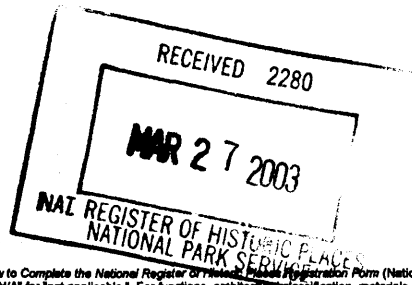


United States Department of the Interior
National Park Service



356

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.

Name of Property

historic name Nevada Downtown Historic District

other names/site numb _____

2. Location

street & number portions of 900 to 1200 blocks of 6th Street & side streets N/A not for publication

city or town Nevada N/A vicinity

state Iowa code IA county Story code 169 zip code 50201

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).

Rowell G. Irlie

March 26, 2003

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 G. Beall

5/9/03

5. Classification

Ownership of Property **Category of Property**

(Check as many boxes as apply)

(Check only one box)

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

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>33</u>	<u>6</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>33</u>	<u>6</u>	Total

Name of related multiple property listing listed

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

Number of contributing resources previously

in the National Register

Architectural and Historical Resources of the Nevada Central Business District

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/specialty store
COMMERCE/financial institution
COMMERCE/department store
COMMERCE/restaurant

Current Functions

(Enter categories from instructions)

COMMERCE/specialty store
COMMERCE/financial institution
COMMERCE/department store
COMMERCE/restaurant
COMMERCE/business

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate
LATE VICTORIAN/Romanesque
LATE 19th & 20th CENTURY REVIVALS/Classical Revival

Materials

(Enter categories from instructions)

foundation STONE
walls BRICK
STONE
roof ASPHALT
other see continuation sheet

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

TRANSPORTATION

Period of Significance

1877-1953

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.

Significant Dates

1877-1953

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/BUILDER

Boyd & Moore

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

Primary location of additional data:

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

Name of repository:

Record #

Nevada Downtown Historic District
Name of Property

Story County, IA
County and State

10. Geographical Data

Acreeage of Property more than 10 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1] [5]	[510] [619] [810]	[46] [55] [018] [0]	2	[1] [5]	[510] [711] [410]	[46] [55] [018] [0]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1] [5]	[510] [711] [410]	[46] [55] [117] [0]	4	[1] [5]	[510] [711] [910]	[46] [55] [117] [0]
	Zone	Easting	Northing		Zone	Easting	Northing

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 Mariys A. Svendsen, Svendsen Tyler, Inc.

organization for City of Nevada date September 2002

street & number N3834 Deep Lake Road telephone 715/469-3300

city or town Sarona state WI zip code 54870

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 Various - see continuation sheet

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including 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.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Nevada Downtown Historic District
Name of Property

Story County, IA
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7. Architectural Classification (continued)

LATE 19TH AND 20TH CENTURY REVIVALS/Mission/Spanish Colonial Revival

OTHER

7. Materials (continued)

foundation: BRICK; CONCRETE

walls: STUCCO; TERRA COTTA

roof: METAL

8. Architect/Builder (continued)

Wetherell and Harrison

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 2

Nevada Downtown Historic District
Name of Property

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Description

The Nevada Downtown Historic District includes portions of the north central section of the Original Town and the south edge of Stewart's Addition. A more detailed description of the physical layout of the historic district and the pattern of streets, blocks, and alleys is included on pages F4 through F6 of the Multiple Property Documentation (MPD) form for "Architectural and Historical Resources of the Nevada Central Business District." This MPD was completed in 2001-2002 for properties included in the Nevada Central Business District (CBD) Survey and no substantial changes to the district have occurred since that time. That survey area extended south from M Avenue to I Avenue and between 5th and 7th streets. Nevada's main street, 6th Street, runs north and south through the center of the survey area. Only those properties located in the 900 to 1200 blocks of 6th Street comprise the Nevada Downtown Historic District nominated here. No structures in the Nevada Downtown Historic District are currently listed on the National Register of Historic Places.

Overall, the Nevada Downtown Historic District has a high degree of building integrity with 85 percent of the buildings qualifying as contributing structures. The organic nature of the district has produced successive generations of buildings that survive today along three linear blocks with only a single interruption. The most frequent building modifications include altered storefronts with changes in cornices the next most common type of alteration. One bank project involving a new building on a prominent lot at the southeast corner of 6th Street and K Avenue occurred in the past decade.

The district continues to capture the physical appearance and character of the main street business districts built in Iowa from the 1870s through the middle of the 20th century. Good examples of the Italianate Style, the Queen Anne Style, the Classical Revival Style, the Prairie School Style, the Craftsman Style, and the Brick Front vernacular building form survive in moderate and well-preserved condition along 6th Street. They are largely built of local brick with stone, embossed metal, and terra cotta trim. The oldest buildings date from the late 1870s and 1880s. Second generation buildings continued to be constructed through the 1920s. The commercial architectural styles and vernacular forms in the Nevada Downtown Historic District are described in greater detail on pages E-12 through E-44 of the "Architectural and Historical Resources of the Nevada Central Business District" MPD. A list of some of the better examples appears below.

Commercial Architectural Styles and Vernacular Forms

Italianate Style:

- I.A. Ringheim Building, 1001-1003 6th Street (1877, Photo #1)
- Schworm Building, 1017-1021 6th Street (ca. 1895, Photo #2)
- Boyd & Child Building, 1026-1028-1034 6th Street (1881, Photo #3)
- W.B. Patton Block, 1105-1107 6th Street (1880)
- J. Ray Block, 1108-1110 6th Street (1884, Photo #4)
- Ambrose & Sons Store, 1109-1111-1115 6th Street (ca. 1887, Photo #5)
- Padellford Block, 1202-1210 6th Street (ca. 1893, Photo #6)

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

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Nevada Downtown Historic District
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Queen Anne Style:

Briggs Block-W.L. Tipton & Son Drug Store, 1102-1104 6th Street (ca. 1888, Photo #7)

Classical Revival Style:

Farmers National Bank, 1018 6th Street (ca. 1920, Photo #8)
Circle Theatre, 1114 6th Street (1928, Photo #9)
Nevada Evening Journal Building, 1133 6th Street (ca. 1910, Photo #10)
Belknap Block, 1136 6th Street (1901, #11)

Prairie School Style:

Peoples Savings Bank Building, 1137-1141 6th Street (ca. 1905)

Craftsman Style:

Hotel Story, 937 6th Street (1925, Photo #12)

Brick Front

Sanitary Meat Market, 1015 6th Street (ca. 1913, Photo #13)
Alderman Building, 1036-1038 6th Street (1913)
Tomlinson's Barber Shop, 1120 6th Street (ca. 1910)
Iowa Railway & Light Co. Office & Store, 1125 6th Street (ca. 1925, Photo #14)
Unnamed building, 1129 6th Street (ca. 1919)
Nevada Poultry Company, 617 K Avenue (ca. 1928, Photo #15)

In summary, the buildings of the Nevada Downtown Historic District are a collection late 19th and early 20th century commercial structures which reflect the styles and vernacular forms popular in Iowa's small and medium sized communities. The commercial buildings range from one to three-stories in height and are all of masonry construction. They include retail shop buildings, a creamery, two hotels, two banks, several restaurants, two theaters, and several buildings built or used as fraternal halls. Architectural styles displayed in the commercial buildings include the Italianate Style, the Queen Anne Style, the Classical Revival Style, the Prairie School Style, the Craftsman Style, and the Brick Front vernacular building form.

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Continuation Sheet

Section 8 Page 4

Nevada Downtown Historic District
Name of Property

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Statement of Significance

General:

The Nevada Downtown Historic District is locally significant under Criteria A and C.

Under Criterion A the Nevada Downtown Historic District derives significance under the categories "Commerce" and "Transportation." The Nevada Downtown Historic District is associated with 50 years of commercial development in Nevada's central business district. This period extends from the late 1870s when the railroad depot was moved to the head of 6th Street through the late 1920s when a series of community betterment projects were completed in a spirit of civic boosterism. The buildings constructed along 6th Street extend from opposite the Courthouse Square to just north of L Avenue or the Lincoln Highway. These blocks highlight the community planning efforts of several generations of builders and developers.

Under Criterion C the Nevada Downtown Historic District is significant under the theme "Architecture" as a representative collection of the commercial architectural styles and vernacular building forms that appeared in Nevada from the 1870s through the 1920s. Several examples of the work of important Iowa architects have been identified to date with a possibility that more exist. In addition to dozens of prominent corner blocks and narrow-front commercial buildings, the district contains architecturally significant examples of a hotel, several banks, a theater, and several fraternal halls.

No properties within the district are listed on the National Register of Historic Places.

No significance is asserted under Criterion D or Criterion B, although several buildings have strong associations with prominent local civic and business leaders.

Historic Contexts:

During the first one hundred years following Nevada's platting, the downtown underwent several distinct phases of commercial development. These development patterns and historic settlement trends sprang from the original decisions made in the platting of the town and changed in response to historic events. In the "Architectural and Historical Resources of the Nevada Central Business District" MPD four associated historic contexts were developed to describe Nevada's commercial development and the surviving historic resources associated with it. They included the Early Settlement (1853-1864) Context, the Railroads and Prosperity (1864-1912) Context, Civic Boosterism (1913-1928) Context, and Depression and War (1929-1945) Context. In 2002 historic resources in the Nevada Downtown Historic District survive from both the Railroads and Prosperity Context and the Civic Boosterism Context.

Early Settlement (1853-1864)

This historic context covers the period from Nevada's founding in 1853 as the county seat of Story County

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Nevada Downtown Historic District
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through the end of the Civil War. The "Architectural and Historical Resources of the Nevada Central Business District" MPD describes in detail the evolution of the downtown during this period including the efforts to see the downtown located in the south side that eventually failed. This historic context identifies no historic resources in the Nevada Downtown Historic District that survive from this period.

Railroads and Prosperity: 1864 – 1912

As the end of the Civil War came, a new era focused on railroading began in Nevada. In the following decades prosperity associated with rail connections, the location of rail facilities, and the establishment and improvement of trackage through Nevada impacted the downtown. Approximately 24 surviving buildings in the Nevada Downtown Historic District are associated with this historic context.

Portions of several buildings erected prior to 1872 may survive in rear sections of subsequently rebuilt buildings. These include the M.L. Borgen Furniture Factory & Store at 1122 6th Street and the Boyd and Childs Building (Photo #3) at 1026-28 6th Street. However, both of these buildings received fire damage and were subsequently rebuilt all or in part and, as a result, carry construction dates from the decade of the 1880s.

The earliest buildings in the decade date from the late 1870s when growth in the downtown responded to completion of a new county courthouse in 1876-77. Among the commercial blocks erected on 6th Street were the I.O.O.F. Lodge #104 Building at 1117-1119 6th Street and the Ringheim Block (Photo #1) at 1001-1003 6th Street. The I.O.O.F. Lodge was substantially altered some years later but the Ringheim Block survives largely intact. Construction of these buildings was part of a downtown building boom that would last for nearly two decades in downtown Nevada.

The story of the Ringheim Block is instructive in understanding Nevada's second phase of commercial development that saw the replacement of modest frame buildings with more substantial and less fire prone masonry structures. Second generation replacements like the Ringheim Block were frequently designed with greater aesthetic interest as well. The Ringheim Block was built diagonally across the intersection from the new courthouse by I.A. Ringheim, an immigrant from Norway by way of Decorah. Upon settling in Nevada in 1865 he became a partner in a dry goods business with Iver Johnson known as Johnson & Ringheim that was located in a modest frame building at the northeast corner of J Avenue and 6th Street. By 1876 Ringheim was the sole proprietor of a flourishing business. The following year with business booming Ringheim initiated plans to erect a masonry building to house his expanding operation.

To allow construction to proceed without interruption of Ringheim's business, the building in which it was currently housed was temporarily moved south into Court Street (J Avenue) while the new building was erected. Newspaper accounts describe the relatively brief construction period required for completion of the Italianate styled Ringheim Block between January 1877 and October 1877. Total cost was \$16,000.

Examination of the dates of extant commercial buildings related to the Railroads and Prosperity Context reveals that the largest number were built between the late-1870s through the mid-1890s. Of the approximately 40 buildings located in the immediate downtown in 2002, half were built before 1895 and one-third were erected in a single ten-year period between 1877 and 1887. Much of the building boom can be attributed to reconstruction following the two disastrous fires that struck the west side of 6th Street in 1880 and 1882, and a separate fire in 1887 that damaged buildings on the east side of 6th Street. The wisdom of masonry construction for restricting

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

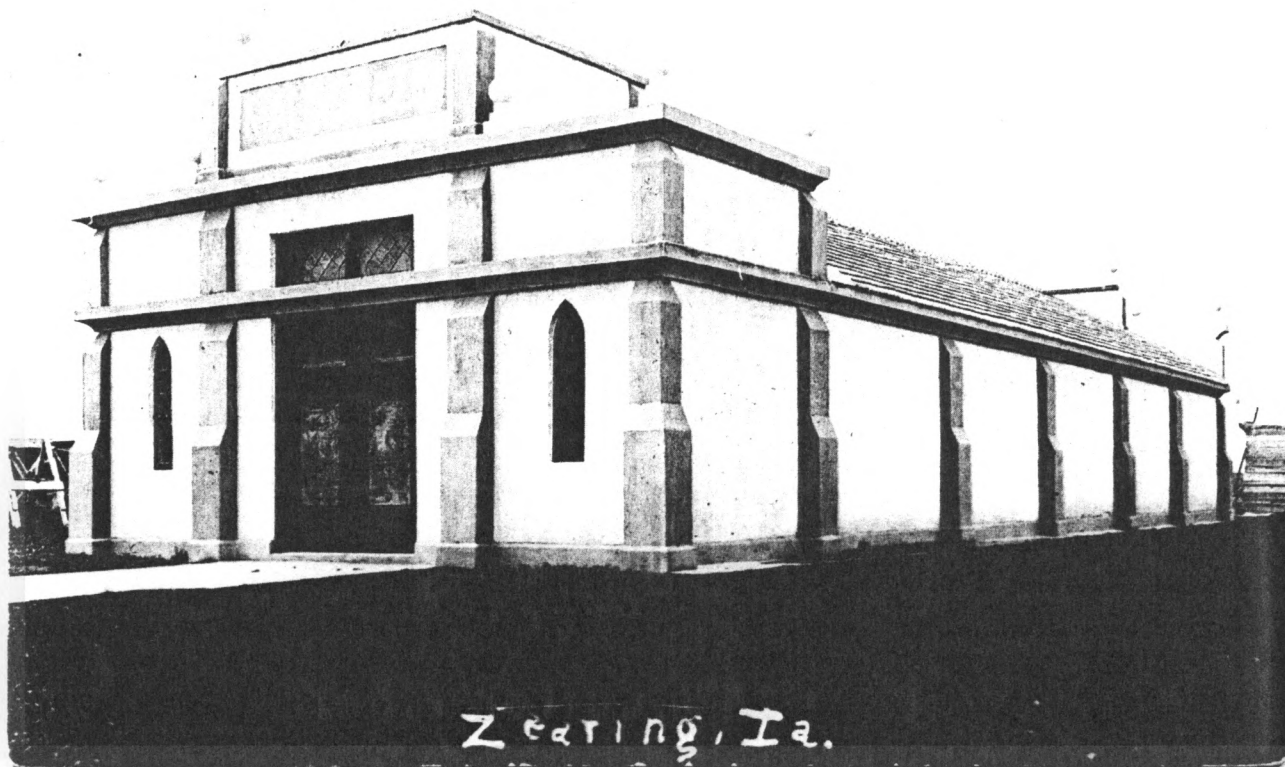
Page 6

CFN-259-1116

Lincoln Township Mausoleum, Story County, Iowa.

HISTORIC PHOTOGRAPH

Circa 1912



This circa 1912 photograph pictures the mausoleum soon after its completion. The buttresses and cornices were likely left the natural color of the poured concrete, and the stuccoed walls painted white.

Source: Courtesy Dennis and Pat Anderson, Zearing, Iowa.

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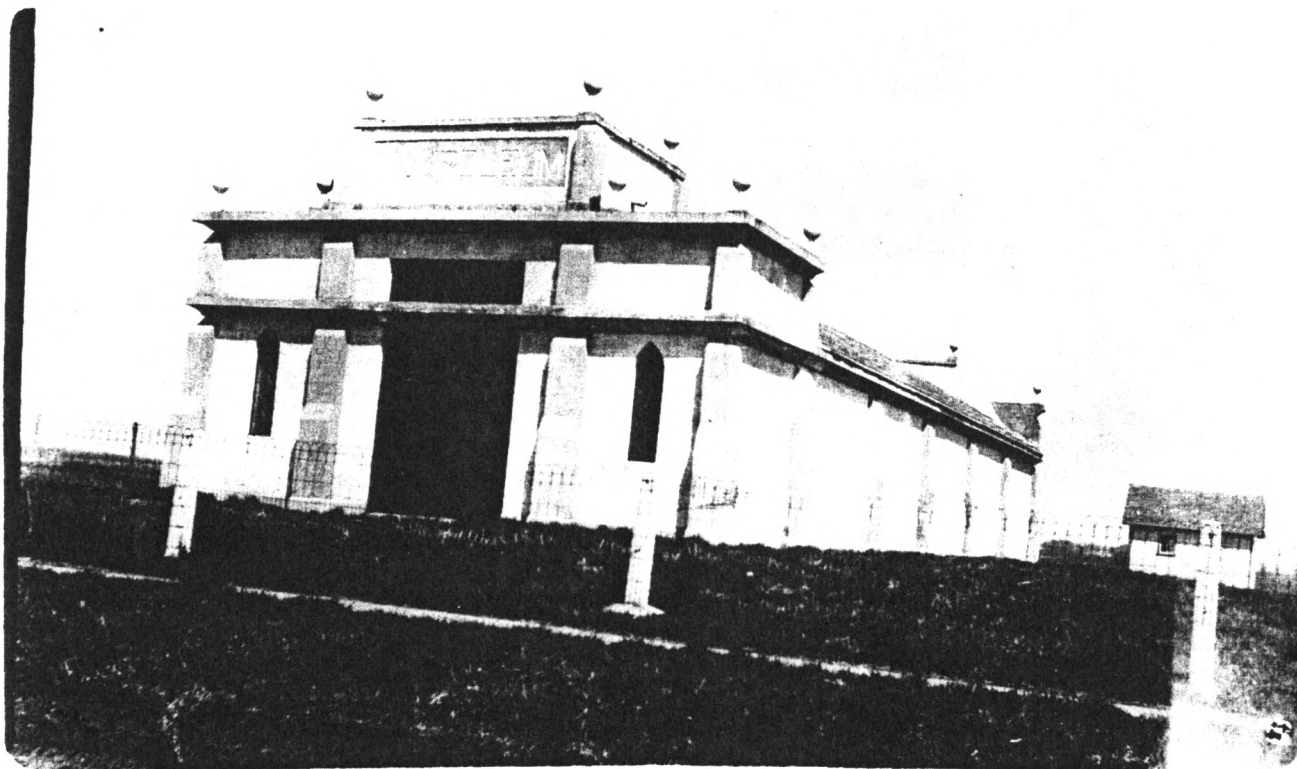
Page 7

CFN-259-1116

Lincoln Township Mausoleum, Story County, Iowa.

HISTORIC PHOTOGRAPH

Circa 1912



This circa 1912 photograph pictures the mausoleum soon after its completion, along with a nonextant groundskeeper shed at the rear and a pedestrian walk and woven wire fence supported by cast concrete posts across the front facade of the building.

Source: Courtesy Dennis and Pat Anderson, Zearing, Iowa.

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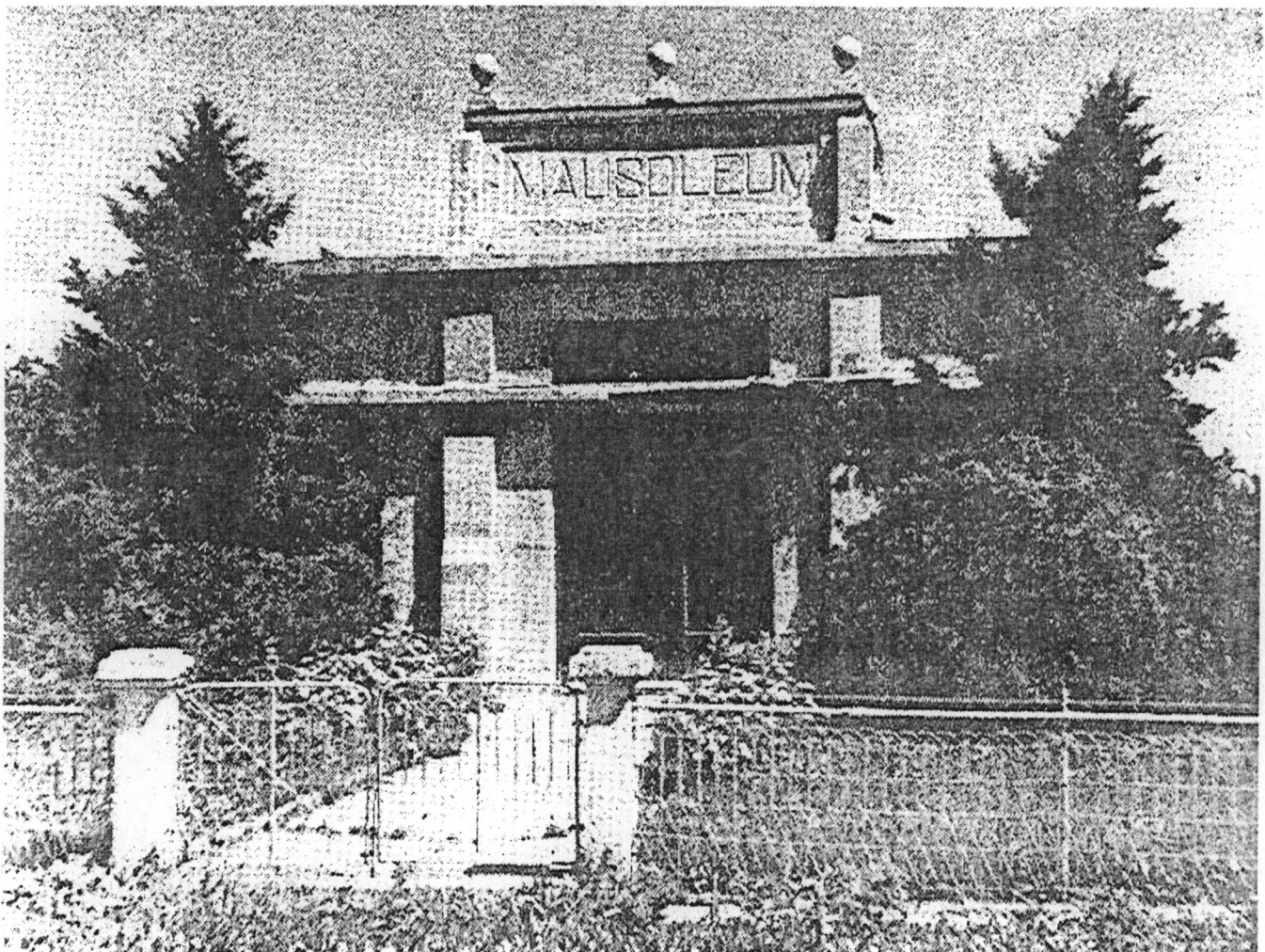
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CFN-259-1116

Lincoln Township Mausoleum, Story County, Iowa.

HISTORIC PHOTOGRAPH

Circa 1959



This circa 1959 photograph pictures the mausoleum along with plantings, fence, gateposts and pedestrian walk. By this time, it appears that all of the building's exterior walls had been painted white.

Source: Grimm: 72.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

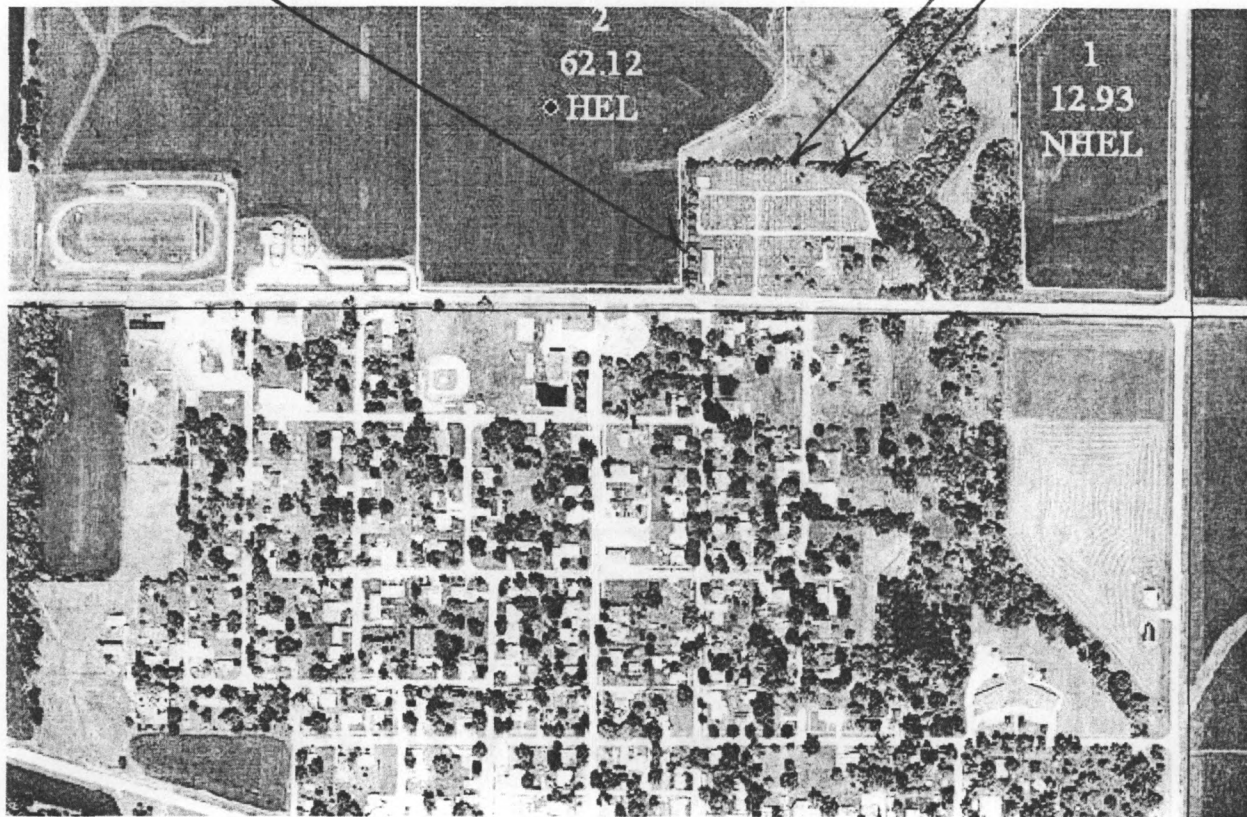
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CFN-259-1116

Lincoln Township Mausoleum, Story County, Iowa.

MAP OF VICINITY



This map locates the Lincoln Township Mausoleum (arrow) in the southwest corner of the Zearing Cemetery (double arrow). County Road E18, immediately south of the cemetery, forms the northern corporate limit of Zearing, Iowa.

Source: USDA Story County Farm Service Agency, 2007.

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Continuation Sheet

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Nevada Downtown Historic District
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smallest town in the state to claim the distinction of a daily."³

Civic Boosterism (1913-1929)

The third historic context related to the development of the Nevada Downtown Historic District was ushered in by a period of transition seen in many Iowa communities shortly after the turn of the 20th century. Although railroads would continue to be important in the Nevada economy for many decades, the introduction of automobiles into the transportation habits of Story County residents would soon have a profound impact on the community. This important shift was marked by the announcement in 1913 of plans to establish a transcontinental highway known as the Lincoln Highway, which would pass through Nevada. Efforts to see this road improved through Nevada and Story County introduced a period of boosterism on all levels – local, state and national. Lessons learned in promoting the Lincoln Highway would later be translated to other civic projects including the construction of a new hotel and the building of a new theater.

But first came the highway. In 1912 Carl Fisher, builder of the Indianapolis Motor Speedway and founder of the Indianapolis 500, proposed the idea of building the "Coast-to-Coast Rock Highway" that would extend from New York City to San Francisco. Communities along the route would support its construction, and it would be completed by 1915 in time for the Panama-Pacific Exposition. The idea won the support of many in the automobile industry while stimulating the imagination of thousands of Americans. Henry Joy, one of the road's early supporters and president of the Packard Motor Car Company, proposed that it be named as a tribute to Abraham Lincoln. On July 1, 1913 the road was renamed the "Lincoln Highway" and a sponsoring organization, the Lincoln Highway Association, was established.

This 3,000-plus mile route passed through twelve states with Iowa stops in Clinton, Cedar Rapids, Marshalltown, Tama, Nevada, Boone, Carroll, Dennison, Missouri Valley, and Council Bluffs. Campaigns to pave the Lincoln Highway saw "seedling miles" paved in concrete in various Iowa locations. A national organization rallied members at the local and state levels to see the highway improved in the years between 1913 and 1925.

Passage of the Federal Highway Act of 1916 and a similar measure in 1921 saw federal matching funds flow to states for use on primary roads including the Lincoln Highway Route. In November 1925 named highways such as the Lincoln Highway were reassigned numbers as part of a U.S. highway system. The idea of commemorating President Lincoln by naming a transcontinental highway in his honor persisted, however. On September 1, 1928 Boy Scouts installed thousands of roadside markers bearing the inscription "This highway dedicated to Abraham Lincoln" all across America. Though the Lincoln Highway route through Nevada and the balance of the state was officially designated U.S. Highway 30, the Lincoln Highway name remained popular.

The original east-west route established for the Lincoln Highway through Nevada crossed 6th Street along L Avenue two blocks north of the Story County Court House and three blocks south of the Chicago and Northwestern RR tracks. Paving of the Lincoln Highway route through Story County did not occur until 1929 although the blocks through town were paved earlier. The immediate effects of the establishment of the Lincoln Highway on downtown were minimal since the route was already substantially developed with all four corners of the intersection of L Avenue and 6th Street containing substantial buildings. By the end of the decade, however,

³Obituary for George A. Benjamin, *The Nevada Journal*, October 4, 1959.

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Nevada Downtown Historic District
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several automobile garages had located east and west of 6th Street along the south side of L Avenue.

The Civic Boosterism Era saw downtown development trends continue those established in the opening years of the 20th century. Building occurred mostly in the north end of the downtown. Many of these sites were small, mid-block locations more suitable for buildings of a commensurate size. The trend towards building such structures is clearly visible on the facing blocks of 6th Street immediately south of L Avenue. Here five one-story, single width commercial buildings were constructed between ca. 1915 and 1919 at 1124, 1126, 1128, 1129, and 1132 6th Street.

The best-preserved example of this building form, however, was built on a vacant parcel one block to the south at 1015 6th Street. It is an example of a vernacular commercial building form referred to by contemporaries as the "Brick Front." The building is only 16 feet wide and is constructed of reddish brown brick. Two bands of stepped brick extend across the front beneath the parapet and above the storefront forming the building's only decoration. The original storefront has been modified slightly but the original configuration of the three-section transom above the display windows remains. The building was constructed in ca. 1913 and changed hands several times during the next decade. By 1927, the Sanitary Meat Market (Photo #13) was located here offering quality, service, and cleanliness "At a Price That Saves." As a sign of poor economic times, the building was sold at sheriff's sale in 1935.

General prosperity of the period saw a number of new buildings constructed with seven surviving in 2002. An early building completed in the decade was a handsome new bank building for the Farmers Bank (Photo #8) at 1018 6th Street. One of Nevada's early financial institutions, the Farmers Bank had its roots in the 1870s when Ottis Briggs established it. In 1897, Jay G. Dutton, Briggs' son-in-law, and J.A. Mills bought Briggs' interests. Dutton was named the bank's president, a position he held in ca. 1920 when a new stone-clad building replaced the bank's earlier Italianate Style building at 1018 6th Street. In 1928 the bank reorganized as the Farmers Trust and Savings Bank. Both Dutton and Mills died later that year. During the banking crisis of the 1930s Farmers Bank closed, and in 1934 the state receiver transferred the building to the newly organized Nevada National Bank, the only local full service bank by 1936.

The Farmers Bank is a moderately well-preserved example of a Classical Revival Style bank building. It is constructed of brick with a cladding of rectangular limestone tiles. The front façade has an asymmetrical arrangement that includes a small one-story entrance bay complete with a semicircular fanlight and beveled stone panels in the surround. A second entrance at the south end of the building leads to the second floor. It has a rectangular 4-light transom over the door with a carved stone design in the panel above the transom. Three tall window openings with wide stone sills are between the two entrances and a simple stone beltcourse extends across the full front of the building between the first and second floors. Four tall and narrow 1/1 double-hung windows are evenly spaced across the second floor. Each opening has a shallow, short wrought iron balcony. The Classical designed cornice includes a plain architrave, dentil molding, and wide crown molding.

As noted previously, the Civic Boosterism Era saw the successful lessons learned in the Lincoln Highway campaign translate to other projects in Nevada. The Nevada Community Club was organized before World War I to promote projects of community-wide benefit. The single most successful project sponsored by the club

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

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Nevada Downtown Historic District
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Postcard of Hotel Story, 937 6th Street, ca. 1950 (from Iowa Lincoln Highway Association web site, <http://www.ia.net/~iowalha/postcards/default.html>, March 21, 2002)

involved the planning, fundraising, and construction of a new hotel in the downtown. Successful subscription of over \$100,000 to finance construction of what would eventually named the Hotel Story came in 1925. The Hotel Story (Photo #12) at 937 6th Street is an unusual and well preserved example of a commercial building that includes attributes of an architectural style more commonly associated with domestic buildings – the Craftsman Style. Designed by the Des Moines architectural firm of Boyd & Moore, the building retains nearly all of its original masonry detailing and fenestration. Principals in the firm were Byron “Ben” Boyd and Herbert J. Moore. Both men began their work in architecture as draftsmen at the Des Moines firm of Proudfoot, Bird & Rawson. In 1916 the two formed the firm Boyd & Moore and following brief military stints during World War I, resumed their Des Moines practice. Many of the firms’ commissions were a result of business steered their way by Moore’s father-in-law, a Des Moines banker. It is possible that Farmers Bank’s president, J.G. Dutton, who also chaired the hotel committee influenced the selection of the firm for the Nevada hotel project. Other important projects in Des Moines including Salisbury House (1923-1928) kept the firm busy during the 1920s. In 1926 Boyd’s interest in painting saw him leave the firm. Moore continued the firm until ca. 1929 eventually relocating to California.⁴ This timing suggests that the hotel was one of the firm’s last commissions in Iowa.

⁴Shank, Wesley I., *Iowa’s Historic Architects: A Biographical Dictionary* (Iowa City, Iowa: University of Iowa Press), 1999, pp. 29, 116.

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Once the Hotel Story was completed, the only thing the 6th Street lacked to be considered a "modern" downtown was an updated theater. In 1928 this deficiency was resolved when the Circle Theatre (Photo #9) was constructed 1114 6th Street by an independent local theater company. The Circle Theatre was originally constructed for use as both a legitimate theater and for silent films shown to the accompaniment of the "enchanted music from the mighty Wurlitzer" theater organ.⁵

Like the new bank a block to the south, the Circle Theatre was designed in the Classical Revival Style. The Des Moines architectural firm of Wetherell and Harrison was retained by the Circle Amusement Company to design the theater building. The design is attributed to Roland Goucher Harrison (1888-1988). He began his architectural career as draftsman for the firm of Hallett & Rawson in Des Moines in 1903 at the age of 15. From 1910 to 1925 he worked as a draftsman for Proudfoot, Bird & Rawson with a brief interruption in 1915-1916 to study architecture at Harvard. In 1925 he joined Frank Wetherell in partnership under the style Wetherell & Harrison.⁶

The Circle Theatre's exterior walls were constructed of tile with a brick facing. The simple masonry trim consisted of terra cotta fan shaped panels above the second floor windows and brick corbeling to form the cornice. The second floor window openings contained narrow French doors with multi-lights grouped in double and triple pairs set beneath transoms. Each group still has its original decorative wrought iron balcony featuring geometric designs. The innovative plan of the Circle Theatre provided the building owner with rental income from two small retail shops and from apartments located on the upper floor.

Several other more modest buildings constructed during the decade of the 1920s also survive in the Nevada Downtown Historic District. The Nevada Poultry Company Building (Photo #15) at 617 K Avenue was constructed in 1928 next door to the Nevada Public Library. This small vernacular one-story building was used as a retail outlet for the Nevada Poultry Co., which had its main creamery and poultry packing location for the sale of eggs and milk several blocks to the northwest. The K Avenue building was also used as a base for a home delivery service of the company's products.

Other buildings included the Iowa Railway and Light Co. Office and Store (Photo #14) at 1124 6th Street and Tarman Banner Market at 1121 6th Street, both completed in ca. 1925.

The Civic Boosterism Era (1913-1929) came to an abrupt close on the eve of the Great Depression. Of the several dozen buildings erected during the 1910s and 1920s, at least 16 buildings survive in the four blocks along 6th Street between I and M avenues.

Depression and War (1929-1945)

The fourth historic context associated with the Nevada Downtown Historic District was ushered in by a decade of slow growth. The spirit of civic boosterism waned during this period as attention refocused on survival for many businesses. Story County Property Transfer Records show dozens of property turnovers, property consolidations, bank foreclosures, and sheriff's sale deeds during the decade of the Great Depression. As a result, no buildings survive from this historic context in the district. Physical changes to commercial buildings in

⁵"The Circle Theatre Opening Program," Nevada, Iowa, October 17-18, 1928.

⁶Shank, p. 78.

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the downtown were largely confined to small building additions, storefront remodelings, and the addition of an upper level on several buildings.

Banking was the business sector to suffer the most in Iowa's small towns during the 1930s. Closure of the Peoples Savings Bank in 1927 served as a harbinger of what would come in the following decade. Then in 1934 the Farmers Bank closed, its assets turned over to the Nevada National Bank by the state receiver.

By the end of the decade, Nevada's economy and that of the downtown in particular were on the up swing. A major contributing factor in reviving the local economy ahead of those of other county seat towns in the state was the robust business of the R.H. Donnelley Corporation during the 1930s.⁷ By the end of World War II, the downtown workforce included about 200 women to compile mailing lists of automobile owners and enter city directory entries. The operations of the company were housed in several downtown buildings during this period including the Padelford Block and the Belknap Block at the intersection of 6th Street and L Avenue.

One retailing trend that first appeared during the Depression and War years was the development of regional or national franchise businesses. The importance of this trend remained relatively minor, however. Unlike cities like Marshalltown, Mason City and Ames that saw a succession of franchise stores come and go creating a brisk market for lease space, Nevada's modest retail base tended to favor home-owned businesses. Exceptions included the Great Atlantic and Pacific Tea Co., a national grocery store franchise, which appears to have been one of the earliest such businesses to open in Nevada. It was located in the Boyd & Childs Building (Photo #3) at 1026 6th Street during the late 1920s and 1930s but the economic difficulties of the Great Depression saw it close prior to World War II. Later, several other grocery, paint, automobile parts, and hardware outlets in the downtown had connections to regional franchise companies. Examples include the Gamble Store, a franchise hardware business with headquarters in Minnesota, that opened in the J. Ray Block (Photo #4) at 1108-1110 6th Street in ca. 1940 and the Ben Franklin variety store, which opened a branch at 1036-1038 6th Street in ca. 1972.

Post-World War II (1945-2002)

Though no historic context has yet been developed for the second half of the 20th century, it is clear that Nevada's downtown has continued to serve as the focal point of the business community despite several important changes. Popularity of the automobile and retail shopping centers created brought new competition to downtown retailers. Relocation of U.S. Highway 30 to the south edge of town in the mid-1960s redirected cross-state traffic outside of the business district. At the north end of the downtown, increases in workers for the downtown's principal employer, the Donnelley Corporation, during the 1960s and 1970s stimulated retailing. In the 1990s when the firm relocated outside of the central business district, the downtown suffered its single greatest loss of employment.

At the south end of the downtown, two substantial buildings were rehabilitated as apartments after World War II. The Boardman Brothers Building located at 919 6th Street was converted to apartments by the 1950s. Next door to the north, the Story Hotel was closed to transient users in the 1970s with its guestrooms converted to apartment use.

⁷"An Editorial," *Nevada Journal*, May 22, 1947.

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Summary

The Nevada Downtown Historic District extends along nearly three blocks of 6th Street in the central business district. Built during a period of more than five decades from 1877 to 1928, the buildings in this corridor tell the story of Nevada' commercial and social center, its leaders, its retail practices, and its primary employment center. Well preserved commercial buildings in the downtown include examples of Italianate, Queen Anne, Classical Revival, Mission/Craftsman, and Prairie style building designs as well as a vernacular building forms. As with most organically developed business districts, its buildings express the individual taste of their builders, the architectural styles and aesthetics popular over a considerable period of time, and the materials available for construction and subsequent remodeling. Based on registration requirements established in the "Architectural and Historical Resources of the Nevada Central Business District" MPD, nearly 85 percent of the buildings in portions of the 900 to 1200 blocks of 6th Street are contributing structures qualifying for National Register designation as a historic district.

**Contributing and Non-Contributing Properties in the
Nevada Downtown Historic District**

Iowa Site Number	Address	Historic Name & (Common Name-2002)	Date Built	Contributing (C), Key & Non-Contributing (NC)
85-01834	919 6 th Street	Boardman Brothers Building (Courthouse View Apartments)	1882	C
85-03225	937 6 th Street	Hotel Story (Nelson Building)	1925	C/Key
85-01972	1001-1005 6 th Street	I.A. Ringheim Building (Arnold Motor Supply/Advantage Inc.)	1877	C/Key
85-03211	1002-1004 6 th Street	Dillin-Norris Building (vacant)	ca. 1890	C
85-03210	1006 6 th Street	Sellers Novelty Store (vacant)	ca. 1885	C
85-03224	1009 6 th Street	Unnamed Building (Parker Law Office)	ca. 1895	C
85-03257	1010 6 th Street	Unnamed Building (Snack Time Restaurant)	ca. 1885	C
85-03223	1011 6 th Street	Jack's Café (Tangles)	ca. 1895	C
85-03222	1013 6 th Street	Smith & Bricker Building (Batman-Sayers Abstract Co.)	ca. 1900	C
85-01838	1014 6 th Street	City Drug Store (McFarland Eye Center)	ca. 1885	C
85-03221	1015 6 th Street	Sanitary Meat Market (Nevada Chamber of Commerce)	ca. 1913	C/Key
85-01839	1017-1021 6 th Street	Schworm Building (Paperdolls)	ca. 1895	C/Key
85-01835	1018 6 th Street	Farmers National Bank (Nevada Computer Center)	ca. 1920	C/Key
85-01844	1024 6 th Street	Union Block	1885	C

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Iowa Site Number	Address	Historic Name & (Common Name-2002)	Date Built	Contributing (C), Key & Non-Contributing (NC)
85-01843	1026 6 th Street	Boyd & Childs Building-south section (Adventure Travel Agency)	1881	C/Key
85-03220	1025-1037 6 th Street	State Bank & Trust Company	1994	NC
85-01842	1028 6 th Street	Boyd & Child Building-north section (Ben Franklin-south section)	1881	C/Key
85-03209	1038 6 th Street	Alderman Building-Palace Theater (Ben Franklin Store-north section)	1913	C
85-01845	1102-1104 6 th Street	Briggs Block-W.L. Tipton & Son Drug Store (Traditional & Contemporary Ceramics)	ca. 1888	C/Key
85-01837	1105-1107 6 th Street	W.B. Patton Block (Lifetouch of Central Iowa)	1880	C
85-01841	1108-1110 6 th Street	J. Ray Block (Allen L. Kockler Co.)	1884	C
85-01846	1109-1111-1115 6 th Street	Ambrose & Sons Store (Subway & First Haley Realty)	ca. 1887	C/Key
85-01840	1114 6 th Street	Circle Theatre (Camelot Theater)	1928	C/Key
85-03219	1117-1119 6 th Street	I.O.O.F. Lodge #104 Building (vacant)	ca. 1877	C
85-03208	1120 6 th Street	Tomlinson's Barber Shop (Flowers & More)	ca. 1910	C
85-03218	1121 6 th Street	Tarman Banner Market (Karate for Kids)	ca. 1925	NC
85-01848	1122 6 th Street	M.L. Borgen Furniture Factory & Store (S & M Appliance & TV)	ca. 1881	C
85-03207	1124 6 th Street	Unnamed Building (McDaniel Insurance & Real Estate)	ca. 1915	NC
85-03217	1125 6 th Street	Iowa Railway & Light Co. Office & Store (Midwest Insurance Consultants)	ca. 1925	C
85-03206	1126 6 th Street	Unnamed Building (H & R Block)	ca. 1915	NC
85-03205	1128 6 th Street	Unnamed Building (Edward Jones Investment)	ca. 1915	NC
85-03216	1129 6 th Street	Unnamed Building (Rebarcak Family Chiropractic)	ca. 1919	C
85-03204	1132 6 th Street	Iowa Railway & Light Corporation Bldg. (Varsity Cleaner)	ca. 1919	NC
85-01847	1133 6 th Street	Nevada Evening Journal Building	ca. 1910	C/Key
85-01851	1136 6 th Street	Belknap Block (Jim Dandy Office Solutions)	1901	C/Key
85-03215	1137-1141 6 th Street	Peoples Savings Bank Building (Atwell Antiques & Hair Studio)	ca. 1905	C/Key

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Iowa Site Number	Address	Historic Name & (Common Name-2002)	Date Built	Contributing (C), Key & Non-Contributing (NC)
85-01849 85-01850	1202-1210 6 th Street	Padellford Block-south & north sections (Golden Wok, Nevada Journal & Hair Design)	ca. 1893	C/Key
85-03227	617 K Avenue	Nevada Poultry Company (Audiozone Guitars and Drums)	ca. 1928	C/Key
85-03229	618 L Avenue	Bogie Inn (Upchurch Rentals)	1928	C

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Verbal Boundary Description:

Within the City of Nevada, Story County, Iowa:

Beginning 30 feet north of the southeast corner of Lot 8 of Block F, Stewart's Addition; thence easterly to the C/L of 6th Street; thence southerly to the intersection of L Avenue; thence easterly to the C/L of the alley extended in Block 2 of the Original Town of Nevada; thence southerly along the C/L of said alley through Block 13 and Block 16 of the Original Town to a point 34 feet and 3 inches north of the southeast corner of Lot 6 in Block 16 of the Original Town; thence westerly 40 feet; thence southerly to the south property line of Lot 6; thence westerly to the C/L of 6th Street; thence northerly along the C/L of 6th Street to the intersection of J Avenue; thence westerly to the west property line of Sublots 5 and 6 of Lots 10 & 11 in Block 12 of the Original Town; thence northerly along the rear (west) property lines of the buildings facing 6th Street to the point of beginning.

Boundary Justification:

The boundaries for this historic district form an irregular rectangular-shape. 6th Street extends through the district from north to south. The district comprises a collection of commercial buildings that formed the principal blocks of Nevada's central business district or "Main Street." Portions of adjacent blocks to the south, west, and north that have been excluded contain buildings that are less than 50 years old (courthouse and city hall) or that have been severely altered. Blocks to the east generally contain non-commercial buildings that do not share the history or visual character of the 6th Street corridor.

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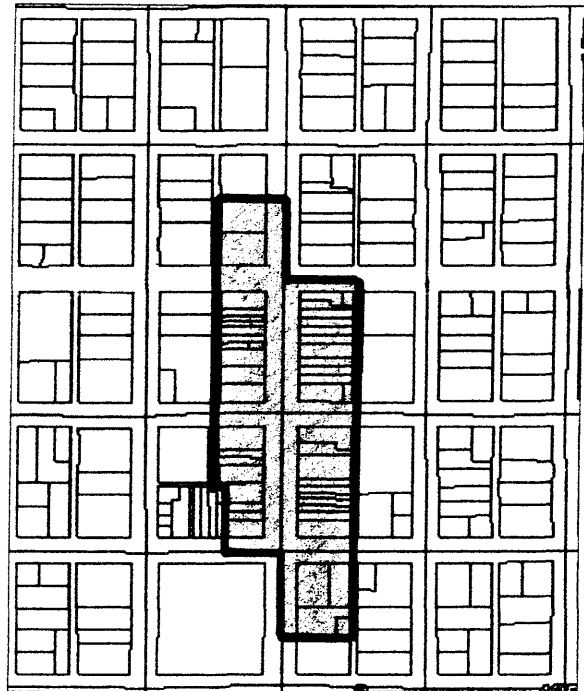
 Story County, IA
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Nevada Downtown Historic District ▲
Shaded area N

L Avenue or
Lincoln Highway →

K Avenue →

J Avenue →



↑
6th Street

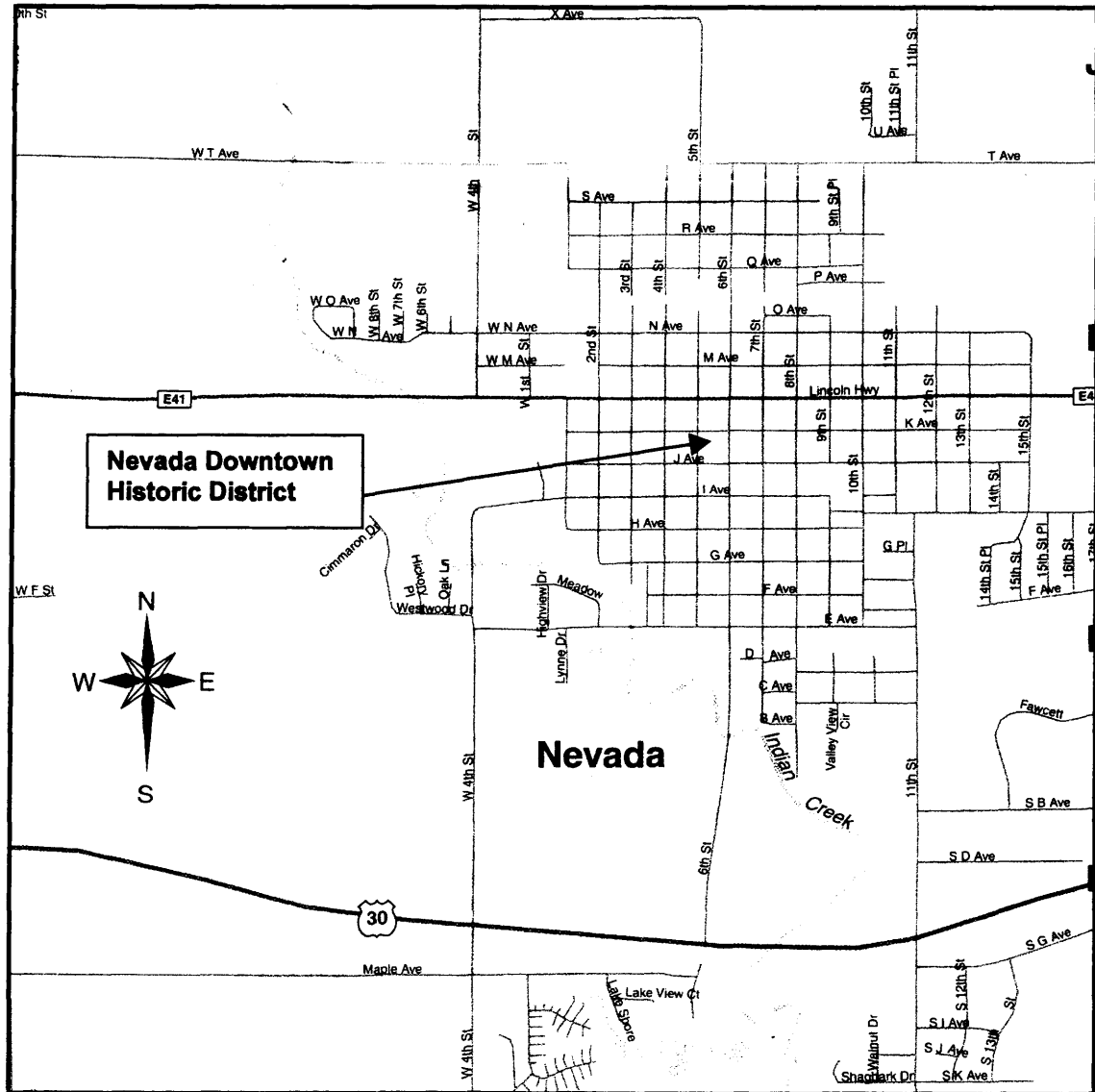
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Map of Nevada⁸ showing general location of historic district



⁸Map from Ames, Boone, Nevada and Surrounding Area Directory. Cedar Rapids, Iowa: McLeod USA, October 2000/2001.

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Photograph Key for Nevada Downtown Historic District:

Phil Page, Nevada Historic Preservation Commission
Date taken: September 2001

1. I.A. Ringheim Building, 1001-1005 6th Street, looking east
2. Schworm Building, 1017 6th Street, looking east
3. Boyd & Childs Building, 1026-1028 6th Street, look west
4. J. Ray Block, 1110 6th Street, looking west
5. Ambrose & Sons Store, 1109-1111-1115 6th Street, looking east
6. Padelford Block, 1202- 1210 6th Street, looking northwest
7. Briggs Block, 1104 6th Street, looking west
8. Farmers Bank, 1018 6th Street, looking west
9. Circle Theatre, 1114 6th Street, looking west
10. Nevada Journal Building, 1133 6th Street, looking east
11. Belknap Block, 1136 6th Street, looking west
12. Hotel Story, 937 6th Street, looking east
13. Sanitary Meat Market, 1015 6th Street, looking east
14. Iowa Railway & Light Co. Office & Store, 1125 6th Street, looking east
15. Nevada Poultry Company, 617 K Avenue, looking north

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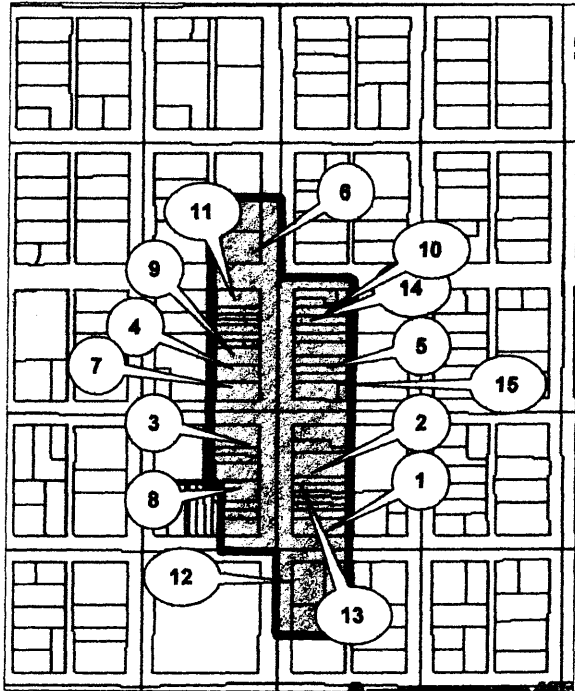
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Nevada Downtown Historic District ▲
Shaded area N

L Avenue or
Lincoln Highway →

K Avenue →

J Avenue →



↑
6th Street

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Property Owners within the Nevada Downtown Historic District

BUILDING NUMBER	STREET	TITLEHOLDER/DEED OWNER	CONTRACT OWNER (In <i>ITALIC</i>)	ADDRESS (If Contract Owner, in <i>ITALIC</i>)
919	6 TH STREET	PHIL & PAULA PAGE		1110 9 TH STREET NEVADA IA 50201
937	6 TH STREET	ROGER & DEBORAH SAMSON		61590 224 TH STREET NEVADA IA 50201
1001-1005	6 TH STREET	MASONIC TEMPLE CO.		1001-1005 6 TH STREET NEVADA IA 50201
1002-1006	6 TH STREET	DAEHLER PHARMACY INC		25199 COUNTRY CLUB DRIVE NEVADA IA 50201
1009	6 TH STREET	RICHARD PARKER		1009 6 TH STREET NEVADA IA 50201
1010	6 TH STREET	EDUARDO GARCIA		1010 6 TH STREET NEVADA IA 50201
1011	6 TH STREET	MIRIAM VINSEL/MARY BOEKE LIFE ESTATE		4336 MILSMITH ROAD CHESTER VA 23831
1013	6 TH STREET	DALE & RITA BAUMAN		2208 HAYES AVENUE AMES IA 50010
1014	6 TH STREET	EDUARDO GARCIA		1010 6 TH STREET NEVADA IA 50201
1015	6 TH STREET	NEVADA CHAMBER OF COMMERCE		1015 6 TH STREET NEVADA IA 50201
1017-1021	6 TH STREET		<i>GREG & JOAN BARTLETT</i>	734 K AVENUE NEVADA IA 50201
1018	6 TH STREET	NEVADA COMPUTER CENTER CORP.		1018 6 TH STREET NEVADA IA 50201
1024	6 TH STREET	JAMES MICHAEL & ASSOC CORP		1038 6 TH STREET NEVADA IA 50201
1025-1037	6 TH STREET	STATE BANK AND TRUST CO.		1037 6 TH STREET NEVADA IA 50201
1026	6 TH STREET		<i>KIM SHARP & JANET REVOC TRUST</i>	1503 TOP-O-HOLLOW ROAD AMES IA 50010
1028	6 TH STREET	JAMES MICHAEL & ASOC CORP		1038 6 TH STREET NEVADA IA 50201
1038	6 TH STREET	FREDERICK & VIOLA SAMUELSON TRUST		615 15 TH STREET NEVADA IA 50201
1102-1104	6 TH STREET	THOMAS & MARLENE L BAUMGARTNER		1104 6 TH STREET NEVADA IA 50201
1105-1107	6 TH STREET		<i>WAYNE & HELEN JOHNSON</i>	1312 8 TH STREET NEVADA IA 50201
1108-1110	6 TH STREET	RUSSELL & DIANE SCHOENAUER		1110 6 TH STREET NEVADA IA 50201
1109	6 TH STREET	MARLA RHOADES		1109 6 TH STREET NEVADA IA 50201
1111	6 TH STREET	RONALD & DIANA HALEY		1111 6 TH STREET NEVADA IA 50201

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BUILDING NUMBER	STREET	TITLEHOLDER/DEED OWNER	CONTRACT OWNER (In <i>ITALIC</i>)	ADDRESS (If Contract Owner, in <i>ITALIC</i>)
1114	6 TH STREET		<i>ROD BACON WITH NEDC (NEVADA ECONOMIC DEVELOPMENT) LaVON SCHILTZ</i>	1015 6 TH STREET NEVADA IA 50201
1115	6 TH STREET	BARABARA MILLER (PIZZA HUT CORP)		P O BOX 35370 LOUISVILLE KY 40232
1117-1119	6 TH STREET	WEST FIELD DEV CORP LLC		4100 PURVIS AMES IA 50010
1120	6 TH STREET	R L FRIDLEY		1321 WALNUT STREET DES MOINES IA 50309
1121	6 TH STREET	LARRY & AMY EDEL		302 OAK STREET COLO IA 50056
1122	6 TH STREET		<i>ALLEN KOCKLER</i>	1122 6 TH STREET NEVADA IA 50201
1124	6 TH STREET	McDANIEL INS & REAL ESTATE (KENTON VIERS)		1124 6 TH STREET NEVADA IA 50201
1125	6 TH STREET	HARRIETT KINSEY		C/O BRUCE KINSEY 5610 HEATHER DRIVE SW ROCHESTER MN 55902
1126	6 TH STREET	COTTINGTON INC		126 MAIN AMES IA 50010
1128	6 TH STREET	FRANK RANKIN		508 LINCOLNWAY AMES IA 50010
1129	6 TH STREET	PAMELA A REBARCAK		803 WESTWOOD DRIVE NEVADA IA 50201
1132	6 TH STREET	RANKIN MAYFAIR CLEANERS		P O BOX 1771 AMES IA 50010
1133	6 TH STREET		<i>THOMAS JAMES RICHARDS CTR</i>	720 3 RD STREET NEVADA IA 50201
1136	6 TH STREET		<i>JJLP LLC-CTR</i>	2513 WHITE OAK DRIVE AMES IA 50010
1137	6 TH STREET	BILL & GEORGIANN KOEDER	<i>RICHARD ATWELL CTR</i>	1127 H AVENUE NEVADA IA 50201
1139	6 TH STREET	PERRY UPCHURCH		618 LINCOLN HIGHWAY NEVADA IA 50201
1210	6 TH STREET		<i>JJLP LLC-CTR</i>	2513 WHITE OAK DRIVE AMES IA 50010
617	K AVENUE	GEORGE BATTLE		617 K AVENUE NEVADA IA 50201
618	LINCOLN HIGHWAY	PERRY & NANCY UPCHURCH		818 LINCOLN HIGHWAY NEVADA IA 50201