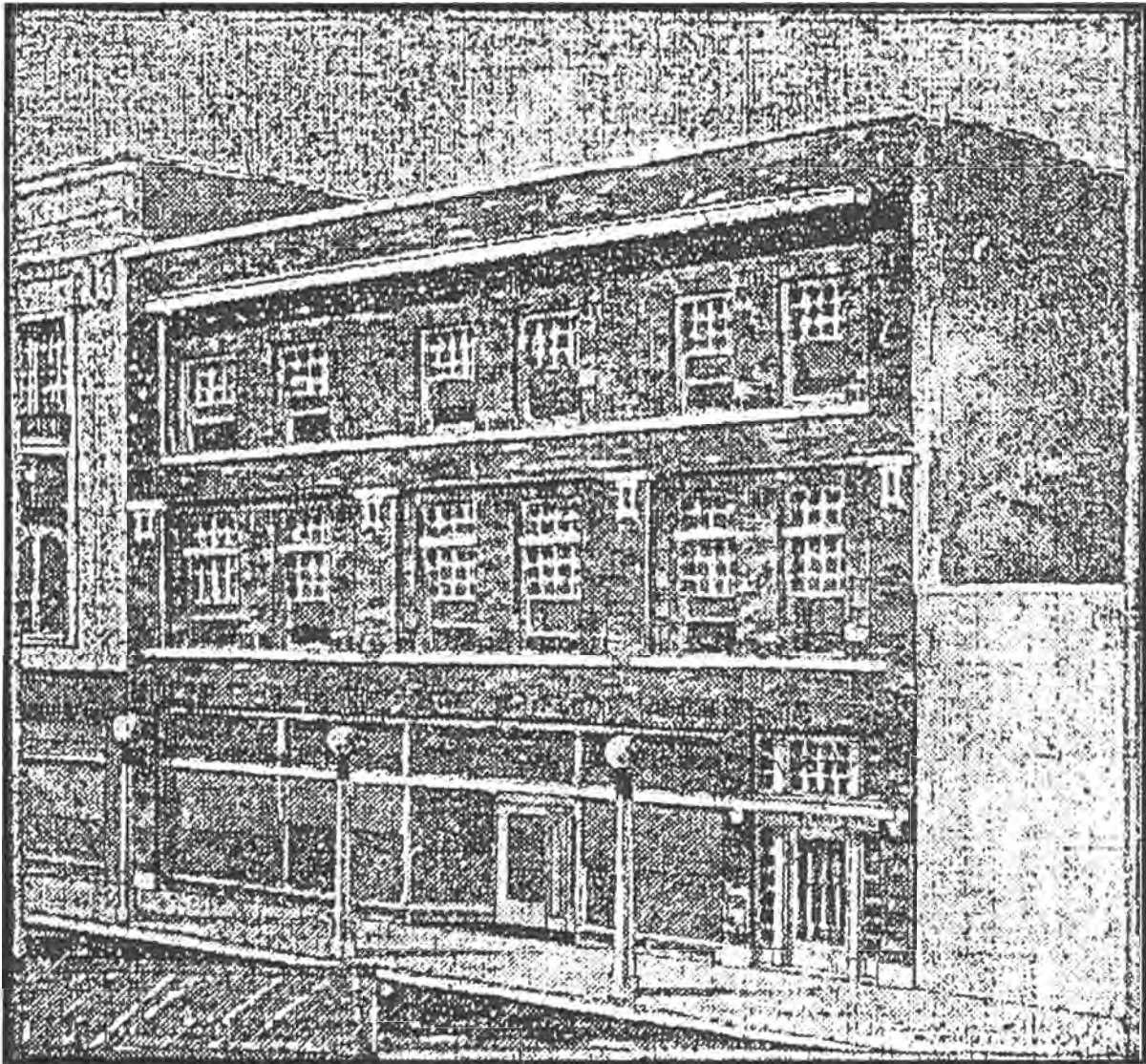


Figure 3
Drawing of the J.W. Garner Building by
Architect George M. Kerns, 1911
(*Ottumwa Courier*, March 25, 1911)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.W. Garner Building
Wapello County, IA

Section number **Illustrations** Page 16

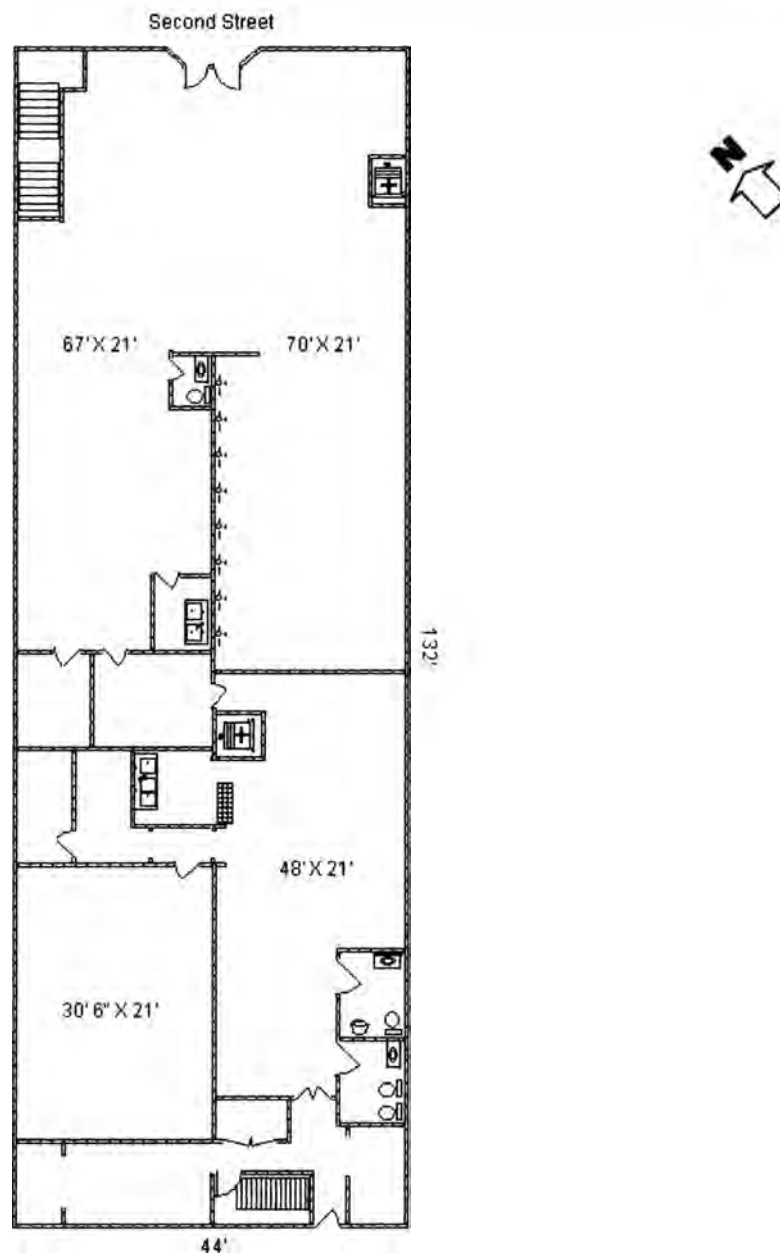


Figure 4
Plan of First Floor
(Matt Naumann Drawing, 2009)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

J.W. Garner Building
Wapello County, IA

Section number **Illustrations** Page 17



Figure 5
J.W. Garner Building
Interior of west half of first floor in the 1930s
J.W. Garner and his son-in-law Greenleaf Merrill
(Courtesy of David Foster Photograph Collection)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.W. Garner Building
Wapello County, IA

Section number **Illustrations** Page 18

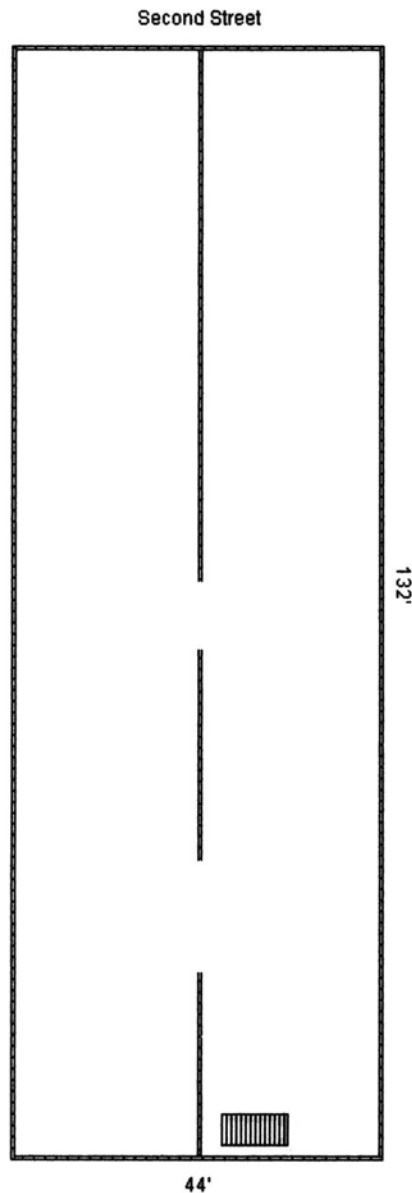


Figure 6
Plan of Basement
(Matt Naumann Drawing, 2009)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

J.W. Garner Building
Wapello County, IA

Section number **Illustrations** Page 19

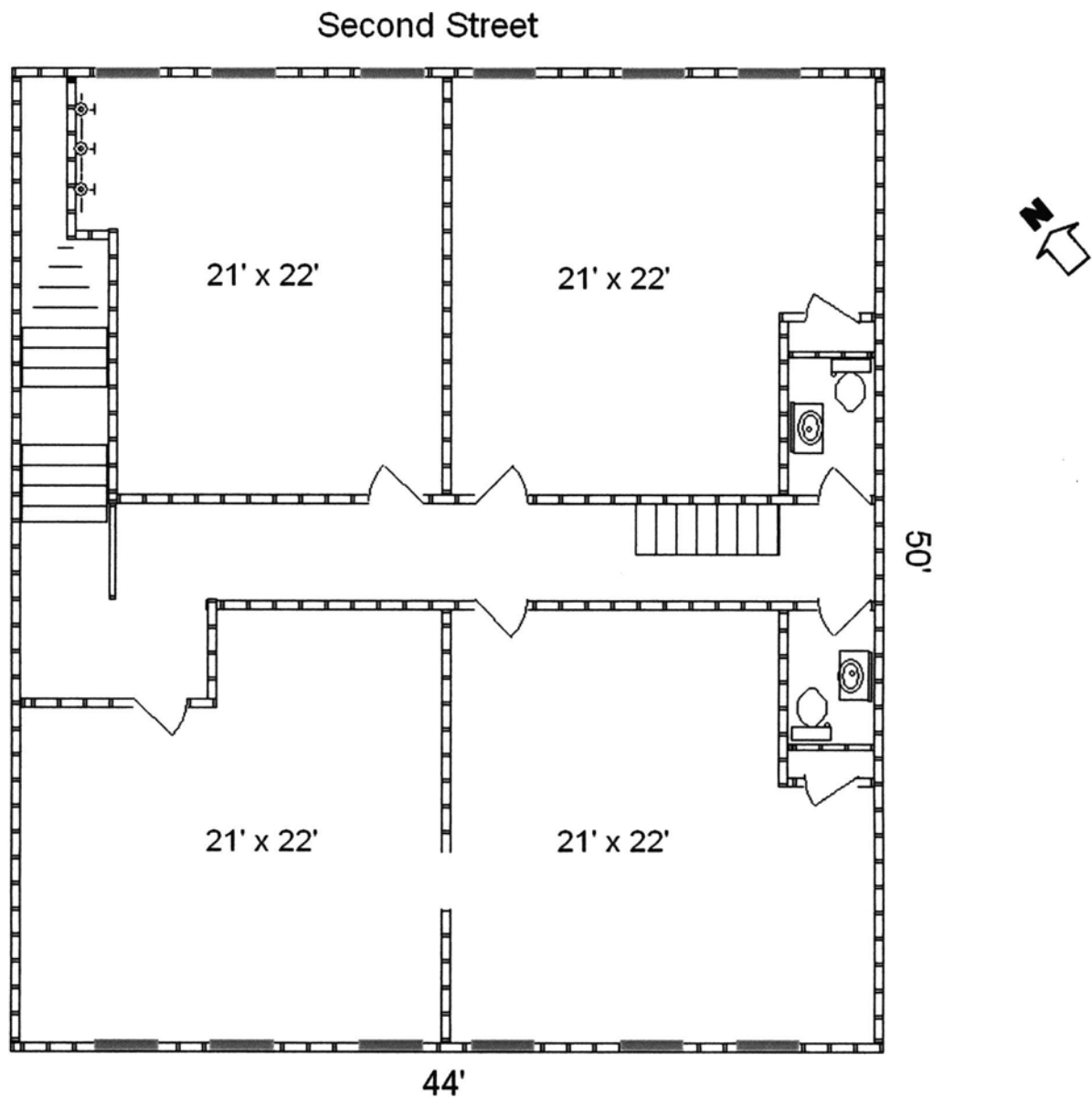


Figure 7
Plan of Second Floor
(Matt Naumann Drawing, 2009)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

J.W. Garner Building
Wapello County, IA

Section number **Illustrations** Page 18

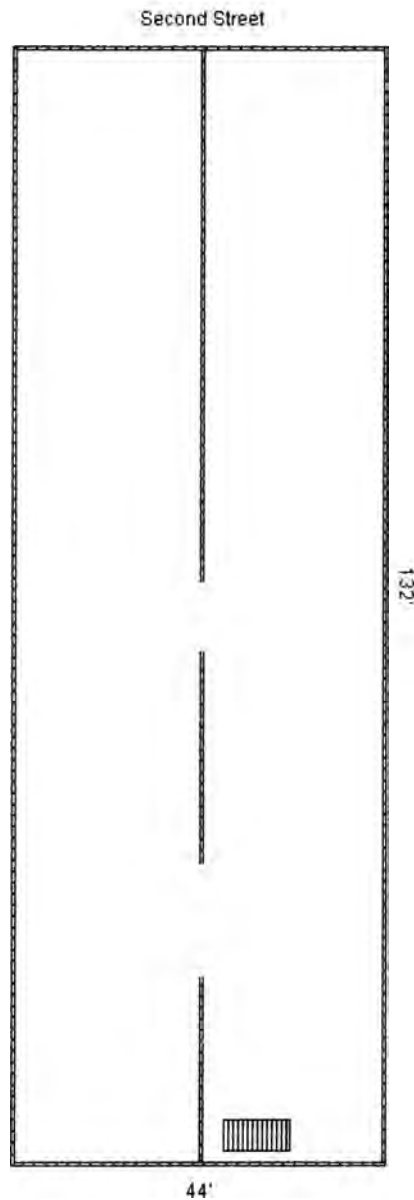


Figure 6
Plan of Basement
(Matt Naumann Drawing, 2009)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Garner, J.W., Building

MULTIPLE NAME: Ottumwa MPS

STATE & COUNTY: IOWA, Wapello

DATE RECEIVED: 12/30/09 DATE OF PENDING LIST: 1/20/10
DATE OF 16TH DAY: 2/04/10 DATE OF 45TH DAY: 2/13/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000003

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 2-12-10 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.

December 16, 2009

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.

- J. W. Garner Building, 222-224 E. Second Street, Ottumwa, Wapello County, Iowa

Sincerely,

Elizabeth Foster Hill

Elizabeth Foster Hill
Tax Incentive Programs Manager/
National Register Coordinator



J.W. Garner Building
Wapello County, IA Photo #0001



J.W. Garner Building
Wapello County, IA Photo #002



J.W. Garner Building
Wapello County, IA Photo #0004



J.W. Garner Building
Wapello County, IA Photo #0003



J.W. Garner Building
Wapello County, IA #0005



J.W. Garner Building
Wapello County, IA #0006



J.W. Garner Building
Wapello County, IA #0007



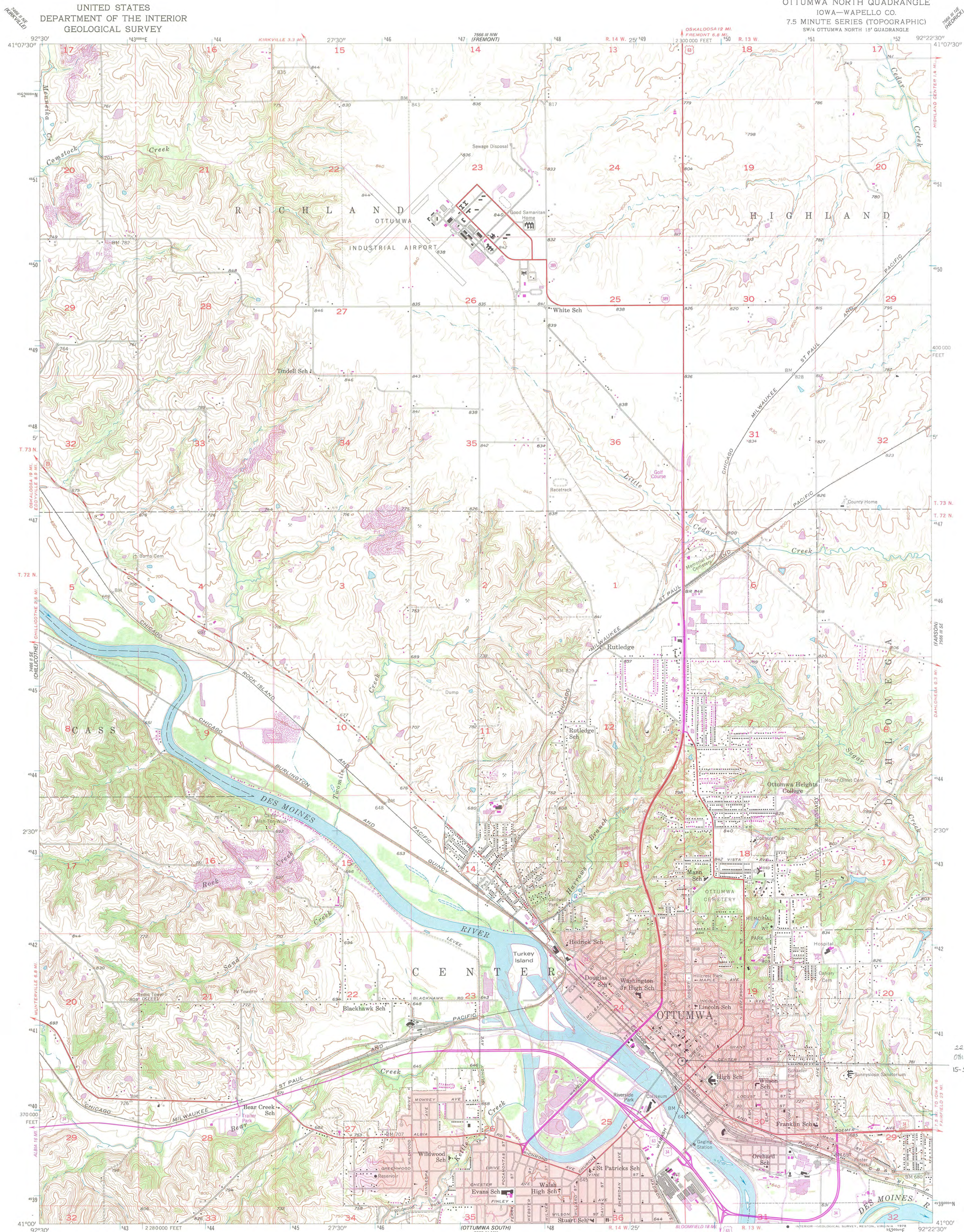
J.W. Garner Building
Wapello County, IA #0008



J.W. Garner Building
Wapello County, IA Photo #0009

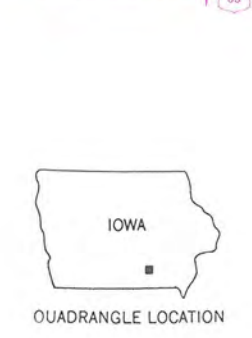
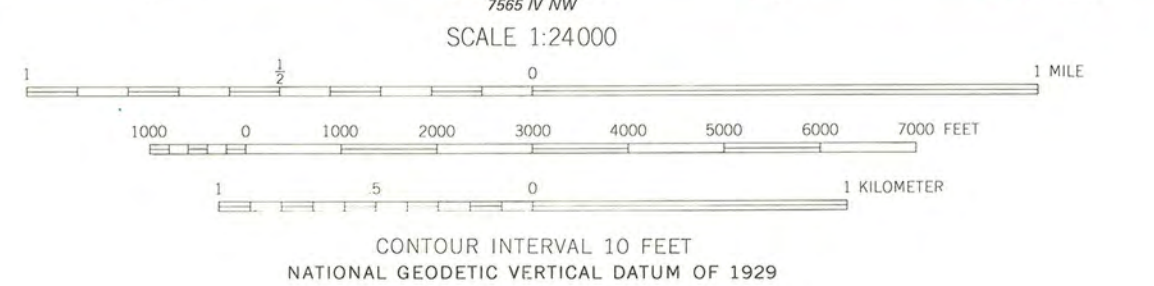


J.W. Garner Building
Wapello County, IA Photo #0010



222-224 East 2nd St
Ottumwa (Wapello County) IA
15-544596-4540822

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by photogrammetric methods
and in part by City of Ottumwa. Aerial photographs taken 1955
Field check 1956
Polyconic projection. 1927 North American datum
10,000-foot grid based on Iowa coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue
Red tint indicates areas in which only
landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1976. This information not field checked
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———
OTTUMWA NORTH, IOWA
SW/4 OTTUMWA NORTH 15' QUADRANGLE
N4100—W9222.5/7.5
1956
PHOTOREVISED 1976
AMS 7566 III 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
AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST