

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: REMOVAL

PROPERTY NAME: Goodin Building

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Van Buren

DATE RECEIVED: 1/20/16
DATE OF 16TH DAY:
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:
DATE OF 45TH DAY: 3/06/16

REFERENCE NUMBER: 02000505

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3-7-15 DATE

ABSTRACT/SUMMARY COMMENTS:

REMOVED
from
National Register

RECOM./CRITERIA Remove

REVIEWER Edson Beal

DISCIPLINE History

TELEPHONE _____

DATE 3-7-15

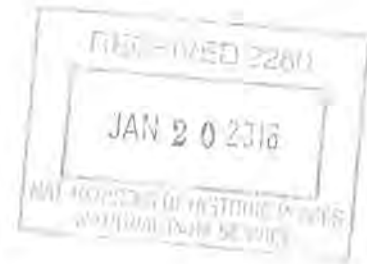
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

ADVISORY BOARD
ON HISTORIC PRESERVATION

TERESA L. BRUNSTAD, GOVERNOR
TIM REXWALD, LT. GOVERNOR



January 12, 2016

Paul Loether, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Mr. Loether:

The following properties require delisting from the National Register.

- Forest City Public Library, 137 S. Clark Street, Forest City, Winnebago County, Iowa
- Van Patten House, 9 S. Linn Street, Iowa City, Johnson County, Iowa
- Goodin Building, N. 106 Front Street, Farmington, Van Buren County, Iowa
- 103 Arlington, Davenport, Scott County, Iowa

Enclosed are copies of the notification letters to mayors of each city in which these properties are located, informing them of the SHPO's intent to delist.

Sincerely,

Steve King
Deputy State Historic Preservation Officer

IOWA DEPARTMENT OF
CULTURAL AFFAIRS

MARY DOWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

COPY

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

October 29, 2015

The Honorable Janet Browning
P.O. Box 477
203 Elm Street
Farmington, IA 52626


Re: Goodin Building, N. 106 Front Street, Farmington, Van Buren County

Dear Mayor,

It has come to the attention of the State Historic Preservation Office (SHPO) that the above referenced property was razed. We are providing notification that the SHPO will be requesting that the National Park Service delist/remove the property from the National Register of Historic Places. If we do not hear from you within 30 days of the date of this letter we will move forward with the delisting.

If you have questions, Beth Foster Hill can be contacted at beth.foster@iowa.gov.

Sincerely,
Elizabeth Foster
National Register Coordinator



for

Steve King
Deputy State Historic Preservation Officer

FEB 25 2002

NPS Form 10-900
(Rev. 10-90) OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Goodin Building

other names/site number: 89-0319

2. Location

street & number North 106 Front Street not for publication ☐
city or town Farmington vicinity

state Iowa code N/A IA county Van Buren code: 177 zip code 52626

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 of certifying official

STATE HISTORICAL SOCIETY OF IOWA

Date

February 26, 2002

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

Name of Property: Goodin Building
County and State: VanBuren County, Iowa

4. National Park Service Certification

I hereby certify that this property is: Signature of Keeper Date of Action

- ☒ entered in the National Register *Anda McClure* 5/15/02
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):

Signature of Keeper Date of Action

5. Classification

-----Ownership of

Property

(Check as many boxes as apply) Category of Property
(Check only one box) Number of Resources within Property
(Do not include previously listed resources in the count)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal
☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Contributing Noncontributing

- 1 buildings
-- sites
-- structures
-- objects
1 Total

Number of contributing resources previously listed in the National Register 0

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

Name of Property: Goodin Building
County and State: VanBuren County, Iowa

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: Commerce Sub: Department Store
Social Meeting Hall

Current Functions (Enter Categories from instructions)

Cat: Commerce Sub: Warehouse

7. Description

Architectural Classification (Enter categories from instructions)
Late Victorian/Romanesque

Materials (Enter categories from instructions)

Foundation Stone
Roof Asphalt
Walls Brick
Other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

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

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

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

Criteria Considerations

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

Property is: ☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

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

Name of Property: Goodin Building
County and State: VanBuren County, Iowa
11. Form Prepared By

name/title Amber Rae Cochenour, Co-Owner
organization N/A date February 20, 2002
street & number RR2 bx.48 telephone (660) 877-3908
city or town Farmington state Iowa zip code 52626

Additional Documentation

Submit the following items with the completed form:
Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

(Complete this item at the request of the SHPO or FPO.)
name Gerald & Amber Cochenour
street & number RR2 bx.48 telephone (660) 877-3908
city or town Farmington state Iowa zip code 52626

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet Section number 7 Page 1 Narrative Description

Name of Property: Goodin Building
County and State: VanBuren County, Iowa

The Goodin Building, located at 106 North Front St. in Farmington, Iowa, was built in 1875 for William Goodin, a prominent, local businessman. The building fronts North Front St. and is across the street from the Des Moines River. It is constructed from a soft type of brick made in Van Buren County. It is a full two-story building constructed in the Late Victorian/Romanesque style, as is the Satterly building next door which shares a common wall.

The building has a full basement and a cut limestone foundation. It measures approximately 26'x 91' and has one outside and one inside chimney that rise above a flat roof. The arched windows in both the upper and lower façade are original and still intact. These windows rest on limestone sills. The lower level has two store front entries with a separate entry to the upstairs.

The entrance to the rear of the building is through a double door into what was originally a warehouse, used for stocking a large grocery and general store. This door has been reconfigured and part of the original opening has been bricked over. Some of the windows in the rear of the building on each side of the back entrance have also been covered. The windows on the top level have been reduced in size and have aluminum storms on them.

The interior remains primarily in its original state, although electrical equipment has been added and two bathrooms, one on each floor. A dropped ceiling was added to the two front rooms on the ground level within the last twenty years. The upper meeting hall had some tiles applied to the ceiling and subflooring, but most of these have been removed and original wood ceilings and floors remain. The stairs are constructed of wood with metal embossed plates made by a Keokuk foundry, each of the plates have printed Buckeye Foundry and Machine Shops Keokuk, Iowa. There is a faded painted sign advertising the Goodin Store on the north side of the building.

No additions have been made to the original structure and very little modernization has been incorporated into the building. The entire two story structure is made of brick on a stone foundation.

NPS Form 10-900-a
(8-86) OMB No. 1024-0018
United States Department of the Interior
National Park Service Section number 8 Page 2
Name of Property: Goodin Building
County and State: VanBuren County, Iowa

National Register of Historic Places
Continuation Sheet

The Goodin Building located at the north end of the 100 block of Front Street in Farmington, Iowa, is locally significant under Criterion C as one of the best surviving examples of late 19th century commercial design in Farmington. Constructed in 1875 this brick building with its round arched windows and entries exhibits the influence of the Romanesque Revival. The Goodin building shares this architectural style with two other adjoining brick buildings on the same block. There are only a few buildings built in the 19th century that remain in the downtown commercial area. There was a town fire in 1874 that destroyed most of the buildings on Front Street.

The Goodin Building is associated with the community's core of old surviving businesses. William Goodin had the building built for his grocery business, the upper floor was for his family's living quarters and a large room was put aside the Mt. Moriah Masonic Lodge. William Goodin was on the founding members of the Masonic Hall and an officer.

Records on the Goodin Building have been hard to find. Many of the records have not been kept by local or county government.

The site that the Goodin Building is built on was originally purchased by Abel Galland from the United States Government on Feb.12, 1839 and sold to the town of Farmington by Henry Bateman (who bought the property from Abel Galland) on Feb.21, 1840. On March 18, 1867 the current lot 3 in block 2 on Front Street was purchased by Sophia Leonard, who built the first building on the site. The Leonard building burned in the town fire of 1874.

William Goodin bought the property in 1875 and had the present commercial building built that same year. After William Goodin's death the building was left to his daughter Inez Goodin Kelley on October 17, 1924. Inez Goodin Kelley then sold the property to J.W. Miller, trustee of Mt. Moriah Lodge, Number 27, Farmington, Iowa, for \$2200.00 on November 15, 1924.

The Mt. Moriah Lodge was not required by law to pay taxes on the property. The Lodge was chartered in June of 1851 as Lodge #9, the Lodge was later reinstated as Lodge #27.

The Mt. Moriah Lodge sold the property to Raymond E. Holland and Helen L. Holland on July 10th, 1981. The Hollands used the property for commercial use as a chain saw and lawnmower repair shop until they sold the property to the present owners, Gerald and Amber Cochenour in 1998.

The present use of the Goodin Building is for commercial use by the present owner, Gerald Cochenour, who has a heating and cooling business located on the ground floor. The upper floor is not presently in use.

Future plans for the building, is to renovate the upper floor for an apartment, or meeting hall to be used for community events.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet
Section number 9 Page 3

Name of Property: Goodin Building
County and state: VanBuren County, Iowa

9. Bibliography

Bibliography:

The History of Van Buren County, Farmington Public Library

Leader-Record Newspaper files, Located on microfilm at the Keosauqua, Iowa.

Abstract of Title, The Van Buren Abstract Co., Inc. Keosauqua, Iowa.

Death, Birth and Census records, Van Buren Court House, Keosauqua, Iowa.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet
Section number 10 Page 4

Name of Property: Goodin Building
County and State: VanBuren County, Iowa

10. Verbal Boundary Description

Verbal Boundary Description:

The South Forty-Four (44) feet of Lot Three in Block 2 in the town of Farmington, Van Buren County, Iowa.

Boundary Justification:

The Nominated property includes the entire parcel historically associated with the Goodin Commercial Building.

United States Department of the Interior
National Park Service

National Register of Historic Places
Section: Photographs Page 5

name of property: Goodin Building
county and state: Van Buren county, Iowa

The information below is common to all photographs.

Photographer - Amber R. Cochenour
Date - January 3, 2001
Negatives are in the possession of the photographer

1. West Façade - camera facing East
2. North Façade - camera facing Southeast
3. East Façade - camera facing Southwest
4. South Façade - camera facing Northwest

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

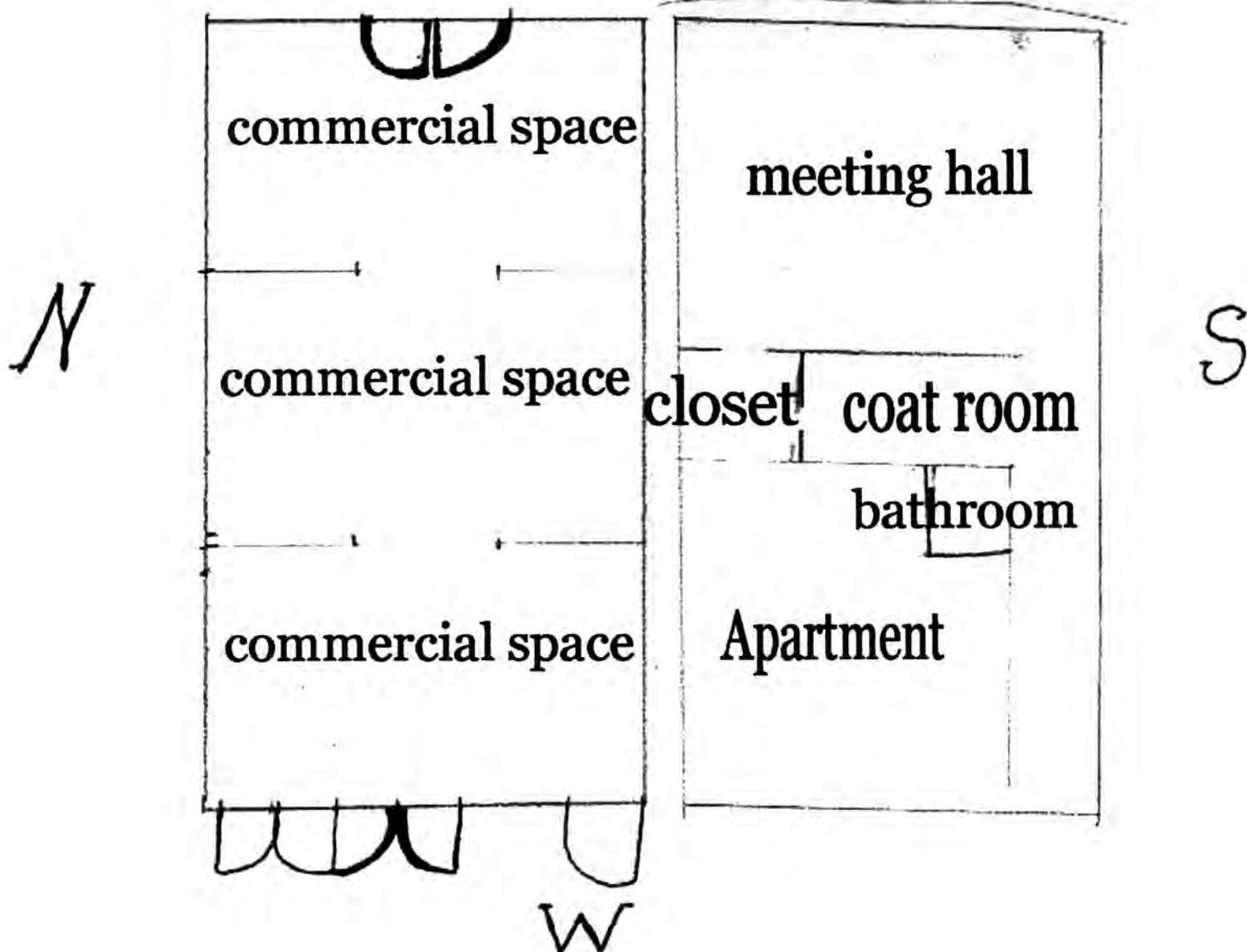
Section: Floor Plan

Page 6

name of property: Goodin Building
county and state: Van Buren county, Iowa

Goodin Building floor plans

02/20/02 E



NPS Form 10-900-a
(8-86) OMB No. 1024-0018

United States Department of the Interior
National Park Service

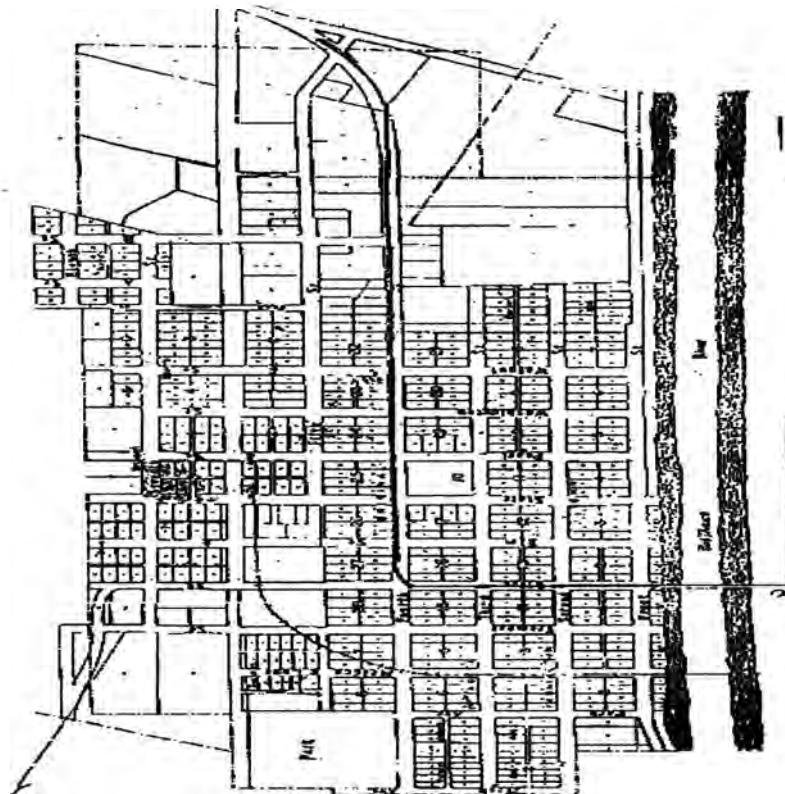
National Register of Historic Places
Continuation Sheet

Section number Map of Farmington Page 7

name of property county and state Goodin Building

Van Buren County, Iowa

1988 City of Farmington Plat Map







Goodin Building
Van Buren County, Iowa
1.



2



Goodin Building
Van Buren County, Iowa
2.





Kodak
PAPER



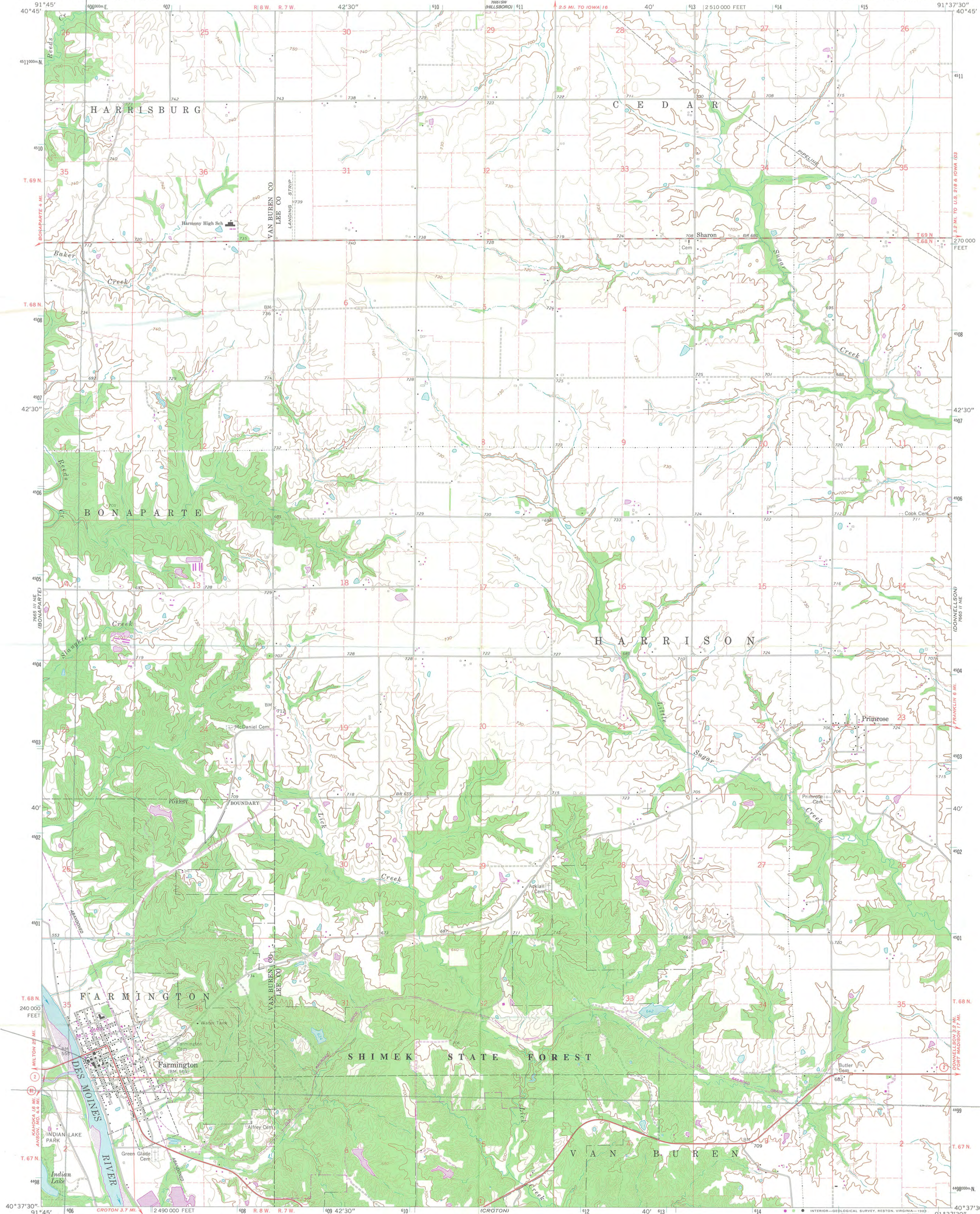
Kodak
PAPER



Goodin Building
Van Buren County
Iowa
3.



Goodin Building
Van Buren County, Iowa
4.



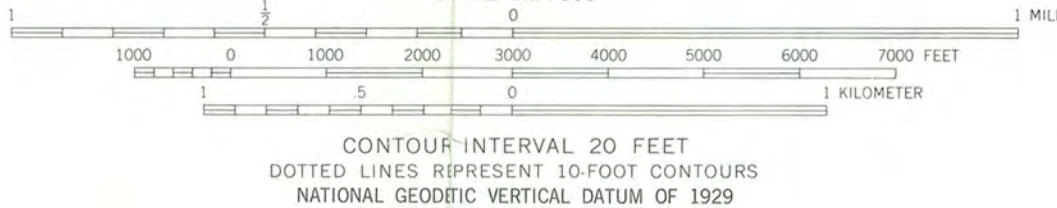
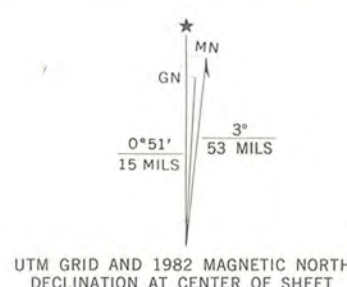
Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1965. Field checked 1968

Polyconic projection. 10,000-foot grid ticks based on Iowa coordinate system, south zone. 1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue. 1927 North American Datum To place on the predicted North American Datum 1983 move the projection lines 1 meter north and 13 meters east as shown by dashed corner ticks

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked There may be private inholdings within the boundaries of the National or State reservations shown on this map



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092 AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Revisions shown in purple and woodland compiled from aerial photographs taken 1980 and other sources. This information not field checked. Map edited 1982

ROAD CLASSIFICATION	
Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather
State Route	

FARMINGTON, IOWA
N4037.5-W9137.5/7.5
1968
PHOTOREVISED 1982
DMA 7665 II NW-SERIES V876

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Goodin Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Van Buren

DATE RECEIVED: 4/02/02 DATE OF PENDING LIST: 4/24/02
DATE OF 16TH DAY: 5/10/02 DATE OF 45TH DAY: 5/17/02
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REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT ___DATE

ABSTRACT/SUMMARY COMMENTS:

*One of few remaining 19th century
commercial buildings (1875) in Farmington,
The Goodin Building is a locally distinctive
example of Buck's commercial architecture
and Romanesque Revival*

RECOM./CRITERIA Accept C

REVIEWER J McClelland

DISCIPLINE History

TELEPHONE _____

DATE 5/16/02

DOCUMENTATION see attached comments Y/N see attached SLR Y/N