

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001099

Date Listed: 9/23/94

Property Name: Harlan Courthouse Square Commercial District

County: Shelby State: Iowa

none
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

Sept. 23, 1994
Date of Action

=====
Amended Items in Nomination:

Section 8: Significance

"Commerce" is hereby deleted as an area for which property is documented as significant.

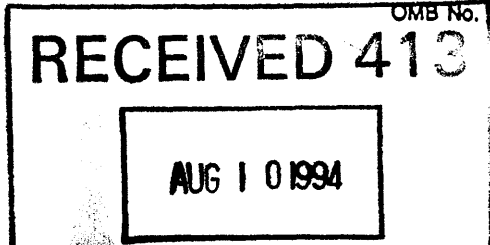
Beth Foster of the Iowa State Historic Preservation Office was notified of this amendment on Sept. 23, 1994.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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 the appropriate box or boxes 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.

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

1. Name of Property

historic name Harlan Courthouse Square Commercial District

other names/site number _____

2. Location

street & number Market, 6th, 7th, and Court Streets not for publication

city or town Harlan vicinity

state Iowa code IA county Shelby code 165 zip code 51537

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.)

[Signature] 7/27/94
Signature of certifying official/Title Date
State Historical Society of Iowa
State of 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 Linda McClelland Date of Action 9/23/94

Harlan Courthouse Square
Name of Property

Shelby, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
38	13	buildings
1	0	sites
		structures
1	1	objects
40	14	Total

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

N/A

Number of contributing resources previously listed
in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/business
/professional
/financial institution
/specialty store
/department store
/restaurant
GOVERNMENT/Courthouse

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/business
/professional
/specialty store
/department store
/restaurant
GOVERNMENT/Courthouse

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Italianate
/Queen Anne
/Romanesque
LATE 19th AND EARLY 20th CENTURY
AMERICAN MOVEMENTS/Neoclassical

Materials
(Enter categories from instructions)

foundation CONCRETE, BRICK
walls BRICK, STONE, CONCRETE
roof COMPOSITE, ASPHALT, METAL/steel
other GLASS, TERRA COTTA, METAL/tin,
STONE/marble

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

COMMERCE
ARCHITECTURE

Period of Significance

1871-1918

Significant Dates

1892

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bell, C.E.

Cockerell, William H.

Smith, Fred R.

Primary location of additional data:

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

Name of repository:

Harlan Courthouse Square
Name of Property

Shelby, Iowa
County and State

10. Geographical Data

Acreage of Property 6.8 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 3106920 | 4614260
Zone Easting Northing

2 | 15 | 3107045 | 4614260

3 | 15 | 3106920 | 4614260
Zone Easting Northing

4 | 15 | 3107045 | 4614260

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 Leah D. Rogers/Consultant, and Roslea Johnson/Project Assistant

organization _____ date December 31, 1993

street & number 217 NW 5th Street telephone 319-895-8330

city or town Mount Vernon state Iowa zip code 52314

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 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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

Harlan Courthouse Square
Shelby County, Iowa

Narrative Description

INTRODUCTION

The Harlan Courthouse Square Commercial District is cross-shaped in plan and consists of the four blocks which directly front the square and the Shelby County Courthouse (see Map 7-1). The corner blocks and side streets adjacent to the district were not included within the nominated boundaries because of building loss and the impacted integrity of many of the surviving buildings. In addition to the courthouse, which was previously listed in the National Register of Historic Places in 1979, the district is comprised of a total of 51 commercial buildings, 1 site, and 2 objects, 40 of which are contributing. The buildings are predominantly of load-bearing brick construction, two stories in height, and have long, narrow plans dictated by the variable size of the lots within these blocks. Exceptions to this general description include one frame building, five one-story and one three-story buildings, and three buildings having a wider plan that includes either two lots or represent expansion from one lot into an adjacent alley. The contributing site within the district consists of the courthouse square block and the four surrounding half blocks and rear alleys that constitute the district and gives the district its cohesive plan. While the buildings on the the west side of the square have greater integrity problems than the buildings overall on the other three sides, the west side was included within the district because it is the four enclosing sides that give the courthouse square its characteristic and cohesive plan. The two objects are the Soldier's Monument and the POW/MIA Monument on the south side of the courthouse square. The Soldier's Monument is contributing, while the modern POW/MIA monument is noncontributing. Of the 51 buildings, 24 represent units in block buildings, with four blocks housing three units, four housing two units, and one housing four units. There are no vacant lots, and all buildings in the district were originally built for commercial or governmental purposes. Brick predominates as the primary building material, much of which was manufactured at Harlan brickyards. Stone, terra cotta, cast iron, pressed tin, and some wood were used as architectural details or facing material. The district presents a cohesiveness through the repetition of design, local building materials, and scale. This district also presents a strong sense of place and time, with 49% of the buildings/blocks constructed between 1890-1902 and all but one building constructed by 1918.

The Courthouse Square District is located in Long's Addition to the original plat of Harlan, which was platted in 1858 by Adam and May Tuttle and located on low land near the Nishnabotna River in Section 7, T79N-R38W (see Map 7-2). The initial commercial businesses were located on this plat; however, the land was soon found to be too low for suitable long-term development. An addition (Long's Addition) was made to the south of the original plat in July 1859 by James M. Long. It was on the 1859 plat, laid out in a systematic square grid of blocks with a courthouse square at the center, that the subsequent commercial development of the city of Harlan focused. The blocks surrounding the courthouse square are configured with the narrow width of the lot fronting the square except in the southwest corner block where the lots were platted with the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Harlan Courthouse Square
Shelby County, Iowa

narrow side fronting Court Street and the City Hotel. The buildings constructed on these lots, however, faced the courthouse.

Long's Second Addition to the east and McDonald's Addition and Wyland's Addition to the south of Long's Addition followed in 1879, 1880, and 1881, respectively (Dunbar and Company 1889:260-264; White 1915:228-230). However, these subsequent additions developed as predominantly residential neighborhoods. Other later additions were made to the west, south, and southwest, primarily in the 1890s-early 1910s. Newer subdivisions have been added in recent years to accommodate the town's growth.

Harlan became the county seat in 1859 and the city was incorporated 20 years later. Since 1859 the center of commercial and civic activity has been the courthouse square and its surrounding commercial district. The eight blocks surrounding the courthouse square have historically been the locus for the majority of commercial enterprises and financial institutions throughout the city's history. Newer commercial development has shifted to the intersection of Highways 59 and 44 and along both highways; however, the courthouse square continues to be an active business district.

GENERAL DESCRIPTION OF DISTRICT

The unifying element of this district is the public square (see Maps 7-1 and 7-2) at the center of Long's Addition on which two of the three county courthouses have stood. The first courthouse was located at the southwest corner of this square where the City Hotel was later built. It dated from 1860-1875, followed by the second courthouse from 1875-1892 and the third from 1892-present (Carter 1992:1; White 1915:200-201). The present courthouse was built in the Romanesque Revival style as designed by architect C.E. Bell of Omaha and constructed by Harlan contractor W.H. Cockerell. This building is constructed of brick veneered with Berea sandstone shipped from Joliet, Illinois, and cut and dressed on site. The courthouse originally had a large galvanized iron and wood tower on the roof that was removed in 1899 because of its excessive weight (see Photograph 7-1). The courthouse was listed in the National Register of Historic Places in 1979. This building serves as the central focus of the Harlan Commercial District and is reflected in the design of many of the buildings fronting the square and built in the 1890s to early 1900s.

The eight blocks enclosing the courthouse square were considered as part of the survey area in the determination of the district boundaries; however, it was found that the highest degree of structural and design integrity was found in those buildings on the four half blocks fronting the courthouse square. Major alterations and replacements of historic buildings on the corner blocks and side streets off the square eliminated those areas from the final configuration of the district boundaries.

The excluded corner buildings include Spurgeon's Department Store (now vacant) on the northeast corner, Bauer's Shoes store on the southeast corner, the Harlan

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3Harlan Courthouse Square
Shelby County, Iowa

Hotel (also known as the City Hotel and the Saylor Hotel) on the southwest corner, and the Booth Block on the northwest corner. Of these four corner buildings, only the Harlan Hotel and the Booth Block were constructed within the district's period of significance. The other two are modern in construction and do not meet the basic criteria for National Register eligibility. The hotel building was constructed in 1871 for James M. Long but was completely remodeled in the 1950s. This remodeling involved the complete removal of the original brick veneer, its replacement with a modern brick veneer, and the modification of most of the windows and storefronts. As a result, the integrity of this historic building has been compromised. The Booth Block underwent even more severe modification throughout its history to the point that the present building is completely modern in appearance having a metal sheathing and modern storefront.

Because corner buildings are considered anchor points for commercial squares, great consideration was given to the inclusion of these buildings within the district boundaries. It was concluded, however, that the integrity of the two historic buildings has been compromised, while the other two buildings are ineligible because they post-date the period of significance. As a result, the inclusion of these four ineligible buildings would have detracted more than added to the district and were, therefore, excluded. It may be that the Bauer's Shoes store and the Spurgeon's Department Store may one day be eligible as contributing buildings to the district and should be re-evaluated if future historic context development results in an extension of the district's period of significance. In the meantime, it is highly recommended that the integrity of these two buildings be maintained in their present state so that future eligibility will not be compromised. As for the Harlan Hotel, it is recommended that the second and third floor window cover-ups on the front facade be removed and the windows restored. Otherwise, the present condition should be maintained. The Booth Block, on the other hand, may have some potential as a contributing building if the removal of the metal sheathing reveals intact historic components underneath. The building should be re-evaluated if the sheathing is ever removed. It should be noted that the removal of any of these four corner buildings and their replacement with modern buildings of a design that greatly departs from that of the buildings within the district or with vacant lots could potentially have an adverse impact on the district itself.

The strongest influences in the present configuration of the courthouse square commercial district include: the construction of the 1890 Beh Building (#6a-b; see Illustration 7-1), located on the north side of the square and representing the first building to exhibit a Romanesque Revival influence in its use of rusticated stone details and arcaded window treatment; and the 1892 courthouse, with its more high style Romanesque Revival design. The design details of these two buildings are repeated in a number of the pivotal buildings around the square including the Shelby County Bank Building (#8) (Photograph 7-2), the Overholt Block (#9a-b) (Photograph 7-3), the Weber Building (#18), the Westrope Building (#19), the Luecke Building (#7), the Wyland Block (#25a-d, see also Illustration 7-2), the Baughn Building (#16a-b), the Koolbeck Building (#17), the Donnan Building (#15), and the Reyell Building (#14) (see Map 7-3). Other

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 4Harlan Courthouse Square
Shelby County, Iowa

design influences exhibited by the buildings of this district include Italianate (#1a-c, 2, 3, 4a-b, 5, 10, 11, 21, 22, 26a-c, 27a-c, and 30), Queen Anne (#8, 17, and 18, which are predominantly Romanesque with Queen Anne or Late Victorian details), and Neoclassical or Classical Revival (#19, which is predominantly Romanesque with Neoclassical details and #13 and 29, which in the early 1900-10s were high-style Neoclassical bank buildings but have since been completely remodeled with modern facades).

Fire also had an impact on the present configuration of the courthouse square with three fires of note in 1883, 1885, and 1899. The 1899 fire was the largest and most devastating, destroying five buildings on the southeast side of the square. As a result of these fires, and because of the progressive construction associated with the late nineteenth-early twentieth century boom in Harlan's commercial growth, only 12 of the pre-1890 buildings remain extant around the square, with the earliest building dating from c. 1871 (see Map 7-3).

In general, the buildings of the Harlan Courthouse Square District exhibit a uniformity of height, with most being two stories and only five being one-story and one being three-stories in height. Roof shapes are generally flat (slope to the rear), and have composite or asphalt roofs, although several have either sheet metal or rubber membrane roofing materials. The overall plan of the buildings consists of long, narrow rectangular plans. The lot size is generally 22 ft wide by 120 ft deep, although some variation exists on the west and east sides of the square. Building size is also variable as to length, with the width fairly uniform and conforming to the lot width. Block buildings, of course, encompass more than one lot, although the size of the interior store units conform to the individual lot size.

Further uniformity is imparted by the use of brick as the predominant structural material, with only one frame building (#22) extant within the district boundaries. The brick was largely manufactured at local brickyards including the 1870s-1880s brickyards of Thomas Harford, P.T. Nelson, and J.P. Sorenson, with the Sorenson brickyard continuing in operation into the 1890s as the Sorenson and Smith Brickyard. The brick for Long's Opera House (#26a-c) and the Long or Hub Block (#27a-c) came from these early brickyards (White 1915:372). Another brickyard of importance was that of W.H. Cockerell, who purchased one of the earlier brickyards in 1892 and "at once put in operation a full complement of modern machinery for manufacturing brick by a new method known as the semi-dry system" (Harlan American August 18, 1892). The product from this process reportedly resembled "the famous Milwaukee or St. Louis pressed brick" (Ibid.) and appears to have been used in the construction of the Shelby County Bank Building (#8) and the Luecke Building (#7), among others. However, some of the face brick used on the buildings in the district was shipped in from other areas, and at least one early brick block (Long's Block, #1a-c) was constructed of brick shipped in from Avoca, Iowa (The Harlan Weekly Supplement, April 7, 1881). Following Cockerell's death in 1895, his brickyard was purchased by James Robinson and Jack Halsey (Harlan Tribune February 12, 1896).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5Harlan Courthouse Square
Shelby County, Iowa

In addition to constituting the major building material, brick was often used for decorative detailing in the form of corbelled panels, dentils, and cornices. In a few instances, differing texture finishes of brick were used for decorative effect.

Other materials used in the construction and design details of the district's buildings include: limestone and red sandstone lintels, sills, and trim; a few examples of precast concrete lintels; terra cotta panels and decorative window surrounds; cast metal hoodmolds; pressed tin cornices; cast iron columns; and metal I-beams with rosettes. In one case (#19) a polished marble column was incorporated into the facade design, while in another, wooden brackets and friezeboards form the decorative cornice (#1a-c). Six buildings/blocks (#6a-b, 7, 8, 17, 18, and 25a-d) exhibit a red-colored mortar that blends with the red brick walls and red sandstone or terra cotta trim to impart a solid, massive appearance to the buildings and further reinforces the uniformity of their design and construction. One building, the Overholt Block (#9a-b) has a polychrome effect imparted by the use of two colors of brick on the facade.

Two of the buildings in the district have sandstone facades over solid brick masonry walls and include the Courthouse (#34), which has a yellow sandstone veneer, and the Weber Building (#18), which has a red sandstone facade. Otherwise, the stone used in the district's buildings is confined to trim, lintels, and sills. Rusticated finishes predominate the stone treatment. In several cases, the red sandstone has been painted white to simulate limestone. The origin of the red sandstone is not known but it is speculated that it came from the Red Rock quarry along the Des Moines River. The yellow sandstone used in the Courthouse came from Joliet, Illinois.

Two former bank buildings, the Harlan National and the Farmers and Merchants Bank, had stone facades which have since been removed (see Photographs 7-4 and 7-5). In the case of the Harlan National Bank (#29), the original bank building was leveled in 1909 and a new building was constructed that had a white Bedford Limestone veneer over brick walls. This new building was executed in the Neoclassical style by Lytle Company Architects of Sioux City (Harlan Republican June 6, 1909). It was later remodeled and expanded into an adjacent alley and in the 1950s received a modern facade. It no longer bears any resemblance to its 1909 configuration or design. Likewise, the Farmers and Merchants Savings Bank (#13) was built in 1911-12 following the removal of the older brick building on the lot. The new building was faced with Carthage Marble from Missouri and designed in the Neoclassical style (Harlan Republican April 20, 1911, February 12, 1912). This building was also later expanded into an adjacent alley and subsequently modernized and remodeled to the point that the 1911-12 facade is no longer extant. The architect who designed this building is not known, but it was reportedly modeled after buildings in Battle Creek and Kalamazoo, Michigan (White 1915:307).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 6

Harlan Courthouse Square
Shelby County, Iowa

Through the years, the level of the sidewalks and streets within the district have been raised eliminating the need for steps up into the buildings in many cases. In addition, street level entries into many former basement stores have been eliminated and covered over as the sidewalks were raised.

The integrity of the buildings within the district boundaries is unusually high considering the amount of remodeling and modern construction that has intruded on many historic commercial districts in Iowa towns. The Harlan Courthouse Square District has no vacant lots, very few complete modern modifications, and no modern buildings within the district boundaries. It does have many altered first floor storefronts, which have been remodeled through the years to keep pace with changing tastes and marketing trends. Such changes are expected but range from simple modifications, that are in harmony with the original design or consist of simple cover-ups that are reversible, to extensive remodeling and/or sheathing of the original facade with modern materials and designs. The latter are generally regarded as having adversely impacted the integrity of the building making it noncontributing, while the former types of changes were generally found to be compatible modifications on contributing buildings. In three cases (#28a-c, 33, and #9a-b), modifications were such that the buildings were evaluated as noncontributing in their present condition with the potential for contributing status should the cover-up awnings and other modern materials be removed and the facades restored.

In general, the majority of changes to the buildings have been the result of upgrading and maintenance rather than neglect. Historic photographs show that many of these changes began in the early 1900s, such as the modification of the Opera House (#26a-c) storefronts, the Beh Building (#6a-b) parapet, and the Tinsley Building (#5) cornice. Some instances, such as the wood shingle cornice sheathing the original brick cornice on the Stutsman Building (#28a-c), were measures taken to solve or mask masonry deterioration.

One dramatic cover-up was recently removed through the encouragement of the Harlan Main Street Program. The building is the present Dollar General Store, which is housed in the former Beh Building (#6a-b). In the 1960s, the Beh Building and the adjacent Leucke Building (#7) were covered over by a turquoise-colored metal slipcover. The removal in 1992 of this slipcover revealed the comparatively intact second floor facades of these pivotal buildings (see attached photographs) and resulted in their evaluation as contributing to the district.

Most of the brick buildings have been painted through the years and, fortunately, only limited sandblasting has been undertaken in district. The worst case was the sandblasting done to the sandstone exterior of the Courthouse resulting in the loss of definition and detail in the decorative panels and trim and the spalling of the exterior surface of the stone in some areas. A poorly executed tuckpointing project on this building has also resulted in some damage, both physically and aesthetically. While some of the paint schemes present on the brick buildings could be more sympathetic to the original design, in general

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 7Harlan Courthouse Square
Shelby County, Iowa

the painting has probably done more good than harm by protecting the soft local brick from weathering and deterioration. The Harlan Main Street Program has been working with property owners to execute more sympathetic exterior treatments, and several renovated buildings attest to the success of this program.

Window modifications are the most common type of change noticeable in the district. These modifications are greatest at the storefront level, with the changes to the second floor windows largely confined to reversible infill and cover-ups. The majority of the second floor window cover-ups occurred in a 1960s renewal project and consist of decorative board panels and shutters masking the window openings or portions thereof. In most cases, the original window sashes are still in place with a number having the entire window intact but covered over. More recently, several buildings have seen the application of vinyl siding within the window openings but these too, while jarring in appearance, are reversible. Removal of window coverings and the restoration of the original windows is recommended where possible. Replacement of second floor windows should be done in consultation with the State Historical Society of Iowa.

Some of the storefront level window modifications have been sympathetic to the original design and configuration of the district buildings. Typically, the original ribbon or transom windows were either covered over or replaced with other window types such as colored Luxfer glass panes, textured glass panes, or clear glass blocks in the 1930s-1950s. In one case, a transom window was updated in 1917 with an art glass window that constitutes a significant addition to a pivotal building, the Wyland Block (#25a-d). In some cases, the transoms were removed completely, although at least two (#19 and 30) could be restored because the transom glass was saved and put into storage, while another (#7) may be restored with glass salvaged from another building in Harlan. The uncovering and restoration of transoms is highly recommended and can be done in such a way as to reduce the problems with drafts which often led to their covering in the first place. The State Historical Society of Iowa should be consulted for guidelines on transom restorations.

One storefront was updated with the application of Carrara glass, which is a pigmented structural glass that was "used extensively in the 1930s and 1940s to cover both exterior and interior wall surfaces" (Longstreth 1987:132). These opaque panels, which were produced in a variety of colors, often had a marbled or mirror finish. Carrara glass was applied to storefront exterior of the east half of the Wheeler Block (#4b). The panels are attached to a plywood board which sheaths the original facade and could be easily removed. However, because Carrara glass is often considered a significant addition to storefronts, it is recommended that the panels remain in place.

Several other stores had opaque, pastel-colored tiles applied to the storefronts in the 1950s-60s including the Stutsman Block (#28a-c), the Beh Building (#6a-b), and the Leucke Building (#7). These tiles were recently removed from the Beh and Leucke buildings as part of a facade restoration effort. Care should be

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 8Harlan Courthouse Square
Shelby County, Iowa

exercised in the removal of these tiles, however, to ensure that more damage is not done by their removal.

Most of the other storefront modifications could easily be made more sympathetic through the removal of the flat, metal awnings and wood shingle awnings and replacing them with canvas awnings. Historic photographs of the courthouse square through the years attest to the common use of canvas awnings. The Harlan Main Street Program has encouraged the use of these awnings and has had some success in the reduction in the size of modern signage and advertising on the district buildings. Both activities have dramatically improved the visual impact of the district and helped to both mask unsympathetic modifications and uncover previously obscured significant components including historic signs or inscriptions. One note, however, concerning the use of rounded or convex awnings: such awnings should be avoided because they are not historically correct and can detract from the historic appearance of a building. Canvas awnings that have a "shed roof" shape or are roll-down types are recommended instead because it was this type of awning that was used historically around the Harlan courthouse square on the west, north, and east sides. Awnings were not necessary on the shaded south side and were not used historically on this side. Therefore, awnings are not recommended for south-side buildings in the district.

It was largely because of the Harlan Main Street Program that the present nomination of the courthouse square district is being undertaken. The funding source for this nomination project is a matching grant-in-aid agreement through the State of Iowa's Historic Resources Development Program (HRDP). The grant is administered by the Shelby County Historic Preservation Commission in co-operation with the City of Harlan and the Harlan Main Street Program.

EVOLUTION OF THE HARLAN COURTHOUSE SQUARE COMMERCIAL DISTRICT

The following subheadings discuss the historic physical appearance and evolution of the Harlan Courthouse Square Commercial District between 1859 and the present.

Early Commercial Development (1859-1877)

The development of the Commercial District began in 1859 with the platting of Long's Addition and the designation of Harlan as the county seat (see Map 7-1). Over the next 20 years, prior to the arrival of the railroad and the incorporation of the city, Harlan's commercial growth was slow to nearly stagnant by most accounts. Of the buildings currently surrounding the courthouse square only three date from this period (see Map 7-3). These include Long's Block (#1a-c) and the Tinsley Building (#5) located on the north side of the square and built in 1876 and the Nance Building (#22) on the south side of the square built c. 1871. Of these, Long's Block and the Tinsley Building are two-story brick buildings, while the south side building is a one-story frame building with later, brick side and rear wall additions. Historical accounts suggest the presence of a number of other one to two story frame buildings

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 9Harlan Courthouse Square
Shelby County, Iowa

around the square but none have survived having been lost to progressive demolition and fires. Vacant spaces were, however, common to the early configuration of the commercial district with less uniformity in building height and size. The strongest stylistic influence evident on buildings of this period is the Italianate style, which was exhibited in the Tinsley Building's original, elaborate pressed tin cornice and tall, narrow windows; in the wood-bracketed cornice and round-arched windows of Long's Block; and the elaborate, pressed tin cornice of the Nance Building (#22).

Initial Railroad Boom (1878-1889)

With the arrival in 1878 of the first railroad to Harlan and the town's incorporation the following year, the town experienced its first real boom in both commercial and population growth. It was during this period that the brick blocks of the Long or Hub Block (#27a-c) on the west side and Long's Opera House (#26a-c) on the south side were constructed (see Map 7-3). Other surviving buildings constructed during this period on the courthouse square include the Wheeler Block (#4a-b), the original Leucke Building (#3), and the Lamm Building (#2) on the north side of the square; the Hertert Building (#10) and the Shelby County Bank/Jack Building (#11) on the east side; the Baughn Building (#21) on the south side; and the Lamb Building (#30) on the west side (see Map 7-3). Examination of the 1886 fire insurance map (Sanborn Map and Publishing Company 1886) of the district shows that the north and west sides of the square were completely built up by that time, with the majority of the buildings on the north side being of brick construction, with only two on the west side being of brick. The south side was nearly completely built up but showed at least one vacant lot, while the east side showed four vacant lots.

The Progressive Era--"The Golden Years" (1890-1902)

The golden years of Harlan's commercial development occurred in the years between 1890 and 1902 when the courthouse square district reached its zenith in buildings constructed. During this time, all of the remaining extant buildings fronting the square were constructed, with four pivotal buildings or blocks (#7, 8, 9a-b, and 25a-d) built in the wake of the third courthouse. A second spurt of construction was prompted by a disastrous fire on the east side of the square in February of 1899 that claimed five frame buildings. Only the brick Weber Building constructed in 1895 was spared south of the alley (Harlan Tribune February 2, 1899). By 1901, however, new brick buildings had been constructed on the vacated lots. The amount of new construction between 1890 and 1902, when 18 of the extant buildings and blocks around the square were constructed, attests to the vitality and growth of the city of Harlan owed in large part to the securing of two additional rail lines, the continued growth of its manufacturing and industrial base, and the solidity of its position as the county seat. The replacement of all but one of the remaining frame buildings with masonry structures further attests to the progressive and prosperous nature of this growth. In keeping with this progressiveness, the newly constructed buildings reflected the latest architectural styles of the day, with the majority exhibiting a Romanesque Revival influence following the examples of the Beh Building and the Courthouse and a few evincing the Neoclassical style.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 10

Harlan Courthouse Square
Shelby County, Iowa

Climax of the Progressive Era (1903-1918)

Only four new buildings were constructed during the years between 1903 and the end of World War I. Two of these buildings included the banks on the east and west sides of the square, which in both cases involved the construction of completely new buildings on the sites of older bank buildings. One of the latter was demolished, while the other was moved to a new location. Both new buildings were designed in the Neoclassical style and exhibited stone veneer facades.

Another of the new buildings (#35) was located at the rear of an older building and fronted the side street, while the other was an infill building on the south side. As a result, by the end of World War I, the sides fronting the courthouse were complete.

More typical of this era, the W.H. Carl store in the south half of the Wyland Block (#25a-b) underwent a face-lift of sorts in 1917 having a new storefront installed that featured a dramatic Art Glass transom window.

Post-1918, Stability and Modernization

Only one building in the district was built after 1918, and this was a small building (#36) constructed at the rear of the Westrope Building and facing a side street. It was not constructed until after 1931. Otherwise, the development of the commercial district after 1918 was characterized by building maintenance, storefront updates, and second floor window infill and cover-ups. Of the buildings around the square, only five were completely modernized in their exterior appearance during this period. None of the buildings were torn down. The major change in building use has been in the general abandonment of the second floor halls and offices, which are largely unused except for storage, although a few buildings have maintained occupied offices and apartments on the second floors.

COUNTING SYSTEM FOR BUILDINGS IN DISTRICT

The counting system utilized in the determination of building counts within the district is based on the original construction configuration of the buildings and blocks within the district. Therefore, if a block was originally built to house two separate store units, it counts as two buildings in the district even if the internal divisions were later removed or rearranged. As a result, the 36 buildings/blocks within the district boundaries comprise a total count of 51 buildings for purposes of tabulating contributing versus noncontributing resources.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 11

Harlan Courthouse Square
Shelby County, Iowa

BUILDING TYPOLOGY

Fifty-one buildings were included within the set boundary of the Harlan Courthouse Square Commercial District. Although the interiors and the front facades of these buildings have been subjected to repeated renovations, many were found to contain significant original elements either preserved underneath later modifications and slipcovers and/or well preserved on the upper floors. The district imparts a strong sense of time and place and provides many clues as to the look of the square in the 1890s-early 1900s. The oldest building dates from c. 1871 (#22) and marks the beginning date for this district. The closing date, 1918, corresponds with the climax of the construction within the district by the end of World War I.

The architectural types defined for this district are based upon design, scale, and materials, and are generally determined by their front facades. These types are drawn from previous typologies defined for the Oskaloosa City Square and the Albia Square and Central Commercial districts (Jacobsen 1986; Page and Naumann 1984) but are grounded in the configuration and design of the present Harlan cityscape. The typology is further based on the results of the building survey conducted in Harlan by the 1989 Shelby/Audubon Preservation Partnership project and the Harlan Main Street Program. The survey of the areas adjacent to the courthouse square was completed by the current investigation. Street level storefronts have borne the brunt of the remodeling and updating alterations through the years and have been given only minimal consideration in the definition of the building typology. Building dates were determined through historic newspaper, Sanborn map, and town lot transfer records research, date plaques on buildings, and historic photographs.

Architectural styles which influenced the present configuration of the commercial district include Romanesque Revival, Late Victorian Italianate and Queen Anne, and Neoclassical Revival. The most influential of these has been the Romanesque and Italianate styles, with the Courthouse (#34) representing the "high style" expression of the Romanesque Revival and Long's Opera House (#26a-b) representing the most elaborate expression of the Italianate style.

The buildings of this district for the most part share a common building material, locally manufactured brick, and a common massing and land use. A number of the buildings constructed between 1879-1895 were built by local contractor, William H. Cockerell, who also operated one of the local brickyards which supplied the materials for some of his buildings.

Commercial building types within the district share a basic two- to three-story box-like form that is rectangular in plan with load-bearing masonry walls, brick veneer facades, and stone, pre-cast concrete, or terra cotta trim. Facades and side walls are rectangular, and the roofs are generally flat. On the street side, a continuous facade line is created by each building being set back the same distance from the street. The width and maximum depth of the buildings and blocks has been prescribed by the plat. On the east and west sides of the square there were originally alleyways in the center of the streetside block

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 12Harlan Courthouse Square
Shelby County, Iowa

that were later infilled by the expansion of existing buildings into the alleys in the 1910s. The rear alleys behind the district's buildings on all four sides are extant and still in use. Because these service entries were historically important to the commercial enterprises of the square, the rear alleyways are included within the district boundaries and are considered part of the contributing site.

Public Buildings

Only one public building is found within the commercial district and consists of the present Shelby County Courthouse (#34) built in 1892 (Photographs 7-6 and 7-7). This building is constructed with a stone veneer over walls of load-bearing brick. Its overall design had a tremendous influence on those buildings surrounding the square and built after 1892. This building is a relatively well preserved example of Romanesque Revival styling although it has been altered somewhat from its original configuration by window infill in the 1970s and, most dramatically, the removal of the iron clock tower from the rooftop in 1899. The latter was necessitated by the excessive weight of the tower and the inability of the roof design to adequately support its weight. This building stands two stories in height with a raised basement. The facades have a central emphasis marked by pedimented projections imparting a tripartite division. To a certain extent the round-arched windows and doorways and the use of rusticated stone trim, but particularly the projecting tripartite divisions, are repeated on a number of the pivotal buildings around the square including the east side elevation of the Shelby County Bank Building (#8), the front facades of the Overholt Block (#9a-b) and the Baughn Building (#16a-b), the east side elevation of the Westrope Building (#19), and the front facades of the Wyland Block (#25a-d) and the Stutsman Building (#28a-c). Interestingly, the Beh Building (#6a-b), which also exhibits a Romanesque stylistic influence and a tripartite facade division, actually predates the courthouse by two years. It is not known what influence this building may have had on the design selection for the courthouse. According to Carter (1992), the courthouse design was one of nine submitted for consideration. The reasons for its selection are not known but it was described as having a "very attractive architectural design" (Ibid.:5). Other buildings which exhibit Romanesque stylistic influence and post-date the Beh Building and the Courthouse are discussed below under the commercial property typology.

Public Buildings in District:

#34 Center of square Contributing (Pivotal)

Commercial Buildings: Type I

Type I buildings are the earliest extant buildings in the district and were built between 1871 and the late 1880s to early 1890s. Buildings of this type are one to three stories in height, constructed primarily of brick but including one frame example (#22), and exhibit elaborate Italianate styling in their architectural detailing (see Photograph 7-8). The most common expression of this elaborate styling is the use of decorative pressed tin cornices, although

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Harlan Courthouse Square
Shelby County, Iowa

one example (#1a-c) has a wooden cornice and brackets. Other details common to this type are decorative hoodmolds; tall, narrow windows; and brick corbelled patterns, such as dentils below the cornice. Another common characteristic of this type is a single storefront with three-rank fenestration, with the original storefront entry commonly centered and flanked by store windows with three windows across the second floor facade. Exceptions to this are the block examples of this type, although these generally consist of two storefronts with central entries and three windows across the second floor, with the two storefronts separated by a stairwell entry to the second floor such as exemplified by the Wheeler Block (#4a-b). One exception to this characteristic is Long's Block (#1a-c), the fenestration of which consists of three storefronts with two windows over each, although the effect of the block as a whole is a three-part division. Another exception is Long's Opera House (#26a-c), the original fenestration of which consisted of two storefronts separated by the central Opera House entry stairwell, with eight windows across the upper floor facade (see Illustration 7-3). However, even here, the central Opera House entry demarcates the facade into three parts, with the central division marked by an inset segmental-arched panel faced with stone and having two windows flanked by rows of three windows which align over each of the original storefronts.

Type I buildings in the District include:

1a-c	North side	Contributing (Pivotal)
2	North side	Contributing
3	North side	Contributing
4a-b	North side	Contributing (Pivotal)
5	North side	Contributing
11	East side	Noncontributing
22	South side	Contributing
26a-c	South side	Contributing (Pivotal)
30	West side	Contributing

Commercial Buildings: Type II

Type II buildings in the district date from 1890-1902, although the majority date from 1892 or after and followed in the wake of the Courthouse construction. This type is characterized by two-story masonry buildings and blocks having a strong tripartite division of either the front or side elevations, or both, which were marked by pilasters and shaped or stepped parapets and often mirrored the facades of the courthouse (see Photograph 7-9). The main stylistic influence is Romanesque Revival, although some buildings exhibit Queen Anne (#8) and Neoclassical details (#19). The hallmarks of the Romanesque Revival influence in the buildings of this district include the use of rusticated stone as either facade veneer or as trim and arcaded or round-arched window and door openings. The only high-style example is the Courthouse, which has been discussed above under public buildings, although the Shelby County Bank (#8) approaches high style but is executed primarily in brick with rusticated stone trim, rather than primarily in stone. Except for the Courthouse and the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 14

Harlan Courthouse Square
Shelby County, Iowa

Westrope Building (#19), the stone trim utilized in the buildings of this type is commonly red sandstone, with the mortar reddened to match both the stone and the red brick of the walls. In one case (#25a-d), terra cotta trim has been used. The stone used in the courthouse is a yellow sandstone, while that in the Westrope Building is a white limestone.

The Westrope Building also exhibits Neoclassical detailing in addition to the Romanesque influence shown in its round-arched windows and limited use of rusticated stone trim. The Westrope Building is the latest building of this type built in the district (i.e., 1902), and therefore, is reflecting both the influence of the popular design trends of the 1890s as well as those of the early twentieth century.

Type II buildings in the District include:

6a-b	North side	Contributing (Pivotal)
7	North side	Contributing
8	North side	Contributing (Pivotal)
19	South side	Contributing (Pivotal)
25a-d	South side	Contributing (Pivotal)

Commercial Buildings: Type III

Type III buildings date from 1880 to 1901, although the majority were built in 1900-01 following the disastrous fire on the east side of the square. This type is characterized by two-story brick buildings having a three-rank fenestration and two-story brick blocks having a tripartite facade. The buildings exhibit some Italianate and/or Romanesque stylistic influence but of simple or minimal stylistic execution rather than elaborate or high style details (see Photographs 7-10 and 7-11). One building, the Weber Building (#18), has a rusticated sandstone veneer on the facade typical of the Romanesque Revival influence but also has a simple pressed metal cornice and rounded second floor bay windows more typical of Late Victorian styles. In addition are two small circular attic vents and a round-arched corner window on the first floor. Compared with other buildings around the square, this building is a rather simplified execution of the strongest stylistic influences in the district but is the one example in Type III that most closely approaches high style. The adjacent building (#17) reflects the design of the Weber Building in its circular attic vents and central rounded bay window on the second floor. This building, however, is an even more simplified version having a brick veneer facade and simple corbelled cornice and limited use of rusticated stone trim. These two buildings also use red sandstone trim with reddened mortar further reflecting some of the design elements of the buildings of Type II.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 15

Harlan Courthouse Square
Shelby County, Iowa

Type III buildings in the District include:

9a-b	East side	Noncontributing
10	East side	Contributing
14	East side	Contributing
15	East side	Contributing
16a-b	East side	Contributing (Pivotal)
17	East side	Contributing
18	East side	Contributing (Pivotal)
20	South side	Contributing
21	South side	Contributing
27a-c	West side	Contributing (Pivotal)
28a-c	West side	Noncontributing

Commercial Buildings: Type IV

Type IV buildings date from 1900 to 1918 and are characterized by two-story brick buildings having either two- or three-rank fenestration and minimal stylistic detailing that is generally limited to simple brick corbel patterns on the cornice (see Photograph 7-12). One example (#24) appears to have been built to blend in with the adjacent Wyland Block (#25a-d), which had been built 14 years earlier and exhibits a strong Romanesque influence. Elements of Building #24 that help to blend the two buildings include the use of rusticated stone (or cast concrete) as window lintels and sill, a parapet of the same height, brick veneer, and a brick pilaster that tapers at the first/second floor break mirroring the pilasters on the Wyland Block.

Type IV buildings in the district include:

12	East side	Contributing
23	South side	Noncontributing
24	South side	Contributing
35	West side	Contributing

Commercial Buildings: Type V

Only one Type V building is present in the district and consists of Building #36 on the south side but fronting the east side street (see Photograph 7-13). This building was built after 1931 and consists of a small, one-story brick building with a simple storefront and minimal stylistic detailing. While it has similarities to Type IV buildings, this one-story version departs from Type IV in its small scale and lack of a strong two- or three-rank emphasis.

Type V Building in District:

36	South side	Noncontributing
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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 16

Harlan Courthouse Square
Shelby County, Iowa

Commercial Buildings: Modern Modifications

This category includes those buildings that have been completely modified in the mid to late twentieth century to the point that their original configuration and design are not readily discernible. These are, however, all older buildings that have been modified rather than modern infill. Two of these buildings (#13 and 29) were originally Neoclassical high style buildings with stone veneer facades (see Photographs 7-4 and 7-5) that would have constituted a separate type category but were subsequently remodeled with modern facades thus destroying their Neoclassical facades. The other three buildings (#31-33) were simple one-story brick buildings with minimal, brick-corbelled cornice details that would have placed them in the Type IV category.

Modern Modifications in the District include:

13	East side	Noncontributing
29	West side	Noncontributing
31	West side	Noncontributing
32	West side	Noncontributing
33	West side	Noncontributing

INDIVIDUAL SITE DESCRIPTIONS

The following descriptions discuss each of the buildings in the Harlan Courthouse Square Commercial District where known by location, site number, address, historic name, date of construction, architect, contractor/builder, description, type designation, alterations, status as either contributing or noncontributing to the district, and historical background. Also noted are the buildings considered pivotal contributors to this district and representing those buildings of exceptional significance to the development of the district. Once again, buildings are counted according to their original, internal main-floor configuration, so that a block built to house four store units is counted as four buildings (see also Map 7-4).

The historical data contained in these descriptions are based on the results of research conducted by local volunteers and project personnel into the historic Harlan newspapers, courthouse records, historic photographs, fire insurance maps, and oral history concerning the commercial district. The initial data were compiled by a survey of many of the district buildings conducted as part of the Shelby/Audubon Preservation Partnership project in 1990-91 (Rogers 1991), with additional survey completed by committee members of the Harlan Main Street Program in 1991-92. These survey results were then evaluated by Ralph Christian of the State Historical Society of Iowa (SHSI) resulting in a determination of eligibility for a potential commercial district. Based on this recommendation, the Shelby County Historic Preservation Commission in association with Harlan Main Street, applied for a Historic Resources Development Program (HRDP) grant to complete the present nomination. As part of the present investigation,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 17

Harlan Courthouse Square
Shelby County, Iowa

additional survey of commercial buildings in Harlan was conducted to refine the district boundaries and update site forms to reflect modifications and restorations accomplished since the initial survey was completed. The Iowa Site Inventory forms for all of the buildings surveyed in Harlan are curated at the offices of the SHSI in Des Moines, Harlan Main Street, and the Shelby County Historical Society Museum in Harlan.

The integrity of each building was assessed through visual examinations of the exteriors, with some interior examinations. These assessments addressed building materials, surface and design treatment, fenestration, stylistic influence, building type, and alterations/modifications. In general, the condition of the district's buildings is unusually good, with the major intrusions being some unsympathetic renovation treatments of historic buildings with no infill of modern buildings. Several of the historic buildings evaluated as noncontributing could become contributing to the district with more sympathetic restoration or treatment. Such sympathetic restorations are being actively encouraged by the Harlan Main Street Program, and it is hoped that this nomination will serve to further this process by making property owners aware of the historic assets of their properties.

The following building descriptions are organized by sides of the square, with the north side described first, followed by the east, south, and west sides. The north side fronts Market Street, while the east side fronts 6th Street, the south side fronts Court Street, and the west side fronts 7th street.

North Side

1a-c 620-624 Market Street, Long's Block (3 units): 1876; architect and builders unknown. This two-story Type I brick block was constructed of brick shipped in from Avoca. Architectural details of note include the wooden cornice and brackets and the round-arched window surrounds with keystones. The architectural influence is Italianate. Modifications have been limited primarily to the storefronts, although historic components such as transom windows appear to be intact underneath modern sheathing and awnings. Second floor modifications are confined to partial window infill on the center and east portions, with a high potential for reversibility. A more sympathetic treatment of the storefronts is recommended and should involve the uncovering of transom windows and removal of modern awnings and replacement with appropriate canvas ones. Restoration of the second floor windows and the removal of the decorative shutters would also greatly enhance the historical appearance of this building. While the brick has been painted, it is not recommended that the paint be removed. Rather, it is simply recommended that a more sympathetic paint scheme be executed. While the modifications to the storefronts detract, the upper floor is relatively unchanged. This is a pivotal contributing block (counts as three buildings).

The block was built for James M. Long, who platted Long's Addition of which the Courthouse Square District is a part and who was responsible for the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 18Harlan Courthouse Square
Shelby County, Iowa

construction of many of the major commercial and early public buildings in Harlan. Other buildings associated with Long in the district include Long's Block (#27a-c) built in 1880 and Long's Opera House (#26) built in 1882. This block houses three store buildings and had two halls (one Masonic and one public) and an office on the second floor.

- 1a Store unit located in the west side of Long's Block, historically housed Gibb's General Store (1876-1890s) and Nielson's Jewelry (1913-c.1917), followed in later years by the A & P grocery and an ice cream store. It currently houses Business Tech. The interior of the first floor unit has a pressed tin ceiling that is presently concealed by a drop ceiling. The upper floor housed a land office and, later, law offices.
- 1b Store unit located in center portion of Long's Block, historically housed Mills and Watters drugstore (1884), Mills Book and Drugstore (1880s-1890s), the Bee Hive Grocery Store (1900s-30), and Gambles Store (1930+). It currently houses Perry Music Store. The upper floor housed a Masonic Hall that was later converted to apartments. A pressed tin ceiling on the second floor has been covered over by drop ceilings but the original woodwork, walnut doors, and egg-and-dart moldings are intact.
- 1c Store unit located in east side of Long's Block, historically housed a drugstore (c.1886) and Tinsley's Jewelry (1902-1977). The upper floor housed a public hall known originally as Long's Hall. A tile floor in the recessed entry of the storefront spells "Tinsley" and remains intact although currently covered over. Several of the original wood and glass jewelry showcases also remain intact on the interior.

- 2 618 Market Street, Lamm Building (1 unit): 1883; architect and builders unknown. This two-story Type I brick building was originally constructed as a one-story building. The second floor was added in a renovation project in 1893 (Harlan Tribune July 12, 1893). While the second floor is of later construction, the treatment of the corbelled cornice and the window hoods are compatible with the adjacent Long's Block and reflect an Italianate influence. The storefront has been altered, although the copper-framed store windows, tile entry floor, and glass block transom are not incompatible with the original configuration. The transom is currently covered but could be made more sympathetic by the removal of the sheathing and the addition of an appropriate canvas awning. The second floor windows have been covered over, a modification that is reversible. While the alterations do detract, enough original elements remain, particularly on the second floor, to make this property contributing.

Historically, this building housed a restaurant (c. 1909), Pierce Brothers grocery store (c.1918), The Apparel Shop, Violet's Toggery, Goodmanson's Gas and Appliances, and the Bryley 5 & 10 Variety Store. By 1965 it housed

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 19

Harlan Courthouse Square
Shelby County, Iowa

the Harlan Paint Center followed by I & B Decorating in 1979. It currently houses McCutcheon Jewelry.

- 3 616 Market Street, Leucke Building (1 unit): 1885; Fred R. Smith, architect; Wm. H. Cockerell, builder. This two-story Type I brick building was originally constructed as a one-story building with the second floor added in 1892 (Harlan Tribune November 16, 1892). As with the Lamm Building, the second floor construction of this building is compatible with adjacent buildings and exhibits Italianate styling in the pressed tin cornice, brick corbelled dentils, and the ornate window hoods. Interestingly, the metal cornice is the same as that on the adjacent Wheeler Block indicating that some effort went into the blending of the second floor addition with the earlier buildings along the north side of the square. The storefront has been modified; however, some historic elements such as the transom may be intact. The impact of the alteration could be made more sympathetic by the uncovering of the transom and the replacement of the metal awning with an appropriate canvas one. The second floor windows have been covered with shutters; however, the effect is not altogether undesirable. Because of the high integrity of the second floor facade, this building is considered contributing.

Historically, it housed a general store (c. 1886-c.1899) and Larson's Shoe Store from 1899-1964. It currently houses the Shoe Box. A pressed tin ceiling dating from 1910 remains intact on the first floor but is covered by a suspended ceiling.

- 4a-b 612-614 Market Street, Wheeler Block (2 units): 1885; Fred A. Smith, architect; Wm. H. Cockerell, contractor/builder. This two-story brick block conforms to a Type I building and has two storefronts separated by a central staircase that accesses the upper floor. Dominant features include a metal cornice, decorative window hoods, and tall, narrow windows that indicate an Italianate influence. The storefronts have been somewhat altered; however, the glass block transom in the east unit does not seriously detract. In addition, the Carrara glass panels on the east facade are attached to a wood panel that could easily be removed and the historical facade restored if desired. However, it is recommended that the Carrara glass be left in place if possible because this is a significant architectural feature in its own right. The metal awning was recently replaced with a convex canvas awning; however, future recommendations would be for a more historically appropriate "shed roofed" canvas awning. The modifications to the west storefront have been minimal, with the iron columns and wood and metal window frames intact. The transom is covered only with canvas, an alteration that appears reversible. Changes to the second floor have been confined to the covering of the windows (reversible) and the painting of the brick (a more sympathetic color scheme is recommended). This block retains a high degree of integrity and is considered both contributing and pivotal to the district.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 20Harlan Courthouse Square
Shelby County, Iowa

- 4a Historically, the store on the west side of the Wheeler Block housed a barber shop (1885-c.1909) and B.B. McPheeters Pharmacy (c.1909-1940s+). It currently houses the Paint Shoppe. The second floor of the block housed a hall.
- 4b East side of the Wheeler Block housed Rule Brothers' Harlan Hardware Company (1885-1921) and Schwab & Bacon Hardware (1921-present), later known as Bacon Hardware. It currently houses Harlan Clothing. The interior features the original oiled wood floor and a pressed tin ceiling.
- 5 610 Market Street, Tinsley Building (1 unit): 1876; architect and builders unknown. This two-story Type I brick building originally had an elaborate metal cornice, which has since been removed and portions of which had been removed by 1913. Despite the removal of the cornice, the building still exhibits a high degree of Italianate elaboration in the metal pilasters, corbelled dentils, and elaborate decorative hoodmolds. The storefront has been altered but could be made more sympathetic with the uncovering of the glass block transom and the replacement of the metal awning with an appropriate canvas one. The metal I-beam with rosettes and metal pilasters flanking the storefront are extant. The second floor windows have been covered, a modification that is reversible. The second floor interior retains the original woodwork and double doors as well as a pressed tin ceiling in the rear room. The first floor wooden ceiling is covered by a suspended ceiling. While the storefront alterations detract, the second floor retains sufficient integrity to make this building contributing to the district.
- Historically, this building housed Tinsley's Jewelry (1876-1902), the Ben Griffith and Son Clothing store (1902-1932), and the Harlan Clothing store (1932-1993). It most recently housed Elves Place.
- 6a-b 608 Market Street, Beh Building (2 units): 1890; architect and builders unknown, although probably built by Wm. H. Cockerell. This two-story Type II brick block was the first to show the Romanesque Revival stylistic influence in the district having been built two years before the Courthouse. The design selection process is not known but the owner and builder were certainly attune to the popular design trends of the day. What influence this design selection had upon the selection of the courthouse design two years later is also not known. The facade is divided into three parts by projecting parapets and window fenestration, with the Romanesque style shown in the arcaded, round-arched window treatment on the second floor and the use of rusticated red sandstone trim, with some carry-over from the Late Victorian style in the elaborate metal cornice. Originally, the central emphasis of the fenestration was further demarcated by a peaked parapet that extended above the cornice, but this has since been removed. A small decorative balcony below the two central windows was also removed. The storefronts have been altered and the central, second floor staircase moved to the west side of the facade. Until July 1992, the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 21Harlan Courthouse Square
Shelby County, Iowa

entire facade had been sheathed with a metal slipcover, the removal of which has greatly improved the historical appearance of the building. Since the slipcover removal, the clear glass block transom has been uncovered, the opaque tile panels on the storefront removed, and the second floor windows replaced with custom windows of the same size and configuration as the originals. The owners have plans to further restore the facade to a more original appearance. The replacement of the metal awning with an appropriate canvas one is one the more simple improvements that could be made. Plans are also in the works for a smaller store sign, which will also enhance the appearance of the building. The Beh Building is particularly significant because it represents the first use of the Romanesque style in the district and may have influenced the design selection for the courthouse. While the alterations have impacted the integrity of the building, sufficient historical details remain to make this property both contributing and pivotal (counts as two buildings) to the district.

While this was originally constructed with two store buildings, this block has typically housed a "double store" business since its construction (see Illustration 7-1). It was built for Joseph F. Beh in 1890 to house his "large double stock of dry goods and groceries" (The Harlan American Special Edition August 18, 1892). The 1893 fire insurance map (Sanborn-Perris Map Company 1893) showed dry goods in the west unit (6a) and groceries in the east store (6b). By 1909, Beh had opened the interior into one store for the Beh Merrill Co. general merchandise store that operated until 1912 when it was sold to Wiley and Co. By 1918 the central second floor staircase entry had been moved to the west side of the storefront. Stores in this building in the twentieth century have included Lemke's Daylight Store (general merchandise), Graham's Clothing (shoes and fabric), and Farner's 5 & 10 (1932-1980s) which expanded into the adjacent Luecke Building (7) to the east. It currently houses the Dollar General Stores.

The second floor, which retains its original office subdivisions, doors, and woodwork, housed the offices of A.V. Parker, R.C. Booth, Dr. Griffith (eye doctor), Leonard Froham (attorney, bookkeeper), Dr. Nielsen, M.D., Skyline Photo, Carlton Bey, and the Shelby County Extension through the years.

- 7 606 Market Street, Luecke Building (1 unit): 1892; architect and builders, unknown. This two-story Type II building occupies a somewhat narrower lot than others around the square. It is of brick construction with rusticated red sandstone trim and mirrors some of the patterns of the two adjacent buildings (the Beh Building (#6a-b) and the Shelby County Bank (#8)) and is contemporaneous with the bank building construction. The interior retains a pressed metal ceiling that extends the length of the store and is uncovered. The storefront has been remodeled, although it is presently being refurbished. While the transom glass is missing, the owners have plans to replace it with the transom glass salvaged from a

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 22Harlan Courthouse Square
Shelby County, Iowa

building outside of the district. The transom area is temporarily covered by wood shingle siding, which is masked by a convex canvas awning. It is recommended that future awnings be of a more appropriate "shed roof" type of awning. The owners have also removed the opaque tile panels and have plans to restore the facade. The original entry was on the west side of the facade, with a street level entry to the basement barbershop. The entry to the barbershop is now covered over. The second floor of the facade retains good integrity, and this property is considered contributing to the district.

Historically, this building housed H.H. Luecke's tailor and clothing shop (1892-c. 1918). It currently houses Country Treasures, a gift shop. The adjacent Farner's store eventually expanded into this store, and the metal slipcover that was recently removed from the facade, also covered this building. A dentist's office once occupied the second floor with a barber shop in the basement.

- 8 602 Market Street, Shelby County Bank Building (1 unit): 1892; architect unknown; Wm. H. Cockerell, contractor/builder. This two-story Type II brick building occupies the east corner lot of the north side of the square (Photograph 7-2). Romanesque Revival and Queen Anne-influenced design elements compliment and mirror design elements of the Courthouse (#34), which was built that same year by local contractor, William H. Cockerell. The arcaded windows, use of rusticated red sandstone trim, and the elaborate, curved conical-roofed turret mark this as a Type II building. The only modifications have been window replacement and cover-ups on the storefront level and the shuttering of the second floor and turret windows, the former being generally reversible and the latter not detracting from the overall appearance. The windows towards the rear on the east side elevation retain their original round-arched transom windows. The interior retains some original woodwork, two vaults, and a pressed tin ceiling. By 1895 there was a street level entry to a basement office that has since been infilled and covered over. It is recommended that the building be painted a more sympathetic color. This is a pivotal and contributing building to the district.

This building was constructed to house the Shelby County Bank (1892-1930s or 1940s). It then housed the Harlan Office and Abstract building and later the Ouren Abstract and Real Estate Company. It currently houses the Kohorst Law Offices. The basement historically housed the Pickard and Shepherd Land, Loan and Abstract Office (c. 1895), with an doctor's office on the second floor.

East Side

- 9a-b 1002-1004 6th Street, Overholt Block (2 units): 1893; architect and builders unknown. This two-story Type III brick block occupies the north corner of the east side of the square. The facade exhibits a strong tripartite division demarcated by pilasters and inset panels. The original

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 23Harlan Courthouse Square
Shelby County, Iowa

storefront exhibited a central, round-arched entry influenced by the Romanesque Revival style and mirroring some of the elements of the Courthouse and other Romanesque-inspired buildings around the square and built c.1892 (Photograph 7-3). The storefront was altered in 1978 obscuring much of the storefront with a large wood-shingled awning, which covers the round-arched entry, and modern storefront windows and doors. The second floor windows have been covered over but may be reversible. While the second floor is largely unchanged, the alterations to the first floor, particularly the covering and possible removal of the round-arched entryway has adversely impacted the integrity of this building. As a result, it is evaluated as non-contributing (counts as two buildings). Should the awning be removed and the round-arched entry found to be intact, then the property should be re-evaluated.

9a North half of store building historically housed the Peterson General Merchandise store (c.1894), with the Legal Adjustment Company, Inc., on the second floor. Subsequent businesses in this unit included the H. Boysen Clothing store (c.1899-1915), the Boysen and Paulk Clothing store (1915-1917), the Paulk and Hansen Clothing store (1917-1944), the Paulk and Finn Clothing store (1944-1975), and Morey's Clothing (1975+). It more recently housed Flowers by Ron but is now part of Bruce's Appliances, which recently expanded into both units. Historically, the basement under the north unit housed a barber shop into the 1970s.

9b South half of store building housed the Pexton Drugstore (1894-c.1918), with an insurance company on the second floor. Later businesses included Henry Ennenbach's Plumbing and Heating (c.1930s-1940s+) and Harlan Office Equipment (1970s). It currently houses Bruce's Appliance store, which recently expanded into the north unit.

10 1006 6th Street, Hertert Building (1 unit): c.1887; architect and builders, unknown. This two-story brick building exhibits the simple Italianate detailing that characterizes a Type III building. While the storefront level has been greatly altered with brick infill of the original storefront windows, the transom covering may be reversible and the second floor has been little altered other than window coverings (reversible). The present entry on the right side is the original entry configuration. The detailing of the second floor, with its three-rank fenestration, decorative hoodmolds, and brick corbelled cornice and panels is compatible with adjacent buildings and mirrors others in the district. The interior of the second floor retains the original woodwork, double doors, transoms, and bullseye molding. It was used for an apartment but is currently vacant. The building's overall appearance would be greatly enhanced by the removal of the window coverings and the sign currently tacked over the center windows in addition to a more sympathetic paint scheme (the current paint scheme is too dramatic for this type of building) and the replacement of the current awning with an appropriate canvas one. It is considered a contributing building to the district.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 24Harlan Courthouse Square
Shelby County, Iowa

Historically, this building housed the Hertert Bros. Land Office (c. 1887-c.1918) and the Unique Cafe (1940s). It currently houses the Merritt-Schmitz Insurance and Real Estate Company.

- 11 1008 6th Street, Shelby County Bank Building/Jack Building (1 unit): 1880; architect and builder, J.O. Wickersham. This two-story brick building is a Type I building and was elaborate in its original Italianate detailing which included a metal cornice at both the top floor and the first/second floor break and metal hoodmolds (see Illustration 7-4). While the cornices have been removed, the hoodmolds remain as does the brick corbelling on the cornice and the three-rank fenestration. The second floor windows are partially infilled but this is reversible. The storefront has been remodeled, although the later three-pane transom windows remain intact and could be uncovered. It is further recommended that the shingled awning be replaced with an appropriate canvas awning. The original entry was centered and is now on the right side. The interior does retain a pressed tin ceiling and walk-in vault from the bank building. Because of the extensive nature of the exterior alterations, the building is considered noncontributing. It should be re-evaluated if the second floor windows are restored and the awning removed.

Historically, this building was constructed as the first Shelby County Bank, but subsequently housed the C.O. White Cigar Shop (1890s), a barber shop (c.1909), a meat market (c.1910), a pool hall (c. 1918), and Jacobsen Grocery (1940s). It currently houses Yours and Mine Consignment.

- 12 1010 6th Street, Book Building (1 unit): Built in 1898 and was moved c.1910 and subsequently remodeled; architect, unknown; contractors, S. Billings, Frank Swain, and W.W. Boner; remodelers, unknown. This two-story brick building conforms to Type IV in its minimal stylistic treatment and embellishment, which is largely confined to a simple brick corbelled pattern on the cornice. As with several other buildings in the district, the fenestration of this building consists of two-rank fenestration on the second floor with three-rank on the first floor. The storefront of this building is particularly well preserved and was recently restored, which included the removal of a large wooden awning and the uncovering of the purple Luxfer glass transom over the central, recessed entry. The small glass tiles on the kick plate do not seriously detract from this storefront. While the type of building departs somewhat from the more common three-rank fenestration of the majority of buildings in the district, this building does not seriously detract from the rhythm, scale, or sense of time and place. It also represents an older building that was moved to this lot from the lot adjacent to the south to make way for the new Farmers and Merchants Bank Building. The Book building housed the first version of this bank. While the facade was subsequently remodeled, it was done so within the period of significance for the district and is mirrored in the design of another contributing building (#35). The use an appropriate roll-down canvas awning has further helped to tie this building in with the others of the district. The building is considered contributing to the district.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 25Harlan Courthouse Square
Shelby County, Iowa

Historically, this building housed the first Tinsley Jewelry store (c.1898-99) followed by the first Farmers and Merchants Bank prior to the construction of the 1912 bank (#13). The bank vault remains intact in the basement of this building. The building later housed a clothing shop (c. 1918) and Jensen Jewelry (1940s). It currently houses Traditions, a gift shop.

- 13 1012 6th Street, Farmers and Merchants Bank (1 unit): 1911-12; architect and builders, Cockerell and Smithson. (The building was reportedly modeled after examples in Battle Creek and Kalamazoo, Michigan.) The present building is an expansion and complete remodeling of the Neoclassical bank building constructed in 1911-12 and, as such, is categorized as a modern modification. The building replaced the earlier brick Book Building, which housed the first Farmers and Merchants Bank in the early 1900s. That building was moved to the lot adjacent to the north (see #12) when the Farmers and Merchants bank building was constructed. At that time, the building, which had a marble veneer over brick load-bearing walls had an alleyway adjacent to the south. Later remodelings (1950s) expanded the building into the alley and completely destroyed the original Neoclassical facade. The present appearance of this historic building is modern; therefore, the building is noncontributing to the district.

The Farmers and Merchants Bank merged with the Shelby County Bank in the late 1920s-30s and by the 1940s the Shelby County Bank was housed in this building. The bank moved to new quarters in 1975. It currently houses the 4th Generation, a ladies clothing store. Intact interior details of note include walnut wainscot and the bank vault.

- 14 1014 6th Street, Reyell Building (1 unit): c.1899; architect and builders, unknown. This two-story Type III brick building was constructed following the February 1899 fire that destroyed five buildings from this lot on south. It conforms to Type III in its simple Italianate and Romanesque detailings, which are expressed in the brick corbelled cornice and the rusticated sandstone sill and lintels. It also exhibits the three-rank fenestration common to the district. Modifications have included an altered storefront, although the transom modification may be reversible, and the covering of the center window on the second floor (also reversible). The original cast iron columns flanking the storefront may be extant under a brick veneer. This building retains sufficient integrity to be considered contributing but it is recommended that the transom be uncovered if possible, or at the very least an appropriate canvas awning be added to lessen the impact of the storefront remodeling.

Historically, this building housed the Reyell harness shop from c.1899-1954. The basement housed a barber shop, which had a street level entry on the front which has now been covered over. An art gallery occupied the second floor in 1905. A meeting room on the second floor still retains the original wood floor and woodwork. The first floor currently houses the VFW Post 941.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 26Harlan Courthouse Square
Shelby County, Iowa

- 15 1016 6th Street, Donnan Building (1 unit): 1901; architect and builders, unknown. This two-story brick building conforms to Type III in its simple, holdover Italianate embellishment, which includes a brick corbelled cornice, decorative hoodmolds, tall windows, and two circular vents at the attic level. The three-rank fenestration also ties this building into the district. While the storefront has been remodeled, the transom covering may be reversible and the impact has been lessened by the recent addition of an appropriate "shed roofed" canvas awning. The current paint scheme is too dramatic for this type of building, and it is recommended that it be replaced in future paint cycles with a more sympathetic color scheme. The second floor retains a high degree of integrity with the windows intact and uncovered. As such, this building is considered contributing to the district.

Historically, this building was constructed following the 1899 fire and housed Dr. Donnan's dentist office (1901-1931+) and later a dress shop and Crouch Beauty Shop (1940s). It currently houses the Terry Knapp Real Estate Agency. Some original woodwork remains intact on the interior.

- 16a-b 1020 6th Street, Baughn Building (2 units): 1901; architect and builders, unknown. This two-story Type III brick building has a tripartite facade marked by a stepped parapet and six-across (three paired windows) window fenestration. This design echoes that of the Courthouse (#34), the Wyland Block (#25a-d), the Stutsman Building (#28a-c), and the Overholt Block (#9a-b). The design also reflects the characteristics of Type III in its simpler Italianate/Romanesque embellishments, which are confined to a corbelled cornice, round-arched windows, and rusticated sandstone sills. While the storefront has been modified, the central entry has been preserved as have the glass transoms and two of the original front doors. A convex cloth awning has been added, and while this helps the appearance of the building, it is recommended that it be replaced in the future with a more appropriate "shed roofed" type canvas awning. The modifications to the second floor consist of brick window infill, which is not reversible although the window openings could be reopened and the windows replaced. In this case, the first floor storefront retains a higher degree of integrity than that of the second floor, although the second floor does house an intact historic interior. This interior retains the classroom divisions, original woodwork, doors and transoms, and maple flooring. The interior of the first floor south half retains a pressed tin ceiling. The building is important for its reflection of the design of the Courthouse and other 1890s buildings around the square and is considered both contributing and pivotal to the district. H. Baughn built at least two other buildings around the square (#20 and 21).

- 16a The north unit of this building housed a millinery (1901-c.1910), followed by the Family Shoe Store (c.1910) and The Vogue clothing shop (1940s). The building currently houses a hair styling salon, Priority Hair. The second floor over both the north and south units housed the Inter-State College of Commerce, a business college (1901+) followed by the Iowa Western School of Nursing.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 27Harlan Courthouse Square
Shelby County, Iowa

16b The south unit housed a grocery store (1901-c.1918), followed by Jake's Tavern (1940s) and the utility office. This unit is currently vacant.

- 17 1022 6th Street, Koolbeck Building (1 unit): 1901; architect and builders, unknown. This two-story Type III brick building reflects the design of the adjacent Weber Building (#18) in its rounded bay window on the second floor and the circular vents at attic level. It differs only in the lack of a metal cornice and the stone veneer of the facade, although it does have rusticated red sandstone trim and red-colored mortar. As such, it conforms to Type III as a simple expression of the Italianate/Romanesque stylistic influences of the other buildings around the square. The storefront has been altered; however, the covered transom may be reversible and the replacement of the metal awning with an appropriate canvas one would greatly enhance the historic appearance of the building. The second floor has seen only minimal modifications and retains a high degree of integrity. The interior of the second floor also retains a few original details including woodwork and pocket doors. The building is considered contributing to the district.

It was built following the fire of 1899 and housed John Koolbeck's restaurant from 1901-c.1918. It later housed a barber shop and pool hall and was known as Walt's Beer and Pool Parlor in the 1940s. It currently houses Gussie's Place, a tavern.

- 18 1024 6th Street, Weber Building (1 unit): 1895; architect and builders, unknown. This two-story Type III brick building has a red sandstone veneer on the facade and a round-arched corner window that imparts a Romanesque Revival appearance to the building; however, the metal cornice and rounded bay windows on the second floor show a Late Victorian influence. While it is somewhat elaborate in its embellishment, it is more understated than some of its contemporaries around the square. Modifications to this building have been largely confined to the storefront, although the central entry is preserved, the later glass transom is intact but covered (reversible), and the historic painted "City Bakery" sign on the I-beam is still legible. The interior of the first floor retains the original internal divisions as well as some woodwork and the second floor entry staircase. The second floor interior towards the front of the building retains the elaborate woodwork and decorative details which include a fireplace mantel (the fireplace itself was never installed), colonnades and spindle screens at the room divisions, and a bay window seat with flanking columns and spindle screen. Overall the building retains a high degree of integrity and is considered both contributing and pivotal to the district.

The building was the only one to survive the February 1899 fire on the south half of this block. Historically, it housed Weber's City Bakery (1895-c.1941), with a barber shop in the basement. The entry for the basement store is on the south side of the building and remains open and in

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 28Harlan Courthouse Square
Shelby County, Iowa

use to the present day. A beauty shop currently occupies the basement store. Subsequent businesses on the upper floor included Bauer's Shoe Store (1941-1952) and Mode O'Day clothing store (1954)+. It currently houses Logeland Studio (photography). The second floor has always housed living quarters and is used by the current owners for that purpose.

South Side

- 19 601 Court, T.R. Westrope Block (1 unit): 1902; architect and builders, unknown. This two-story Type II brick block is located on the east corner of the south side block. It mirrors the Shelby County Bank Building (#8), which is directly across the square, in its tripartite side facade and Romanesque stylistic influence shown in the round-arched windows and stone trim. The Westrope Block departs from that style, however, in the Neoclassical elements of the facade that include pediments and classical columns and entablature. It is the only surviving Neoclassical-influenced building around the square. The storefront has been altered with the enclosure of the original open corner entry (first done by 1910); however, the storefront with its recessed central entry and copper-framed store windows does impart a historical appearance and does not seriously detract from the building's integrity. The transom windows may be intact and their covering reversible. Likewise, the covering of the second floor windows (which are intact) with vinyl siding is also reversible. The removal of this siding is highly recommended to improve the building's overall historical appearance. The second floor interior has four vacant apartments, with the north (front) apartment retaining the original woodwork with egg-and-dart molding, doors, and transoms. The building overall retains a high degree of historical integrity and is considered both contributing and pivotal to the district.

This building was begun by T.R. Westrope, who died while the building was under construction. The building was completed by his heirs, with the store first leased to L.W. Foster and Company, who operated the Gibbs' Store. A dry goods store operated in this building from 1902-1986 and was known as Lemke's Daylight Store (c.1910) and the Golden Rule Store from the 1930s-1986. It currently houses the Harlan Sewing Center. A doctor's and dentist's offices once occupied the front portion of the second floor.

- 20 603 Court, Baughn Building (1 unit): 1901; architect and builders, unknown. This two-story brick building conforms to Type III in its simple embellishment, which is confined to a corbelled cornice and flanking pilasters. The three-rank fenestration of the second floor repeats that of many of the other buildings in the district. The storefront has been modified; however, the recessed entries (one to the second floor) and the metal-framed windows are compatible with the historic appearance of the building. The transom covering is likely reversible as are the vinyl siding coverings and reduced windows on the second floor. Removal of the second floor window coverings and restoration of the windows is particularly recommended in order to enhance the historic appearance of the building. Despite the modifications, the building retains sufficient integrity to be considered contributing to the district.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 29Harlan Courthouse Square
Shelby County, Iowa

Historically, this building was constructed by H. Baughn for the DeMar Bros. Meat Market. This building is one of three buildings constructed by H. Baughn in the district. By 1909 a phone repair and telegraph/telephone business had been added to the meat market, and by c. 1910 the business was known as Fuller's New Grocery. By the 1940s Wiig's Variety Store occupied the building followed by Ben Franklin's in the 1950s-60s. It currently houses part of the True Value Hardware Store, the dividing wall between this store and that of #21 to the west having been opened up in the 1940s for the Wiig's store. A dentist's office once occupied the second floor, which is now used for living quarters. A business also once occupied a basement-level store, the front entry for which has since been covered over.

- 21 605 Court, Baughn Building (1 unit): 1886; architect and builders, unknown. This two-story Type III brick building has three-rank fenestration. The stylistic influence represented by this building is Italianate as evidenced by the metal cornice, brick corbelled dentils, and tall, narrow windows with brick hoodmolds. Modifications have included an altered storefront (transom reversible), although the recessed central entry has been preserved. Vinyl siding infill and reduced windows on the second floor may be reversible. Removal of the second floor window coverings is recommended as is the uncovering of the transom. While these modifications do detract, the property retains sufficient integrity to be considered contributing to the district.

Historically, it housed a furniture store (1886), hardware store (1899), and Harris Bakery and Restaurant (c.1909-1918+). By the 1940s it housed the west half of the Wiig's Variety Store followed by Ben Franklin's in the 1950s-1960s. It currently houses the west half of the True Value Hardware Store. An apartment currently occupies the second floor.

- 22 607 Court, Nance Building (1 unit): c.1871; builders, unknown. This small, Type I one-story frame building is a unique survival in the district being the only frame building (although it has later brick rear wall additions) and one of only five one-story buildings around the square. It is a Type I building because of its elaborate pressed tin cornice that evokes a Late Victorian appearance and helps tie this building to other elaborate Late Victorians in the district. The storefront has been altered, with the entry modified from a recessed west-side entry to a central, recessed entry. The modifications to the storefront began in the 1910s-1920s when the building was remodeled to house a movie theater. The alteration to the storefront is not reversible, although it could be made less detracting by the replacement of the present vinyl siding and small windows with larger plate glass windows and metal frames. Because of the elaborate nature of the metal cornice and the fact that it commands the most attention visually, this building is considered contributing to the district.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 30Harlan Courthouse Square
Shelby County, Iowa

Historically, this was Howard and Baker's Meat Market c. 1883 when a fire damaged the building but did not consume it. Later businesses included use as an office (1886), a harness shop (1893), the Bijou movie theater (c.1909-c. 1920s) following the construction of the rear addition, the Lyric movie theater (1920s), and the Earl May Garden Center (1940s-1970s). It currently houses The Mustard Seed book and gift store.

- 23 609 Court, Cullison and Moeckler Building (1 unit): 1900; architect and builders, unknown. This one-story Type IV brick building has been greatly modified by the application of a modern storefront and wood-shingled awning that covers much of the facade. It conforms to Type IV in its minimal embellishment, which is confined to decorative panels of brick just below the plain cornice. A tapered brick pilaster on the east side does mirror that of the building adjacent to the west (#24) and the Wyland Block (#25a-d); however, the small portion of this historic building that is visible is overpowered by the visual impact of the modern storefront. The storefront was dramatically altered by the 1940s when the building was remodeled to house a movie theater. By the 1970s, small tiles had been applied to the storefront. As a result of these modifications, this building is considered noncontributing to the district.

Historically, it housed an office with a shoe shining business in the basement (c.1909), a tailor shop with millinery shop in the basement (c.1918), the Cozy movie theater (1940s-1950s), and Dr. Spearing's office. It currently houses Darrah and Co. Certified Public Accountants. The basement-level entry appears to have been covered over when the movie theater was established.

- 24 611 Court, Cullison Block (1 unit): 1905; architect and builders, unknown. This two-story brick building conforms to Type IV in its minimal stylistic embellishments, which are confined to a corbelled cornice and rusticated sandstone sills and lintels. While it has two-rank fenestration on the second floor, the use of rusticated stone and the corbelled cornice echo these common elements on other buildings in the district. Furthermore, the tapered brick pilaster on the east side mirrors those on the adjacent Wyland Block (#25a-d) and helps to tie this building into the block. The storefront has been completely modernized, although some original elements, such as the recessed second floor entry door on the right (west) side, remain intact. In addition, the second floor law library remains intact and exhibits the original woodwork, bullseye molding, and oak bookcases. This library remains in use to the present day. Despite the alterations, the building retains sufficient integrity on the second floor, coupled with the historic second floor interior, to make the property contributing to the district.

Historically, this building housed Cullison's law offices, with a law library on the second floor. The first floor housed Peter's Millinery, a ready-to-wear shop, and Violet's Toggery (1940s). It currently houses Child Care Connections, a public service agency. The basement housed a dry cleaners in 1913 and the Shoppers Guide by the 1940s. The front entry to the basement has since been covered over.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 31Harlan Courthouse Square
Shelby County, Iowa

- 25 613-619 Court, Wyland Block (4 units): 1892; architect, unknown; contractor, Wm. H. Cockerell. This large, two-story Type II brick block originally housed four store units but was later modified into two store units. It was built the same year as the Courthouse (#34) and mirrors design elements of that building and others around the square in its stepped parapet, tripartite emphasis, and reddened mortar. Decorative terra cotta details and the arcaded window treatment evince a Romanesque influence, although this is a more understated expression of that style. In 1917 W.H. Carlson remodeled the east half storefronts to their present configuration and added an art glass transom that was recently uncovered and restored. While both storefronts have been altered somewhat, the modifications have not seriously detracted from the historical appearance of the building nor diminished its importance as a pivotal building in the district. The west half storefront would be greatly enhanced by the uncovering of the transoms and a more sympathetic window treatment. The second floor across the entire building is little changed and retains a high degree of integrity. It is considered both a pivotal and contributing building to the district.
- 25a East store historically housed George Cullison's law office (1892-1905) and a millinery (c.1909). By 1918 it had been connected on the interior to the adjacent furniture store. It is currently part of the Kaleidoscope clothing store. A large hall occupies the second floor over both 25a and 25b. The interior on both floors exhibits a beaded board ceiling. Original woodwork on the second floor includes baseboards and bullseye molding.
- 25b East central store historically housed Carl and Graves Furniture store (1892), followed by W.H. Carlson's Furniture store (c. 1917) and H.C. Pauley's Furniture Store (by 1940s). By 1918 the store had expanded into the adjacent store to the east. It is currently part of the Kaleidoscope clothing store. A basement store entry was closed off in front of this unit in 1913.
- 25c West central store historically housed the Pioneer Drug Store of Dr. L.D. Frost (1892-c. 1909), J.W. Miller's book store (c. 1909-1910s), and a drugstore (C.L. Harlan and Company Drugstore--Rexall) again by 1931. The building also housed the American Express Company c.1910. It currently houses Headlines styling salon.
- 25d West store historically housed a printing shop (1893) and a grocery store (1899-c.1930s). The grocery store was Hammer's Grocery from 1916-1928 and Council Oaks (a chain grocery) from 1928-1930s. The building housed the Standard Bakery by the 1940s. It has housed the Harlan Bakery since 1963. The second floor above 25c and 25d was historically the I.O.O.F. hall (dedicated in April 1893) and continues in that capacity to the present day.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Harlan Courthouse Square
Shelby County, Iowa

Section number 7 Page 32

26a-c 621-623 Court, Long's Opera House (3 units): 1882; architect, Fred R. Smith; contractor, Wm. H. Cockerell. This Type I brick block is the only three story building in the district and one of the more elaborate "high style" Italianate buildings as well. It originally housed two store buildings on the first floor (see Illustration 7-3), with third store at the rear and fronting 7th Street. The opera house occupied the upper floors, with the stage area to the rear. It has subsequently been remodeled on the interior into a single movie theater, with a portion of the upper floor opera house remodeled into apartments. The rear store has been re-established and a portion of the front west store remains intact. In addition, the recessed central entry remains although the second floor staircase has been removed. Exterior modifications have included the complete alteration of the front and side storefronts and the addition of a large marquee, with the second floor windows reduced in size (reversible). The storefront modification began in the 1920s when the east front was altered into an open garage-type entry (see attached photographs). The third floor front windows have been left intact. The original west side elevation exhibited four long windows that lighted the Opera House during the day (see attached photographs). These windows have been remodeled into separate third and second floor windows of the same design and pattern as the other upper floor windows. Other original elements include the ornate metal cornice and other upper floor facade details. Also, the exterior brick has been left unpainted. Therefore, the building retains a comparatively high degree of integrity and still presents a strong historical appearance to this large corner block. As the opera house built by James M. Long, this building has always commanded an important place in the district. It is considered both pivotal and contributing to this district.

26a East front unit historically housed D.W. Chase's grocery store (1882-c.1893), an office (1909), and a movie theater (1918). It became the Harlan Movie Theater in 1928. By 1931, the interior had been opened up, joining the east and part of the west front stores into a single movie theater, which it continues to house to the present day as the Harlan Theater.

26b West front unit housed Gibbs and Hunt's "Opera House" dry goods store (1882+), a notions store (1918), and a soft drinks/billiards hall (1920s). By 1931 a portion of this store had been joined with the east store into a single movie theater, which continues to the present day. By the 1940s Fenton's Bookstore occupied the reduced unit, which currently houses the Video Mart. The basement underneath the west unit housed Kent's Lunchroom (c.1910), Hackley's Cafe (1912), Doc's Dinette (1940s), and a printing business (1950s). The basement entry at the northwest corner is still open and in use.

26c Rear unit housed a clothing store (c.1886) and an Express Office (1918). By 1931, the rear store had been converted into storage for the stage and scenery but was re-established in recent years as a separate store (Harlan Liquor) using materials salvaged from the former stage.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 33Harlan Courthouse Square
Shelby County, Iowa

- 36 1111 6th Street, Commercial Building (1 unit): post-1931; architect and builders, unknown. This small, one-story Type V brick building was built at the rear of the Westrope Block (#19) and did have access into that block but it is a separate building that fronts 6th Street. Modifications have included the covering of the transom windows and the replacement of the storefront door and windows. While, in general, the integrity is sufficient, the building does not conform to the common types present in the district and post-dates the period of significance. As a result, it is considered noncontributing to the district.

It is not known what was housed historically in this building; it has housed Harold's Barber Shop and currently houses the Sixth Street Styling salon.

West Side

- 27a-c 1019-1023 7th Street, Long's Block/The Hub Block (3 units): 1880; architect, unknown; contractors, Cockerell and Hines. This large, two-story Type III brick block occupies the corner of 7th and Court Streets and is situated opposite the historic hotel building that was also built by James M. Long. This block was the second commercial block built by Long, the first being Long's Block (#1a-c) on the north side of the square. Interesting details of note include the alternating shapes of the lintels across the second floor and the cast iron staircase on the exterior of the south side that dates from at least 1899. Modifications to the building have included altered storefronts and the reduction of some, and partial covering of others, of the second floor windows. Of these, the second floor modifications are most reversible, while the storefront modifications could be lessened by more sympathetic transom coverings (the transom glass is gone) and the replacement of the metal awning with an appropriate canvas one. Otherwise, the major stylistic elements of the upper facade and side elevations are intact, and the building retains sufficient integrity to be considered both pivotal and contributing to the district.

27a South unit historically housed a grocery (c.1893), O.P. Wyland's real estate and abstract office (c.1909), the Harlan First National Bank (1913-c. 1918), a confectionery (c. 1918), the Princess Cafe (1930s), and the Harlan Cafe (1940s). It currently houses R.C. Booth Enterprises (map makers). The second floor over all three units has housed offices and apartments, with the portion over this unit housing Ed. S. White's law office c.1909. By the 1920s this unit had a canted corner entry (not original) that has since been infilled.

27b Center unit historically housed a grocery (1886) and a drugstore (c.1893-present)--known as the C.L. Harlan and Company Drugstore in the 1910s and as the Pexton Drugstore since c.1918.

27c North unit housed a drugstore (1886) and a billiards hall (1909-1940s+). It was known as Hans Schmidt's Beer Parlor in the 1940s. It currently houses the Westside Tavern.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 34Harlan Courthouse Square
Shelby County, Iowa

28a-c 1013-1017 7th Street, Stutsman Building (3 units): 1901; architect and builders, unknown. This large, two-story Type III brick block has a strong tripartite facade demarcated by brick pilasters and groupings of windows. This was further emphasized originally by a stepped parapet and similar to other tripartite buildings around the square including the Courthouse (#34), the Overholt Block (#9a-b), and the Baughn Building (#16a-b). The Stutsman Building exhibits only simple stylistic embellishments in the corbelled cornice and segmental-arched window treatment. Modifications have included the alteration of all three storefronts, the partial infill of the second floor windows, and the application of a large wood-shingled cornice to mask a deteriorating brick cornice. It is recommended that this wood shingle cornice be removed and the original cornice restored in addition to the restoration of the second floor windows and a more sympathetic storefront treatment. The latter would be easily and greatly enhanced by the replacement of the metal awning with an appropriate canvas one. If these restorations are undertaken, then the property should be re-evaluated as it has the potential to be a pivotal contributing building. At present, the wood shingle cornice seriously impacts the historical appearance of this building and makes the property noncontributing to the district.

28a South unit historically housed a barber shop (1909-1920s) and the Harmony Cafe (1940s). It currently houses the Harmony Tavern. It once had a basement business, the entry for which is now covered over.

28b Center unit historically housed Heise's restaurant and confectionery (1909-1920s+) and was later opened up to join the north store. The expanded store has housed the Marqueson Grocery (prior to 1926), Woolsey Variety (1926+), IGA Grocery (1940s), and Gambles Department Store (1950s-1960s). The original unit currently houses the south half of GladLe Antiques. An MWA Hall occupied the second floor over this unit c.1909. Reportedly, the Majestic Theater was housed in the Stutsman Block c.1909 (Shelby County Republican February 4, 1909) but its location within the building is not known.

28c North unit housed a millinery (1909-1918+) and was later joined with the center store to house the Marqueson Grocery, Woolsey Variety, IGA Grocery, and Gambles Department Store. It currently houses the north half of GladLe Antiques. A basement store underneath this unit housed Hoskin's Shoe Repair (1940s). The basement entry has since been closed off.

29 1009-1011 7th Street, Harlan Bank (1 unit): 1909; architect, Lytle Co., Sioux City; contractor, unknown. This two-story brick building is presently categorized as a modern modification. It was originally built in the Neoclassical style with a stone veneer facade over load-bearing brick walls. It was completely remodeled in 1954 destroying the Neoclassical details and resulting in a modern facade and is, therefore, categorized as a modern modification. It was also subsequently enlarged into the alley

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 35

Harlan Courthouse Square
Shelby County, Iowa

to the south, so that the block is now a continuous row of buildings. This mirrors the progression of construction on the east side of the square as well. Because this building has been completely altered from its historic appearance, it is considered noncontributing to the district.

Historically, it housed the Harlan Bank, which was reorganized as the Harlan National Bank in 1913. The 1909 construction replaced an older brick building that was demolished to make room for the new bank building. The bank remained at this location until 1978. It currently houses the Ouren Real Estate and Abstract Company.

- 30 1007 7th Street, Lamb Building/Norgaard Drugstore (1 unit): 1880s; architect and builders, unknown. This two-story Type I brick building was built for Henry Lamb in the 1880s and is a contemporary of the Long Block (#27a-c). It shows an Italianate influence in the metal cornice, hoodmolds, and tall, narrow windows. Its three-rank fenestration is common to the district. The building is categorized as a Type I for its relatively elaborate Late Victorian detailing. The storefront has been completely modified with a deep recessed entry and a vaulted entry ceiling. An Art Deco transom glass (see attached photographs) has been removed but is stored in the basement suggesting some potential for restoration. The second floor has been altered only by the covering of the windows (reversible). It is recommended that the windows be uncovered and an appropriate awning placed over the storefront to lessen the impact of the alterations. The second floor office/apartment interior is also intact but is suffering from a badly leaking roof. Despite these modifications, the building is considered contributing because it retains sufficient integrity on the second floor level.

Historically, it housed a clothing and tailor shop (1886), a drugstore and tailor shop (1909), Norgaard and Lofstedt's Drugstore (1911+), Norgaard Drugstore (1910s-1920s), Levendahl and Nelson Drugstore (1921-1946), Hulsebus Drugstore (1946-1972), Stoner Drugstore (1972+), and Radio Shack (1980s-1993). The building was recently vacated.

- 31 1005 7th Street, Patterson Block (1 unit): 1900; architect and builders, unknown. This one-story brick building is categorized as a modern modification. It was built contemporaneously with the adjacent building to the north (#32) as the "Patterson and Pattee Blocks." Originally, this building would have been categorized as a Type IV building; however, the facade has been completely remodeled to the point that the historic facade is non-extant and is not reversible. Therefore, the building is noncontributing.

Historically, this building housed Kemp and Downs Meat Market and C.R. Patterson's Meat Market (1900-1918+). Anderson Clothing occupied this building in the 1940s. It currently houses the south half of the Larson, Childs and Hall Law Offices.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 36

Harlan Courthouse Square
Shelby County, Iowa

- 32 1003 7th Street, Pattee Block (1 unit): 1900; architect and builders, unknown. This one-story brick building is categorized as a modern modification. It was built at the same time and in the same original design as the Patterson Block (#31); however, it too has been completely remodeled to the point that it is noncontributing.

Historically, it housed Pattee's Restaurant (1900-1918+), the Photo Service Company (c.1929), the Black and White Cafe (1940s), and Walter's Harlan Cafe (1960s). It currently houses the north half of the Larson, Childs and Hall Law Offices.

- 33 1001 7th Street, Overholt Block (1 unit): 1900; architect and builders, unknown. This one-story brick corner building is categorized as a modern modification. It originally exhibited the same minimal stylistic treatment to the facade that the adjacent Pattee and Patterson Blocks conveyed. However, like these two blocks, the Overholt building has also been completely remodeled to the point that the historic facade may be destroyed, although the upper portion, if not the entire facade, may be intact underneath the metal sheathing. A pressed tin ceiling appears intact above a suspended ceiling. At present, the building is considered noncontributing to the district, although it should be re-evaluated if the metal sheathing is removed.

Historically, it housed a hardware store (1900-1940s+) known as Hansen and Hansen Hardware (1920s) and as Chamber and Hansen Hardware (1940s). It housed the Goodyear Auto Parts store in the 1960s and most recently housed Schnack Auto Parts. The building is currently vacant.

- 35 712 Court, Telephone Exchange Building (1 unit): Built between 1909-1918, probably c. 1912; architect and builders, unknown. This two-story Type IV brick building has a strong tripartite emphasis to the facade demarcated by brick pilasters and fenestration. It exhibits only minimal stylistic embellishment, which is confined to a brick corbelled pattern on the cornice (a pattern identical to that on building #12 on the east side of the square). Modifications to the building have included the covering of the second floor windows and the infill of one of the first floor windows. These modifications, however, have not seriously impacted the overall integrity of the building, and it is considered contributing to the district.

Historically, this building housed the telephone exchange office and currently houses the Harlan Main Street office.

Center Square

- 34 612 Court, Shelby County Courthouse (1 unit): Built in 1892; architect, C.E. Bell; contractor, Wm. H. Cockerell. This building is categorized as a Public Building type and is built of load-bearing brick with a Berea sandstone veneer. The stylistic influence is Romanesque Revival, and this

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 37

Harlan Courthouse Square
Shelby County, Iowa

building constitutes the only "high style" expression of the Romanesque Revival style in the district. The influence of this style; however, can be seen in all of the buildings built in the 1890s-early 1900s. The building rises two stories from a raised basement and originally supported a galvanized iron and wood clock tower. The extreme weight of the tower was found to be too heavy for the roof supports, so the tower was removed in 1899 by Larsen Brothers contractors of Harlan (Carter 1992). Subsequent modifications have included: the removal of the original sidewalks that circled the square in 1924 (Harlan News Advertiser July 2, 1979); the removal of an iron fence and cannons from the courthouse grounds in the 1940s; the reduction of the windows, sandblasting, tuckpointing, and some interior remodeling in the 1970s; and the widening of the re-established sidewalks and the construction of a parking lot on the west side in 1975. More recently, the grounds surrounding the courthouse were landscaped (see Map 7-1). The courthouse was listed in the National Register of Historic Places in 1979 and is a contributing building to the district.

This building has housed the Shelby County Courthouse offices since its construction.

In addition to the individual buildings, the district includes one site and two objects:

- 37 Courthouse square, Soldier's Monument (1 object): Erected in 1916; contractor, D.M. Deen. This large monument is made of Barre granite from Vermont and was erected on the courthouse square in 1916 in "Memory of Our Nation's Defenders" (as inscribed on the monument) (Carter 1992; Shelby County Republican July 6, 1916). A statue of a soldier tops the four-sided base that features four columns, eagles, and the inscription (see attached photographs). Because this object was erected within the period of significance for this district and because it reflects the movement in the early 1900s to improve and beautify cities and to commemorate our "glorious past," the Soldier's Monument is considered a contributing object to the district.
- 38 Courthouse square, POW/MIA Monument (1 object): Erected in 1992. This granite slab monument honors and memorializes the Prisoners of War and Missing in Action of recent wars. Because of its recent origin, it does not currently meet the criteria for eligibility to the National Register and is considered a noncontributing object to the district. However, it may be eligible for inclusion as a contributing object if it remains in place in the future.

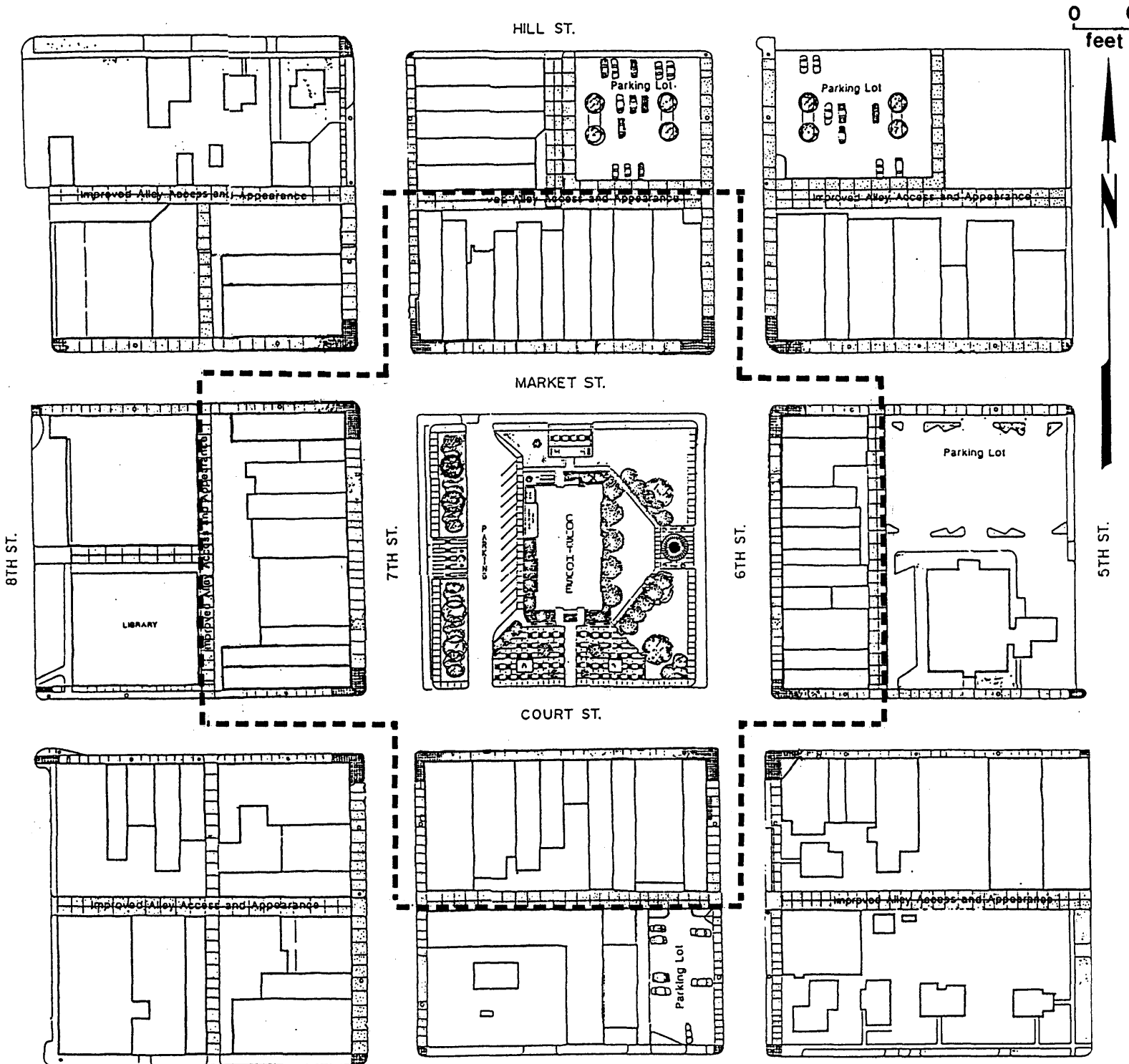
Finally, the blocks, lots, and rear alleys on which the district is located and the square that it encloses are considered a contributing site (1 count) to the district. This site is considered important because it gives the district its defining plan as a courthouse square, with the main commercial buildings facing the courthouse and enclosing the square. The rear alleyways are considered an important component of this site because these were the historic avenues that serviced the commercial enterprises around the courthouse square.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 38

Harlan Courthouse Square
Shelby County, Iowa



MAP 7-1. DISTRICT BOUNDARY AND PRESENT CONFIGURATION OF COURTHOUSE

----- District Boundary

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

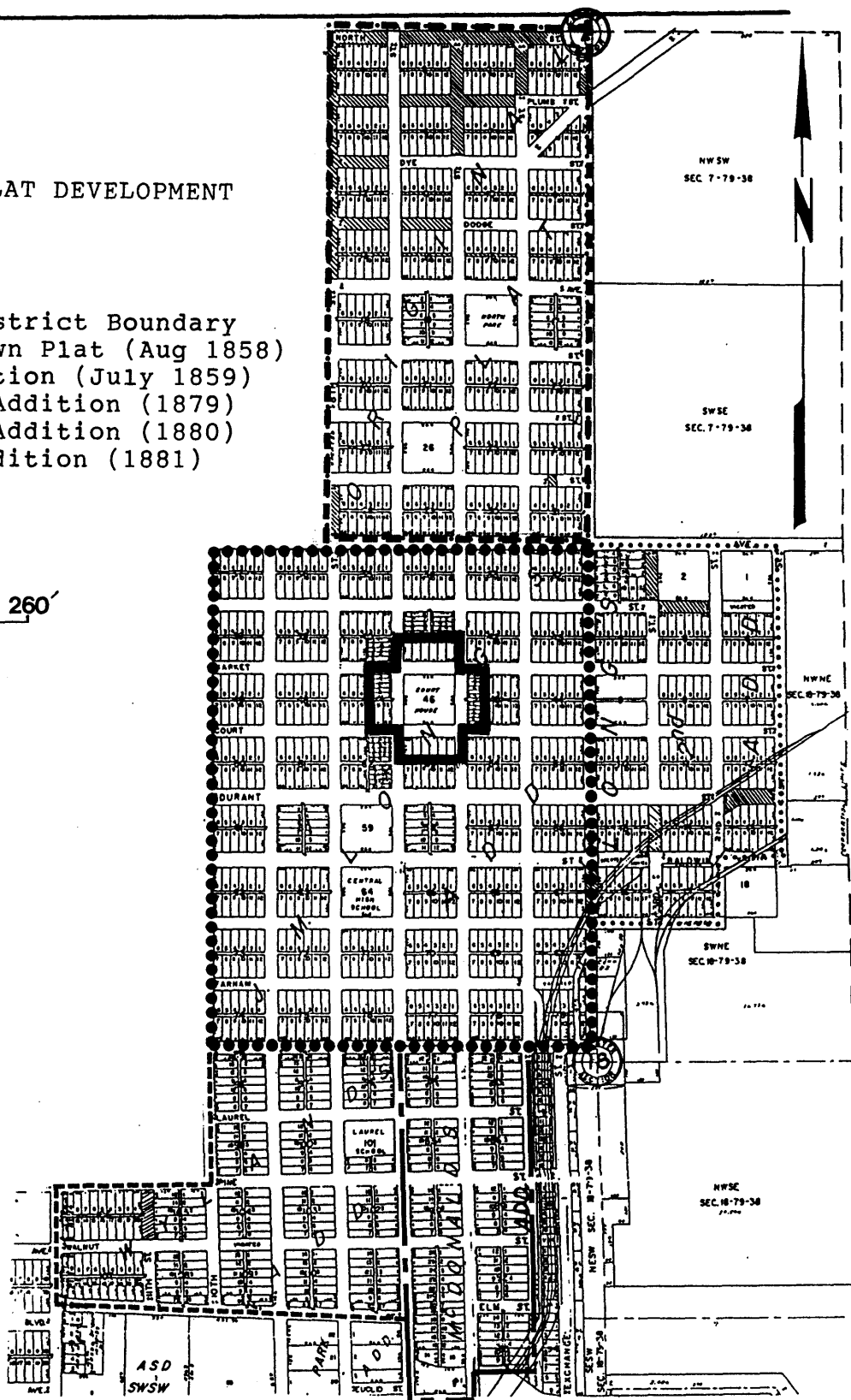
Harlan Courthouse Square
Shelby County, Iowa

Section number 7 Page 39

MAP 7-2. HARLAN PLAT DEVELOPMENT

- = Historic District Boundary
- - - = Original Town Plat (Aug 1858)
- = Long's Addition (July 1859)
- = Long's 2nd Addition (1879)
- - - - = McDonald's Addition (1880)
- = Wyland's Addition (1881)

0 260'



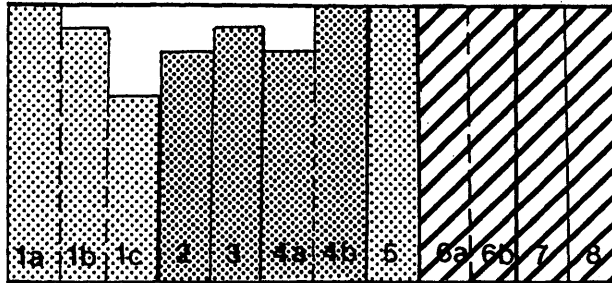
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Harlan Courthouse Square
Shelby County, Iowa

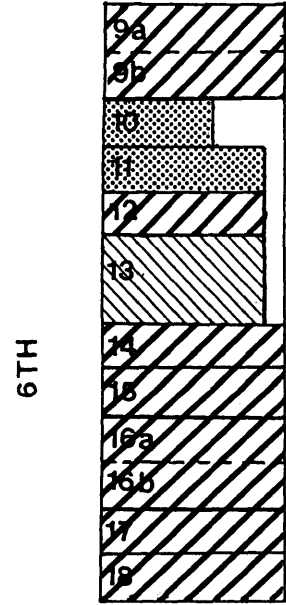
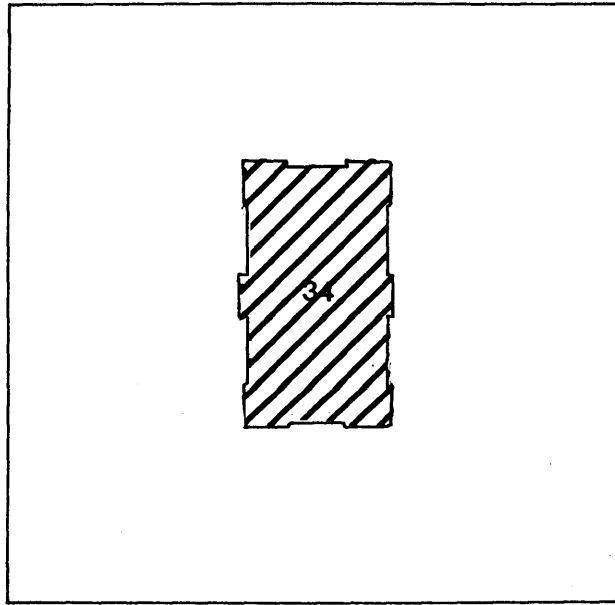
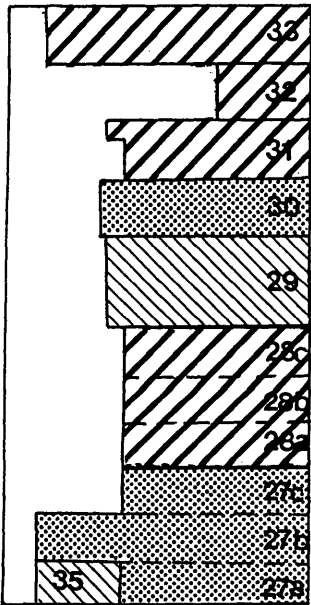
Section number 7 Page 40

MAP 7-3. BUILDING CONSTRUCTION
EVOLUTION IN DISTRICT

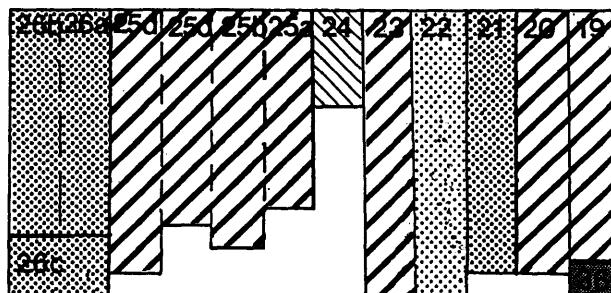







0 66'

MARKET



COURT



-  = 1859-1877
-  = 1878-1889
-  = 1890-1902
-  = 1903-1918
-  = Post-1918

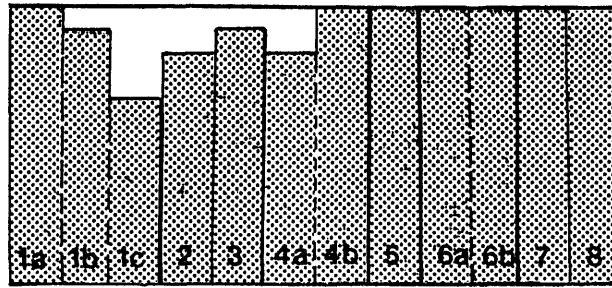
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

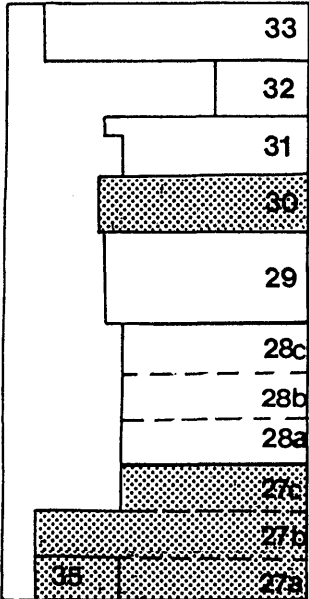
Section number 7 Page 41

Harlan Courthouse Square
Shelby County, Iowa

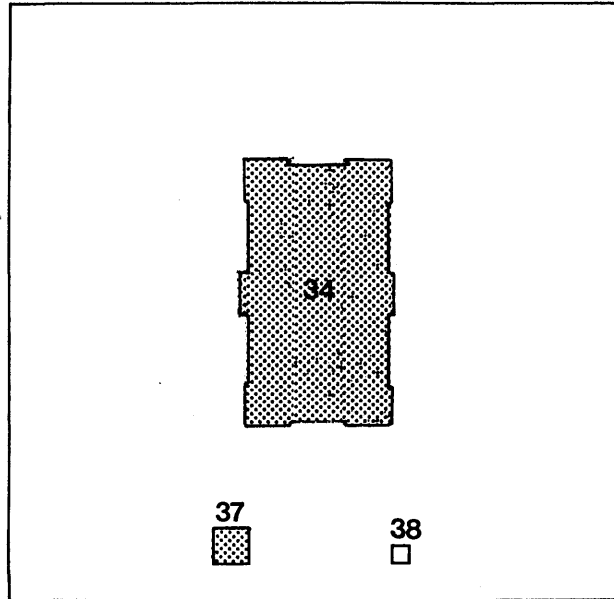
MAP 7-4. LOCATION OF CONTRIBUTING AND NONCONTRIBUTING BUILDINGS AND OBJECTS
IN DISTRICT



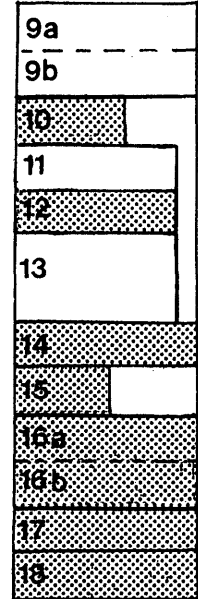
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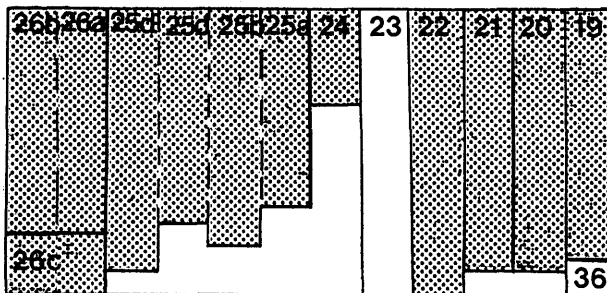
7TH





6TH



COURT



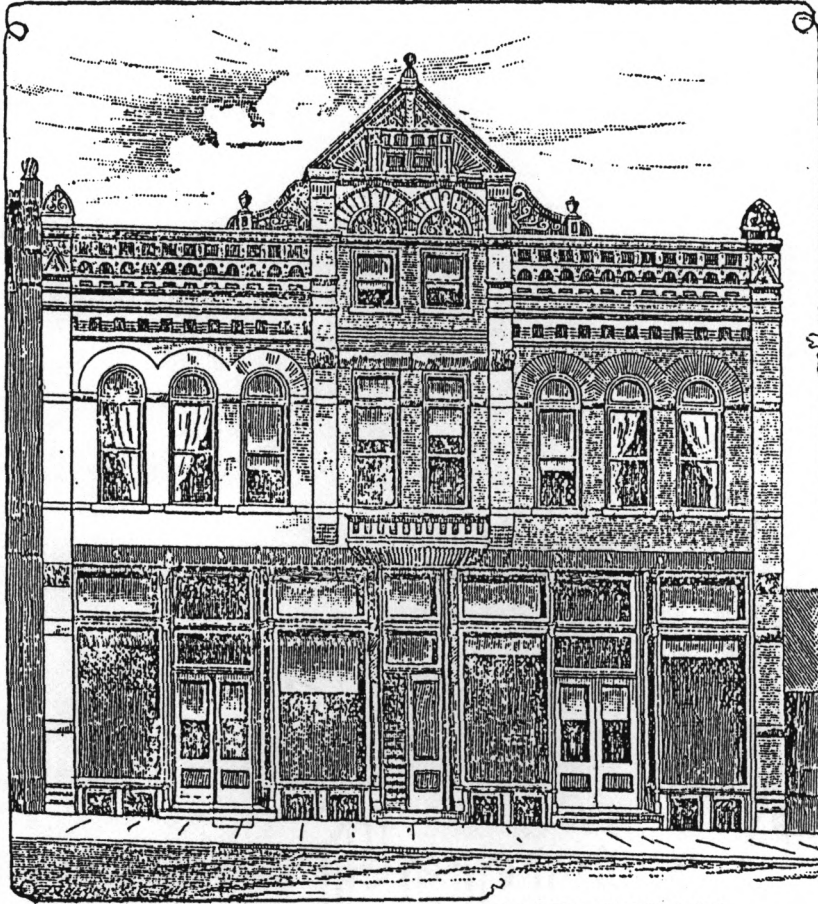
 = Contributing
 = Noncontributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 42

Harlan Courthouse Square
Shelby County, Iowa



JOSEPH F. BEH'S DOUBLE STORE BUILDING, NORTH SIDE.

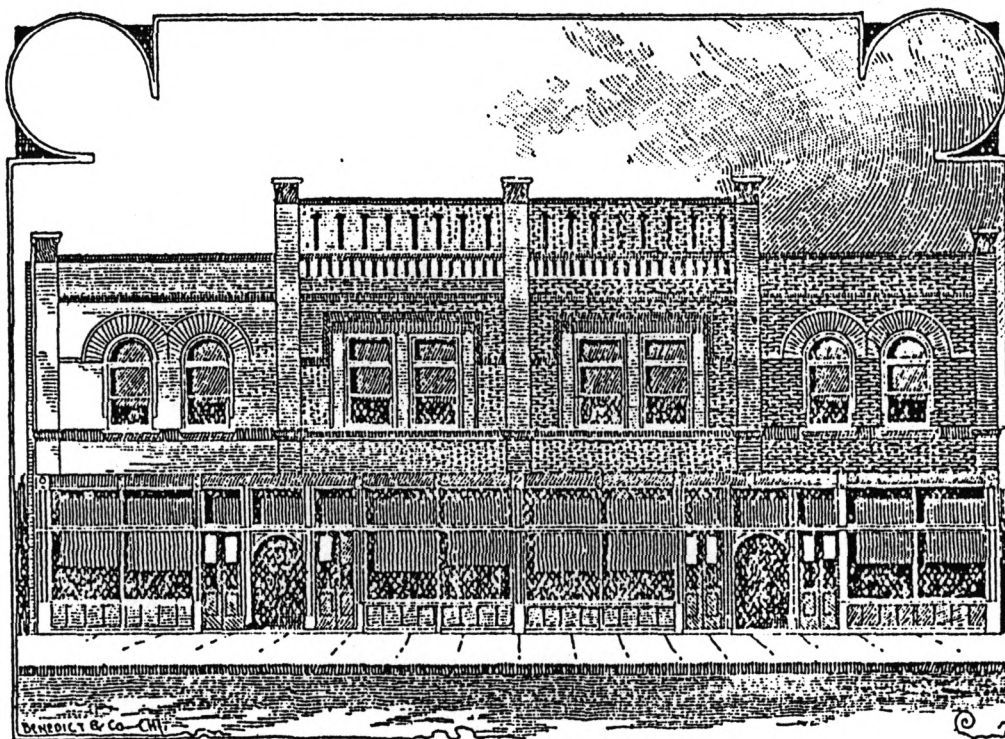
Illustration 7-1. Beh Building (#6a-b) in 1892.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 43

Harlan Courthouse Square
Shelby County, Iowa



NEW BLOCK ON THE SOUTH SIDE, (in course of erection), PROPERTY OF C. J. & D. M. WYLAND

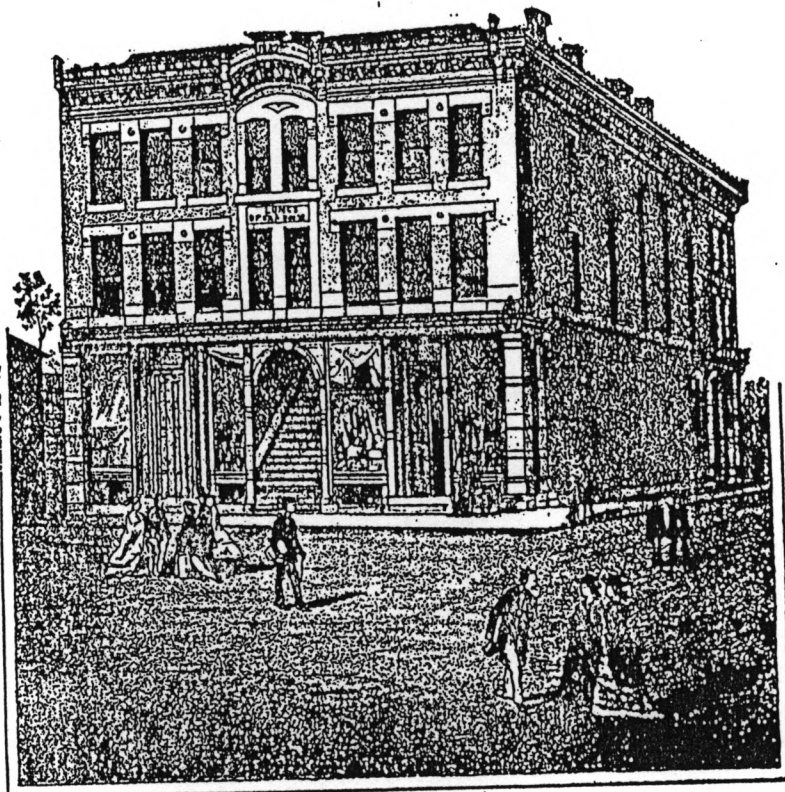
Illustration 7-2. Wyland Block (#25a-d) in 1892.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Harlan Courthouse Square
Shelby County, Iowa

Section number 7 Page 44



HARLAN OPERA HOUSE—PROPERTY OF C. J. & D. M. WYLAND.

Illustration 7-3. Long's Opera House (#26a-c) in 1892.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 45

Harlan Courthouse Square
Shelby County, Iowa

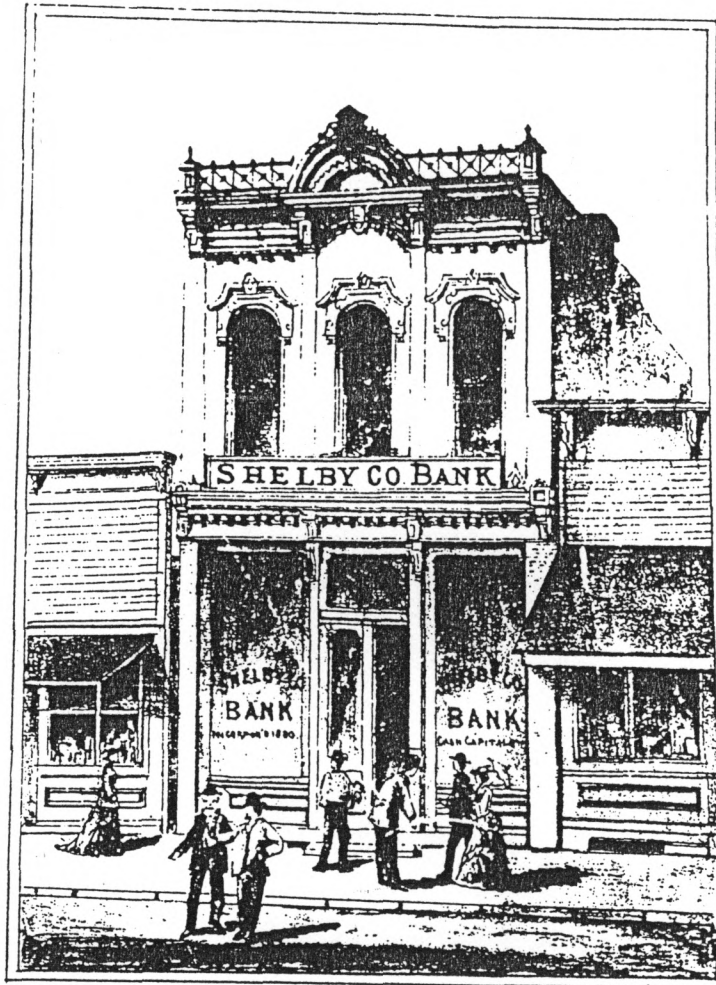


Illustration 7-4. Shelby County Bank (#11) in 1883.

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

National Register of Historic Places Continuation Sheet

Section number 7 Page 46

Harlan Courthouse Square
Shelby County, Iowa



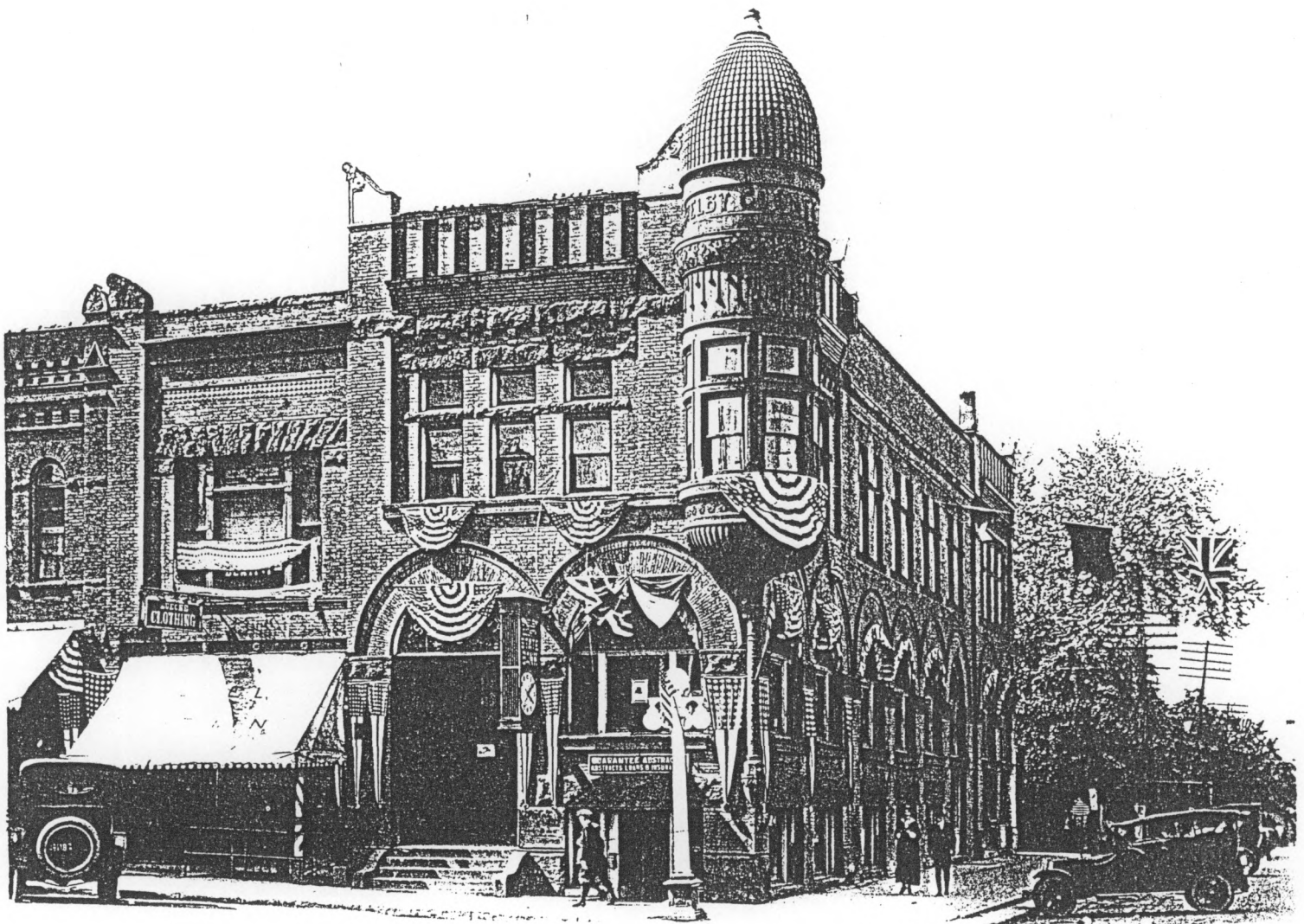
Photograph 7-1. Shelby County Courthouse with Original Tower.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 47

Harlan Courthouse Square
Shelby County, Iowa



Photograph 7-2. Shelby County Bank Building (#8) in 1918.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 48

Harlan Courthouse Square
Shelby County, Iowa



Photograph 7-3. Overholt Block (#9a-b) in the Early 1900s.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 49

Harlan Courthouse Square
Shelby County, Iowa



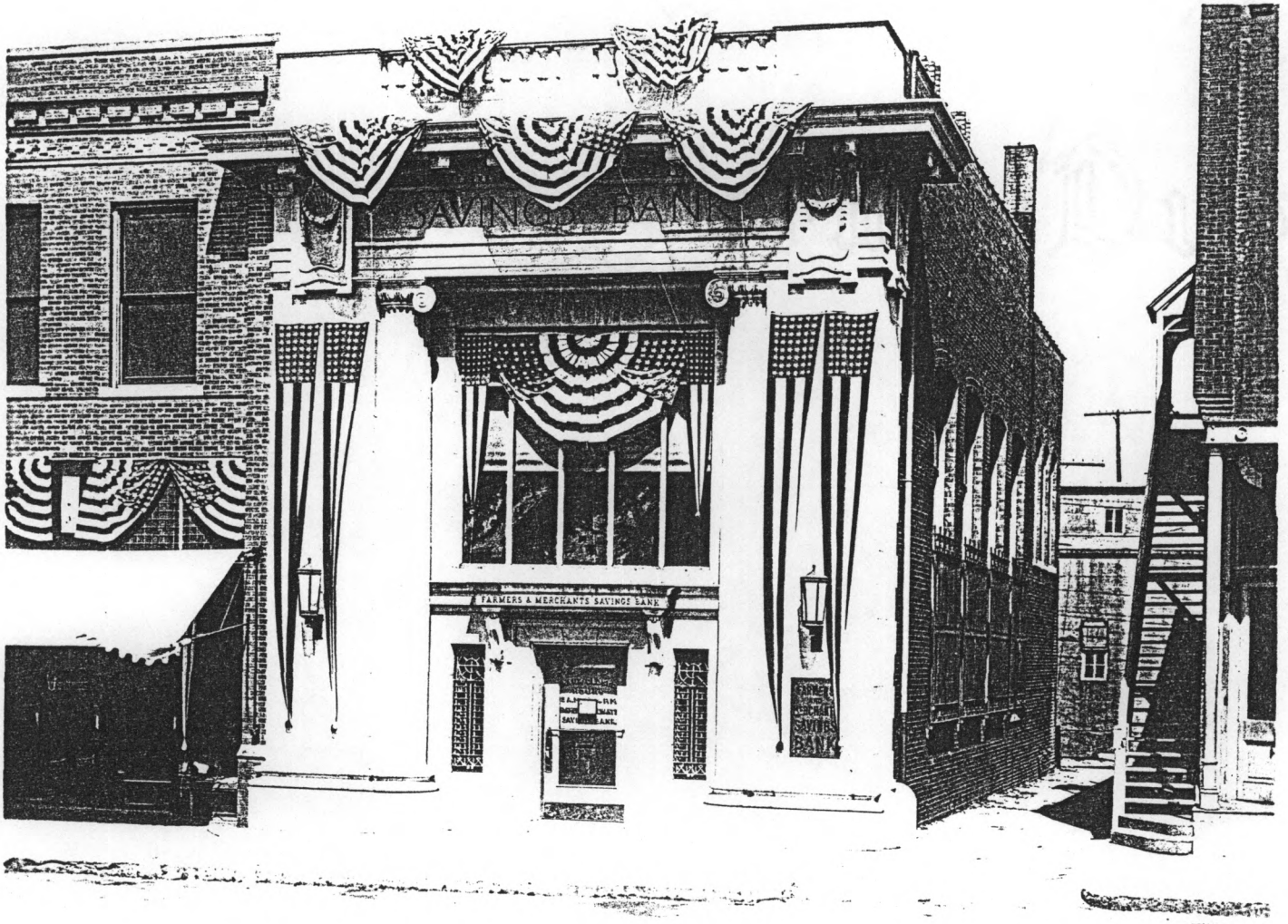
Photograph 7-4. Harlan National Bank (#29) in 1918.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 50

Harlan Courthouse Square
Shelby County, Iowa



Photograph 7-5. Farmers and Merchants Savings Bank (#13) in 1918.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 51

Harlan Courthouse Square
Shelby County, Iowa



Photograph 7-6. Shelby County Courthouse in Early 1900s Following Removal of Tower.



Photograph 7-7. Shelby County Courthouse in 1993.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 52

Harlan Courthouse Square
Shelby County, Iowa



Photograph 7-8. Type I Building, Wheeler Block (#4a-b).



Photograph 7-9. Type II Buildings, #6a-b, 7, and 8.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 53

Harlan Courthouse Square
Shelby County, Iowa



Photograph 7-10. Type III Buildings, #14-18.



Photograph 7-11. Type III Building, Long Block (#27a-c).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 54

Harlan Courthouse Square
Shelby County, Iowa



Photograph 7-12. Type IV Building, Book Building (#12).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 55

Harlan Courthouse Square
Shelby County, Iowa



Photograph 7-13. Type V Building, Site #36.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 56

Harlan Courthouse Square
Shelby County, Iowa

Narrative Statement of Significance

INTRODUCTION

The Harlan Courthouse Square Commercial District illustrates the growth and prosperity of Harlan, the Shelby County seat of government. The district is significant under Criterion C because it represents an unusually cohesive set of buildings that conveys a strong sense of time and place evocative of Harlan's heyday during the 1890s-early 1900s as the county seat of government and as the industrial/commercial center of Shelby County. The period of significance begins with the construction of the earliest extant building in the district c.1871 and ends in 1918, with the climax of the progressive era of building in the commercial district at the end of World War I. The construction of the third and present Courthouse in 1892 is considered a significant date because of the reflection in its design of the progressive, popular architectural styles of the day and, more importantly, because of its repetition in the design of the buildings around the square built in its wake.

The strength of the Harlan Courthouse Commercial District lies in the general architectural unity of the buildings surrounding and including the county courthouse. Of the 51 buildings in the district, 19 were built before 1892, 27 were built between 1892-1902, and only 5 were built after 1902. There are no modern buildings or vacant spaces in the district. In addition to the 51 buildings, the district includes two objects (monuments) and one site (the blocks, lots, rear alleys, and square on which the district is located). As a result, the district conveys a very strong sense of what the Harlan commercial district looked like in the 1890s-early 1900s when commercial development was at its peak. Since that time there has been a comparatively minimal impact from modern remodeling efforts, with only 12 resources too greatly altered to be considered contributing. As such, the district achieves significance under Criterion C for embodying distinctive characteristics of type and period.

The imprint of the architects and contractor/builders has also had a significant impact on the buildings of the district and has further added to the district's significance under Criterion C. Particularly significant were the contributions of local architect Fred R. Smith and contractor/builder/brickyard owner, William H. Cockerell, although various other architects and builders were responsible for the completion of the district. Of note is the design contribution of Omaha architect C.E. Bell, who designed the Romanesque Revival courthouse in 1892. The list of known architects and builders and the buildings they constructed are as follows:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 57

Harlan Courthouse Square
Shelby County, Iowa

- Halstead and Palfreeman - 1876, second courthouse (non-extant)
J.O. Wickersham and H. Knowles - county jail (outside district)
- Coennen's Block (outside district)
- Wyland's Bank (non-extant)
- 1880, Shelby County Bank (#11)
- Wm. Holmes and Company - late 1870s, unknown
Oaks and Garmong - 1878-1881+, unknown
Cody and Whitcomb - 1882-83, unknown
S.W. Park - 1882, unknown
J.P. Book - 1896, unknown
S. Billings and F. Swain - 1898, Book Building (#12)
W.W. Boner - 1899, Book Building (#12)
Fred R. Smith, architect - 1882, Long's Opera House (#26a-c)
- 1885, Wheeler Block (#4a-b)
- 1885, Luecke Building (#3)
- Lytle Co. Architects, Sioux City - 1909, Harlan Bank (#29, modified)
F.A. Babcock, architect - 1880, unknown
William H. Cockerell (Cockerell and Hines) - 1880, Long's Block (#27)
- 1882, Long's Opera House (#26)
- 1885, Wheeler Block (#4)
- 1885, Leucke Building (#3)
- 1892, Courthouse (#34)
- 1892, Wyland Block (#25)
- 1892, Shelby County Bank (#8)
- Charles A. Cockerell and W.W. Simpson - 1911-12, Farmers and Merchants Bank
(#13, modified)

The historic district includes 54 resources, 40 of which are contributing. The other 14 resources are noncontributing because they are either greatly altered (n= 12) or because they were constructed beyond the period of significance for this district. The period of significance was developed from the historic contexts represented by the district. The evolution of the Harlan Courthouse Square Commercial District was divided into five eras of development:

- Early Commercial Development (1859-1877)
- Initial Railroad Boom (1878-1889)
- The Progressive Era--"The Golden Years" (1890-1902)
- Climax of the Progressive Era (1903-1918)
- Stability and Modernization (post-1918)

"Early Commercial Development (1859-1877)" contributes 5 building units and 1 site to the district. The historic district contains 14 building units which reflect the "Initial Railroad Boom (1878-1889)," 27 building units which contribute to "The Progressive Era--The Golden Years (1890-1902)," 4 building units and 1 object which contribute to the "Climax of the Progressive Era (1903-1918)," and only 1 building and 1 object which contribute to the "Stability and Modernization (post-1918)." The latter two resources do not constitute major contributions to the development of the district and are therefore not considered contributing resources.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 58

Harlan Courthouse Square
Shelby County, Iowa

EARLY COMMERCIAL DEVELOPMENT (1859-1877)

This earliest period in Harlan's commercial growth was significant primarily because it was during this period that the courthouse square of Long's Addition to Harlan's town plat was established as the central business district. The first courthouse was actually built at the southwest corner of the square, with the two subsequent courthouses built within the square itself. The acquisition of the county seat designation was a boon to the community of Harlan, which beat out two rival towns (Simoda and Shelbyville) for the honor. However, it did not initially cause a boom in either commercial or residential growth. In fact, the early growth of the settlement has often been described as slow to stagnant until the acquisition of a rail line. One writer noted that in the early 1870s, when he first arrived in Harlan, the town was "deader than an Egyptian mummy, and real estate prices had sunk so that owners had almost to pay buyers to take properties off their hands" (Harlan Tribune May 24, 1906). Another writer noted that:

from 1859 until the railroad reached here, Harlan was "dead in the shell." Its improvements were few and far between, the only one of any moment being the north side block, built by Uncle Jimmie Long, consisting of three storerooms, Masonic Hall, Long's Hall, and offices (The Harlan Weekly Supplement April 7, 1881).

In addition to Long's Block (#1a-c), two other extant buildings in the district date from this early period: the Tinsley Building (#5) on the north side and the Nance Building (#22) on the south side. The latter is more typical of the commercial buildings in Harlan during this period having been of frame construction.

Another important addition to Harlan's commercial development during this period was the construction of the Harlan House hotel in 1871, a large brick block at the southwest corner of the square. In 1881, the hotel was described as "a big thing, and through all these years since has been crowded by hungry wayfarers and within its historic walls many a political scheme has been concocted" (The Harlan Weekly Tribune Supplement April 7, 1881). This hotel helped anchor the courthouse square commercial district at an early date but is outside of the National Register district boundaries because it lacks sufficient integrity to be included. Its presence at the southwest corner, however, attracted the placement of Long's Opera House (#26a-c) directly across 7th Street to the east and the second Long's Block (#27a-c) across Court Street to the north in the 1880s.

The significance of James M. Long to the early development of Harlan's commercial district cannot be overstated. He was responsible for the platting of this area and the construction of its first major structures. His influence continued into the next era, with the construction of two more major buildings and his role in the acquisition of the first railroad.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 59Harlan Courthouse Square
Shelby County, IowaRepresentative Examples

#1a-c	Long's Block, 1876, contributing/pivotal
#5	Tinsley Building, 1876, contributing
#22	Nance Building, c.1871, contributing

INITIAL RAILROAD BOOM (1878-1889)

Agitation for a railroad connection to Harlan began in earnest in the mid-1870s but it was not until 1878 that the dream was finally realized with the completion of an extension branch from Avoca to Harlan of the Rock Island Railroad. This branch was known as the Avoca, Harlan, and Northern Railway, with the first freight arriving by train to Harlan on November 30, 1878. The initial commercial and construction boom that followed resulted in the construction of more brick blocks around the square and prompted the incorporation of the town in 1879 (White 1915:230, 296).

The population of Harlan also boomed during this period going from a low of 47 in 1860, to 128 by 1870, to 1,304 by 1880, and 1,728 by 1885 (Iowa State Census 1885; U.S. Population Censuses 1860, 1870, 1880). Construction demands for both commercial properties and residences also boomed and it was during this period, that William H. Cockerell arrived in Harlan and embarked on a prolific building career that left an indelible mark on the Courthouse Square District. Cockerell, born in England in 1852, came to the United States when he was 19 years of age and settled in Chicago where he followed the brickmaker's trade for a time. He migrated to Indiana and branched out as a contractor/builder. In 1879 he migrated once again, this time to Harlan, where he settled for good and followed his business as a builder and contractor. He subsequently purchased a brickyard and improved its facilities to manufacture a finer pressed brick, a material he utilized in several of the buildings around the square. Among Cockerell's accomplishments were the construction of the 1892 Courthouse (#34), the 1885 Wheeler Block (#4) and Luecke Building (#3), the 1880 Long's Block (#27), the 1882 Long's Opera House (#26), the 1892 Shelby County Bank Building (#8), and the 1892 Wyland Block (#25). He also did the brickwork on the county jail building located outside of the commercial district. From c.1870-1880s, Cockerell worked in partnership with Tom Hines and on at least three buildings with architect, Fred R. Smith. Cockerell died on November 29, 1895, at the age of 43. His son, Charles, continued his legacy of building from 1904-1913, the last three years in partnership with W.W. Simpson. At present, the only building in the district identified with Cockerell and Simpson is the Farmers and Merchant Bank Building (#13--modified) (White 1915:646-647).

From 1878-1889, nine new buildings and blocks were added to the Courthouse square commercial district, the most significant perhaps being the opera house (#26), a high style, three-story Italianate building that added three stores to the commercial district and provided a recreational/cultural attraction worthy of a prosperous county seat.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 60

Harlan Courthouse Square
Shelby County, Iowa

The commercial boom prompted by the arrival of the railroad is illustrated in the following table (from The Harlan Weekly Herald Supplement April 7, 1881), which compares mercantile establishments in Harlan from 1879 when the railroad had just arrived to those present three years later in 1881:

	<u>1879</u>	<u>1881</u>
General merchandise	4	9
Groceries	none	7
Clothing	none	2
Restaurants	1	4
Meat markets	1	8
Drug stores	2	4
Hardware stores	1	3
Agricultural implements	1	4
Lumber yards	1	3
Newspapers	1	3

Fire did not play a major role in the configuration of the courthouse square district during this period, although a fire in 1889 destroyed three frame buildings on the south side. By that same year, three fire companies--an engine company, a hose company, and a hook and ladder company--had been organized in Harlan. Prior to that in 1880, a waterworks had been established with pipes laid to the courthouse square and cisterns put in around the square (Dunbar and Company 1889:269).

By the end of the initial railroad boom period, Harlan was poised for continued growth and prosperity, with the 1890s representing the "Golden Years" in Harlan's commercial district evolution.

Representative Examples

#2	Lamm Building, 1883, contributing
#3	Leucke Building, 1885, contributing
#4a-b	Wheeler Block, 1885, contributing/pivotal
#10	Hertert Building, c.1887, contributing
#11	Shelby County Bank Building, 1880, noncontributing
#21	Baughn Building, 1886, contributing
#26a-c	Long's Opera House, 1882, contributing/pivotal
#27a-c	Long's Block, 1880, contributing/pivotal
#30	Lamb Building, 1880s, contributing

THE PROGRESSIVE ERA--"THE GOLDEN YEARS" (1890-1902)

The construction of the Beh Building in 1890 signaled a new era in building construction and design, having been the first building to display the Romanesque Revival stylistic influence. That same year the services of Des Moines architect, William Foster, were contracted by the County Board of

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 61

Harlan Courthouse Square
Shelby County, Iowa

Supervisors to inspect the courthouse vaults. Mr. Foster recommended that they be condemned as they afforded no protection against fire. He also noted that "the county business to be transacted in each of the county offices has so increased, keeping pace with the large increase of population, that the office vaults and courtrooms were no longer adequate for the purpose of transacting public business" (White 1915:200-201). It was recommended that a new courthouse be built; however, it was not until 1891 that a resolution for new construction was passed, with the new courthouse completed in 1892.

The year 1892 was a landmark year in the development of the Courthouse Square District prompting the publication of a special illustrated edition of The Harlan American (August 18, 1892) heralding the "past growth and future prosperity" of Harlan. This edition noted that "this year finds new life and energy in a building boom unsurpassed in our history" (Ibid.:4), as evidenced by the construction of the new courthouse (#34), the Shelby County Bank Building (#8), the Luecke Block (#7), the Wyland Block (#25), an addition to the school building, Sonneland and Anderson's foundry and shops (outside of the district), nine new residences, additions to three residences, a livery barn, two other barns, and improvements to Cockerell's brickyard.

During this era, the population of Harlan expanded from 1,765 in 1890 to 2,297 in 1895, to 2,422 in 1900, with the 1895 total representing a 30% increase over the 1890 totals (Iowa State Population Census 1895; United States Population Censuses 1890, 1900). In 1891 the corporate limits of the city were expanded to accommodate the growing population.

The ability of Harlan to grow and prosper during the hard economic times of the 1890s can be credited to the strength of the county seat status, the impetus of the railroad, and the strong industrial base that was established during the earliest period and expanded to the point that by 1892, the city boasted of at least 16 major manufactories and mills (The Harlan American August 18, 1892). New public works in Harlan included a new electric light and water works plant.

In total, the period from 1890-1902 saw the construction of 19 new buildings and major blocks within the Courthouse Square District. The designs of the Beh Building and the Courthouse designs are reflected in these new buildings giving the district its cohesiveness and representation of the Golden era in Harlan's development.

A major fire in February 1899 claimed five buildings on the east side of the square sparing only the Weber Building south of the alley. These lots did not remain vacant for long, however, with the area completely built over again by 1901.

The progressive era peaked with the arrival in Harlan of the Chicago and Northwestern Railroad in 1899 and the Chicago Great Western Railroad in 1903. These additions spurred the full development of Harlan's commercial and industrial potential and represented the highwater mark in its development.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 62Harlan Courthouse Square
Shelby County, IowaRepresentative Examples

- #6a-b Beh Building, 1890, contributing/pivotal
- #7 Leucke Building, 1892, contributing/pivotal
- #8 Shelby County Bank Building, contributing/pivotal
- #9a-b Overholt Block, noncontributing
- #12 Book Building, 1898, contributing
- #14 Reyell Building, c.1899, contributing
- #15 Donnan Building, 1901, contributing
- #16a-b Baughn Building, 1901, contributing/pivotal
- #17 Koolbeck Building, 1900, contributing
- #18 Weber Building, 1895, contributing/pivotal
- #19 Westrope Block, 1902, contributing/pivotal
- #20 Baughn Building, 1901, contributing
- #23 Cullison and Moeckler Building, 1900, noncontributing
- #25a-d Wyland Block, 1892, contributing/pivotal
- #28a-c Stutsman Block, 1901, noncontributing
- #31 Patterson Block, 1900, noncontributing
- #32 Pattee Block, 1900, noncontributing
- #33 Overholt Block, 1900, noncontributing
- #34 Courthouse, 1892, contributing/pivotal

CLIMAX OF THE PROGRESSIVE ERA (1903-1918)

The climax years of the Progressive Era in Harlan's courthouse square commercial development were characterized by very little new construction and focused on the updating of storefronts and general maintenance of existing structures. That the progressive movement continued, however, was evidenced by the construction of two new Neoclassical-styled bank buildings (#13 and 29) on the west and east sides of the squares, the addition of a telephone exchange building (#35), and the complete infill of the lots around the square. In 1915 there were 111 businesses and manufactories in operation in Harlan, with at least 47% of those businesses centered around the courthouse square.

The population of the city rose slightly from 2,422 in 1900 to 2,645 by 1905 and continued a slow rise to 2,825 by 1915, and 2,831 by 1920. This basic leveling off of the population growth reflects the leveling off in the city's commercial growth as well.

Much of the city's development during this period focused on making life more comfortable, the city more beautiful, and on advancing culture and education. To that end, the first sewer system was installed in 1906, the streets around the courthouse square were paved with brick beginning in 1908, five-globe street lights were added to the square in 1910, the Western Iowa Vocational College was established in 1911 (it closed in 1916), a new high school and elementary building was constructed in 1916, and a library board was formed and the application made for a Carnegie library trust fund grant (the library building was delayed until 1923). Added to these improvements was the Soldier's

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 63

Harlan Courthouse Square
Shelby County, Iowa

Monument, which was erected on the south side of the courthouse square in 1916. This monument commemorates the contributions of our young men to the defense of the Union.

Representative Examples

- #13 Farmers and Merchant Bank Building, 1912, noncontributing
- #24 Cullison Block, 1905, contributing
- #35 Telephone Exchange Building, c.1909-18, contributing
- #29 Harlan National Bank, 1909, noncontributing
- #37 Soldier's Monument, 1916, contributing

STABILITY AND MODERNIZATION (post-1918)

After World War I, the development of the Harlan Courthouse Square Commercial District was confined to maintaining the "status quo," with only one new construction and no demolition. The only development was in the gradual modernization of storefronts and some facades, with relatively little loss of historic integrity on the upper level of the district's buildings. The only new building constructed in the district was a small commercial building at the rear of the Westrope Block and facing 6th Street south of the square.

The city's population after 1918 continued to rise slowly but steadily with the following population totals:

1925	2,811
1930	3,145
1940	3,727
1950	3,915
1960	4,350
1970	5,049

The locus for new commercial construction after 1918 shifted from the courthouse square to the intersection of Highways 44 and 59 south and west of the courthouse square district and along both highways. This development continues to the present day. Residential development has also spread to the west and south of the original core of the city.

The central business district, however, has maintained a stable business base with the vast majority of buildings around the square housing active enterprises. The main change in building use has been the general abandonment of the upper floor offices and halls, although a few remain occupied as apartments.

Since the 1970s, the courthouse square has been updated and beautified by extensive landscaping and the addition of a POW/MIA monument.

Representative Examples

- #36 Commercial Building, post-1931, noncontributing
- #38 POW/MIA Monument, 1992, noncontributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 64

Harlan Courthouse Square
Shelby County, Iowa

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 65

Harlan Courthouse Square
Shelby County, Iowa

NEWSPAPERS RESEARCHED:

Harlan Herald, 1879-1883
Harlan Tribune, 1880-1924
Shelby County Republican, 1885-1930
Harlan News Advertiser, 1979

POPULATION CENSUSES [PUBLISHED POPULATION SUMMARY REPORTS]:

Iowa State Population Census 1885, 1895
United States Population Censuses 1860, 1870, 1880, 1890, 1900

COURTHOUSE RECORDS:

Town Plat Books, Recorder's Office
Town Lot Transfer Books, Recorder's Office

FIRE INSURANCE MAPS:

Sanborn Map and Publishing Company, 1886 Map of Harlan, Iowa
Sanborn-Perris Map Company, 1893, Map of Harlan, Iowa
Sanborn-Perris Map Company, 1899, Map of Harlan, Iowa
Sanborn Map Company, 1909, Map of Harlan, Iowa
Sanborn Map Company, 1918, Map of Harlan, Iowa
Sanborn Map Company, 1931, Map of Harlan, Iowa
Sanborn Map Company, revised post-1931, Map of Harlan, Iowa

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 66

Harlan Courthouse Square
Shelby County, Iowa

Geographical Data

VERBAL BOUNDARY DESCRIPTION

Beginning at center of the intersection of 6th and Court streets proceed south for 160 ft then west for 300 ft along the south edge of the alley at the rear of 601-623 Court to the center of 7th Street. At that point, turn north and proceed 160 ft to the center of the intersection of 7th and Court streets then west for 160 ft then north for 300 ft along the west edge of the alley bordering the rear of 1001-1019 7th Street to the center of Market Street. At that point, proceed east for 160 ft to the center of the intersection of 7th and Market streets then north for 160 ft and then east for 300 ft along the north edge of the alley bordering the rear of 602-620 Market Street to the center of 6th Street. Then proceed south 160 ft to the center of the intersection of 6th and Market streets, then east for 120 ft and then south for 300 ft along the east edge of the alley along the rear of 1002-1024 6th Street to the center of Court Street. From that point proceed 120 ft west to the point of beginning (see also Map 7-1). This boundary encompasses Lots 7-12 of Block 41; Lots 7-12 Block 45; all of Block 46; Lots 1-6 of Block 53; and Lots 1-5 and 10-12 of Block 47 Long's Addition, Town of Harlan, Shelby County, Iowa.

BOUNDARY JUSTIFICATION

The historic district boundaries comprise the intact portion of the historic commercial area surrounding the courthouse square. This area has served as the main commercial hub throughout Harlan's history.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Document # Page 67

Harlan Courthouse Square
Shelby County, Iowa

Photographs:

The following photographs are of the Harlan Courthouse Square Commercial District, Shelby County, Iowa. Negatives are curated at the State Historical Society of Iowa, Des Moines and at Logeland Studios, Harlan, Iowa.

Photo #

- #1 Shelby County Courthouse and Soldier's Monument
Leah D. Rogers
December 5, 1993
View to the NE
- #2 North side of square, Buildings #1-8
Leah D. Rogers
December 5, 1993
View to the NW
- #3 North side of square, Buildings #1-8
Leah D. Rogers
December 5, 1993
View to the NE
- #4 North side of square, Historic photograph
photographer unknown
c. 1910
View to the NE
- #5 North side of square, Buildings #1-8
Leah D. Rogers
December 5, 1993
View to the WNW
- #6 North side of square, Historic photograph
photographer unknown
c. 1910
View to the WNW
- #7 East side of square, Buildings #9-18
Leah D. Rogers
December 5, 1993
View to the NE
- #8 East side of square, Buildings #9-18
Leah D. Rogers
December 5, 1993
View to the SE

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Document at Page 68

Harlan Courthouse Square
Shelby County, Iowa

Photographs:

- #9 East side of square, Historic photograph
photographer unknown
pre-1910
View to the ENE
- #10 East side of square, Historic photograph
photographer unknown
1910
View to the NE
- #11 South side of square, Buildings #19-26
Leah D. Rogers
December 5, 1993
View to the SW
- #12 South side of square, Historic photograph
photographer unknown
c.1910
View to the WSW
- #13 South side of square, Buildings #19-26
Leah D. Rogers
December 5, 1993
View to the SE
- #14 South side of square, Historic photograph
photographer unknown
c.1910
View to the ESE
- #15 South side of square, Historic photograph
photographer unknown
1920s
View to the SE
- #16 West side of square, Buildings #27-33
Leah D. Rogers
December 5, 1993
View to the NW
- #17 West side of square, Historic photograph
photographer unknown
c.1910
View to the NW
- #18 West side of square, Historic photograph
photographer unknown
post-1910
View to the NW

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Document at Page 69

Harlan Courthouse Square
Shelby County, Iowa

Photographs:

- #19 West side of square, Buildings #27-33
Leah D. Rogers
December 5, 1993
View to the SW

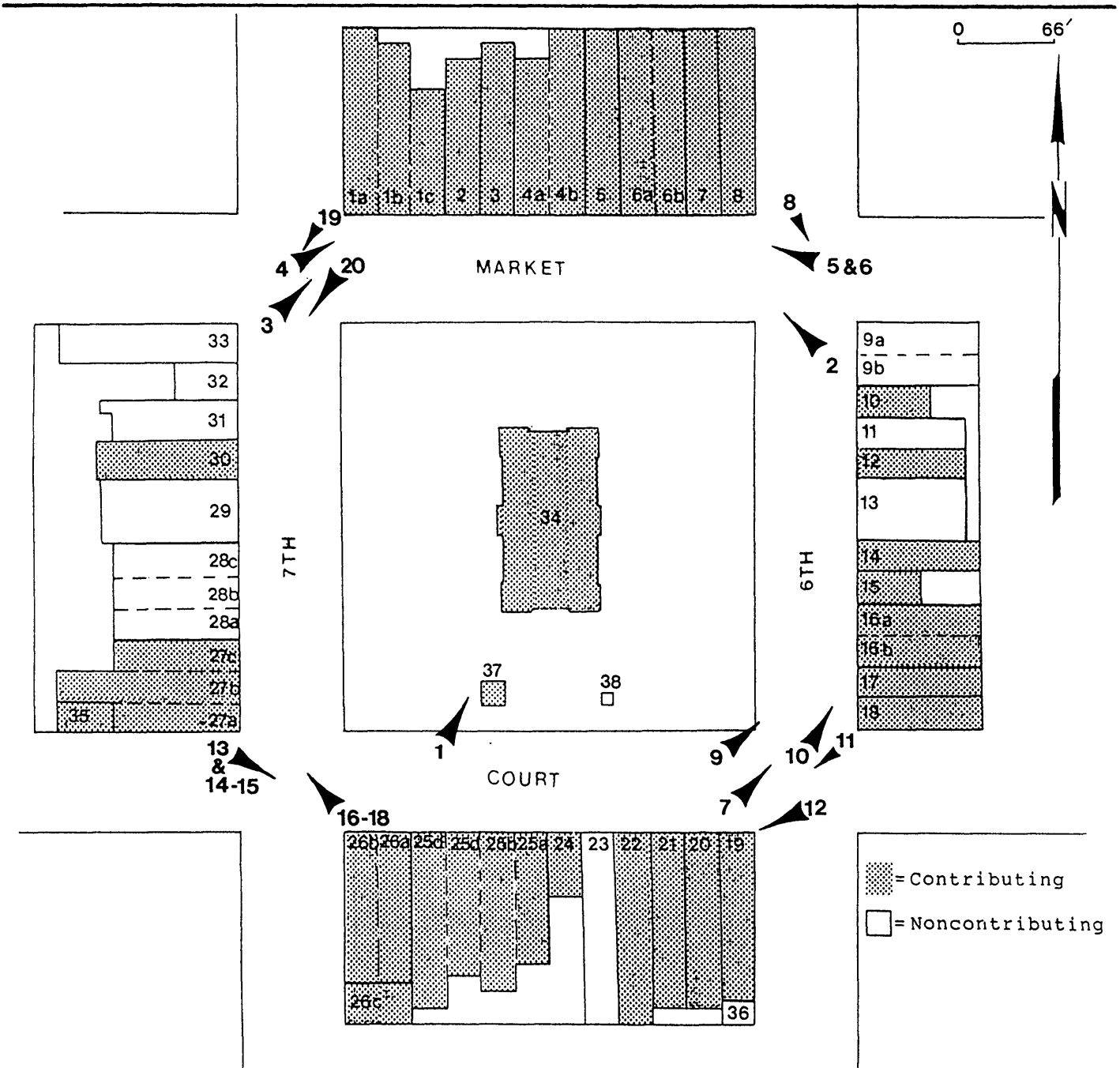
- #20 West side of square, Historic photograph
photographer unknown
early 1960s
View to the SW

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Harlan Courthouse Square
Shelby County, Iowa

Additional
Section Documentation Page 70



Map Showing Position and Views of
Photographs #1-20

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

**National Register of Historic Places
Continuation Sheet**

Section number Additional Page 71
Documentation

**Harlan Courthouse Square
Shelby County, Iowa**

Property Owners:

<u>Owner</u>	<u>Building No.</u>	<u>Owner</u>	<u>Building No.</u>
Mark A. McCutcheon 747 Timber Road Harlan, IA 51537	2	Harlan Building Corporation %Steve Mores 1607 W Park Harlan, IA 51537	6a-b & 7
Gene Sornson 3028 Country Club View Harlan, IA 51537	5	Shelby County VFW %Art Maxwell 1411 College Blvd Harlan, IA 51537	14
Odd Fellows %Wayne Raasch 1401 Grand Avenue Harlan, IA 51537	25c-d	Bob & Kate Kohorst 802 Victoria Street Harlan, IA 51537	8
Denny & Pam Opheim 116 Oak Road Harlan, IA 51537	3	Bill Brower 3002 12th Street Harlan, IA 51537	4b
Larry A Miller 1809 Pine Street Harlan, IA 51537	4a	Randy Chamberlain 807 Walnut Street Harlan, IA 51537	1a
Franklin & Gretchen Perry 609 Victoria Street Harlan, IA 51537	1b	Darrell & Myrna Weisenborn 1811 18th Street Harlan, IA 51537	1c
Barb & Kelly Fairchild 1012 Main Street Harlan, IA 51537	19 & 36	Keith More 613 1/2 Court Street Harlan, IA 51537	20 & 21

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Additional
Section number Documentation Page 72

Harlan Courthouse Square
Shelby County, Iowa

<u>Owner</u>	<u>Property Owners:</u>	<u>Building No.</u>	<u>Owner</u>	<u>Building No.</u>
Outreach Ministries %Jim Bieker 102 Oak Road Harlan, IA 51537		22	DSK Investments %Bob Darrah, Darrah & CO 120 S 6th Street Council Bluffs, IA 51501	23
Anna May Cullison %Bennett Cullison 1205 6th Street Harlan, IA 51537		24	Jerry & Joni Henscheid Westphalia, IA 51578	25a-b & 16a-b
Al & Dixie Woodraska 621 1/2 Court Street Harlan, IA 51537		26a-c	Bruce & Rita Pfannkuch 1508 Cheyenne Drive Harlan, IA 51537	9a-b
Bob Schmitz 117 Oak Road Harlan, IA 51537		10	Ron & Faye Jacobsen 1620 Baldwin Street Harlan, IA 51537	11
Gary & Pat McClure 665 Timber Road Harlan, IA 51537		12	Al & Marty Burchett 607 Willow Street Harlan, IA 51537	13
Terry & Judy Knapp 1405 Country Club View Harlan, IA 51537		15	Delphine (Gussie) Molony 1022 6th Street Harlan, IA 51537	17
Laura Arkfeld-Mohr 1024 6th Street Harlan, IA 51537		18	Ernie Schnack 1319 W Park Harlan, IA 51537	33

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

**National Register of Historic Places
Continuation Sheet**

Section number Additional Document Page 73

Harlan Courthouse Square
Shelby County, Iowa

Property Owners:

<u>Owner</u>	<u>Building No.</u>	<u>Owner</u>	<u>Building No.</u>
Rob Hall 1602 Durant Street Harlan, IA 51537	32	Jeff Larson 115 Oak Road Harlan, IA 51537	32 & 31
Multi-Ventures %Jim Goeser 1407 Willow Street Harlan, IA 51537	30	Bud Ouren 1103 Farnam Circle Harlan, IA 51537	29
Gladys Anastasi 2008 College Place Harlan, IA 51537	28a-c	Keith Kaufman 1019 7th Street Harlan, IA 51537	27c
Tom Tremmel 2002 Willow Street Harlan, IA 51537	27b	J C Salvo 1209 13th Street Harlan, IA 51537	27a & 35
Pat Deren 1407 10th Street Harlan, IA 51537	27a & 35	Shelby County Board of Supervisors Courthouse 612 Court Harlan, IA 51537	34, 37 & 38