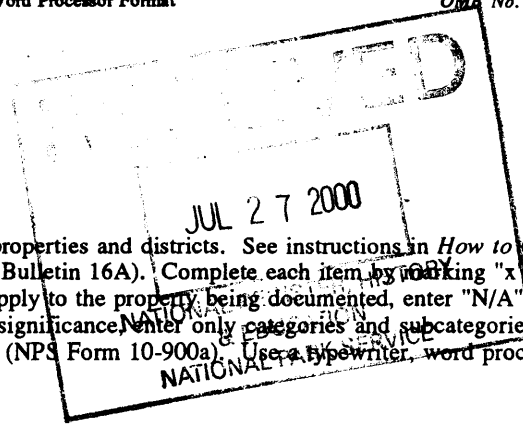


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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

1. Name of Property

historic name DOWNTOWN PERRY HISTORIC DISTRICT  
other names/site number Uptown; Central Business District

2. Location

street & number Between 3rd St., Lucinda St., 1st Ave. & Railroad St. N/A not for publication  
city or town Perry N/A vicinity  
state Iowa code IA county Dallas code 049 zip code 50220

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  locally). (See continuation sheet for additional comments.)

Tarissa Orlowski 05/17/00 7-18-00  
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 Keeper Linda M. Clelland Date of Action 9/08/00  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Downtown Perry Historic District  
Name of Property

Dallas County, Iowa  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many lines as apply)

**Category of Property**  
(Check only one line)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
<u>58</u>	<u>9</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>59</u>	<u>9</u>	Total

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

**Number of contributing resources  
previously listed in the National Register**

Downtown Perry, Iowa

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

COMMERCE/TRADE

COMMERCE/TRADE

GOVERNMENT/ post office

EDUCATION/ education-related

DOMESTIC/ multiple dwelling

DOMESTIC/ multiple dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE VICTORIAN

foundation Brick

LATE 19TH & 20TH CENTURY REVIVALS

walls Brick

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS

Concrete

MODERN MOVEMENT

roof Asphalt

other Glass

Metal

**Narrative Description**

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

Downtown Perry Historic District  
Name of Property

Dallas County, Iowa  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" on one or more lines 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)

COMMUNITY PLANNING & DEVELOPMENT  
TRANSPORTATION  
ARCHITECTURE

**Period of Significance**

Circa 1883-circa 1948

**Significant Dates**

1912

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Cross, C. C. & Son  
Morrison

**Criteria Considerations**

(Mark "x" on all the lines that apply)

Property is:

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

**Narrative Statement of Significance** - (Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliography 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):**

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

**Primary location of additional data:**

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

Name of repository \_\_\_\_\_

Downtown Perry Historic District  
Name of Property

Dallas County, Iowa  
County and State

**10. Geographical Data**

Acreage of Property 3.6 acre +/-

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>1 5</u>	<u>4 0 8 3 2 0</u>	<u>4 6 3 2 5 9 0</u>
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Zone Easting Northing

2	<u>1 5</u>	<u>4 0 8 3 2 0</u>	<u>4 6 3 2 3 5 0</u>
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Zone Easting Northing

3	<u>1 5</u>	<u>4 0 8 3 8 0</u>	<u>4 6 3 2 3 5 0</u>
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Zone Easting Northing

4	<u>1 5</u>	<u>4 0 8 3 8 0</u>	<u>4 6 3 2 2 5 0</u>
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**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 William C. Page, Public Historian; Joanne R. Page, Project Associate

organization City of Perry, Iowa date February 20, 2000

street & number 520 East Sheridan Avenue (Page) telephone 515-243-5740; FAX 515-243-7285

city or town Des Moines state Iowa zip code 50313-5017

**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 SHPO or FPO.)

name See Continuation Sheets

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.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

CFN-259-1116

Downtown Perry Historic District, Dallas County, Iowa.

**GENERAL DESCRIPTION**

Perry, Iowa, is a community with a population of about 6,650. It is situated in Central Iowa within a rich agricultural region of the nation. Although Perry is not the seat of Dallas County government, it is by far the largest town in that county.

Downtown Perry Historic District stands at the heart of the community. Broadly speaking, its site is wedge-shaped, formed by two sets of railroad tracks. One set of tracks runs east-west on the north end of downtown and another set of tracks runs diagonally northwest-southeast directly west of downtown. Third Street forms the district's boundary on the east. Downtown is situated within this wedge. Two intersecting streets provide an axis for downtown. Second Street runs north-south through the district, and Willis Avenue runs east-west through it. Most of Perry's historic commercial center is built up along these two streets. An irregularly-shaped area stands at the intersection of 2nd Street and Willis Avenue. Known as the "Triangle," this space has served as public grounds since the founding of Perry and continues today to form the hub of the city, much as a city square serves this purpose in many Iowa communities.

Downtown Perry possesses three distinct areas:

The Triangle area is a complex of streets and public land centered on the site of the Carnegie Library. The Triangle is formed by the intersections of Willis Avenue, 2nd Street, and Railroad Street. Buildings with commercial, public, and semi-public functions line Willis Avenue along two city blocks in this area. Commercial establishments also cluster along 2nd Street and Railroad Street in the first city block south of Willis Avenue.

Second Street above Willis Avenue is a two-block long corridor located directly north of the Triangle. This is the principle retail and entertainment section of the downtown. Professional offices are also located in this area.

South of Otley Avenue forms a third area. This is a cluster of businesses located mostly along 2nd Street to the south of Otley Avenue. Businesses closely associated with the automobile and some light industrial operations were historically located here. The South of Otley Avenue area is excluded from this nomination because of its mixed land use and because its historic integrity has been negatively impacted by alteration and demolition.

The topography within the historic district is level. Willis Avenue historically served as the primary east-west overland highway through Perry, although a highway bypass project has now rerouted this traffic to the southern edge of the community. Residential sections surround the historic district on all sides, although a section of mixed land use and a city park stand between the district and the residential section to the southwest.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 2

CFN-259-1116

Downtown Perry Historic District, Dallas County, Iowa.

Downtown Perry Historic District contains a limited variety of land use, property types, and functions. Buildings used for retail and professional purposes predominate. One property was built for a public library and one for a post office. Several theaters and other entertainment establishments, as well as lodge buildings, several hotels, and a few office buildings for utility businesses were also constructed. Most historic resources are of masonry construction--either brick or concrete. Resources generally date from the 1880s through the middle of the Twentieth Century. Most buildings show the influence of commercial architectural styling popular in the Midwest during the period. Although most resources are one or two stories in height, a number of 3-story buildings are also present. These 3-story buildings cluster--one group in The Triangle section of downtown and one group on 2nd Street between Warford and Lucinda Streets.

The historic district possesses architectural designs by the following firms and individuals: C. C. Cross & Son, Carl Hunter & Russell Parks, Morrison, Proudfoot & Bird, and Donald M. McLennan. The historic district also possesses buildings constructed by the following firms: Granger Construction, Bower & Bower, Lippert Brothers, Jacobsen & Steinbeck, and Kucharo Construction.

Intrusions in the district include several modern commercial buildings, constructed after the 50-year National Register cut-off date, and several historic buildings whose facades have been covered-up.

The general boundaries of this district are: Willis Avenue, 1st Avenue to 3rd Street, and 2nd Street south from Pattee Street to the intersection of Railroad Street, excluding properties along the west side of Railroad Street. (See Continuation Sheet 7-12.) More specific boundaries are included in Section 10.

The following detailed description of the Downtown Perry Historic District is divided into the following sections:

The Triangle  
2nd Street above Willis  
Resource Classification and Count

**THE TRIANGLE**

The Triangle area is located at the center of downtown Perry. It consists of public parkland and the business establishments, which line both Willis Avenue between 1st Avenue and 3rd Street, as well as those that line the east side of 2nd Street between Willis and Otley Avenue. As its name implies, The Triangle itself is a three-side parcel of land, improved in 1904 with the construction of a Carnegie Library. This building faces north. The Hotel Pattee, completed in 1913 and located at 1108-1116 Willis Avenue, is situated diagonally across the street. These two public and semi-public buildings and the historical significance associated with The Triangle (see related multiple property listing, pp. 5-6.) contribute to the feeling that The Triangle forms the hub of the community.

This feeling has been strengthened by recent street improvements along Willis Avenue. These amenities include the installation of street lights of historically compatible design and the construction

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 3

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Downtown Perry Historic District, Dallas County, Iowa.

of street medians surfaced with brick pavers. An historic clock, removed many years ago from the First National Bank at 1121 Willis Avenue, was recently reinstalled in its original location on the corner of the building. It had been on display at the nearby Forest Park Museum. The clock is mounted in a canted position on the building and helps visually orient the intersection of 2nd Street and Willis Avenue as a pivot in downtown Perry.

Both the north and the south sides of Willis Avenue in the historic district were improved with buildings to house retail, professional, and social functions. In addition to the properties mentioned above, the Brown Block--a visually prominent 3-story building located at 1024 2nd Street and directly east of The Triangle--lends further dignity to The Triangle. The Security Savings Bank--another visually prominent 3-story building located at 1100-1102 Willis Avenue--demarcates the western edge of the historic district along Willis Avenue.

Second Street and Railroad Street below Willis form another portion of The Triangle area. Second Street from Willis Avenue south to about Otley Avenue has historically housed businesses catering to the railroad traveling public, like hotels and restaurants. Railroad Street from Willis Avenue south to about Otley Avenue has historically housed businesses which benefited by a close proximity to the railroad tracks. These included plumbing supplies and services, an automobile garage, farm implement warehouse, cemetery monument shop, cabinet shop, hardware store, grocery store, and a flour and feed business. Because Railroad Street below Willis developed for mixed purposes, its architecture lacked the uniformity of other areas in downtown Perry. A number of these buildings have also undergone change and demolition. For this reason, this nomination excludes those properties along Railroad Street from the Downtown Perry Historic District.

It should be noted that the several lots--which stand unimproved today--between the Council Building at 1010 2nd Street and Otley Avenue also have stood historically unimproved at various times, as in 1918 for example. (See Continuation Sheet 7-16.) For this reason, these lots are excluded from the Downtown Perry Historic District.

Some changes have taken place in this area. The 3-story Montgomery Ward building, located at 1219-1221 Willis Avenue, was deemed a public nuisance by the City of Perry and razed in 1996. A parcel of land west of The Triangle was recently improved with the construction of a new public library at 1123 Willis Avenue. A series of buildings was razed on the west side of Railroad to make way for the new library. A 1916 photograph shows the configuration of buildings at the Triangle before these changes. (See Continuation Sheet 8-29.) All of these properties are excluded from the boundaries of the historic district because they do not contribute to it. This exclusion is justified because they are situated on its fringes.

### **SECOND STREET ABOVE WILLIS**

Second Street above Willis is a corridor, three blocks in length, running from Willis Avenue north to Pattee Street. Retail, entertainment, professional, and societal buildings edge both sides of this street. Second Street might be considered "Main Street" in many Iowa communities because it forms an important retail section of Perry's downtown.

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**NATIONAL REGISTER OF HISTORIC PLACES**  
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Downtown Perry Historic District, Dallas County, Iowa.

A series of 3-story buildings cluster near the intersection of 2nd and Warford Streets. These buildings include the Gamble Block at 1201-1203 2nd Street and the Breed Block, a multi-unit complex of buildings at 1210, 1212, 1214, and 1216 2nd Street. This cluster of 3-story buildings lends dignity and visual presence to the intersection of 2nd and Warford and anchors the area of 2nd Street above Willis as important.

The fact that several national chain stores selected sites in this area for their stores indicates its importance for downtown Perry. The J. C. Penney Company located its department store at 1121-1123 2nd Street, and the F. W. Woolworth Company located its variety store at 1104-1106 2nd Street.

The entertainment section of downtown Perry was located mostly along the northern reaches of 2nd Street. These establishments included the Rex Theatre at 1300 2nd Street and the Grand Opera House at 1312 2nd Street. Both offered vaudeville and motion picture entertainment. Banking institutions sought prominent sites at street corners, for example, Citizens State Bank at 1124 2nd Street and Perry State Bank at 1202-1208 2nd Street.

A few changes have taken place in this area. One portion of the Breed Block complex was razed in the 1980s, and a new bank building was constructed on the site at 1202-1208 2nd Street. A number of storefronts have been changed, as is typical of many Main Streets in Iowa. These alterations notwithstanding, the overall integrity of this corridor remains high. This is because relatively few alterations have been made to the upper floors of these buildings.

#### **AMENITIES AND INFRASTRUCTURE IMPROVEMENTS**

Downtown Perry possessed many amenities and infrastructure improvements during its historic period.

The amenities included electric light poles with fixtures of five globes, barber poles, a drinking fountain at the northeast corner of the Carnegie Library, a multi-level, decorative water fountain at the southeast corner of the library, another drinking fountain at the southeast corner of the Gamble Block on 2nd Street, a public clock mounted on the First National Bank building, and a traffic control pole mounted with lantern and warning sign ("slow/keep to the right") in the middle of the intersection of Willis Avenue and 2nd Street. Historic photographs of downtown Perry exist for 1907 and 1916. A comparison of these two photographs show to what considerable extent these amenities were erected during this period of time. (See Continuation Sheets 8-28 and 8-29.)

The street lights, in particular, helped define the boundaries of downtown Perry and to confer distinction upon it. With their five-globe fixtures, each of these street lights was distinctive. Their dense placement throughout the business district provided visual rhythm along the streets. For example, the library was surrounded with at least six of these street lights. Lights were also installed on the east side of 2nd Street above and below Willis. The fact that these lights were absent along the west side of Railroad Street shows that that area was seen as different from the rest of downtown Perry.



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Downtown Perry Historic District, Dallas County, Iowa.

The First National Bank clock was originally installed in the early 1900s. Situated on the southeast corner of the bank's building at 1124 Willis Avenue, this metal and glass time piece served downtown Perry for many years. Following World War II it was dismantled from the building and placed on display at the Forest Park Museum, a county-owned facility on the outskirts of Perry. Recently, this clock was reinstalled at its original site. The presence of this clock and its location at the intersection of Willis and 2nd calls further attention to the strategic importance of this hub within the community.

In addition to slowing traffic and controlling its directional movement, the traffic control pole at the intersection of Willis and 2nd reinforced the public sense that this intersection was the hub of downtown Perry. This fact was reiterated in 1916 when the Bandholtz Photo Co. of Woodward, Iowa, took a panoramic view of downtown Perry. (See Continuation Sheet 8-29.) This photo uses the traffic pole and the intersection as the central focus of its view.

Another aspect of Perry's changing downtown environment was the removal of unsightly telephone poles between 1907 and 1916. These poles towered above downtown buildings, and, together with their wires, cluttered downtown Perry's streetscape. The removal of these poles from the public areas provided an important improvement to the appearance of downtown Perry.

Until the 1910s, downtown Perry lacked hard-surfaced streets. The city council had struggled off-and-on with the issue of paving since the late Nineteenth Century. ("For a long time Perry has talked of paving but hitherto now no positive movement in that direction has been started." [Advertiser, April 26, 1901]) Then, in 1901, a petition circulated, agitating for laying of brick pavers on 2nd Street from the Milwaukee Depot to Willis Avenue. (*Ibid.*)

Finally, in 1909, the property owners along Willis Avenue voted to support paving that street from Third to 11th. The momentum created by this decision stimulated other property owners to follow suit. Soon, property owners on Warford Street petitioned the city council to pave that street from Third to 11th. Others followed:

First Avenue residents have joined the ranks of the boosters for pavement and have demonstrated in no uncertain way that they are to be recognized among the progressive citizens of Perry. A petition which is being circulated by C. L. Andrews calls for pavement on First Avenue from Lucinda Street north to Park Street, a distance of nine blocks. (*Perry Daily Chief*, December 17, 1909)

With these residential backers (many of whom were downtown business owners) in support, the city council voted in 1909 to pave about 35 blocks in the business and residential sections of the city. (*Ibid.*, December 21, 1909) Contracts were let in April of the following year. By November 1910 the project neared completion. On November 12, 1910, 2nd Street-- newly paved with creosote blocks -- was opened as far north as Bateman Street. This public improvement was the biggest public works project in the city's history to date.

Other amenities in downtown Perry included a popcorn stand, installed in 1918 at the northeast corner of Willis Avenue and 2nd Street. This seasonal business quickly became a local institution. It

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Downtown Perry Historic District, Dallas County, Iowa.

remained at this site for many years under the management of Celeste Council. Even the disastrous fire of 1945--which wiped out the adjacent 3-story Wimmer & Williams Block, home of Perry's F. W. Woolworth--spared it. (See Continuation Sheet 8-35.) The heroic efforts required to preserve Council's business is a commentary on its popularity. The popcorn stand is said to remain extant, albeit relocated from its historic site.

Most of downtown Perry's street furniture is nonextant. Installed in 1911, a fountain at the southeast corner of the library was removed in 1951. (Hamman Scrapbook 2 "Good-Bye to Fountain," May 12, 1951) The historic presence of this and other street furniture in Perry called attention to its status as an early Twentieth Century boomtown, whose merchants and public officials recognized that downtown amenities added distinction to the environment, pride to the community, and enticements to shop in downtown Perry. Because these objects are fragile in character, it is not unusual for them to disappear.

In the mid-1990s, the City of Perry began planning improvements to Willis Avenue. These improvements included the conversion of the street into a boulevard between 1st Street and 3rd Street, as well as the planting of lawn and installation of period-type street lights within the boulevard medians. The renovation of the Hotel Pattee at 1108-1116 Willis Avenue, a major step in downtown Perry revitalization, spearheaded this movement. These improvements, along with the reinstallation of the First National Bank Clock, provide a distinctive sense of place to The Triangle area.

### **RESOURCE CLASSIFICATION AND COUNT**

Downtown Perry Historic District possesses one site and 67 buildings for a total of 68 resources. This section discusses the resources within the Downtown Perry Historic District according to National Register criteria and provides an inventory of them.

#### **SITE**

Downtown Perry Historic District possesses a number of man-made elements, which form a distinctive urban design. The elements of this design include those distinct areas of downtown Perry discussed above; the streets, intersections, and public grounds, which provide the skeletal articulation for those areas; and the individual buildings and blocks, whose presence flesh out that skeleton.

This urban space, taken as a whole and including all of these elements, is counted as one site and is evaluated as contributing to the historic district for reasons discussed here and in Section 8 of this nomination.

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CFN-259-1116

Downtown Perry Historic District, Dallas County, Iowa.

**BUILDING**

Downtown Perry Historic District possesses 67 buildings. Of them 58 are counted as contributing and nine are counted as noncontributing. These properties are listed individually below.

The following inventory lists the resources within the Downtown Perry Historic District as contributing or noncontributing according to National Register criteria.

**LIST OF CONTRIBUTING AND NONCONTRIBUTING RESOURCES**

Under "Eligibility" and listed criteria below, "C" indicates a contributing resource and "N" indicates a noncontributing resource.

Site #	Street Address	Resource Name	Eligibility		Year Built
			Criterion A	Criterion C	
<b>2ND STREET/WEST SIDE</b>					
110	1321-1323 2nd St.	<i>Perry Chief Building</i>	C	C	1928
023	1319 2nd St.	Elsasser Building	C	C	1909
024	1317 2nd	Perry Gas Company	C	C	c. 1905
025	1315-1317 2nd St.	Dignan's "Double Header"	C	C	1908
026	1311 2nd St.	Kastrup-McCauley Building	N	N	1965
027	1307-1309 2nd St.	Stewart Hotel	N	N	1889
028	1303-1305 2nd St.	Leonard Building	C	C	c. 1917
029	1301 2nd St.	Bruce Meat Market-Sanitary Meat Market	C	C	c. 1900

**Lucinda Street intersects**

030	1221-1223 2nd St.	Mitchell Block	C	C	1899
031	1219 2nd St.	Paul Block	C	C	c. 1902
032	1217 2nd St.	O'Malley Building	C	C	c. 1902
033	1213-1215 2nd St.	Chandler Block	C	C	1899
034	1211 2nd St.	B. & P. Order of Elks Building	C	C	1900

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CONTINUATION SHEET**

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Downtown Perry Historic District, Dallas County, Iowa.

#	Site Address	Resource Name	Street Criterion A	Eligibility Criterion C	Year Built
<b>2ND STREET/WEST SIDE</b>					
035	1209 2nd St.	Shortley Building	C	C	1899
036	1205-1207 2nd St.	Bailey & Robinson Block	C	C	1899
037	1201-1203 2nd St.	Gamble Block	C	C	1899
<b>Warford Street intersects</b>					
038	1121-1123 2nd St.	J. C. Penney Co.	C	C	1924
039	1117-1119 2nd St.	The Fair Store	N	N	1929
040A	1113 2nd St.	Wimmer Building	C	C	1886
040B	1107-1109-1111 2nd St.	Wimmer Block	C	C	1883
<b>2ND STREET/EAST SIDE</b>					
058	1010 2nd St.	Council Building	C	C	1909
059	1012 2nd St.	International Order of Odd Fellows Hall	C	C	1895
060	1014 2nd St.	Resser Building	C	C	1895
061	1016 2nd St.	Pefley Building	C	C	c. 1895
062	1018 2nd St.	Commercial Building	C	C	c. 1952
063	1020-1022 2nd St.	Pease Block	C	C	1899
064A	1024 2nd St.	Brown Block	C	C	1902

Willis Avenue intersects

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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CFN-259-1116

Downtown Perry Historic District, Dallas County, Iowa.

Site #	Street Address	Resource Name	Eligibility		Year Built
			Criterion A	Criterion C	
2ND STREET/EAST SIDE					
065	1102 2nd St.	Harbach Building	N	N	1946
066	1104-1106 2nd St.	Harbach Building	C	C	1946
067	1108 2nd St.	Brown Building	C	C	c. 1954
068	1110-1112 2nd St.	Selee Block	C	C	c. 1900
069	1114-1116 2nd St.	Leonard Block	C	C	1883
070	1118 2nd St.	Selee Block	C	C	1918
071	1120-1122 2nd St.	Commercial Block	C	C	c. 1809
072	1124 2nd St.	Citizens State Bank	C	C	1893
Warford Street intersects					
073	1202-1208 2nd St.	Perry State Bank	N	N	c. 1985
074A	1210-1212 2nd St.	Breed Block	C	C	1899
074B	1214-1216 2nd St.	Breed Block	C	C	1902
075	1218-1220 2nd St.	Elliott Block	C	C	c. 1902
076	1222-1226 2nd St.	Aikens Building	C	C	c. 1922
Lucinda Street intersects					
077	1300 2nd St.	Rex Theatre	C	C	1912
078	1304 2nd St.	Commercial Building	N	N	1947
079	1306 2nd St.	Morgan Building	C	C	1906
080	1308 2nd St.	Summerson Building	C	C	c. 1958
081	1312 2nd St.	Grand Opera House	C	C	1903
082	1314-1316 2nd St.	Commercial Block	C	C	c. 1905
083	1318 2nd St.	Fox Lunch	C	C	1934
084	1320 2nd St.	Glass Electric Building	C	C	1947
085	1326 2nd St.	Sinclair Oil Co.	N	N	1976

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**WILLIS AVENUE**

Site #	Street Address	Resource Name	Eligibility		Year Built
			Criterion A	Criterion C	
103	1100-1102 Willis Ave.	Security Savings Bank	C	C	1913
112	1104 Willis Ave.	Commercial Building	C	C	c. 1898
111	1106 Willis Ave.	Commercial Building	C	C	c. 1898
100	1108-1116 Willis Ave.	Hotel Pattee	C	C	1913
041	1118 Willis Ave.	Smith Drug	C	C	1920
099	1122-1123 Willis Ave.	First National Bank & Clock	C	C	c. 1905

**2nd Street intersects**

042	1210 Willis Ave.	Harbach Building	C	C	1945
043	1212 Willis Avenue	Ross Building	C	C	1945
044	1214-1216 Willis Ave.	James Block	C	C	1914-1916
045	1218-1220 Willis Ave.	Traverse Building	N	N	1950
N/A	1222-1224 Willis Ave.	Building	N	N	c. 1950
048	1211-1215 Willis Ave.	Taylor Block	C	C	1915
098	1123 Willis Ave.	Carnegie Library (NRHP)	C	C	1904

**WARFORD STREET**

106	1113-1115 Warford St.	O'Malley Block	C	C	1920
107	1211-1213 Warford St.	Dilenbeck Block	C	C	1898
108	1215 Warford St.	Northwestern Bell Telephone Company	C	C	1912
109	1219 Warford St.	Former United States Post Office	C	C	1915

**LUCINDA STREET**

077	1212 Lucinda St.	Building	C	C	c. 1948
-----	------------------	----------	---	---	---------

Note: The "Site #" indicated above corresponds to inventory numbers on Iowa Site Inventory Sheets for that property. These inventory numbers are included in this nomination for the convenience of those who would like to refer to specific site sheets, which are on deposit at the State Historical Society of Iowa in Des Moines and the Public Library in Perry, Iowa.

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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

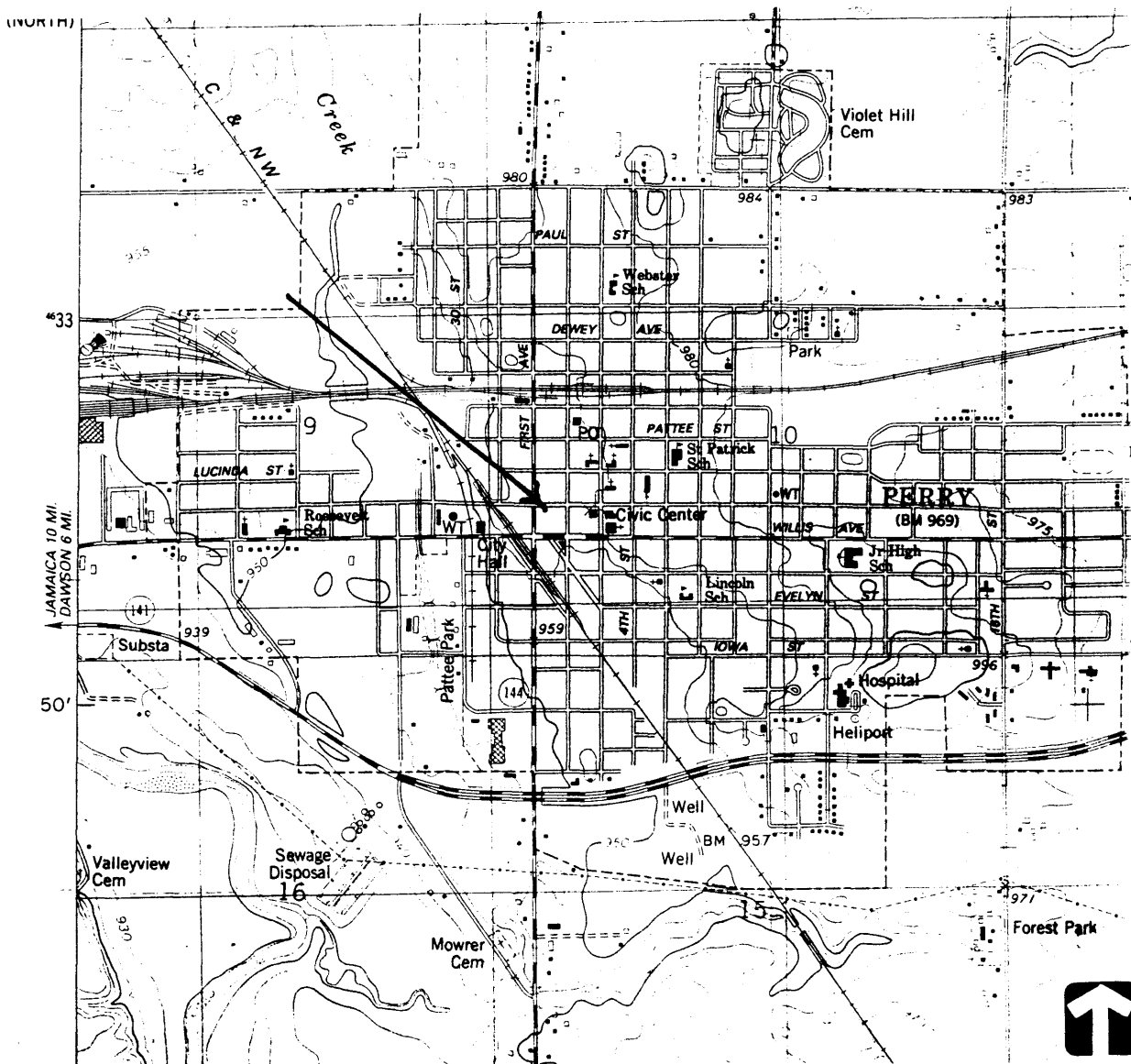
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Downtown Perry Historic District, Dallas County, Iowa.

## SITE MAP

### ARROW LOCATES PROPERTY



Source: U.S.G.S. Map (7.5 Minute Series), Perry Quadrangle, 1956, Photorevised 1976.





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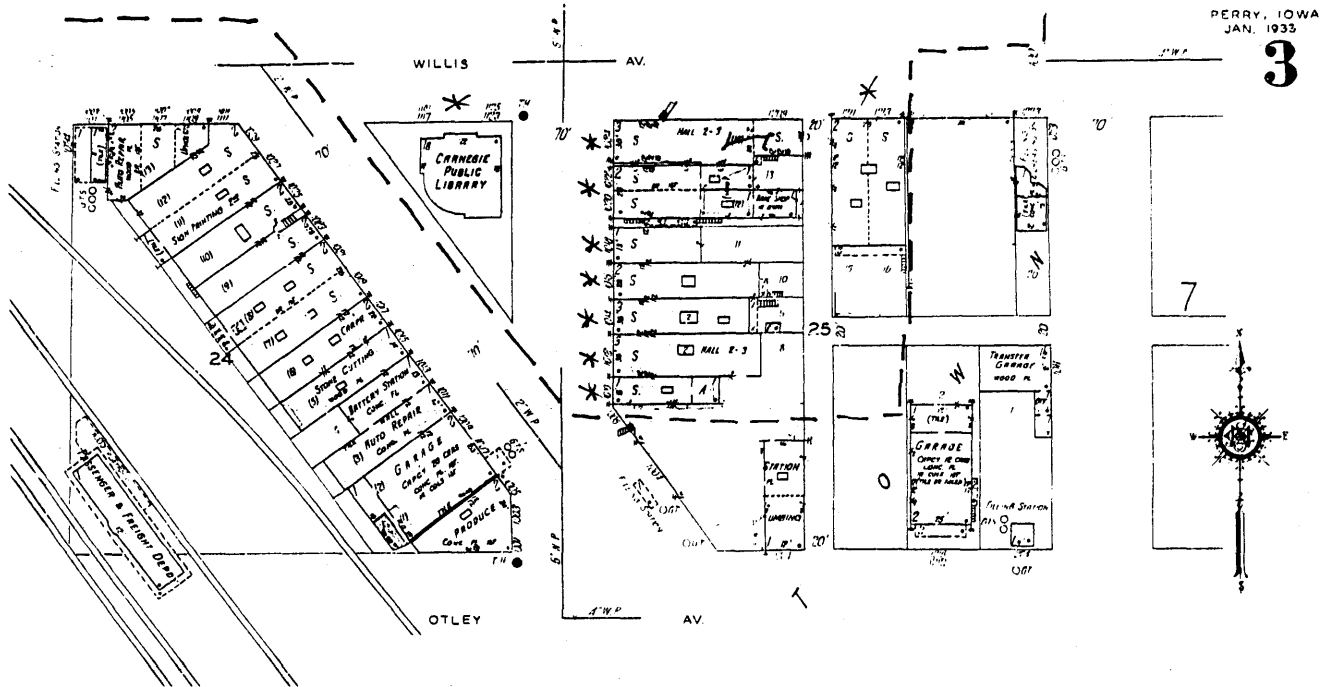
Section number 7 Page 12<sup>B</sup>

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## HISTORIC DISTRICT BOUNDARIES

South Segment of Map--See Previous Page for North Segment



An asterisk (\*) indicates a contributing resource. A pound sign (#) indicates a noncontributing resource.

Source: Sanborn Map Company, 1933, p. 3.

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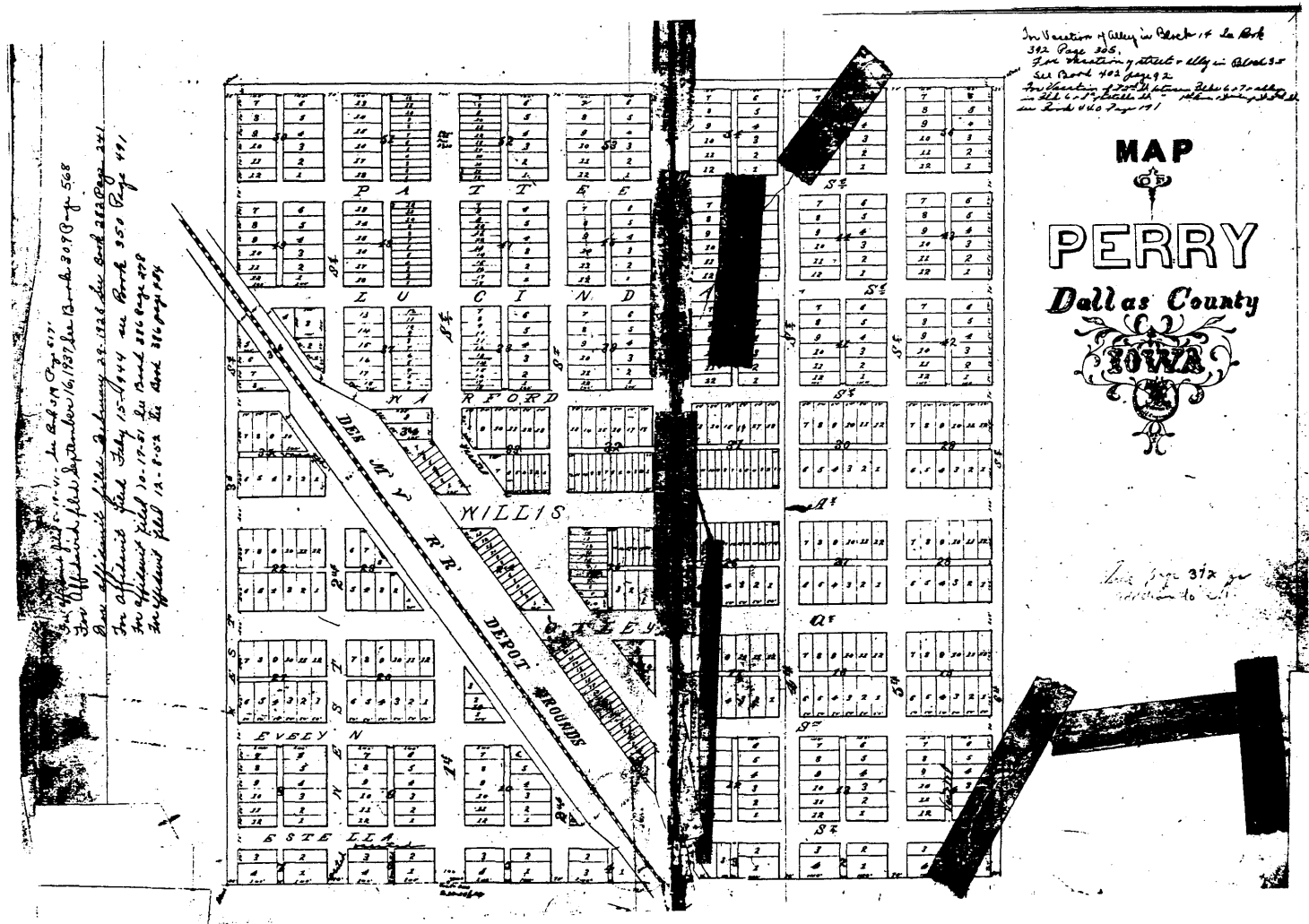
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## ORIGINAL TOWN PLAT

1869



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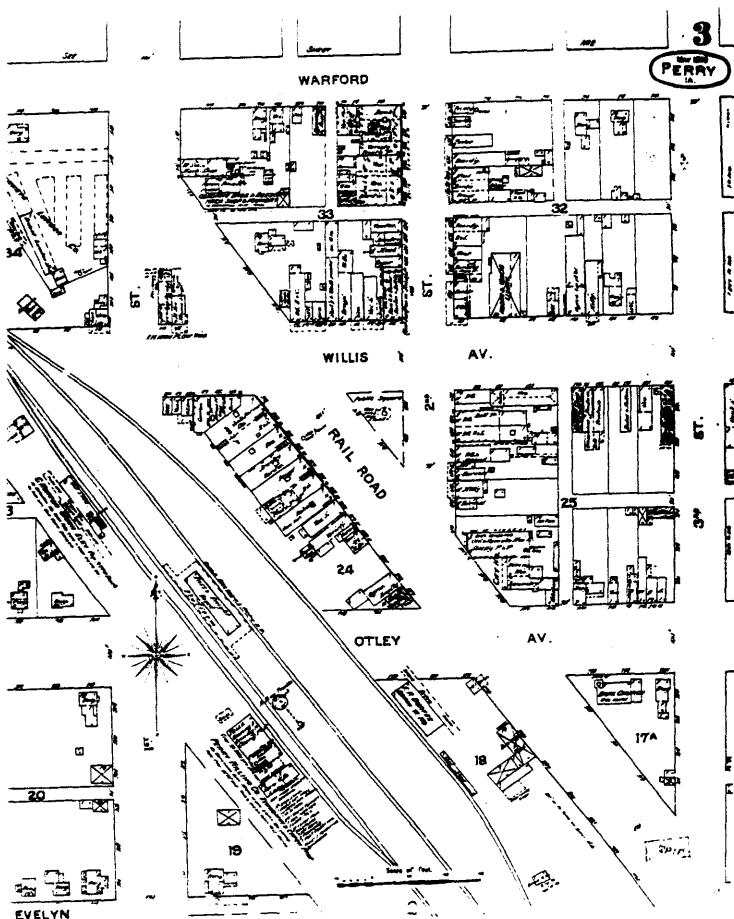
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Downtown Perry Historic District, Dallas County, Iowa.

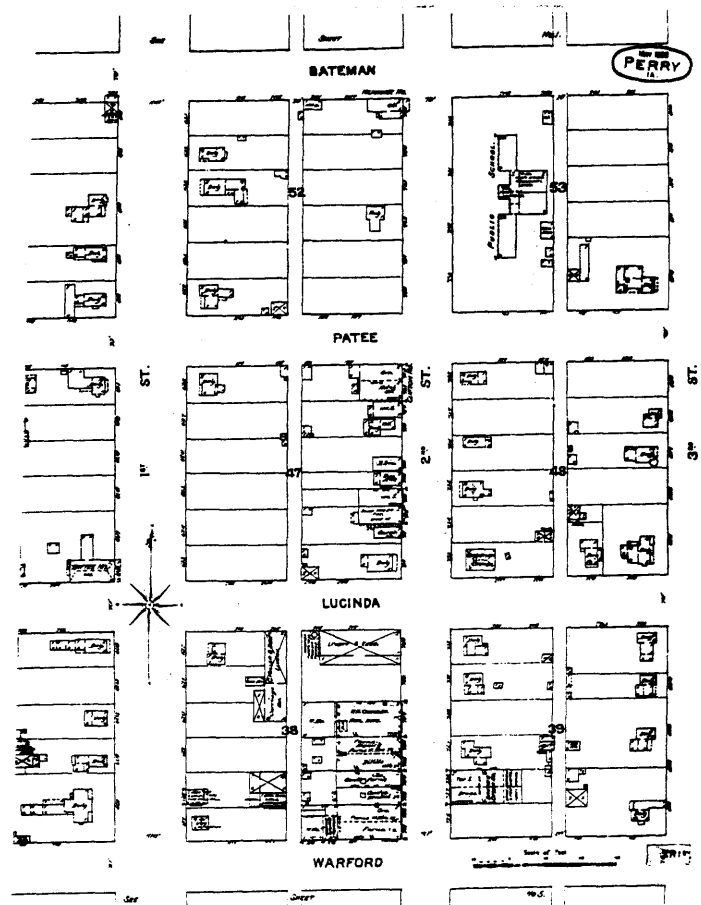
## 1888 FIRE INSURANCE MAP

Compare this map with those for 1896 and 1918, which follow, and note how land use on 2nd Street north of Warford Street changes from residential to commercial as time progresses.

South of Warford Segment



North of Warford Segment



Source: Sanborn Fire Insurance Map, 1888, composite of pages 2 and 3.

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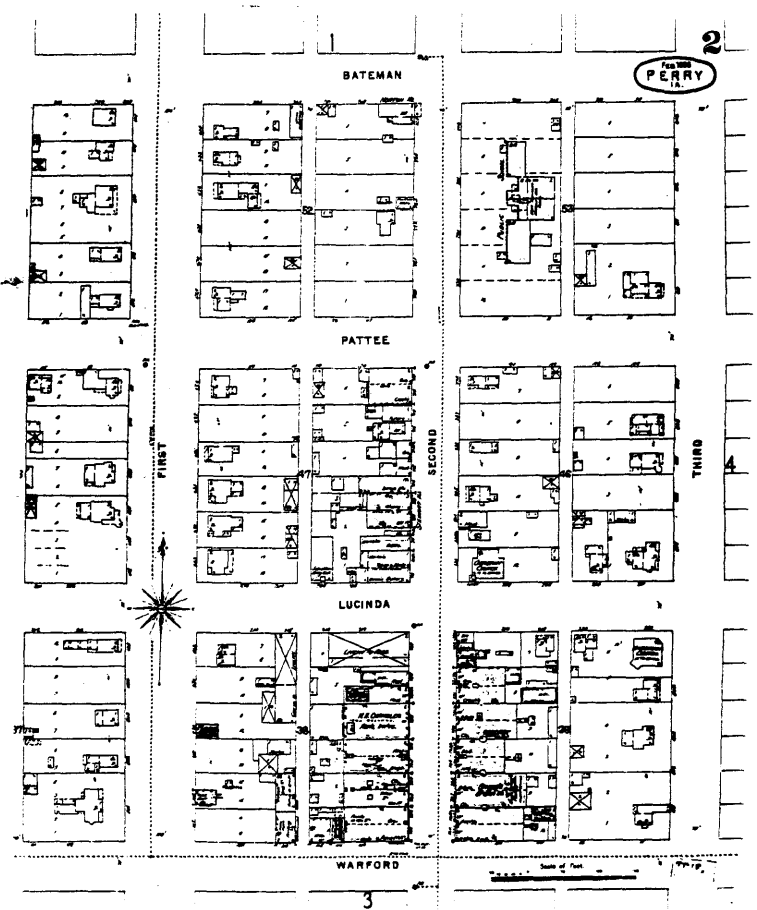
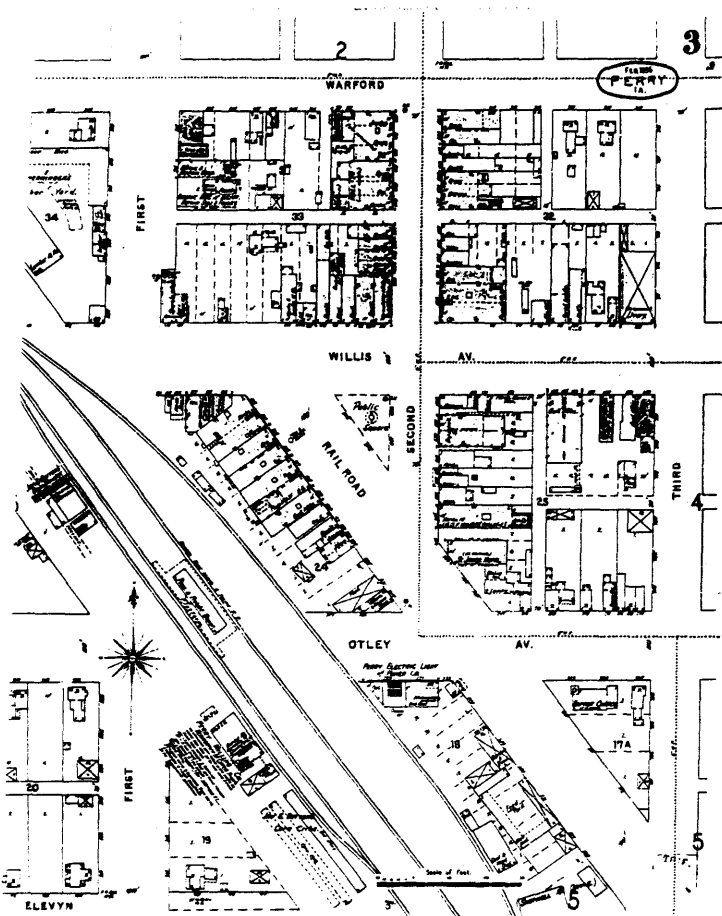
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## 1896 FIRE INSURANCE MAP

South of Warford Segment

North of Warford Segment



Source: Sanborn Fire Insurance Map 1896, composite of pages 2 and 3.

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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

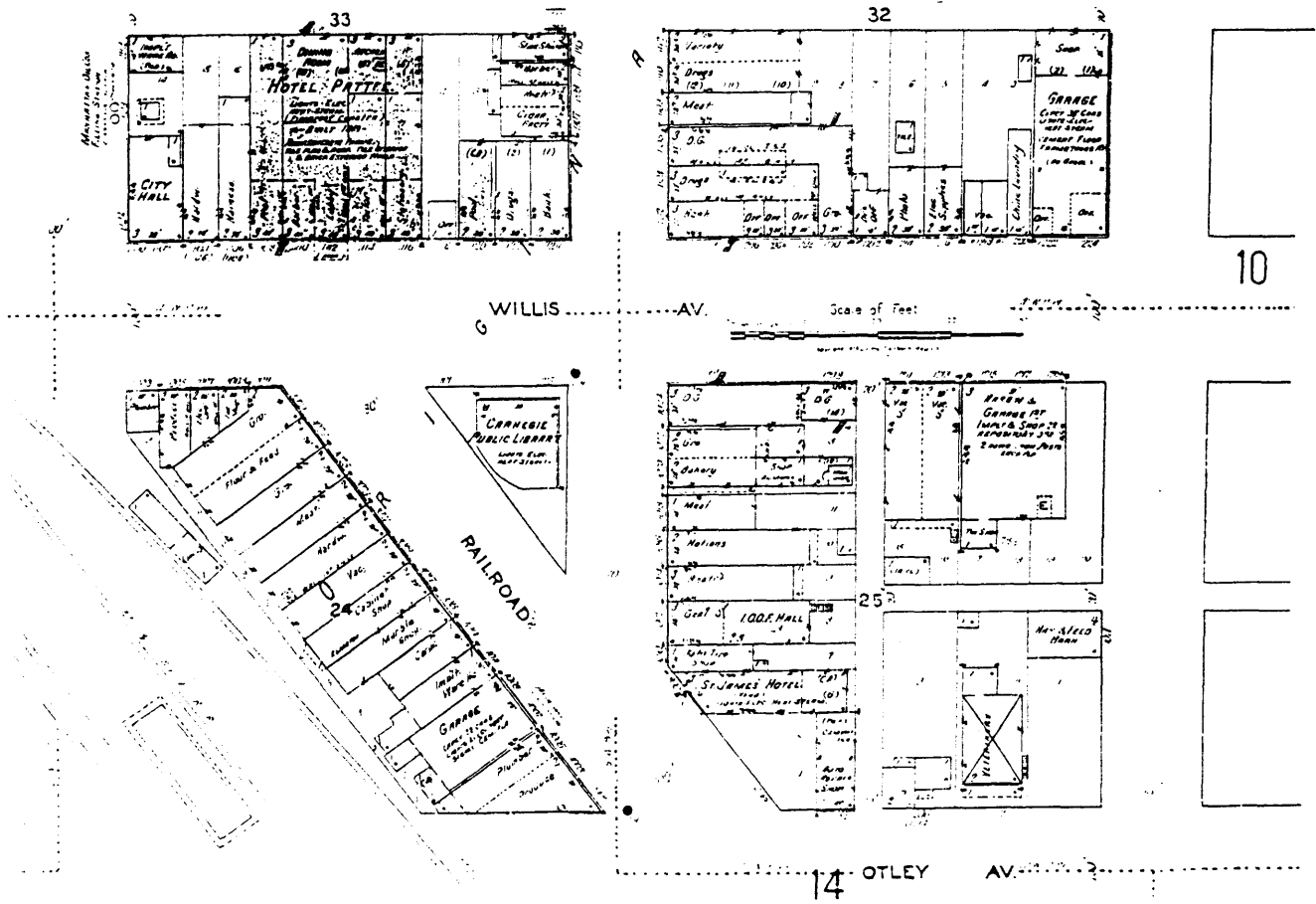
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## 1918 FIRE INSURANCE MAP

### THE TRIANGLE



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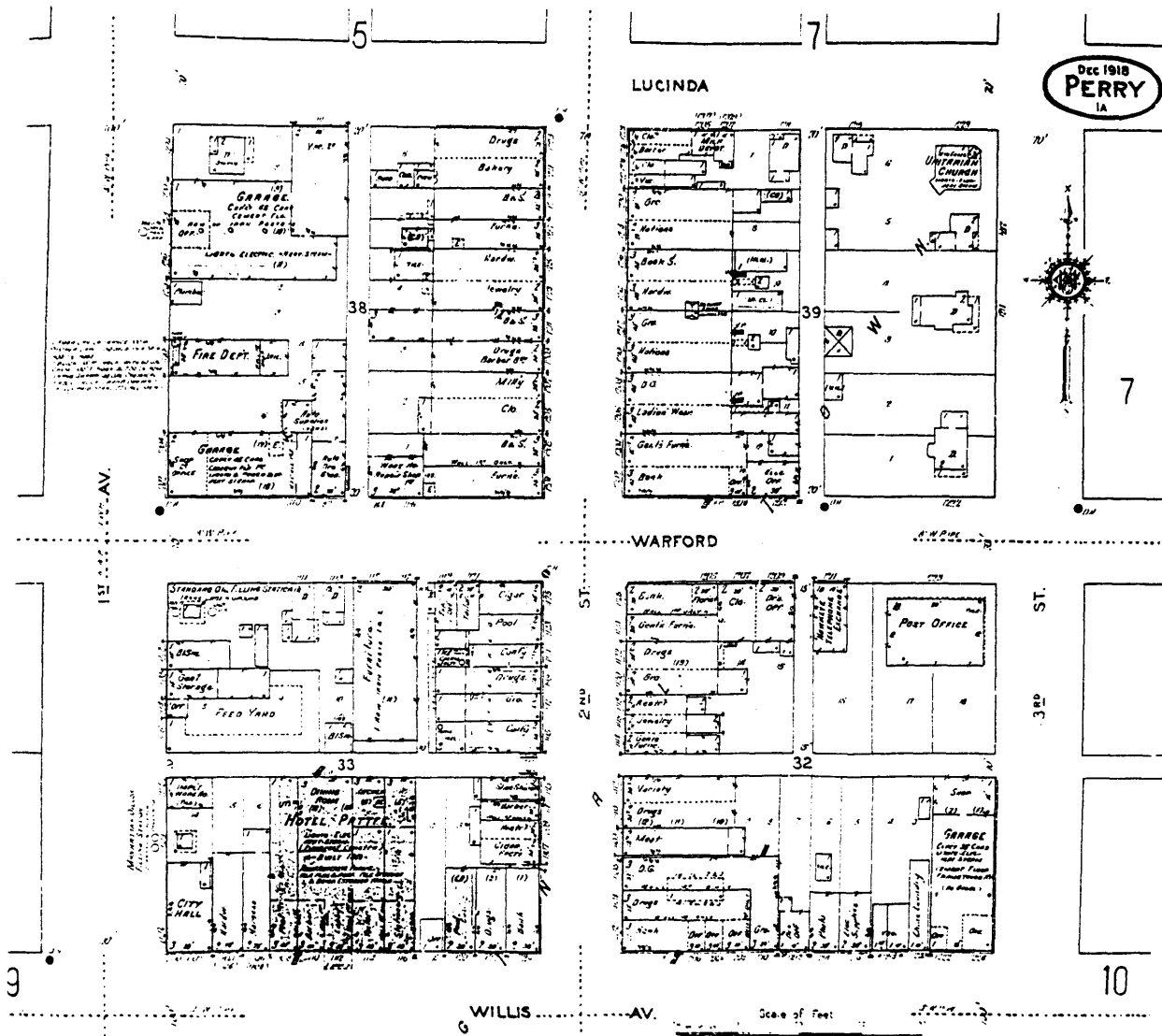
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1918 FIRE INSURANCE MAP  
SECOND STREET BETWEEN WILLIS AND LUCINDA



Source: Sanborn Fire Insurance Map 1918, page 6.



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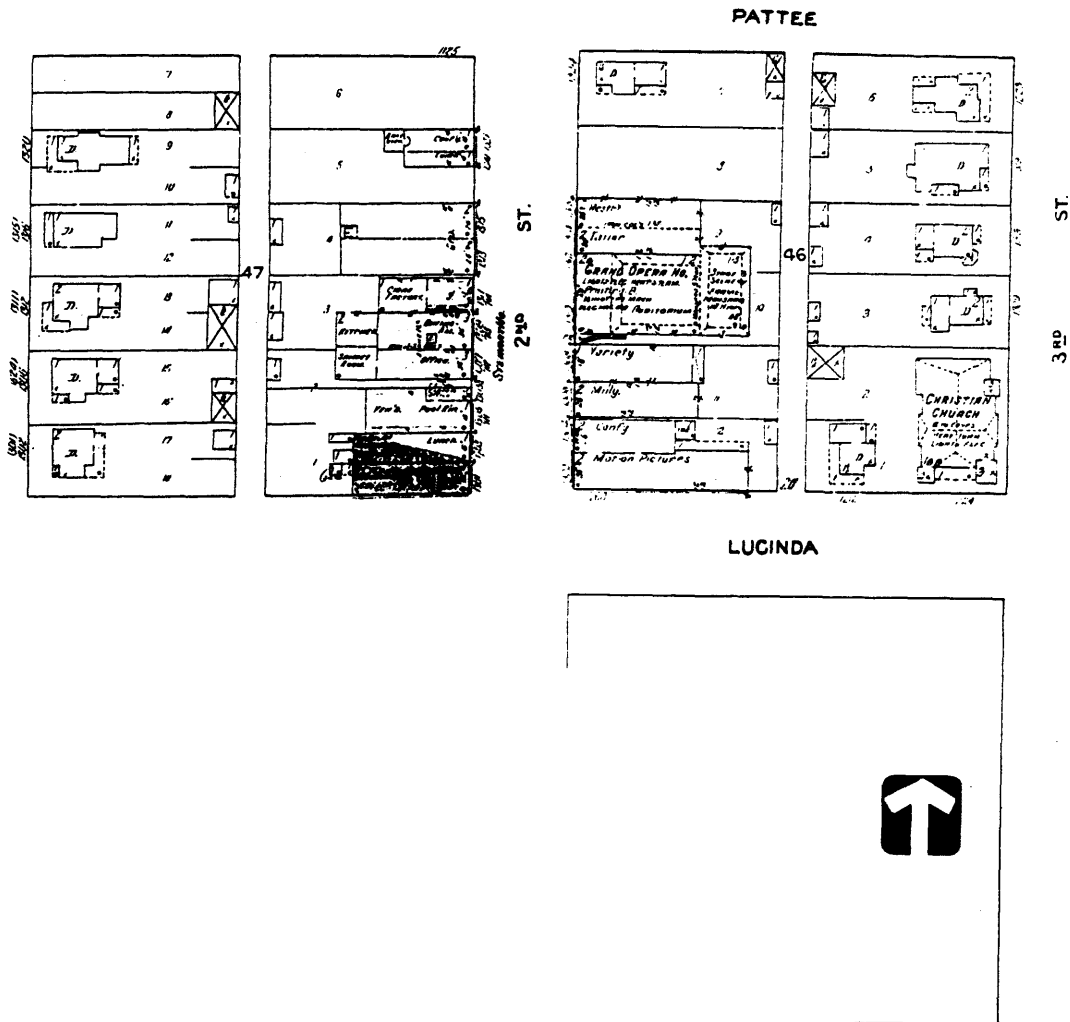
# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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## 1918 FIRE INSURANCE MAP SECOND STREET BETWEEN LUCINDA AND PATTEE



Source: Sanborn Fire Insurance Map 1918, composite of pages 4 and 5.

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### ARCHITECT D. M. MCLENNAN

1929

#### D. M. MCLENNAN STORE ARCHITECT

DES MOINES MAN MADE BLUE  
PRINTS FOR MANY OTHER  
CITY AND COUNTY  
BUILDINGS

Donald M. McLennan, architect of Des Moines was hired by Mr. Frans to draw up the blue prints for the new Fair Store building. Mr. McLennan's ability as an artist and his extreme interest in the most minutest of details in construction and engineering as manifest in his designs makes him one of the most popular architects in this vicinity.

Besides the Fair Store building the Des Moines architect was employed to design the Daily Chief building.



the second floor and entrance of the Bruce-McLaughlin building, the new Dallas County home, the Woodward school and the new Bruce-McLaughlin apartments.

Mr. McLennan has had particular success in all of his architectural work in this vicinity. The fact that he has consistently secured large contracts for building construction throughout this neighborhood is ample proof of the satisfaction he has given in former jobs.



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### ARCHITECT/BUILDER

Carl Hunter & Russell Parks  
Proudfoot & Bird  
Donald M. McLennan  
Granger Construction  
Bower & Bower  
Lippert Brothers  
Jacobsen & Steinbeck  
Kucharo Construction

### SUMMARY OF SIGNIFICANCE

Downtown Perry Historic District is eligible under Criterion A as a significant expression of the city's commercial history. Transportation--particularly the railroads--substantially fueled three phases of Perry's commercial growth. The periodic expansion of railroad operations in the community prompted major construction booms in the city. In 1912 Perry became known as an Iowa boomtown, when the Milwaukee line expanded its local operations. The advent of an interurban line connecting Perry with Des Moines further stimulated the local economy. Downtown merchants seized upon these transportation links to promote Perry as a market and entertainment center in a pan-county area of central Iowa. For example, they offered vouchers for free train fares to encourage out-of-town customers to shop in Perry, and the curriculum catalog of the Jones Business College, a private school, stated on every page that "We Pay Students' Railroad Fare."

Downtown Perry Historic District is locally significant, under Criterion A and within the historic context of community development, because it shows how pressures of transportation and economic boom effected change to the city's business district. Commercial land use in Perry evolved in a somewhat different fashion than that laid out by the city's founders in the town's original plat. Second Street emerged as a primary commercial corridor in downtown Perry instead of First Avenue, which had been platted for that purpose. The location of railroad depots in Perry stimulated this evolution. Later in the Nineteenth and early Twentieth Centuries, downtown Perry experienced substantial redevelopment. One-story buildings were razed, and two-story buildings took their place. Two-story buildings were razed, and three-story buildings took their place. This movement toward highest and best use of land calls attention to Perry's status as an Iowa boomtown during that period of time.

Downtown Perry Historic District is locally significant under National Register Criterion C. The district's collection of buildings importantly shows the influence of many styles of architecture. Classical Revival predominates, as befitting a turn-of-the-century boomtown. An astonishing variety of brick colors, mortar colors, trimwork colors, and surface textures embellish their facades. A number of buildings are architect-designed. The willingness of local merchants to accept these new architectural ideas and employ architects to design buildings illustrates the progressive spirit, which infused the entire community during its boom years.

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For a detailed discussion of Downtown Perry's significance in transportation, see Section E, Chapter I in the Multiple Property Documentation Form, "Downtown Perry, Iowa." For a detailed discussion of Downtown Perry's significance in community development, see Section E, Chapter II of that same MPDF. For a detailed discussion of Downtown Perry's significance in architecture, see Section E, Chapter III of the same document. Because a major purpose of a Multiple Property Submission is to avoid needless repetition of information and keep the registration forms for related significant properties briefer than for individually nominated properties, only a summary of those areas of significance are presented here.

The period of significance for the Perry Historic Central Business District extends circa 1883 through circa 1948, the period in which most of the buildings were erected. Circa 1883 marks the date of the earliest surviving buildings in the district. Circa 1948 marks the time by which most improvements in the district had been completed. The year 1912 is a significant date because of the building boom that occurred at that time. Several buildings completed after circa 1948 should be re-evaluated when their age reaches the National Register's 50 year requirement because they are potentially contributing resources to the historic district.

Downtown Perry Historic District fulfills the registration requirements of the "Downtown, Perry, Iowa" Multiple Property Documentation Form." The historic district calls attention, under Criterion A, to important patterns of commercial development in downtown Perry; under Criterion C to transportation and its influence over the development of commercial architecture in the downtown; and under Criterion C to commercial architectural resources, whose architect-designs, stylistic influences, and use of building materials are locally significant.

### TRANSPORTATION

Perry was originally founded in anticipation of railroad construction. Since that time in 1869, transportation has continued to play a leading role Perry's history. Throughout the late Nineteenth and early to mid-Twentieth Centuries, the railroads stimulated population and economic growth in Perry and its vicinity. Later, an interurban line and the advent of the automobile further fueled the city's expansion.

Already by 1869 a railroad linked Perry to the nation. This early line--the Des Moines & Fort Dodge--later became part of the Rock Island system and then the Minneapolis & St. Louis railroad (M&St.L). Then in the early 1880s, another railroad--the Milwaukee & St. Paul--reached Perry as it pushed across the state of Iowa from the east to Council Bluffs. The Milwaukee became a powerhouse for Perry's economy. In 1912 the road decided to expand its division headquarters in Perry. Almost overnight, the city became a boomtown. "At the height of the Milwaukee activities about 725 people were employed here, and the monthly payroll was approximately \$85,000, according to a special edition of the Perry Chief in 1928." (Hastie 1962:111-112)

In 1906, an interurban railroad began service to provide Perry with another transportation link. As a terminal point of the Inter-Urban Railway's Beaver Valley Division of the Inter-Urban Railway, Perry

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benefited from this convenient transportation link to Des Moines and points between. The interurban also provided a branch line to Moran, a coal mining center near Perry. In addition to its own employment, the interurban stimulated the establishment of related businesses in Perry--the Inter-Urban Liberty & Transfer Company, for example. The Perry branch became a successful link within the Inter-Urban Railway's system. "The Colfax line's early demise is attributed to the lack of population density, whereas commuter traffic supported the Perry line." (*Iowa Trolleys*:86) When, in later years, the automobile supplanted rail transportation, the Perry line suffered ups and downs. Finally, in 1953, the line ceased operations.

The effects of transportation upon Perry were substantial. According to one account:

The Milwaukee handles from fourteen to sixteen hundred cars per day--In the Perry Yards, the daily average of cars handled here would include thirty or forty cars of Cotton being shipped to Japan, Three Hundred Cars of Merchandise and Seven Thousand Tons of Coal. The Road consumes from four to six hundred tons of coal per day. There are ninety six engines running out of Perry with 120 crews and 40 men on the extra list. (Davis)

The payroll from the railroad supported many local families, who in turn patronized local businesses. These businesses further benefited by the convenient passenger service these roads offered to residents living in Perry's hinterland. Farm families and families in small towns across the region shopped in Perry. "As far east as Cambridge and as far west as Manilla, Perry is chosen in preference to all other cities as the town for shopping in all lines." (Wood:184)

In short, Perry provides an outstanding example of how transportation stimulated growth in Iowa during the late Nineteenth and early Twentieth Centuries. By 1900, the population of Perry and the strength of its economy had eclipsed that of every other community in Dallas County, including Minburn, Dallas Center, Waukee, Booneville, Van Meter, DeSoto, Dexter, Wiscotta, Redfield, and Adel, the county seat. Perry achieved this growth in spite of the fact that the county seat (a sure factor for town growth) was located elsewhere. The presence of the railroads and the expansion of their operations in Perry enabled that city to achieve these gains.

#### DOWNTOWN DEVELOPMENT AND RE-DEVELOPMENT

The evolution of the Downtown Perry Historic District is historically significant because it illustrates how the forces of transportation, real estate strategies, and economic boom changed the configuration of the city's central business district.

Downtown Perry developed in three stages of organic growth. Commercial activity initially clustered along Willis Avenue. Towards the end of the Nineteenth Century, 2nd Street emerged as a corridor of commercial importance. Then, in the early years of the Twentieth Century, commercial activity began

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to develop in the area south of Otley Avenue. Downtown re-development also occurred during the Twentieth Century, as the result of Perry's boomtown status.

Original Plat

Perry's original town plat was irregular in layout. This layout was predetermined by the diagonal route of the railroad, whose construction stimulated the founding of the town. Because this route ran diagonal to the cardinal points of the compass and because Perry was laid out as a grid to those points, irregularly shaped city blocks and building lots occurred at the very heart of the community.

To these ends, First Street and Willis Avenue were laid out with 100 foot widths and denoted avenues. Standard street widths in Perry measure 70'. This conferred a dignity upon these two corridors commensurate with their special function in the community. (First Street later became known as First Avenue.) Commercial development in the Nineteenth Century was denser than residential and required less land. For this reason, commercial-sized lots in Nineteenth Century plats were smaller than residential lots. In accordance with these precepts, Perry's original plat laid out a series of city blocks with lots of smaller size than standard. Commercial-sized lots were located in Blocks 27, 48, 51, 53, 46, and 49 along both sides of First Avenue. Commercial-sized lots were laid out in Blocks 31, 32, and 33 along both sides of Willis Avenue. A portion of land along Railroad Street and a small portion of 2nd Street south of Willis Avenue were also laid out in commercial-sized lots. (See Continuation Sheet 7-13.)

Transportation

Although First Avenue was platted as a principal commercial corridor in Perry, commercial development actually gravitated along Willis Avenue and 2nd Street. This shift in land use emerged as the community grew in the 1880s. The construction of the Milwaukee depot in the 1880s stimulated major commercial expansion on 2nd Street.

This expansion can be seen through a series of fire insurance maps. A map dated 1888 (see Continuation Sheet 7-14) shows dense commercial development in the 1100 block of 2nd Street on both sides of the street. Some commercial improvements are present on 2nd Street north of Warford, but mostly limited to the west side.

By 1896, the east side of the 1200 block of 2nd Street is fully developed with commercial improvements. (See Continuation Sheet 7-15.) The few undeveloped lots on the west side of 2nd Street, as pictured in the 1888 map, have also been filled. By 1896 the 1300 block of 2nd Street has become predominately commercial.

A 1918 fire insurance map illustrates the full-blown expansion of 2nd Street. (See Continuation Sheet 7-16, 7-17, and 7-18.) A substantial number of commercial buildings have been rebuilt on both sides

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of 2nd Street in the 1200 block as the result of fires. Commercial improvements on both sides of 2nd Street extend all the way north to Pattee Street.

This commercial expansion along 2nd Street shows that merchants wanted to locate their businesses along this access route to the depot. These desires, coupled with the gravitational pull of the Triangle as the hub of the community, set in motion a series of real estate decisions concerning strategic locations in downtown Perry for commercial buildings.

Location. Location. Location

Location played a major role in the selection of sites for commercial construction. In Perry, these decisions usually reflected standard patterns of town building as practiced in other parts of Iowa and the nation, but sometimes they were prompted by specific local situations.

Corner lots were highly prized for their high visibility and potentially strategic location. Numerous buildings in Perry illustrate this phenomenon. They include the following:

Citizens State Bank	1124 2nd Street
A. L. Brown Block	1024 2nd Street
Security Savings Bank	1100-1102 Willis Avenue
L. D. Gamble Block	1201-1203 2nd Street
Rex Theatre	1300 2nd Street

Each of these buildings is a substantial two- or three-story building. Each conveys a substantial visual impression because of its size and corner siting. Each building accrues added luster by its proximity to others of equal or greater distinction.

The choice of location for a new building could stem, at least in part, from other reasons as well. For example:

The magnificent Pattee Hotel was built by Harry and Will Pattee as a memorial to their father, David Pattee, who had died the year before. It was on or near the site where Mr. Pattee had his first store when Perry was begun. (Hastie 1962:164)

Family sentiment clearly played a role in the siting of this hotel. While it cannot be denied that its location was convenient to the Triangle, it was not equidistant from both of the city's railroad depots.

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### Re-Development

Downtown Perry Historic District calls attention to downtown re-development--another significant pattern of community development in Perry during the late Nineteenth and early Twentieth Centuries. As Perry's economy boomed, re-development of land toward its highest and best use occurred in the downtown. One story buildings were demolished, and two story buildings rose in their place. Two story buildings were demolished, and three story buildings rose in their place. This pattern was particularly true around the Triangle and in the 1200 block of 2nd Street. This re-development calls attention to the city's booming population and economy during that period of time.

Examples of this re-development abound. The Triangle area was rebuilt with a series of three-story buildings: the Security Savings Bank at 1100-1102 Willis Avenue, the Brown Block at 1024 2nd Street, and the Hotel Pattee at 1108-1116 Willis Avenue. The 1200 block of 2nd Street was improved with another series of three-story buildings: the L. D. Gamble Block at 1201 2nd Street, the B. & P. Order of Elks Building at 1211 2nd Street, and the huge Breed Block at 1202-1216 2nd Street. One sees in the choice of locations for these big, new commercial edifices which sites entrepreneurs valued as commercially strategic in Perry. Their selection of sties reaffirmed the desirability of 2nd Street, of its intersection with Warford, and of the Triangle area as choice locations.

Fire plagued downtown Perry. Whole city blocks, as well as individual buildings, fell victim to its destruction in the late Nineteenth and Twentieth Centuries. The fact that new and usually bigger buildings quickly arose to replace those destroyed, illustrates the strength of the local economy. As such, fire factored into the re-development of the downtown.

### **ARCHITECTURE**

Downtown Perry Historic District is significant, under National Register Criterion C, for a series of reasons. Many of its resources were architect-designed. They also show the influence of successive architectural styles from Late Victorian through Art Moderne. The presence of many different brick colors and brick textures is notable in the district. All these architectural characteristics show that property owners were not hidebound by the past but welcomed new architectural ideas. Downtown Perry possesses a number of large, commercial buildings, a testament to the city's thriving commercial life.

As befitting a boomtown, Perry possesses a series of architect-designed commercial buildings dating from the late Nineteenth and early Twentieth Centuries. To date nine properties have been identified as architect-designed, and this number is likely to increase as local research continues. Property owners typically patronized architectural firms in Des Moines, but no one firm stands out in number of commissions. The gargantuan Breed Block--more than one-half block in length--helped set the trend for architect-designed commercial buildings. It was designed by C. C. Cross & Son. Subsequent commissions were held by Proudfoot and Bird; Morrison & Company; Liebbe, Nourse & Rasmussen; Oscar Wenderoth; Donald M. McLenna; and others more recently.

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Stylistically, Downtown Perry possesses commercial examples of architecture in all the popular tastes between the 1880s and the mid-Twentieth Century. Classical Revival predominates, reflecting Perry's boomtown growth during the late Nineteenth and early Twentieth Centuries, when this style was at its peak of popularity. For example, the historic district's biggest and most visually prominent edifices feature the influences of Classical Revival styling. They include the 3-story Hotel Pattee at 1108-1116 Willis Avenue, the 3-story Gamble Block at 1201-1203 2nd Street, the 3-story Brown Block at 1024 2nd Street, and the Perry Carnegie Library at 1123 Willis Avenue. The location of each these properties at busy intersections within the historic district further accentuates their prominence. Other architectural influences in the historic district include Late Victorian, and late Nineteenth and early Twentieth Century revivals. The presence of Art Deco and Art Moderne buildings and storefront retrofits in the historic district shows that property owners continued to keep abreast of current architectural fashion.

Downtown Perry's extensive variety of brick and associated masonry products provides an insight into the commercial life of the community during the late Nineteenth and early Twentieth Centuries. Dramatic effects resulted in the architecture of downtown Perry from the juxtaposition of brick colors, mortar colors, trimwork colors, and surface textures. These qualities are particularly prevalent in those buildings designed under the influence of Classical Revival styling. Some of downtown Perry's biggest and tallest buildings feature such variety of colors and textures, so that the importance of building materials for the architectural history of downtown is visually pronounced. As with architectural style, local entrepreneurs were not hidebound by the past but willing to try something new. They recognized and valued the use of architecture to differentiate their places of business from others. The selection of new colors of brick, new textures of brick, and new kinds of masonry details could make new and individual statements about the enterprises these buildings housed. The extensive variety of brick and related masonry products surviving in downtown Perry today witnesses to this subtle but enduring form of advertisement.

Downtown Perry possesses a variety of commercial building types. They include the one-room commercial building, the compound one-room commercial building, the commercial block, and the compound commercial block. In terms of size, the biggest type is the compound commercial block. The presence of five of these compound commercial blocks in Perry provides a testament to the city's commercial hegemony in the region during the late Nineteenth and early Twentieth Centuries.

### REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

Downtown Perry was surveyed during a "Planning for Preservation" project undertaken by the Perry Historic Preservation Commission and William C. Page, Public Historian, in 1996. That survey identified the area as potentially eligible for nomination to the National Register. (Page 1996:I-14, I-16) An intensive survey of downtown Perry followed in 1997-1998. This was also undertaken by the local historic preservation commission and Page. The intensive survey concluded that downtown Perry was eligible for nomination and recommended that the project move forward. A grant-in-aid from the State Historical Society of Iowa in 1999, along with a cash donation by Hometown Perry, Inc., underwrote this nomination.

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### **POTENTIAL FOR HISTORICAL ARCHAEOLOGY**

Although the site's potential for archaeological research is, as yet, unevaluated, the likelihood of discovering prehistoric data is slight, given the disturbance caused to the ground by construction. The possibility does exist for the discovery of historic data. Chief among them would seem to be the evidence of buildings destroyed during Perry's many fires.

### **RESEARCH METHODOLOGY**

This nomination is a collaborative effort. Mayor David Wright and members of the Perry Historic Preservation Commission provided coordination, research, and oral history information to the project. Commissioners included Alexa McDowell, chair; Charlotte Van Cleave, immediate past chair; Arlene Hamman; Paul Maddy; Mavis Struyk; and Carma Wilson. Alexa McDowell also provided the photographs and architectural sketches. Hometown Perry (formerly Heartland Heritage Center) provided helpful archival material.

### **RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION ACTIVITIES**

Good potential exists for the identification of additional architects working in downtown Perry. For example, it is known from a signed drawing that Kretsch & Kretsch, architects of Des Moines, prepared plans for the King's Daughters Hospital in Perry. (Davis) The fact that they were working in Perry circa 1913 suggests the possibility that they engaged in other local commissions as well.

### **ACKNOWLEDGMENTS**

This project has been funded with the assistance of a cash match from Hometown Perry, Iowa.

This project has been funded with the assistance of a matching grant-in-aid from the State Historical Society of Iowa, Community Programs Bureau, through the Department of the Interior, National Park Service, under provisions of the National Historic Preservation Act of 1966; the opinions expressed herein are not necessarily those of the Department of the Interior.

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Downtown Perry Historic District, Dallas County, Iowa.

**DOWNTOWN PERRY**

1907



This is a view of Perry in 1907 showing some of the changes which had been made up to that time.

Looking west on Willis Avenue.

The Carnegie Library stands (center left) as a new landmark in downtown Perry, but the absence of paved streets and street lighting and the presence of unsightly telephone detract from the urban environment.

Source: Hometown, Perry, Iowa.

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Downtown Perry Historic District, Dallas County, Iowa.

**DOWNTOWN PERRY**

1916



Looking west on Willis Avenue.

Street lighting, paved streets, curbs, and gutters mark major downtown improvements by the 1910s.

Source: Bandholtz Photo Co. of Woodward, Iowa, courtesy of Hometown Perry, Iowa.

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Downtown Perry Historic District, Dallas County, Iowa.

### A CARTOONIST URGES REFORM

The automobile brought shoppers and some problems to Perry.

PERRY, IOWA, TUESDAY, NOVEMBER 25, 1919.—EIGHT PAGES

PERRY, A TOWN OF 500, WITH THOUSANDS OF AUTO VISITORS EACH WEEK CARES FOR THEIR HEALTH AND THEIR STREETS LIKE THIS



BUT IN TWO TOWNS IN DALLAS COUNTY OF LESS THAN ONE-FOURTH THE SIZE OF PERRY, WE FIND SYSTEM, PARKING INSTRUCTIONS, AND NEAT INTERSECTION POSTS—



WHICH ALL GOES TO SHOW THAT PERRY ISN'T VERY BIG WHEN IT COMES TO CITY ADMINISTRATION.

One of many cartoons drawn by Perry's own cartoonist V. T. (Snack) Hamlin which have appeared in The Perry Daily Chief over the years is this one in a 1919 issue in

which he took an editorial poke at the condition of the Perry business district compared to the main streets of two other Dallas County towns at that time.

Source: *Perry Daily Chief*, November 25, 1919.

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

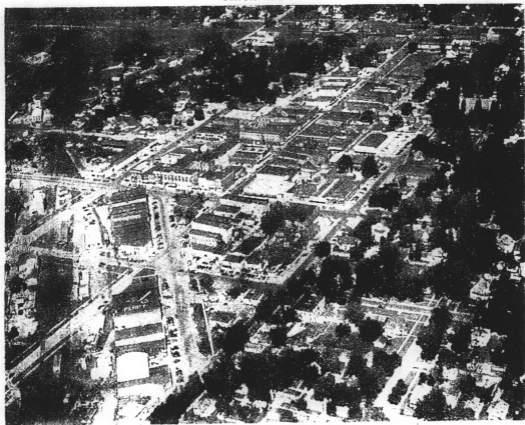
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Downtown Perry Historic District, Dallas County, Iowa.

### AERIAL VIEW

CIRCA 1954



Looking to the northwest, this aerial photograph shows the irregular layout of downtown Perry.

Railroad Street runs on a diagonal, while the other city streets are laid out on a grid. The "Triangle," Perry's public square, is situated near the center of the photograph. Second Street runs adjacent to it. The photograph clearly shows how 2nd Street became Perry's principal commercial corridor.

Source: Hamman Scrapbook.

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

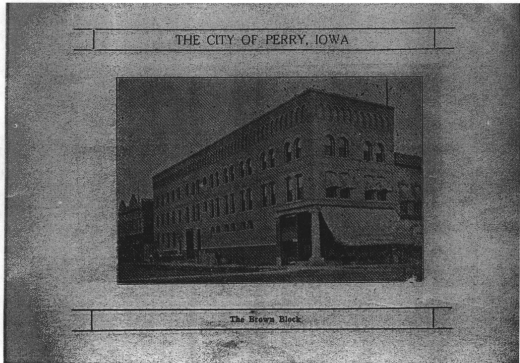
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Downtown Perry Historic District, Dallas County, Iowa.

### BROWN BLOCK

CIRCA 1908 PHOTOGRAPH



The 3-story Brown Block, constructed in 1902 at 1024 2nd Street, replaced a smaller building on the same site and calls attention to real estate interests seeking the highest and best use of downtown property during Perry's period of rapid growth.

Source: *Perry in Pictures*, circa 1908.

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Downtown Perry Historic District, Dallas County, Iowa.

### SECOND STREET NORTH OF WILLIS

1942



Looking north from Willis Avenue, this photograph pictures the vibrant atmosphere of 2nd Street's commercial life. Perry's town clock is situated (left) on the First National Bank.

Source: Hometown Perry, Iowa.

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Downtown Perry Historic District, Dallas County, Iowa.

**SECOND STREET NORTH OF WARFORD**

**CIRCA 1948**



The behemoth Breed Block (right) dominates 2nd Street looking north from Warford Street.  
Another 3-story building, the Gamble Block, stands across the street to the left.  
Improvements like these anchored this intersection as a strategic location in downtown Perry.

Source: Hometown Perry, Iowa.

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

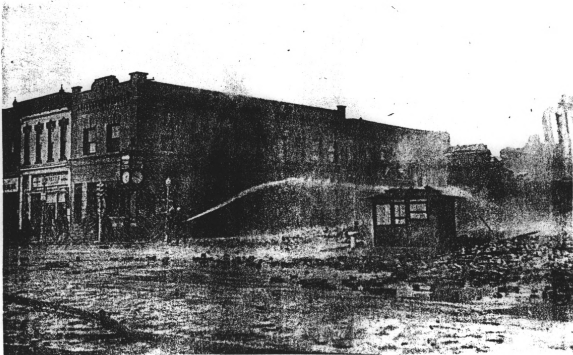
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Downtown Perry Historic District, Dallas County, Iowa.

### FIRE!

WIMMER & WILLIAMS BLOCK DESTROYED IN 1945.



Perry suffered more than a fair share from fire. This 1945 disaster destroyed the 3-story Wimmer & Williams Block, located at 1102-1106 2nd Street and home of the F. W. Woolworth Company in Perry. Celeste Council's popcorn stand survived. A new building, financed by W. C. Harbach of Des Moines, quickly rose on this site, demonstrating Perry's continued economic vitality in the 1940s.

Source: Hamman Scrapbook.



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National Park Service

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Downtown Perry Historic District, Dallas County, Iowa.

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Contains "44 pages and was brimful of interesting sketches, history, advertising, pictures of individuals, stores, etc., all designed to stimulate interest in Perry and show up the manifold advantages of the fair town. (*Hastie's History of Dallas County, Iowa*:228)

[*Perry*] *Daily Chief*. "Special Edition." September 19, 1928 in celebration of the 60th anniversary of the founding of the town.

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Downtown Perry Historic District, Dallas County, Iowa.

“Much of the information used in this history was gleaned from its pages and from another large special edition of the same paper published September 19, 1928, the occasion being the sixtieth anniversary of the founding of the town.” (*Hastie's History of Dallas County, Iowa*:228)

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1896, February.

1900, November.

1911, July.

1918, December.

1933, January.

1933, January - April, 1947 (1933 map updated with changes to 1947).

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Downtown Perry Historic District, Dallas County, Iowa.

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Downtown Perry Historic District, Dallas County, Iowa.

### **GEOGRAPHICAL DATA**

#### Verbal Boundary Description

Willis Avenue, west of 3rd Street to 1st Street; 2nd Street south from Lucinda Street to intersection of Railroad Street, excluding properties along the west side of Railroad Street, and including properties within "The Triangle." (See map in cover document.)

#### Boundary Justification

The National Register boundaries contain all land associated historically with this resource except certain resources on the fringes of those boundaries whose physical condition lacks sufficient historic integrity for inclusion in it.

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**UTM References**

5 | 1 5 | 4 0 8 3 2 0 | 4 6 3 2 2 5 0 |

Zone Easting Northing

6 | 1 5 | 4 0 8 3 2 0 | 4 6 3 2 1 8 0 |

Zone Easting Northing

7 | 1 5 | 4 0 8 2 8 0 | 4 6 3 2 21 8 0 |

Zone Easting Northing

8 | 1 5 | 4 0 8 2 8 0 | 4 6 3 2 1 2 5 |

Zone Easting Northing

9 | 1 5 | 4 0 8 2 1 0 | 4 6 3 2 2 2 5 |

Zone Easting Northing

10 | 1 5 | 4 0 8 1 5 0 | 4 6 3 2 2 2 5 |

Zone Easting Northing

11 | 1 5 | 4 0 8 1 5 0 | 4 6 3 2 3 5 0 |

Zone Easting Northing

12 | 1 5 | 4 0 8 2 0 0 | 4 6 3 2 3 5 0 |

Zone Easting Northing

13 | 1 5 | 4 0 8 2 0 0 | 4 6 3 2 5 9 0 |

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Downtown Perry Historic District, Dallas County, Iowa

**LIST OF PHOTOGRAPHS**

1.      Downtown Perry Historic District  
        Perry, IA  
        Southeast corner of 2nd & Willis, Brown Block in foreground  
        Looking southeast  
        Alexa McDowell, Photographer  
        February 11, 2000
  
2.      Downtown Perry Historic District  
        Perry, IA  
        Southwest corner of 2nd & Willis, Carnegie Library in foreground left  
        Looking southwest  
        Alexa McDowell, Photographer  
        February 11, 2000
  
3.      Downtown Perry Historic District  
        Perry, IA  
        1100 block Willis Avenue with Hotel Pattee at right  
        Looking northeast  
        Alexa McDowell, Photographer  
        February 11, 2000
  
4.      Downtown Perry Historic District  
        Perry, IA  
        Northwest corner 2nd & Willis, with First National Bank & town clock in  
        foreground  
        Looking northwest  
        Alexa McDowell, Photographer  
        February 11, 2000

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Downtown Perry Historic District, Dallas County, Iowa

5. Downtown Perry Historic District  
Perry, IA  
Southwest corner of 2nd & Warford  
Looking southwest  
Alexa McDowell, Photographer  
February 11, 2000
  
6. Downtown Perry Historic District  
Perry, IA  
Northwest corner of 2nd & Warford, Gamble Block in foreground left  
Looking northwest  
Alexa McDowell, Photographer  
February 11, 2000
  
7. Downtown Perry Historic District  
Perry, IA  
West side of 2nd Street 1200 block  
From right to left: Mitchell Block, Paul Block, O'Malley Building,  
Chandler Block, B. & P. Order of Elks Building, Shortley Building  
Looking southwest  
Alexa McDowell, Photographer  
February 11, 2000
  
8. Downtown Perry Historic District  
Perry, IA  
Northwest corner of 2nd & Lucinda  
From left to right: Bruce Building, Leonard Building, etc.  
Looking northwest  
Alexa McDowell, Photographer  
February 11, 2000
  
9. Downtown Perry Historic District  
Perry, IA  
Southeast corner of 2nd & Warford  
Citizens State Bank (foreground) and Dilenbeck Block (far left)  
Looking southeast  
Alexa McDowell, Photographer  
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Downtown Perry Historic District, Dallas County, Iowa

10.      Downtown Perry Historic District  
          Perry, IA  
          Northeast corner of 2nd & Warford  
          Breed Block (3-story) units, Perry State Bank (right) and  
          Aikens Building (left)  
          Looking northeast  
          Alexa McDowell, Photographer  
          February 11, 2000
  
11.      Downtown Perry Historic District  
          Perry, IA  
          Northeast corner of 2nd & Lucinda, Rex Theatre in foreground right  
          Looking northeast  
          Alexa McDowell, Photographer  
          February 11, 2000
  
12.      Downtown Perry Historic District  
          Perry, IA  
          South side 1200 block Warford Street  
          Northwestern Bell Telephone Co. Building (right) and  
          Former U. S. Post Office (left)  
          Looking southeast  
          Alexa McDowell, Photographer  
          February 11, 2000



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Downtown Perry Historic District, Dallas County, Iowa.

**Property Owners**

1102 1st Avenue  
Pattee Enterprises  
1112 Willis Avenue  
Perry, Iowa 50220

1114 1st Avenue  
Pattee Enterprise  
1112 Willis Avenue  
Perry, Iowa 50220

1010 2nd Street  
Michael Kanealy  
1561 Hull Avenue  
Perry, Iowa 50220

1012 2nd Street  
Bill Coffin  
1012 1/2 2nd Street  
Perry, Iowa 50220

1014 2nd Street  
Joseph Spellman  
2823 180th Street  
Woodward, Iowa 50276

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Downtown Perry Historic District, Dallas County, Iowa.

1016 2nd Street  
Leroy Hefflefinger  
505 Willis Avenue  
Perry, Iowa 50220

1018 2nd Street  
Pattee Enterprises  
1112 Willis  
Perry, Iowa 50220

1020-1024 2nd Street  
Spellman Law Firm  
1024 2nd Street  
Perry, Iowa 50220

1102-1104 2nd Street  
Rob Winger  
1102 2nd Street  
Perry, Iowa 50220

1106 2nd Street  
Kelly Coleman  
2311 Otley  
Perry, Iowa 50220

1107-1111 2nd Street  
William Clark  
2201 Evelyn Street  
Perry, Iowa 50220

1113 2nd Street  
Smith, Powell, and Finneseth  
1124 Willis Avenue  
Perry, Iowa 50220

1110 2nd Street  
Bruno Enriquez  
1519 Otley Avenue  
Perry, Iowa 50220

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Downtown Perry Historic District, Dallas County, Iowa.

1114 2nd Street  
Richard Saemisch  
367 332 Place  
Perry, Iowa 50220

1116 2nd Street  
David Trammel  
*PERRY, IA 50220*

1118 2nd Street  
Eltrudis Gonzalez  
1118 2nd Street  
Perry, Iowa 50220

1120 2nd Street  
Richard Hansen  
*PERRY, IA 50220*

1122-1124 2nd Street  
David Wright  
2312 Warford  
Perry, Iowa 50220

1313 2nd Street  
James McCauley  
1313 2nd Street  
Perry, Iowa 50220

1116 2nd Street  
John Joebjen  
360 332 Place  
Perry, Iowa 50220

1201-1203 2nd Street  
George Kurtinitis  
2322 Midland Trail  
Dallas Center, Iowa 50063

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Downtown Perry Historic District, Dallas County, Iowa.

1205-1207 2nd Street  
Richard Saemisch  
367 332 Place  
Perry, Iowa 50220

1209 2nd Street  
James Gibbons  
1209 2nd Street  
Perry, Iowa 50220

1211 2nd Street  
Barbarita Almazan DeSaldana  
819 Rawson Street  
Perry, Iowa 50220

1213-1215 2nd Street  
Edward Bacon  
1215 2nd Street  
Perry, Iowa 50220

1217-1221 2nd Street  
Pattee Varieties  
1221 2nd Street  
Perry, Iowa 50220

1202 2nd Street  
Perry State Bank  
1202 2nd Street  
Perry, Iowa 50220

1210-1212 2nd Street  
Robert Sackett  
2624 Lucinda  
Perry, Iowa 50220

1214-1216 2nd Street  
Richard Saemisch  
367 332 Place  
Perry, Iowa 50220

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Downtown Perry Historic District, Dallas County, Iowa.

1218-1220 2nd Street  
Richard Poffenberger  
1816 Willis Avenue  
Perry, Iowa 50220

1222 2nd Street  
Lenny Stracke  
1902 Willis Avenue  
Perry, Iowa 50220

1224-1226 2nd Street  
Perry Chamber of Commerce  
1226 2nd Street  
Perry, Iowa 50220

1300-1302 2nd Street  
Jim Dorman  
2215 Iowa Street  
Perry, Iowa 50220

1308 2nd Street  
Unger-Lewis Inc.  
1308 2nd Street  
Perry, Iowa 50220

1312 2nd Street  
Robert Friedley  
1312 2nd Street  
Perry, Iowa 50220

1301-1305 2nd Street  
Miller Trustee  
1305 2nd Street  
Perry, Iowa 50220

1307-1309 2nd Street  
William Boorn  
2415 Warford  
Perry, Iowa 50220

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Downtown Perry Historic District, Dallas County, Iowa.

1304 2nd Street  
Brian Parker  
1304 2nd Street  
Perry, Iowa 50220

1306 2nd Street  
Kathryn Glass  
1662 I Avenue  
Perry, Iowa 50220

1314 2nd Street  
D and D Enterprises  
1314 2nd Street  
Perry, Iowa 50220

1318 2nd Street  
Donna M. Meyer  
1411 7th Street  
Perry, Iowa 50220

1320 2nd Street  
Mike Dougan  
2503 1st Avenue  
Perry, Iowa 50220

1322-1326 2nd Street  
Mark Hanson  
1326 2nd Street  
Perry, Iowa 50220

1311-1315 2nd Street  
Chris Carstarphen  
2211 Otley  
Perry, Iowa 50220

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Downtown Perry Historic District, Dallas County, Iowa.

1317 2nd Street  
Jack Shelker  
1904 West 4th Street  
Perry, Iowa 50220

1319-1321 2nd Street  
Verna Phipps  
PERRY, IA 50220

1323 2nd Street  
Chief Printing Company  
1323 2nd Street  
Perry, Iowa 50220

1209 Lucinda  
Steve Lackershire  
787 330th Street  
Woodward, Iowa 50276

1213 Lucinda  
Trent Fugure  
1213 Lucinda  
Perry, Iowa 50220

1219 Warford  
Perry Community Schools  
1219 Warford  
Perry, Iowa 502

1215 Warford  
Perry Gospel Lighthouse  
1215 Warford  
Perry, Iowa 50220

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Downtown Perry Historic District, Dallas County, Iowa.

1115 Warford  
Reed Haws  
1115 Warford  
Perry, Iowa 50220

1106-1108  
Rowles, Hayes, Carney  
1106 Willis Avenue  
Perry, Iowa 50220

1112 Willis  
Pattee Enterprises  
1112 Willis  
Perry, Iowa 50220

1122-1124 2nd Street  
Shirley, Powell, and Finneseth  
1124 2nd Street  
Perry, Iowa 50220

1212 Willis Avenue  
Eugene McClintock  
1212 Willis Avenue  
Perry, Iowa 50220

1214-1216 Willis  
Ron Tolle  
829 West 6th Street  
Perry, Iowa 50220

1211-1213 Willis  
Dale Albert  
1211 Willis  
Perry, Iowa 50220

1218 Willis Avenue  
Robert Huggins  
1412 1st Street  
Perry, Iowa 50220

1313 2nd Street  
James McCauley  
1313 2nd Street  
Perry, Iowa 50220