

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street & number North 106 Front Street not for publication ___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.)

Rowell J. Sorko
Signature of certifying official

February 26, 2002
Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

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 McCullum 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.

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

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

Criteria Considerations

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

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

[] B removed from its original location.

[] C a birthplace or a grave.

[] D a cemetery.

[] E a reconstructed building, object, or structure.

[] F a commemorative property.

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

Areas of significance (Enter categories from instructions)

Architecture

Period of significance 1875

Areas of significance (Enter Categories from instructions)

Architecture

Significant Dates 1875

Significant Person (Complete if Criterion B is marked above)

NA

Cultural Affiliation NA

Architect/Builder Unknown

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) Previous documentation on file (NPS) preliminary determination of individual listing (36 CFR 67) has been requested.

- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #_
- recorded by Historic American Engineering
Record #_

Primary Location of Additional Data:

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

Name of repository:

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet) 1 15 606220
4499360 Zone Easting Northing
3|_|_| | |_|_|_|_|_|_|_|_|_|_|_|_|_|_|_| Zone Easting Northing
2|_|_| | |_|_|_|_|_|_|_|_|_|_|_|_|_|_|_| 4|_|_| | |_|_|_|_|_|_|_|_|_|_|_|_|_|_|_|
 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.)

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 loving 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.

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 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

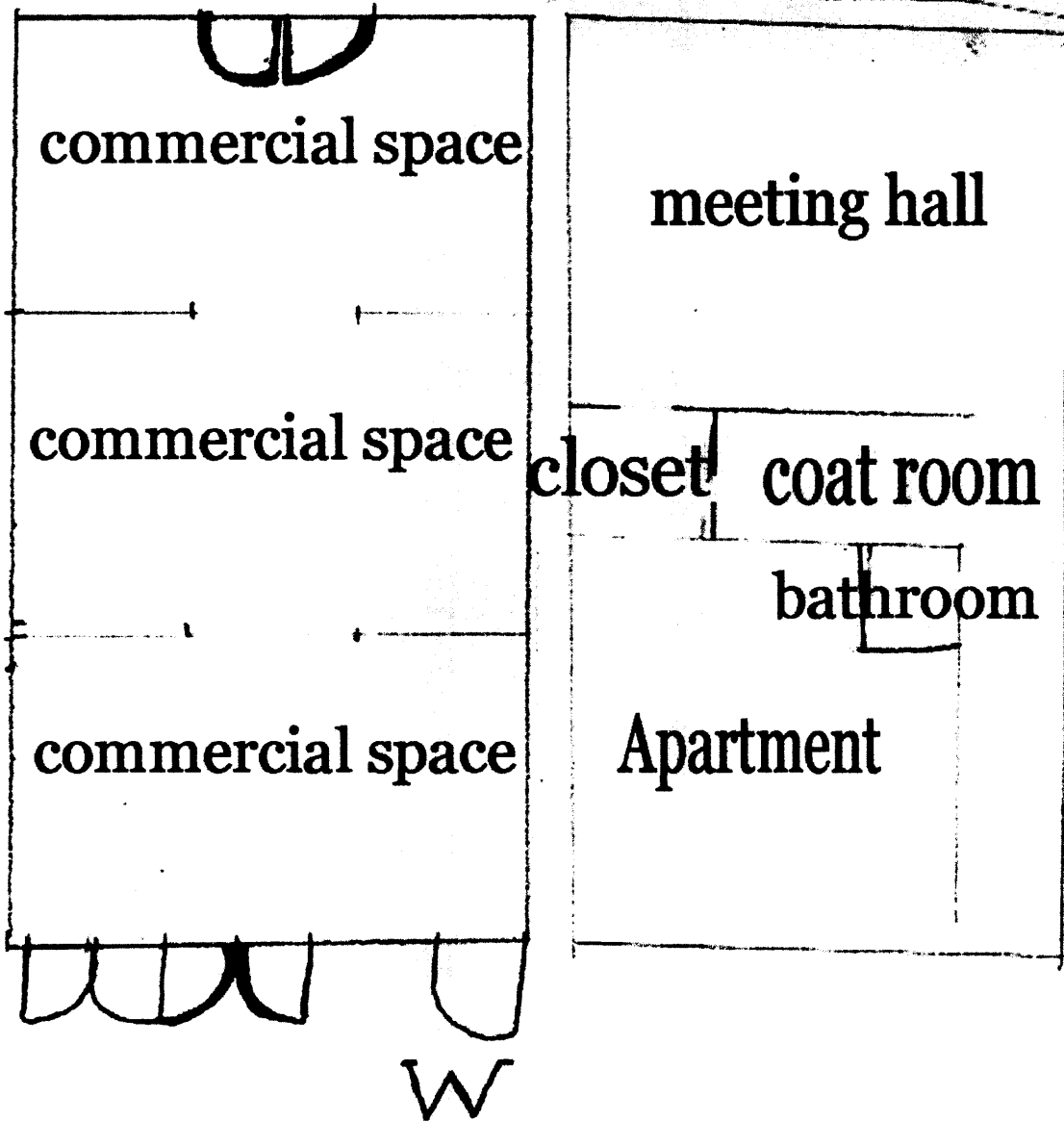
Section: Floor Plan Page 6

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

Goodin Building floor plans

02/20/02 E

N



S

W

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

