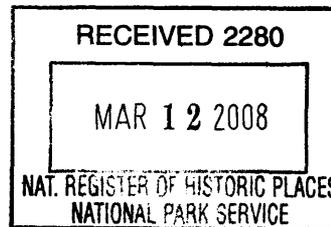


United States Department of the Interior
National Park Service



331

National Register of Historic Places
Nomination Form

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

1. Name of Property

historic name Community Building

other names/site number Community Hall, Boll's Store, Boll's Community Center

2. Location

street & number 428 S. River Drive not for publication N/A

city or town Princeton vicinity N/A

state Iowa code IA county Scott code 163 zip code 52768

3. State/Federal Agency Certification

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

Doreen J. Sorke, Deputy SHPO, March 7, 2008
Signature of certifying official Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of Keeper

Jenna McCallister

Date of Action

4/25/08

Community Building
Name of Property

Scott County, Iowa
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 count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

Number of contributing resources previously in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE / specialty store

RECREATION & CULTURE / auditorium

RECREATION & CULTURE / sports facility

RECREATION & CULTURE / theater

SOCIAL / civic

SOCIAL / meeting hall

Current Functions

(Enter categories from instructions)

SOCIAL / meeting hall

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th and EARLY 20th CENTURY AMERICAN

MOVEMENTS / Commercial Style

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

roof SYNTHETICS / Rubber

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

COMMERCE

Period of Significance

1928-1963

Significant Dates

1928

1935

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Daniel Harring Company

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Primary Location of Additional Data:

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

Name of repository:

Community Building
Name of Property

Scott County, Iowa
County and State

10. Geographical Data

Acreeage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>15</u>	<u>721390</u>	<u>4617000</u>	3	<u> </u>	<u> </u>
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>

See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Rebecca Lawin McCarley

organization SPARK Consulting date February 28, 2008

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

city or town Davenport state Iowa zip code 52803

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps: A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **sketch map** for historic districts and properties having large acreage or numerous resources.

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

Additional items

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

Property Owner

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

name City of Princeton

street & number 311 Third Street telephone 563-289-5315

city or town Princeton state Iowa zip code 52768

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1 Property name Community Building
County and State Scott County, Iowa

7. Narrative Description

The Community Building is located in downtown Princeton, facing the Mississippi River, across River Drive, to the east. The Community Building is constructed near the front of the lot, with the sidewalk immediately in front of the building. No outbuildings are located on the site. The street originally platted immediately south of the building has been vacated and converted to use as a parking lot. A c.1853 three-story commercial building (hotel) is found on the south side of the parking lot, and a c.1879 two-story commercial brick building (store) with attached dwelling is located immediately to the north of the Community Building. Additional commercial buildings are located further north on this block and on the two blocks to the north. The one-story brick Farmers Bank, constructed in 1908, is located at the northwest corner of River Drive and Clay Street. This small handful of buildings comprises the notable historic commercial buildings in downtown Princeton. Three other one-story buildings likely have historic cores, but renovations have obscured any historic exterior features. The remaining one or two story commercial buildings appear to be non-historic.

The Community Building is a two-story, five bay brick building with a barrel vault roof. It was partially constructed by Dr. John Knox as a three-story building in the first decade of the 20th century, with potential for stores, offices, a ballroom, and a hospital. The building was never completed. Prior to any occupancy, the Community Building Company was formed in 1928 with the purpose of buying and completing the building for community use. The building was finished at the height of two stories, with a finished basement with kitchen, two storefront spaces, and a wide staircase leading to the auditorium/hall with stage on the second story. The second story was then designed to have a greater height, incorporating the lower portion of the original third story.

The façade (east elevation) of the Community Building reflects various periods of renovation. It retains the overall form and design of the 1928 building completion, with a lower storefront, upper façade, and parapet wall. The distinctive arched parapet wall, with center and side crenellations, remains intact. Originally, the upper façade was divided into five bays by brick pilasters, each section with a one-over-one-light double-hung wood segmental arch window. The storefront had two distinct sections, each with its own centered entry. After the storefront spaces were combined in 1935, the north entry was seldom used. Renovations in 1963 removed this entry, leaving the south entry. In 1973, the upper brick wall reportedly began to deteriorate, and stucco was applied to secure the brick and façade. The pilaster pattern was maintained, and the five distinct bays remain visible. The pent roof was also added over the storefront in the 1980s. After the building was sold to the City of Princeton, the renovations in 1998 included the installation of new steps with a handicap accessible ramp and a new anodized aluminum storefront. The lower section maintains its exposed limestone foundation. The limestone block base of each original column, dividing either side into three sections, also remains intact, set into a low brick wall. The storefront has full glass windows, though each section is divided into two units. The new south (left) storefront design maintains the original configuration, with a centered, recessed entry. The north (right) storefront has five windows, though the two main columns (dividing it into three sections) remain intact and visible behind the glass. The concrete handicap ramp has a brick veneer and a low metal rail. It begins along the south side of the building, near the parking lot, and wraps around a portion of the façade to the main entry.

The south side elevation retains an appearance similar to the historic design. The limestone foundation is exposed to a greater depth near the east (front) of the building due to the slope of the site. The wall is divided into six bays

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Section 7 Page 2 Property name Community Building
County and State Scott County, Iowa

by brick pilasters. The end pilasters have a limestone band at the level of the original second and third story floors. The front five sections are nearly equal in width, while the sixth, rear section is slightly wider. This section was originally designed with a seventh, narrow section at the rear, but the pilaster was removed with the widening of the first story entry during the building completion in 1928. The entry leads to an interior wide staircase to the second story. This double-door entry has been reduced to a centered single door. A window to the right of the entry provides light to the hall along the rear of the building, accessing the stairs to the basement under the second story stairs. Six windows are found on the second story, one within each bay. These windows were historically one-over-one-light double-hung wood windows, though a two-over-two-light double-hung window was found in the first story opening. They were replaced with two-over-two-light double-hung vinyl windows in 1999. The windows retain their limestone sills and segmental brick arch lintel with limestone keystone. When the third story was removed in 1928, the lower portion of the windows were retained or filled in. Two small rectangular windows, in the second and fifth bays, continue to provide light near the top of the second story space. While the patching on the other windows is apparent, this dates to the 1928 building completion.

The north side elevation, adjacent to earlier buildings, was designed with less detail. Pilasters do not exist on this side. The limestone foundation is exposed to a greater depth near the east (front) of the building due to the slope of the site. The five second story openings are spaced semi-regularly, off center slightly to the front. The second opening from the front is a single-door entry with a metal fire escape. Used fire escapes were purchased from LeClaire School in 1928. Repairs were suggested for the fire escape in 1947, and it is assumed they were made. The four second-story windows have details similar to the south windows, including stone sills, segmental brick arch lintels with stone keystones, and replacement vinyl two-over-two-light double-hung windows. Two upper small rectangular windows, in the second and fourth bays, are portions of the original third story windows, similar to the south side. A small shed-roof brick addition extends out from the front corner of the north elevation, providing covered access to and emergency exit from the basement. The earliest reference to a "house" constructed over the stairs leading to the kitchen in the basement on the north side appears in 1929. Within this addition, an earlier, narrower foundation wall is apparent, and this addition in its current exterior appearance appears to date to the 1940s or 1950s. A single-door entry is found on the east side of this addition.

The rear elevation retains its distinctive historic parapet line. The parapet is stepped with a broad center section and crenellations at either end. The second story has three openings for windows, with segmental arch lintels, stone keystones, and limestone sills. The lower portion of the elevation is obscured by a concrete block addition. The original rear wall, within the addition, has a historic wide opening on the north half for a single-door entry with transom window under segmental arch lintel. A shorter door has been inserted into the opening, which provides access from the original building to the addition. A cellar door over steps to the basement is located on the exterior of the rear elevation, in the corner created by the north wall of the rear addition.

The one-story gable-roof concrete block rear addition was constructed around 1963 for additional storage space for Boll's Store. A single-door entry near the center of the south elevation provides the primary access to the addition. A second entry was located on the north (west) elevation, but it was filled in when the addition was converted for use as a kitchen in 1998. No other openings are present on the addition.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3 Property name Community Building
County and State Scott County, Iowa

The interior of the first story was renovated after the building was bought by the city in 1997. The initial remodeling updated the finishes on this level, updated plumbing and electrical, and added accessible restrooms. The south half of the building remains open from the storefront to the rear hallway (Room 1-1). A rolling counter with storage is located near the west end. In 1935, the front 28 feet of the dividing wall between the storefronts was removed, likely with a column placed in the center of this open space. The design appears to have been maintained. A wall divides the rear half of the space from the north half of the first story. A historic structural column is located between this wall and the storefront. The open area in the north half of the building (Room 1-2) extends nearly as far west as the south half, with a wall for the new handicap restroom area intruding slightly into the space. A door leads to this remodeled area, consisting of a hallway (Room 1-3) with two restrooms (Room 1-4, Room 1-5). The remodeling of the first story included new drywall on the walls, installation of wainscoting, and new floor coverings. The original wood floor exists under the modern materials. The historic rear hallway, located at the west end of the south half and accessed also from the restroom area, retains historic finishes and features (Room 1-6). The door leading to the restroom area, the door leading to the basement, and the door leading to the south entry hall retain their historic wood molding. The wood floor has been refinished in this space. The doors within the hall at the top of the basement stairs (Room 1-7) and within the south entry/stair hall (Room 1-8) also have historic wood moldings. The remaining historic doors are six-panel in design. A door has been installed at the base of the wide historic wood stairs that lead to the second story, but the stairs remain intact. The rear addition is accessed from the restroom area, through a historic entry. The rear addition was remodeled in 1998 to serve as a kitchen for the facility (Room 1-9).

The interior of the second story has not been updated since it ceased to serve its various roles in the community in the 1950s or 1960s. The main hall space remains open with the stage at the east end and the stairs, check room, and balcony at the west end. The window placement was complete on the exterior with the original construction, prior to the design of the completion of the building in 1928. This is apparent in various areas of the second story interior, with odd placement or covered openings. The wide wood stairs to the second story from the south entry remain intact, along with the handrails on each wall (Room 2-1). One of the rear windows remains visible at the top of stairs, with the top cut off by the balcony placement. The main stairs lead up to a set of swinging double-doors to the right (east), which open into the main open space. Immediately north of the top of the stairs is a check room with a counter (Room 2-2). Cubicles remain on the wall behind the counter, labeled with numbers. One of the rear windows is partially visible behind these cubicles. A second set of cubicles is located under the counter. The area above the stairs, hall, and check room is a balcony overlooking the remainder of the space (Room 2-9), accessed by wood stairs at the south end (Room 2-8). The balcony overhangs the wall below it by about two feet. In the balcony, the partial balcony wall overlooking the hall is finished in stained narrow beaded board. A closet is located near the balcony stairs, above the main stairs (Room 2-7). The third rear window is partially visible in this space. At the east end of the main hall space, there is a stage (Room 2-4) with small rooms on either side for use by performers (Room 2-5, Room 2-6). When the raised stage was installed, it covered the bottom portion of the façade (east) windows. The original openings, including some intact wood sash, are visible from the interior though covered with stucco on the exterior. Historically, it appears that the windows must have also been covered on the interior, at least with backdrop for stage performances. The historic stained wood trim on the doors and windows, as well as baseboard, remains intact in these spaces. The stage and adjacent rooms also retain their wood floors and steps. The wood floor, used for dancing and roller skating, remains in the main hall space, and the plaster on the walls varies from good to poor condition (Room 2-3). The beams on the ceiling remain exposed, though panels

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Section 7 **Page** 4 **Property name** Community Building
County and State Scott County, Iowa

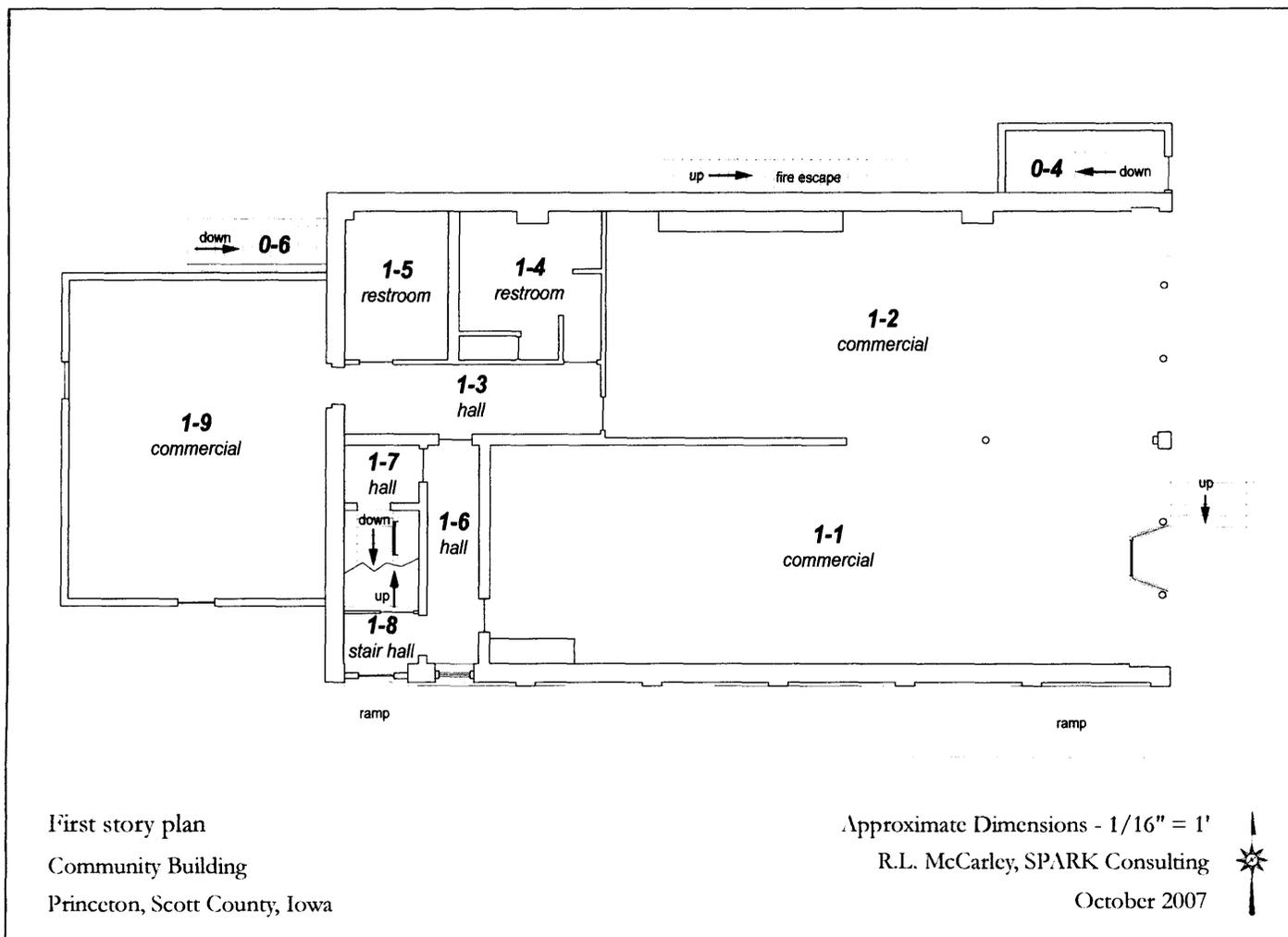
have been installed between the beams, likely to minimize plaster failure. The Community Building Company authorized the installation of at least some wood panels on the ceiling, as well as painting and other repairs, in 1952. The doors and north exit have historic trim. This second exit for this space is located on the north wall, near the east end with the stage, leading out to the metal fire escape. The door retains its historic transom window, though the door itself has been replaced. The other doors throughout the second story are historic six panel wood doors. The large windows have trim only within the brick opening, other than the wood sill. The small rectangular windows near the ceiling have plain wood trim on the outside of the brick opening.

The basement is accessed from the rear hall on the south half of the first story, from the direct entry into the kitchen on the north side, and through the cellar door basement steps on the west side. The main wood stairs lead down along the west wall from the rear hall on the first story (Room 1-7), under the main stairs to the second story. The south half of the basement is finished, as are portions of the north half. The spaces are divided by a stone foundation wall, with doors at the east and west ends. The finished portions of the basement retain tin ceilings from the 1928 completion, mostly in good condition. The south half is a large finished room (Room 0-1), stretching from the small room at the east end to the stairs along the west wall. This half served as the dining room. The east end of the south space was partitioned off in 1998 (Room 0-2). The east room on the north half is a kitchen (Room 0-3), with a pass-through and swinging double doors to the south half. The exterior entry on the north side leads down into the kitchen space, at the east end of the north wall (Room 0-4). This door has four horizontal panels, while the other double doors leading to the south half follow the same six panel design found on the upper stories. The door to the unfinished space to the west (Room 0-5) has four vertical panels. The other door to the north half is located near the stairs at the west end, opening to a small hallway (Room 0-8). The unfinished, large room on the north half (Room 0-5) is accessed through a door to the right, while a small bathroom is located immediately ahead (to the north) (Room 0-7). The interior and exterior of the bathroom is finished in stained beaded board. The sink appears to date to the early-mid 20th century, though the toilet was later updated. The large unfinished room serves as space for the furnace and other systems. The cellar-type rear steps (Room 0-6) lead down from the exterior to a door at the north end of the west wall in this space.

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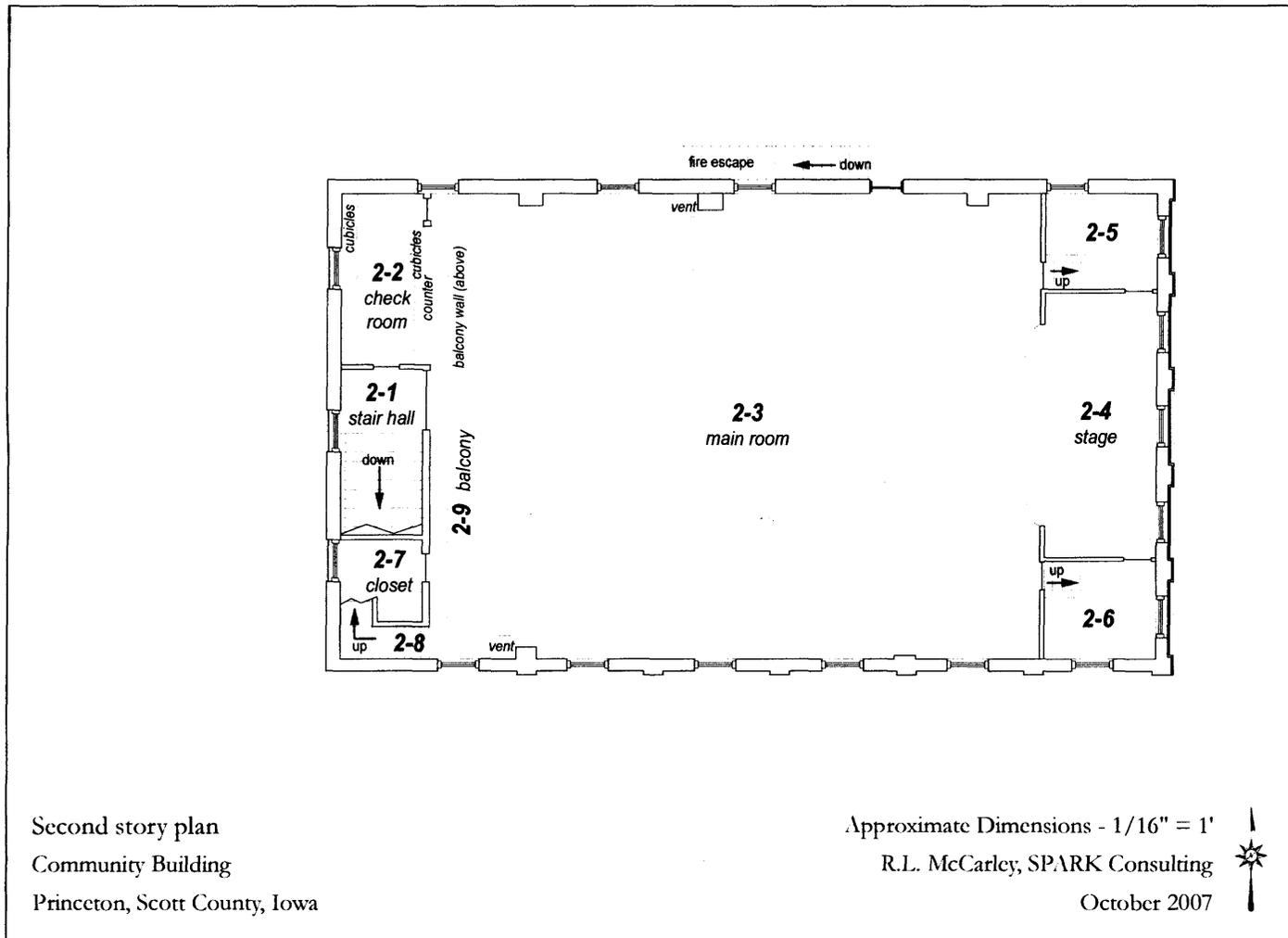


First story plan of the Community Building, 428 S. River Drive, Princeton, Iowa.

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Section 7 Page 6 Property name Community Building
County and State Scott County, Iowa



Second story plan
Community Building
Princeton, Scott County, Iowa

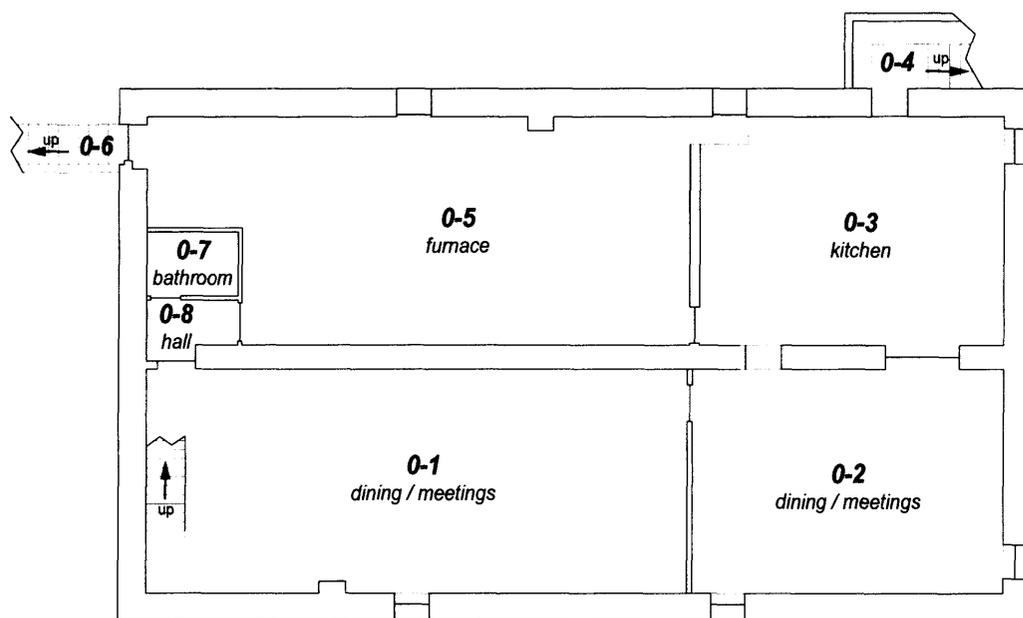
Approximate Dimensions - 1/16" = 1'
R.L. McCarley, SPARK Consulting
October 2007

Second story plan of the Community Building, 428 S. River Drive, Princeton, Iowa.

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Basement plan
Community Building
Princeton, Scott County, Iowa

Approximate Dimensions - 1/16" = 1'
R.L. McCarley, SPARK Consulting
October 2007



Basement plan of the Community Building, 428 S. River Drive, Princeton, Iowa.

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Continuation Sheet

Section 8 Page 8 Property name Community Building
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8. Narrative Statement of Significance

The Community Building in Princeton is locally significant for the National Register of Historic Places under Criterion A for its association with the social history and commerce of Princeton, Iowa. It was completed to serve as a community facility for various social and recreational activities in 1928, with commercial space on the first story. This function continued until the Community Building Company sold the building in 1963 to Henry W. Boll, who had operated a general store on the ground level since completion. The period of significance for the Community Building spans from 1928 to 1963, the years that it was owned by the Community Building Company.

From 1928 to 1963, the Community Building was the center of nearly all social activity in Princeton. Whereas larger communities had auditoriums, fraternal halls, dance halls, movie theaters, and sport facilities, the Community Building served all these functions in Princeton. The Community Building Company was incorporated by residents who envisioned the service this building could provide for the community. They completed it in 1928 specifically for this purpose, which it quickly fulfilled. The second story was designed as a large hall with a wood floor, stage at the east end, and check room and balcony at the west end. Dances, movies, school plays, basketball games, bazaars, meetings, and wrestling matches were held on the second story. The International Order of Odd Fellows, a stockholder in the company, and the associated Rebekahs, used the building for their events beginning immediately after completion, and the Booster Club met in the basement after they were formed in 1945. The basement was finished as a dining hall on the south side and kitchen at the east end of the north side, accessed directly by exterior steps on the north side. The two churches in town – Presbyterian and Lutheran – both used the facility for their famous chicken dinners from the 1930s into the 1950s. Other community dinners were also held in the basement. The social history of Princeton is synonymous with the history of this building.

From 1928 to 1997, the first story of the Community Building served as the commercial space for Boll's Store. This grocery/general store is significant in the commercial history of Princeton. Henry W. Boll had operated for about six years in the adjacent building when he signed on as the tenant for both storefront spaces in late 1928. His store provided groceries for the community, as well as more general merchandise items. In 1935, he received permission from the Community Building Company to remove the front portion of the dividing wall, creating a unified store space. The south side provided the space for the store, with storage occupying part of the north side. Though two entrances remained, only the south one was used through the 1940s and 1950s. The store provided all types of goods and products for the community, offering store accounts and delivery to better serve the needs of their customers. In 1963 as the Community Building Company dissolved, Henry W. Boll purchased the building, continuing his store on the first story. Renovations on the storefront and a new rear storage room addition were completed at this time. By the 1960s, Boll's Store was the only remaining grocery store or general store in Princeton. Henry passed management onto his son Merlin, who continued operations. In 1972, Boll's Store was recognized as the oldest business in operation in Princeton. Facing deterioration of the upper brick façade, Merlin Boll decided to clad it in stucco in 1973. No changes or improvements were made to the basement or interior of the second story during these years. When Merlin Boll retired and closed the store in 1997, he was recognized throughout the community for the service he provided through the years.

While the historic significance is very strong, changes have been made to the Community Building that impact its historic integrity. However, the Community Building overall retains sufficient integrity to reflect its historic

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 9 Property name Community Building
County and State Scott County, Iowa

significance. Integrity is measured on seven aspects: location, design, setting, materials, workmanship, feeling, and association. The building retains integrity of location and setting, situated across from the Mississippi River in downtown Princeton. Design is a combination of elements that create the form, plan, space, structure, and style of the property. Upon completion in 1928, the style of the building was a basic, two-story, brick, commercial building. Few details were incorporated into the brick façade of the second story, and the first story provided two basic storefront spaces. Pilasters on the façade (east) and south sides created the primary detail and rhythm for the building. With cladding of the façade in stucco in 1973 and remodeling of the storefronts in 1963 and then 1998, the façade exhibits no original material. However, the overall design of the two-part façade is visible, and the pilasters remain perceptible. No extensive decoration existed on the building to be removed or covered. A 2005 Technical Advisory Network (TAN) report suggested that the stucco could be removed and the original brick wall repaired. The remaining elevations exhibit their original design and materials, and form, plan, and spaces of the building remain intact. Historic workmanship and materials are clearly visible on the remaining elevations, as well as throughout the interior of the significant second story of the building. The overall feeling and association of the building as a community and commercial building remain intact, with a clear sense by viewing all elevations and interior that this is a historic two-story structure with both commercial and community uses.

On most commercial buildings in a downtown, it is only the façade that is visible and thus the primary factor in integrity discussions. Likewise, interiors are somewhat expected to have changed and rarely factor into integrity discussion either. However, this building has all four sides exposed, visible, and utilized so they also factor into the exterior integrity of the building, and the interior reflects the significant historic use of the building. While the east side is the façade, the south side serves as a significant secondary façade. Facing a platted side street, this elevation was finished with similar pilaster detail as the façade. With completion for community use in 1928, the entrance to the second story stairs was located near the rear of this elevation. This south elevation provided the primary entry for the significant community use of the second story and basement. Overall, the design, materials, and workmanship remain intact on this significant elevation. Though the windows were replaced in 1999, the opening size, arch, and details were preserved. Likewise, the simple original brick detail elements and material remain on the rear elevation (facing Highway 67) and north elevation (adjacent to a historic building). The interior also demonstrates an excellent level of integrity. The second story wood stairs, check room, balcony, large hall, stage, and side rooms all remain intact. It is doubtful that the second story façade windows were ever used from the interior, as they are partially located behind the stage, and thus their exterior cladding does not impact the integrity of this space. The basement retains the historic kitchen on the north side and dining hall on the south side, though the latter has been partially divided. The first story alterations in 1998 were undertaken in a manner sympathetic to the original design. The storefront windows replaced the 1963 design in-kind, with the main historic round columns remaining clearly visible on the interior and exterior. Likewise, the layout of the commercial spaces remains nearly the same, with the partial dividing wall, column, and sense of two main spaces remaining intact. Thus, the façade is only a small portion of the overall exterior and interior integrity that remains intact.

From the broader community perspective of commercial buildings in Princeton, the Community Building stands as one of the few remaining historic buildings in town. From the angle of its social and recreational use, it is naturally the only building with the degree and significance of this history. Commercial buildings were historically concentrated on the block of the Community Building, one block to the north, and one building to the south. Other historic commercial buildings in Princeton include the adjacent c.1879 two-story brick commercial building, a c.1853

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Continuation Sheet**

Section 8 Page 10 Property name Community Building
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three-story commercial building (hotel) found on the south side of the parking lot, and the 1908 one-story brick Farmers Savings Bank. Three other one-story buildings likely have historic cores, but renovations have obscured any historic exterior features. The remaining one or two story commercial buildings in downtown Princeton appear to be non-historic. Thus, the Community Building is also one of the few remaining buildings in Princeton to reflect the historic commercial history of the community.

At this time, no further assessment has been conducted for the building within historic contexts at the statewide level, with strong historic community significance at the local level. While other communities likely had similar community companies in the 1920s, the significance of this building in relation to these companies has not been evaluated at this time. It is also unknown if many buildings remain extant in Iowa that served as wide a variety of community purposes and uses as did this building, which truly functioned as the center of community, social, and recreational activity for a town. Further research on the broader state level significance of the Community Building may be conducted at a later date.

Building history

Conception and construction

The 1900 census records Dr. John Knox as a 47-year-old physician living in Princeton, Iowa with his mother, sister, and a boarder. Local history records that he was a successful physician who also dedicated time to serving the community as a mayor and fighting for issues impacting the future growth and development of Princeton. A line of the Davenport, Rock Island, and Northwestern railroad arrived in Princeton in 1900, followed by the electric interurban line from Davenport to Clinton in 1904. Knox envisioned rapid growth of the town in the early 20th century and decided to build a large structure to accommodate stores, offices, ballroom, and hospital. The location chosen was the corner of Front Street (River Drive) and Washington, on Lot 1 of Block 3 of the Elizabeth City plat. After borrowing capital around 1903, he began constructing walls for a two-story building, exhausting his funds. Though unable to borrow additional funds in Princeton, investors in nearby LeClaire were willing to lend him further money. He finished the additional upper stories and roof, again exhausting his available funds around 1908. Unable to secure further funding, the building sat as an exterior skeleton in the business district of Princeton. While the walls were complete, the exterior envelope was not even enclosed, as windows were not installed (Dennis 1976: 8; Lage 1987: 61, 63).

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View of the uncompleted building in the 1910s or 1920s (Boll's Community Center)

In contrast to the lack of completion of this building, Princeton was enjoying a stable business economy in the 1910s and 1920s. Population varied around either side of 400 from 1890 to 1940. The 1919 map of Princeton shows that the commercial buildings in downtown were concentrated on the two blocks of Front Street between Franklin and Washington (now 300 and 400 blocks of River Drive). Businesses in Princeton that advertised in the atlas included Dr. John Knox, Farmers Savings Bank, Hotel Revere, J.S. Hartwick (general store), Ed Pietscher (general store), B.L. Morgan (grocer), M.L. Hire (gents goods), Princeton Bakery, Zach G. Suiter (real estate), J.G. Scott (auto repair), L.W. Pietcher (farming implements), E.F. Martin (poultry, eggs, hides), Budd Creek Stock Farm (cattle and chickens), and Fairview Stock and Poultry Farm (cattle and chickens) (Huebinger 1919: 58). The interurban line from Davenport to Clinton continued into the 1920s, as the automobile became increasingly popular. With road improvements for automobiles in the 1920s, a road was paved from Davenport to Clinton, including the segment through Princeton in 1926 (Iowa 99, incorporated into Iowa 55 in 1931, then into US 67) (Lage 1987: 64, 69; www.iowahighways.org).

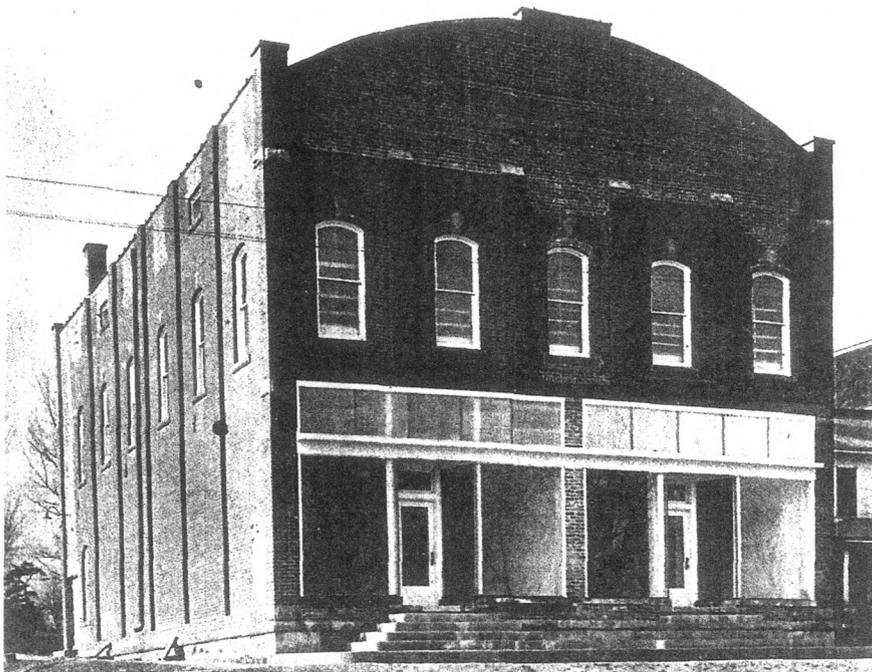
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Community Hall, 1928-1963

As the building sat in this incomplete state for over 20 years, community leaders sought means to secure and complete the building. In 1928, the Community Building Company was formed by 50 farmers and businessmen with capital stock of \$10,000. Shares were sold for \$100 each, with about 60 shares sold by the first recorded meeting of the company on August 21, 1928. They paid off the \$1,615 debt and liens on the building, acquiring clear title. The Daniel Harring Company of Clinton was awarded a contract of \$5,897 on August 30 to remodel the unoccupied three-story John Knox building into a two-story building with two commercial spaces on the first story and a community auditorium on the second story. The stage and dance hall on the second story would include a hard wood floor, beamed ceiling, dark oak woodwork, and side pull curtains. Through the fall of 1928, additional contracts were awarded for plumbing, electrical, heating, and painting. With the desire to complete the basement and need to complete other details, a \$3,000 mortgage was taken out on the building. Daniel Harring Company was again awarded the contract in October to complete the basement (with cement floor), plaster the kitchen and dining room walls, and construct a partition between the kitchen and furnace room. In November, they purchased tin for the ceilings in the basement, a red "Velour Spanish" stage curtain, window shades, 35 dozen chairs, and 10 dozen sets of dishes and silverware. The opening was a community affair set for November 22, 1928. The advance menu planned enough food for 600 people (in a town of about 400), including 100 chickens, 6 bushels of potatoes, 80 dozen rolls, peas, baked beans, pickles, salad, and 100 pies. Articles on the feast reported even more food – 200 chickens, 10 bushels of potatoes, and 150 pies. Festivities included the chicken supper, speaker, carnival, and dance. Later records showed the event raised \$499 for the Community Building Company (CBC records; Kruwell 1963).



Community Hall, around 1928 completion (Miller files)

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The event was an excellent opportunity to showcase the new Community Building. Rents were set at \$10 for the dining room with equipment, \$15 rental of the Hall on a regular night, and \$25 for holidays. The Farmers Institute was granted free use of the Hall for their upcoming event on December 7 and 8. By the first annual meeting of the Community Building Company on January 22, 1929, the building showed income from four dances, the Farmers Institute, and use by the Presbyterian Church. Rent for the store spaces was set at \$20 each, and Henry W. Boll (proprietor of the neighboring general store) agreed to rent both spaces for \$40 per month. Overall, the Community Building Company had spent just under \$11,000 on the purchase and completion of the Community Hall, primarily with money raised through the sale of stock, hosted events, rental income, and the \$3,000 mortgage. The seven elected men to the Board of Directors met in February, electing Herman Kroeger as president, A.H. Schmalz as vice president, Z.G. Suiter as secretary, and William Mess as treasurer. Herman Kroeger would serve as president for nearly the entire life of the organization, into his 80s in the early 1960s (CBC records).

With the first story rented, the Community Building Company worked on securing functions for the remainder of the building. Records show that the International Order of Odd Fellows (I.O.O.F) was the largest stock holder at the time, with five shares. The local chapter of the I.O.O.F. was organized in 1872, and the associated women's group, the Rebekahs, was also active. They held meetings or events in the building in 1929 for \$10 or \$15, and they would continue to utilize the building for decades to come. Fourteen additional dances or meetings were held in the building over the next four months in 1929, and an overall income of \$972 was reported and applied to bills to be paid. Henry W. Boll rented the second story to show moving pictures beginning on June 13, 1929 for \$10 per night. The Community Building Company had their own dance committee, apparently working with organizations to host dances. The 28 dances in 1929 generated \$1,637, though \$301 was paid for advertising. Additional rents from use of the building totaled \$247 in 1929. Improvements continued to be made to the building in 1929 by the Daniel Haring Company, including fans, screens, new walks, painting, checkroom boxes, and a house over the cellar door into the kitchen (CBC records 1929-1930; Lage 1987: 54).

For the next 30 years, the Community Hall served all the purposes intended at opening. Dances, plays, and meetings were held in the space on the second story. Chicken suppers sponsored by both churches were held in the basement on a regular basis. They also continued to look for additional uses. In February 1930, they made arrangements with the basketball team to use the Hall for a fee of \$5 per game night and 40% of the proceeds over \$7. The team installed their own equipment at their cost. With success in the first years, \$1,200 of the \$3,000 mortgage was paid off by the annual meeting in January 1932. Income from 1931 and subsequent years was divided into five categories representing the major uses: dances, basketball, plays, stores (H.W. Boll), and miscellaneous rentals (meetings, dinners, etc.). As the hard years of the Depression began after 1930, the income from dances fell to under \$300 or \$200 per year. In 1937, they would have to again extend the mortgage for three years, with \$970 remaining. Business conditions also prompted Henry W. Boll to ask for a reduction in his rent to \$30 per month in 1933, which still represented the largest single source of income for the company. The rental fee schedule confirms the major uses of the building, revised in January 1935 to \$8.50 for dances or plays with dances, \$7 for plays without dances, \$4 for basketball, and \$.50 per dozen and \$.25 per additional dozen for chair rental. A contract was also let to build a coat rack in the basement, likely to service the dinners held in this area of the building (CBC records).

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The Community Building Company continued to look for additional uses for the facility in the late 1930s, as they focused more on repairs than new items for the facility. A number of repairs, such as painting were completed in 1936, and Daniel Harring Company returned in 1937 to repair the roof. The Community Building Company struck an arrangement with the school board of Princeton for the 1937-1938 year to rent the second story for \$200, including 10 plays, 18 practices, and two forty-minute periods per week for physical training for 25 weeks. They also set a more comprehensive rental schedule for the building in September 1937, indicating some additional uses. The rent for dances remained at \$8.50, while it was set at \$8 for plays and one practice (\$1 for additional practices), \$5 per night for movies (with a discounted rent of \$4 per night for a commitment of four weeks), and \$5 for church suppers. It appears that it was at this time that the Community Building Company stopped co-hosting dances, as they eliminated their dance committee leaving only building and renting committees (CBC records). The Farmers Institute, granted donated use of the facility in December 1928, apparently continued to use the building through the 1930s and into the early 1940s. The event began around 1907 and was held for one day in Princeton and one day in LeClaire in the fall. It included displays and judging of cooked items, grown produce, and quilts and embroidery, ending with a three act play (Sierk, Miller files; Dennis 1983). Dorla Schroder, long time Princeton resident, recalls her mother entering food in the judged categories at the building in the late 1930s (Schroder 2007).

The 1940s brought increased revenue and the first glimpse of profits for the Community Building Company. The mortgage was finally paid off in 1939 on the building, though the heating system then had to be replaced in 1940. Improvements in the economy brought increased profits for the building as well. After discussion about improving the morale of stockholders, the Board of Directors approved a \$2 dividend in January 1942, the first profit shown by the company. It was followed by a \$4 dividend in 1944 and \$2 in 1945. The school board made electrical repairs to part of the building in 1942, and a new roof projected to last 20 years was installed in 1944. In January 1946, H.W. Boll's lease on the two store spaces was increased back to \$40 per month, bringing guaranteed increased revenue for the building. Boll was active in the Community Building Company also, serving on the Board of Directors since 1933. He doubled his stock from five to ten in 1940, making him the largest single stockholder. The rent schedule for other uses was also increased in January 1947, set at \$10 for dances, \$20 for the whole building, \$7 for shows, \$7 for basketball games with admission, \$1 for basketball games without admission, \$3 for basketball practice with lights and heat, \$1 for basketball practice without heat, \$6 for Booster Club meetings (basement), \$10 for school play and one practice (\$1 for additional practices), and \$8 for chicken suppers (CBC records).

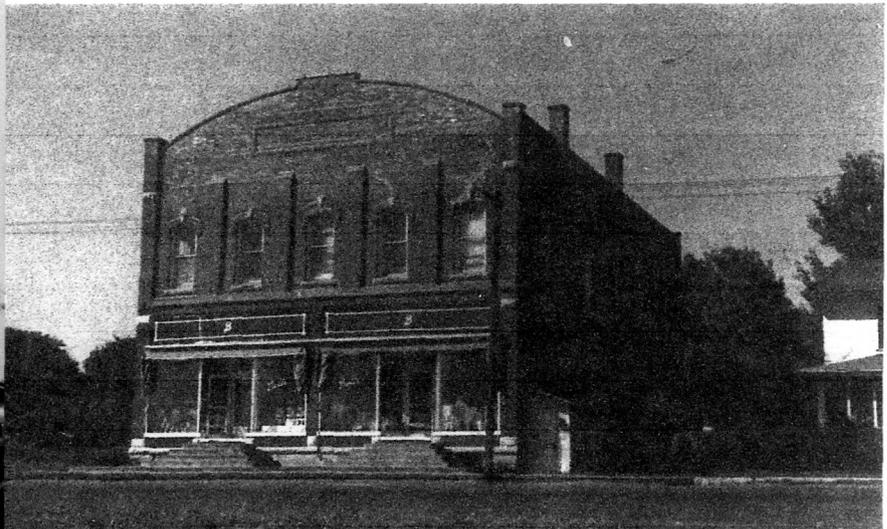
Residents of Princeton who grew up in the community in the 1940s confirm attending each of these events at the Community Building and reiterate that the building truly was *the* community gathering point and center of community activity. The building was the only such facility in Princeton, serving the needs of several organizations and groups. In addition to other games, the unofficial girls' basketball team for Princeton hosted their games by the late 1940s in the second story of the building, playing neighboring communities. Dances were held by various organizations on the second story. The fireman hosted regular dances for the community. School plays for all grades were held at the building. Saturday night movies became a regular feature of the building by the early 1940s, continuing into the early 1950s. The wide stairs would be packed with people, waiting for the doors to open. The outing was a family affair, with all ages attending. Teenagers staked out their territory in the rear seats and balcony, while families sat further towards the front. A drawing would be held with a number drawn for a \$10 prize. Movies were hosted by a traveling company, with Princeton always set for Saturday night. In summer months, they would sometimes set up in the grassy area to the south of the building. When the Presbyterian Church held their annual chicken dinner in

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the basement in the fall, the second story served as a waiting area for room at a table in the basement. A bazaar with crafts and other items was also set up for attendees. The steps at the north side of the building provided easy access directly into the kitchen. The Lutheran Church also hosted similar chicken dinners in the basement, with the children drafted to help serve. Dinners served as fundraisers for the churches. The Booster Club, formed in 1945, held their meetings in the basement, and they hosted an annual dinner with entertainment for the community. Though fewer details have been confirmed, roller skating was also apparently hosted on the second story in the 1940s. Wrestling matches, part of the professional circuit in eastern Iowa, were arranged by Al Grosz. The place was reportedly packed continuously for matches (Schroder 2007; Scholz 2007; Lund-Mears 2007; Schorpp 1997).



c.1940s views of the Community Hall and Boll's Store (Miller files)

Use of the Community Building began to decline in the 1950s. In the early 1950s, the movies came to an end, and the churches began other methods of fundraising. Performances continued to be held on the second story of the Community Hall in the 1950s. Photographs show several plays by students in this period, including a performance of *Saturday Night in Paris* in 1955 (Miller files). The building also continued to be used as a meeting facility for fraternal organizations. In 1954, the 54th Annual District Convention of the Rebekahs was held at the Community Hall (Miller files). In the fall of 1959 and winter of 1960, the building was utilized as a permanent temporary location for the students of Maple Grove School, after fall and winter weather rendered the roads to the rural school impassable (Hippler 1960). Changes were impacting Princeton in this period. A new post office was built, and an older building on 2nd Street was remodeled for use as a city hall and fire station in the 1950s. Streets throughout

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town were black-topped. The school system was incorporated into the North Scott School District in 1958. Passenger train service stopped in 1959. In 1963, a new water and sewer system was constructed for the community, and the first public park was built (Lage 1987: 83-85).

The composition of the Community Building Company also began to shift in the 1950s. Many of the original stockholders died, and other stockholders bought up additional shares. Henry W. Boll increased his shares to 16 by 1949, 25 by 1951, 32 by 1954, and 39 by 1957 – out of a total of 94 or 96 shares. Attendance at the annual meeting dropped to under 10 people, representing at least 50 shares. As many of the original Board of Directors died, the composition of the board changed some in the early 1950s, though it included related members. In January 1953, stockholders elected Herman Kroeger (president), A.W. Elliott (vice president), Glen Suiter (secretary/treasurer), Henry W. Boll, Wesley C. Schmalz, Orville Stewart, and George Pinneo to the Board of Directors. Henry W. Boll's rent for first story increased to \$45 per month in 1949, \$55 in 1952, and \$75 in 1955. Though involved in discussions on building a new post office in 1954-1955, they passed on this direction, instead issuing a dividend of \$50 per share from their saving account that exceeded \$5,000 in 1955. In 1955, they also investigated selling the building, but recorded at their meeting in January 1956 that "stockholders present expressed their feelings that the building should continue to be owned by the people of the community and continue to provide a place for community functions." The rent use schedule was revised in January 1959 to a simple \$10 for the upstairs, \$7.50 for basement with heat, and \$6 for basement without heat (CBC records).

After 30 years of use by the community of Princeton and surrounding area, the Community Building Company began to look more seriously at the future community use of the facility. Rent from Henry Boll's store on the first story appears to have been the main source of income, with rent increased to \$85 per month in 1961. He continued to buy additional shares of stock, reaching a total of 47 of the 94 by January 29, 1963. The minutes of the Board of Directors' meeting record: "After a review of the minutes of many early meetings and considerable discussion, it was decided that the need of the community for the Community Hall had declined to a point that consideration should be given to determine if all the stockholders would be interested in selling their stock to H.W. Boll. Mr. Boll advised that he would pay \$150.00 per share for the stock if it is possible to buy it all." A special, and final, meeting of the directors was held on May 20, 1963. Secretary Glen H. Suiter reported that all stockholders had agreed to sell their shares to Boll, who had deposited the \$7,050 in the Farmers Saving Bank for disbursement. With details of the transaction and dissolution set, all directors resigned, closing the chapter of their 35 years of service to the residents of Princeton (CBC records).

An article in July 1963 notes that "the Community Building Co., which did a real service for the community of Princeton, has gone from the scene, but the result of fine community cooperation remains. The store is the center of community life and the hall is still used for meetings of various sorts" (Kruwell 1963). Though the second story and basement continued to be used for a handful of community functions, both would largely sit vacant and unused. Few, if any, changes have been made to the spaces since this period. Boll's Store continued to operate on the first story until 1997, serving as a community gathering point.

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Boll's Store, 1929-1997

When the Community Building was completed in late 1928, Henry (Heinie) W. Boll rented the two storefronts, moving his store from the adjacent building. Henry W. Boll was born on February 23, 1899 in Dixon, Iowa. In the 1910s, he worked in a Plain View grocery and then took classes at Brown's Business College in Davenport. In 1922, a friend offered him storefront space in Princeton, and Henry Boll bought the business. The business dated to the early years of Princeton, run by J.S. Hartwick since 1910 in the building currently at 422 River Drive (Dennis 1976: 10). His general store carried bulk groceries, harnesses, and poultry feed, among other items. In 1924, he married local schoolteacher Selma Stadtmueller. The 1930 census shows their complete family: Henry W. (31, merchant, general store), Selma L. (29), Leona (4), and Merlin (2).

The records of the Community Building Company show that rent was initially set at \$20 for each of the two stores on the first story, and Henry W. Boll rented both spaces for \$40 per month for his general/grocery store by the first annual meeting on January 22, 1929. He owned stock in the Community Building Company from the first years, elected to the Board of Directors in January 1933. He requested and was granted that rent be reduced to \$30 per month due to business conditions in 1933. It appears that his main store operated from the south half of the first story, with storage at the rear of the north half. In January 1934, he was granted the "privilege of subleasing the front half of the north side," which apparently did not pan out well. A meeting of the Board of Directors was called on November 25, 1935 to consider H.W. Boll's proposal to make improvements on the first story by taking out the front 28 feet of the partition wall between the two store spaces to have a full frontage. He would pay for the improvements himself, only asking for a five year lease at \$30 per month in return. His request was granted, and the spaces were soon remodeled accordingly (CBC records).

H.W. Boll's Store served the grocery and general needs of Princeton and the surrounding area through the 1930s, 1940s and 1950s. They began a system of credit to help customers during the Depression, which continued for decades to follow. He also expanded to other items, such as meat, when related stores closed in Princeton. Men would bring in orders from their wives, then continue with their business or errands while the order was prepared. Delivery service was offered to customers as well, with the first deliveries made in Boll's Model T Ford with side curtains (Arpy 1972). Boll's was known for their excellent selection of meat, but any number of groceries and general items could be bought at the store. Henry W. Boll even offered glass cutting service to his customers. When provided with a list of workbooks needed for town and country schools, he would order the appropriate supplies, and students would shop for their school supplies at his store. In spring, he carried plants for local gardens, and he carried a selection of produce as well. A 1954 advertisement states it succinctly: "Whatever you want you will probably find it at...BOLLS." Boll's Store was never open on Sundays. Several local residents worked in the store over the years, and Henry's son Merlin joined his father in the business as well after serving in the army in World War II. Boll's Store also served as a community gathering point in these years. With events upstairs or downstairs, residents would wait for family members or take a break from the action by hanging out in the store or on the steps in front. While the building continued to have two entrances, only the south one appears to have been used through this period. Residents recall that the north entrance served as additional display space and the steps in front as a place to sit and talk (Schroder 2007; Scholz 2007; Lund-Mears 2007; Schorpp 1997; Miller files).

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Henry W. Boll was also very active in the Community Building Company. He served on the Board of Directors from 1933 until its dissolution in 1963. He was a member of both the building committee and the rental committee in the 1940s and 1950s, collecting fees for use of the remainder of the building. He held two shares of stock in 1929, increasing to five by 1940 and then ten in 1941. With better business conditions, his store rent increased back to \$40 per month in 1946, then to \$45 in 1949. He continued to buy stock from other or deceased stockholders, with 12 shares in 1948 and 15 in 1949 out of the 71 shares. With an additional 20-25 shares of stock issued in 1948, his holdings increased to 23 in 1950, 28 in 1952, 32 in 1954 and 39 in 1956. More prosperous business conditions led to his rent for the first story increased to \$45 per month in 1949, \$55 in 1952, and \$75 in 1955. In the early 1960s, he bought an additional eight shares in the company, bringing his total to 47 of 94 shares in 1963. In January 1963, he offered to purchase the remaining stock at \$150 per share, effectively dissolving the Community Building Company and purchasing the building. The offer was accepted, and the final details were resolved in May 1963.

With the change of ownership in 1963 and shift in primary use, several renovations were completed on the building to address the needs of Boll's Store on the first story. Articles note that Henry W. Boll completed extensive remodeling on the first story, and he constructed an additional supply room on the rear. The Community Building Company records do not indicate any storefront or other first story remodeling in the 1940s or 1950s. Photographs from the period appear to show the transom windows covered by simple signage by the 1940s. Both entries, though only the south one was used, appear to have remained until after the 1963 purchase. At this time, the storefront was remodeled, and it appears that the north entry was completely removed, though the steps remained.



JUN 65

View of building during 1965 flood (Miller files)



View of interior of store in 1969 (Miller files)

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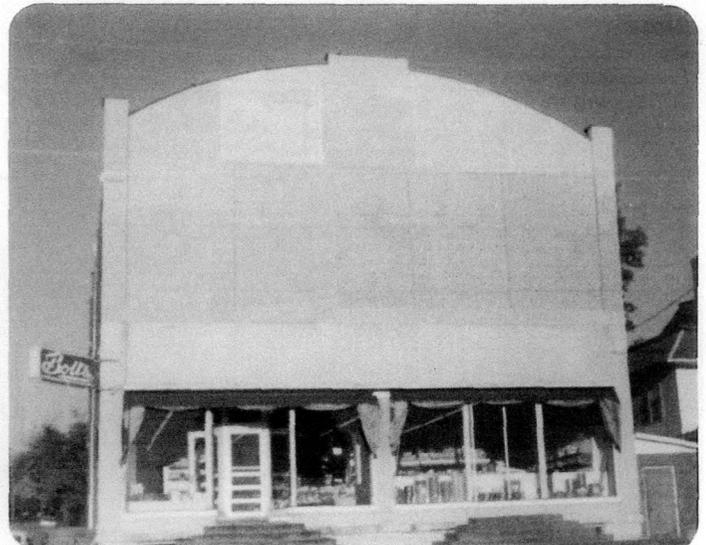
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While a similar grocery/general store in the adjacent building also operated through the late 1950s, Boll's Store became the only such store for the community by the 1960s and 1970s. In 1964, son Merlin took over operation of Boll's Store in Princeton. Henry Boll, though retired, continued to come to the store. On December 13, 1972, Zion Lutheran Church, where he was an active member, honored Henry W. Boll for his contributions to the community and 50 years as a proprietor. At the time, Boll's General Merchandise Store was the oldest business in operation in Princeton (Sierk 1972; Arpy 1972). Selma Boll died in August 1974, and Henry died in May 1977, at age 78.

Merlin Boll continued the business for the residents of Princeton as it had been run for years. The store stayed open during the flood of 1965, which reached the sidewalk in front of the building. In the 1970s, the store carried groceries as well as additional merchandise, such as shoes, magazines, sundries, yarn, greeting cards, belts, socks, mattress ticking, caps, ribbons, pots and pans, overalls, and hardware items. Boll's Store was the only grocery store in Princeton, and it was estimated that it supplied the grocery needs of about one-third of residents. While supermarket competition grew in this period, it continued to offer competitive prices on their items, even lower in some cases (Arpy 1972). With deterioration to the upper brick façade, and apparently longtime lack of use for the upper façade windows, the brick façade was clad in a metal grid and stucco applied. It does not appear that any details had to be removed from the building for this application, and the pilasters defining the rhythm of the second story remain visible through the stucco.



Building prior to upper façade remodel in 1973 (Miller files)



Façade of building after remodel in 1973 (Miller files)

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Aerial view of Boll's Store in the late 1970s (Miller files)



1979 state survey form photograph (SHPO files)

As Boll's Store continued to serve the community needs in the 1980s and 1990s, it served as a community gathering point as well. Grocery trips were coupled with visiting with Merlin, other customers, and employees. Kids were welcome to stop in for a snack or to pick up groceries for the family. The store offered "one stop" shopping for customers, with items as diverse as groceries, underwear, pajamas, canning jars, and curtain rods. Special items were ordered for customers as needed. Merlin continued to deliver groceries free of charge to homebound customers until the store closed in 1997. He also continued to offer charge accounts for customers, carrying balances until the next check arrived. The "flower list" was a fixture on the counter, with money collected for residents who were ill or deceased (Geerts 1997, Wundrum 1997). At some point in the 1980s, the pent-roof awning was added to the façade.

In 1997 as he was soon to turn 70 years old, Merlin Boll decided it was time to retire and close the store. Boll's Store had served the needs of Princeton at this location for 69 years. He approached the city with his plans, and they reached a deal for the city to buy the building. The store closed on Friday, August 29, 1997. He was given time to liquidate his inventory and vacate the building after August 31, 1997. The community hosted an appreciation Hog Roast Dinner for him on September 13, 1997, recognizing his years of community service. Merlin Boll continued to live in Princeton until his death on January 2, 2004.

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Building at time of sale/purchase in 1997 (Miller files)

Community Center, 1997-2007

In the 1990s, the old depot on Highway 67 was used as the community center. With wear and tear on the building, the city decided it was necessary to demolish the structure. They planned to construct a new pole building in its place, when Merlin Boll approached them in 1997 with the news of his pending retirement. City officials, including Mayor Dave McLaughlin, decided that the building would again be suitable for use as a Community Center. It would immediately double the available space, with further expansion potential for the basement and second story. Merlin Boll agreed to sell it to the city for \$80,000, with closing set for August 31, 1997 (Geerts 1997).

Work on the building began on January 12, 1998, with official completion of the first story remodeling on April 1. The majority of the labor was donated, as well as some of the materials. The old shelving, ceiling tile, and bathroom were removed. A new bathroom was constructed at the rear of the north half of the building. Finishes were updated throughout the first story, with new drywall and wainscoting over the old walls, new subfloor and carpet over the old wood floor, new ceiling tile, and new trim. The rear addition was converted for use as a first story kitchen, with new plumbing, cabinets, and counters installed. Other work included the furnace replacement, updating electrical and plumbing service, and refinishing original wood floors in the rear hall. The large project of

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the new steps and a handicap ramp was started in March (Kernan 1998). In 1999, the windows throughout the building were replaced with the vinyl double-hung units through the partial donation of labor and materials.

Thus, the Community Building has returned full circle for use as a community facility. Meetings, receptions, card games, and dinners are currently held on the first story. Since the remodel, the Rebekahs (now merged with the I.O.O.F. chapter) have held their meetings and events at the building. The Lions Club also meets there, and the churches utilize the facility for dinners. The city board for the Community Center would like to complete necessary upgrades to the building to be permitted to use the second story and basement for additional community functions, again making the building self-sufficient. Renaissance Restoration, Inc. completed a Technical Advisory Network (TAN) report through the State Historical Society of Iowa's Historic Resource Development Program in September 2005 that examined the existing conditions and potential projects (including cost estimates), including parapet walls and coping, drainage and gutters, removal of stucco and restoration of brick façade, tuck pointing walls and foundation, and storefront and window restoration (Cole 2005). The city board envisions that listing the building on the National Register of Historic Places would assist them in rehabilitation projects, by qualifying the building for state grants for historic buildings and the historic rehabilitation tax credit programs as well as categorizing it as a historic building under Iowa's Historic Building Code for future improvements.

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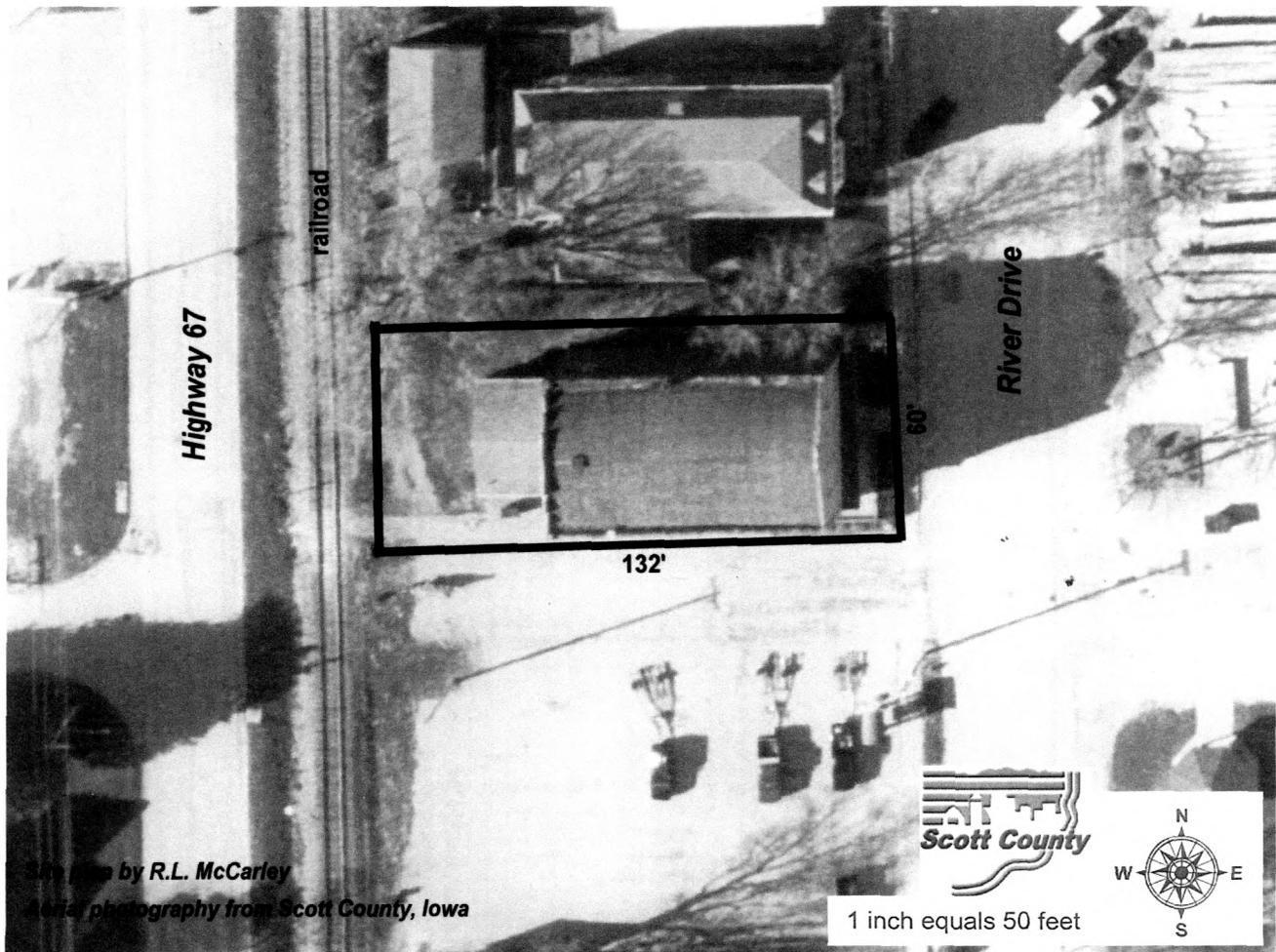
10. Geographical Data

Verbal Boundary Description

The boundary for the Community Building includes Lot 1 of Block 3 of the Elizabeth City plat in Princeton, Scott County, Iowa. The lot measures 60 feet along South River Drive, then west 132 feet, north 60 feet, and east 132 feet to point of beginning, as depicted on the site plan below.

Boundary Justification

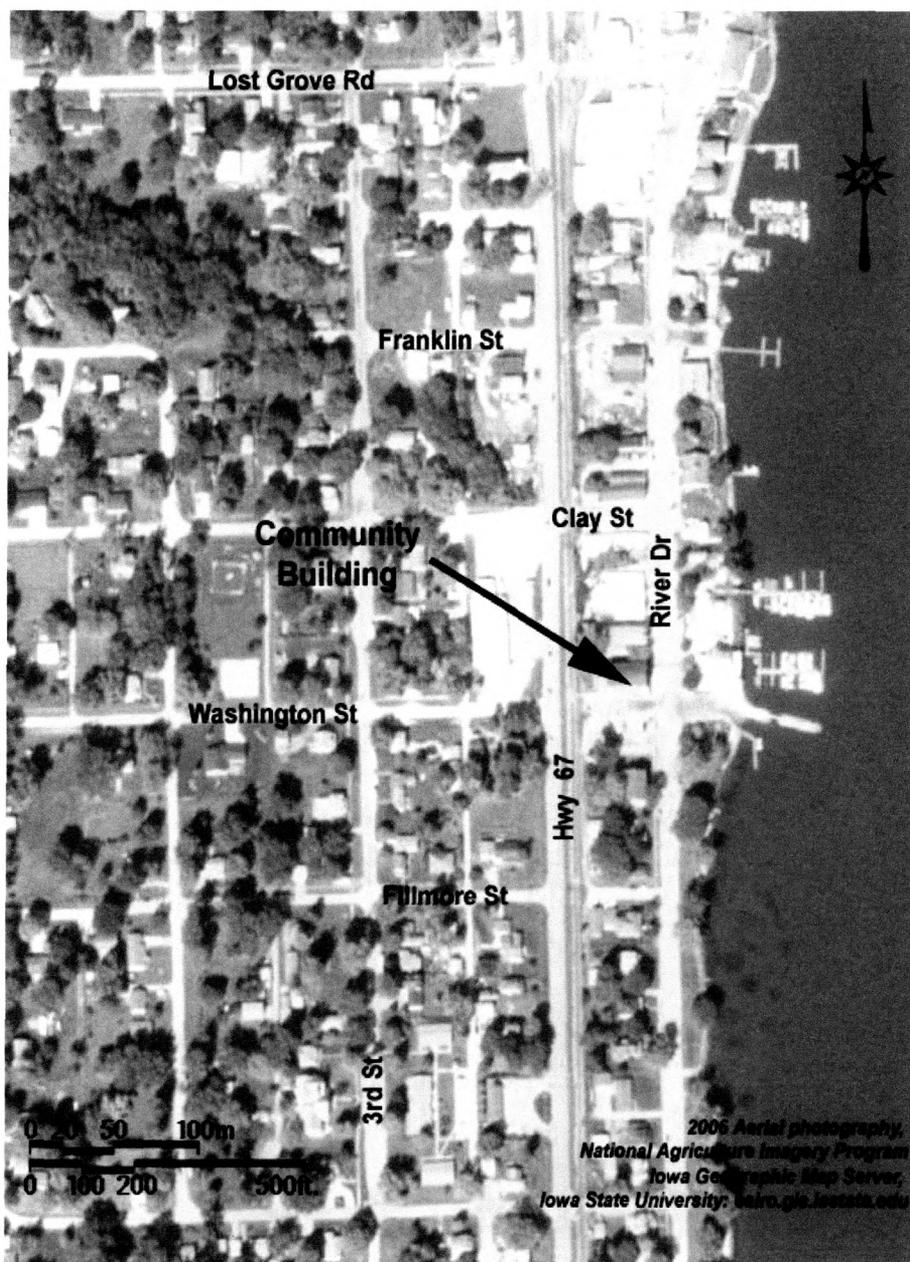
The boundary for the property includes the parcel of land historically and currently associated with the Community Building in Princeton, Scott County, Iowa.



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Location map for Community Building, Princeton, Iowa

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Photographs

All photographs of the Community Building at 428 S. River Drive in Princeton, Scott County, Iowa, were taken by Rebecca Lawin McCarley, SPARK Consulting, on October 9, 2007. The digital photographs were printed with HP 100 photo gray Vivera ink on HP Premium Plus Photo Paper (high gloss). The photographs were also submitted digitally, per current guidelines.

1. Community Building, looking northwest
2. East elevation, looking west
3. South elevation, looking north
4. West elevation, looking east
5. North elevation, looking southwest
6. First story, looking northeast
7. Stairs to second story, looking north
8. Second story, looking east
9. Second story, looking west
10. South half of basement, looking west
11. View from kitchen to dining at east end of basement, looking southeast