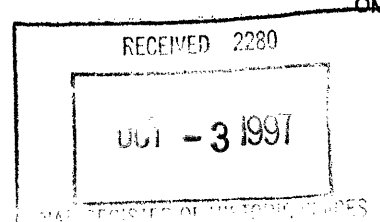


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## National Register of Historic Places Multiple Property Documentation Form



This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

XX New Submission         Amended Submission

### A. Name of Multiple Property Listing

Architectural & Historical Resources of Centerville, Iowa

### B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

The Impact of County Seat Designation: 1846-c.1946

### C. Form Prepared by

name/title Molly Myers Naumann, Consultant  
organization Centerville Historic Preservation Commission date 2/97  
street & number 167 West Alta Vista telephone (515) 682-2743  
city or town Ottumwa state IA zip code 52501-1437

### D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (☐ See continuation sheet for additional comments.)

Patricia Ohlshausen DSAPD  
Signature and title of certifying official

9-22-97  
Date

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Edson H. Beall  
Signature of the Keeper

10/30/97  
Date of Action

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number E Page 1

CFN-259-1116

## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context:

#### INTRODUCTION

The Centerville Historic Preservation Commission received a Certified Local Government Grant to conduct a Planning for Preservation project during 1993-94. That project identified four historic contexts which have been significant in the community's development. The primary recommendation from the planning project was to conduct an intensive level architectural and historical survey of the potential commercial district around the Public Square under the context "The Impact of County Seat Designation." The survey was conducted in 1994-95 with the assistance of another Certified Local Government grant. This Multiple Property Documentation Form and the National Register nominations being submitted with it are the result of that intensive survey. Additional information about this project is included in Section H.

#### THE IMPACT OF COUNTY SEAT DESIGNATION: 1846-c.1946

Appanoose County was opened for settlement on May 1, 1843 as part of the "New Purchase". It is located in the southern tier of Iowa counties, the fourth county west of the Mississippi River. Appanoose is divided diagonally NW/SE by the Chariton River. Much of the county is composed of gently rolling prairies, but approximately 25% of the county was originally covered by timber. Abundant stone is available for building purposes, and clay for the making of excellent brick is readily available. Appanoose lies wholly within the great Iowa coal field.<sup>1</sup>

Although there appear to have been settlers in the area as early as 1840, Appanoose County was actually created in February 1843 by the Territorial Legislature. The Legislature also provided for the location of a Territorial road from Keosauqua (two counties to the east) by way of the county seat of Davis to the county seat of Appanoose, "or as near the center of said county as practicable, if the county seat of said county is not located when said Commissioners shall proceed to locate said road; thence to the western line of said county."<sup>2</sup> The county was officially organized in 1846 and the way paved for the election of County Commissioners. One of the many tasks of these commissioners was to locate the seat of justice for the county. The early settlers were aware that the new counties were to be of common size and that the county seat was to be as close to the center of the geographic area as possible. Therefore it came as no surprise when, in October 1846, the Commissioners located the seat of justice at the present site. Early records show that it was originally called Chaldea.<sup>3</sup> (The name "Chaldea" had been given by J.F. Stratton, but within a few weeks another early settler, the Rev. Manson, suggested that the name be changed to "Senterville" in honor of Governor Senter of Tennessee. Manson's arguments were so strong as to sway the voters present, and he sent a petition to the Legislature, along with voters' signatures, requesting the change in name. The Legislature had no problem with the change, but felt

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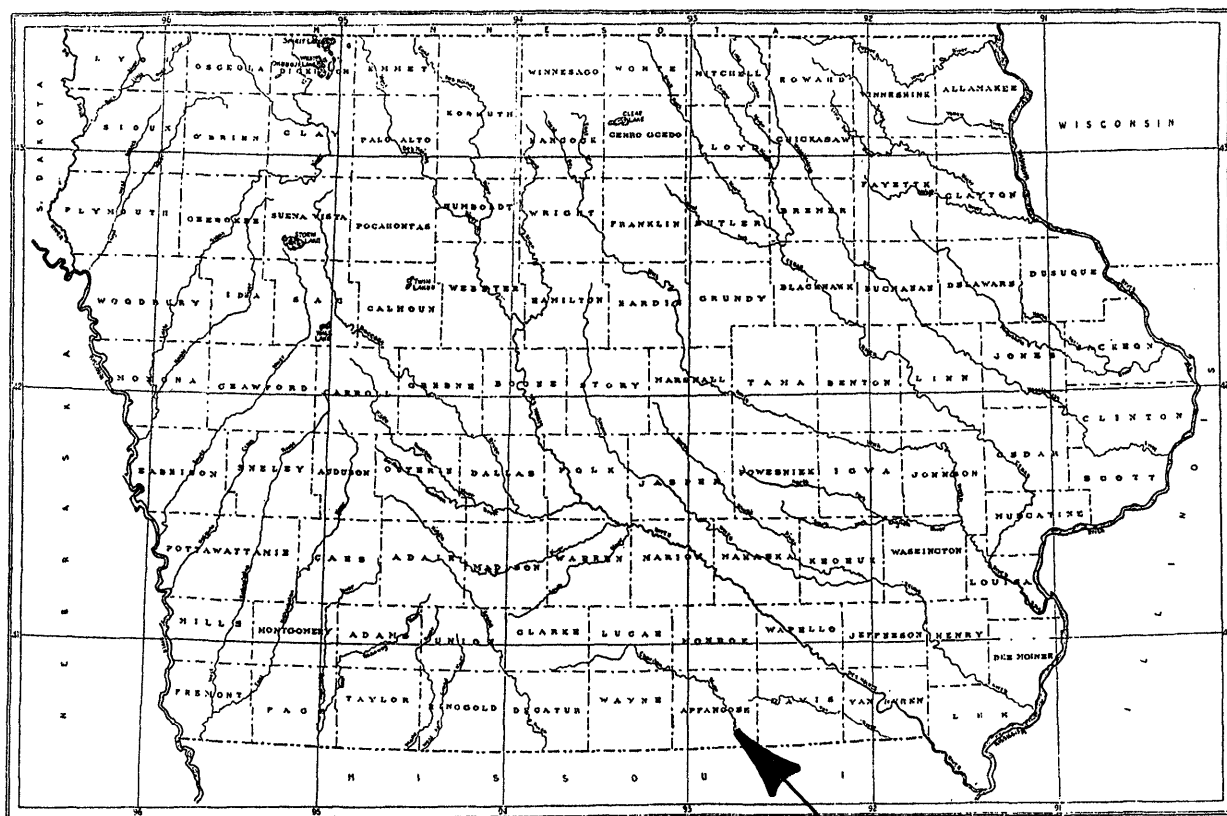
# National Register of Historic Places Continuation Sheet

Section number E Page 2

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):



MAP OF IOWA

Map of Iowa with arrow indicating location  
of Appanoose County.

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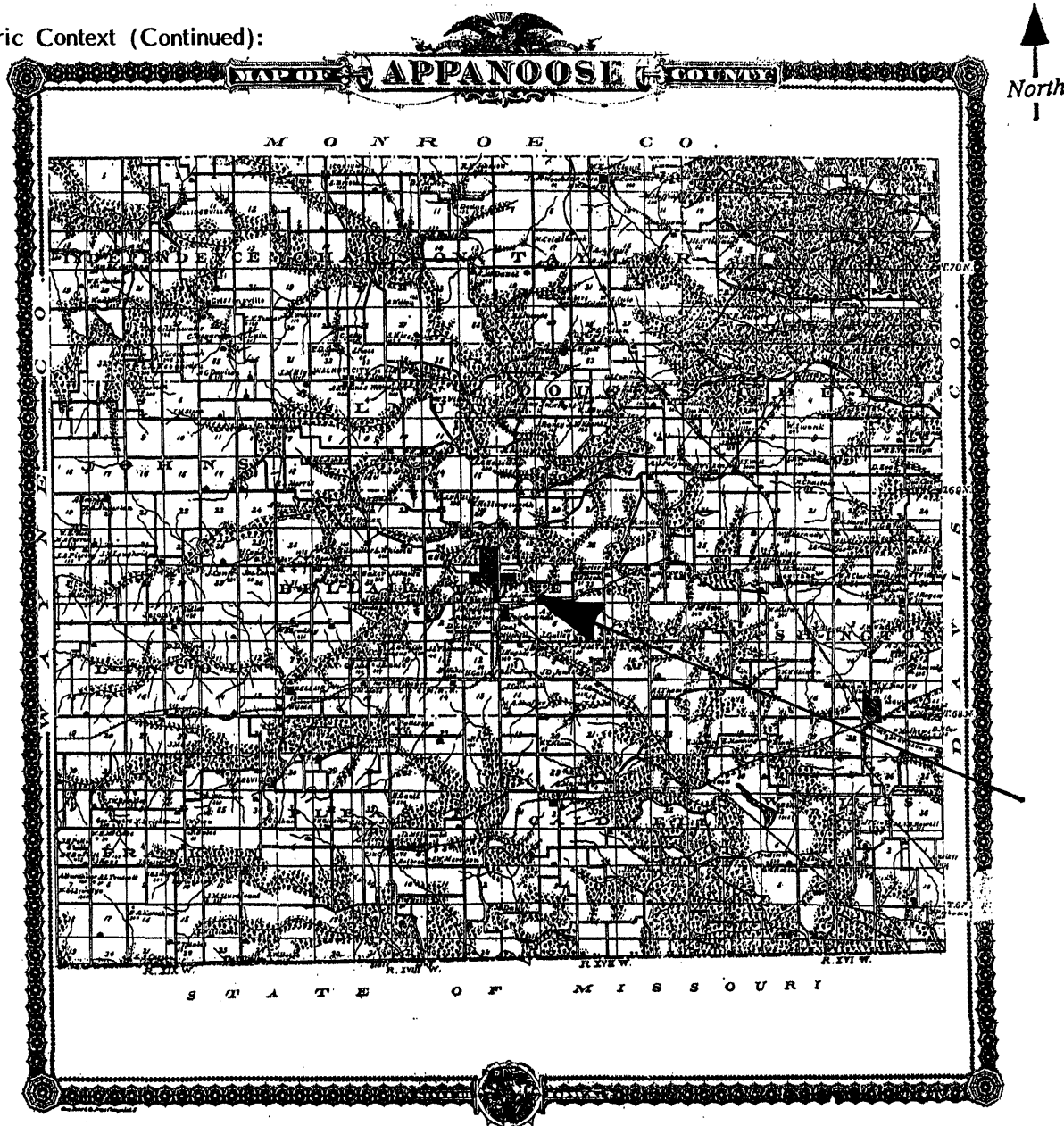
## National Register of Historic Places Continuation Sheet

Section number E Page 3

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ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA  
APPANOOSE COUNTY, IA

Historic Context (Continued):



Map of Appanoose County from 1875 Andreas Atlas  
with location of Centerville indicated by arrow.

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# National Register of Historic Places Continuation Sheet

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):

that Mr. Manson's spelling was in error and "corrected" the name to read "Centerville".)

The day after the location was selected by the Commissioners, J.F. Stratton, County Surveyor (and also Clerk of the District Court) laid out and platted the town, according to a plan he had already drawn. Like many towns which existed on paper before becoming fact, this plat featured N/S and E/W streets laid out in a grid pattern, with a public square. In the case of Chaldea however, the public square was not located in the middle of the town, but near the southwest corner. Another curious feature of Stratton's plan was the size of the public square. It measured two blocks in each direction, making the square almost four times as large as commonly found. In addition to the unusual size of the Square, Stratton designed the major N/S and E/W streets (Main and State) to enter the Square in the middle of the Square rather than on the corners, thus making it difficult to drive directly through this area. Main and State streets are each 70' wide, while the corner streets measure only 33'. (Years later citizens of Centerville would continue to complain about the narrow entrances from the corner streets.) So far no documentation has been located as to why Stratton selected this unusual form for the square. A survey presently being conducted by Tom Schmiedler of Northwest Missouri State University may provide additional information about this type of town plan.<sup>4</sup>

On February 1, 1847, the Board of Commissioners approved the plat, ordered it recorded, and appointed George W. Perkins (one of the Commissioners) to sell one quarter of the lots facing the public square, and one quarter of the residential lots. He was also to advertise that another quarter of each type would be sold on April 1, 1847. Perkins was one of the first to settle in Center Twp., having located near the future county seat in 1841. He was active in the development of both the county and the town, serving not only on the Board of Commissioners but also as the first postmaster.

The first store in the township was opened by Spencer Wadlington northeast of the present town. After the town was platted, the first building erected was said to have been a cabin for James Wright early in 1847. Commercial development around the Centerville Square appears to have started when Wadlington moved his log cabin store into town and placed it on the west side of the Square, now the southwest corner of State and 12th. In this cabin was held the first term of the district court.<sup>5</sup>

On July 5, 1847, a decision was made to build a courthouse on Lot 1, Block 1, Range 4 (the east end of the south side of the Square, SW corner of Jackson and School, now 13th Street). In September it was ordered that the log building should be one and one-half stories high, measuring 20' x 24'.

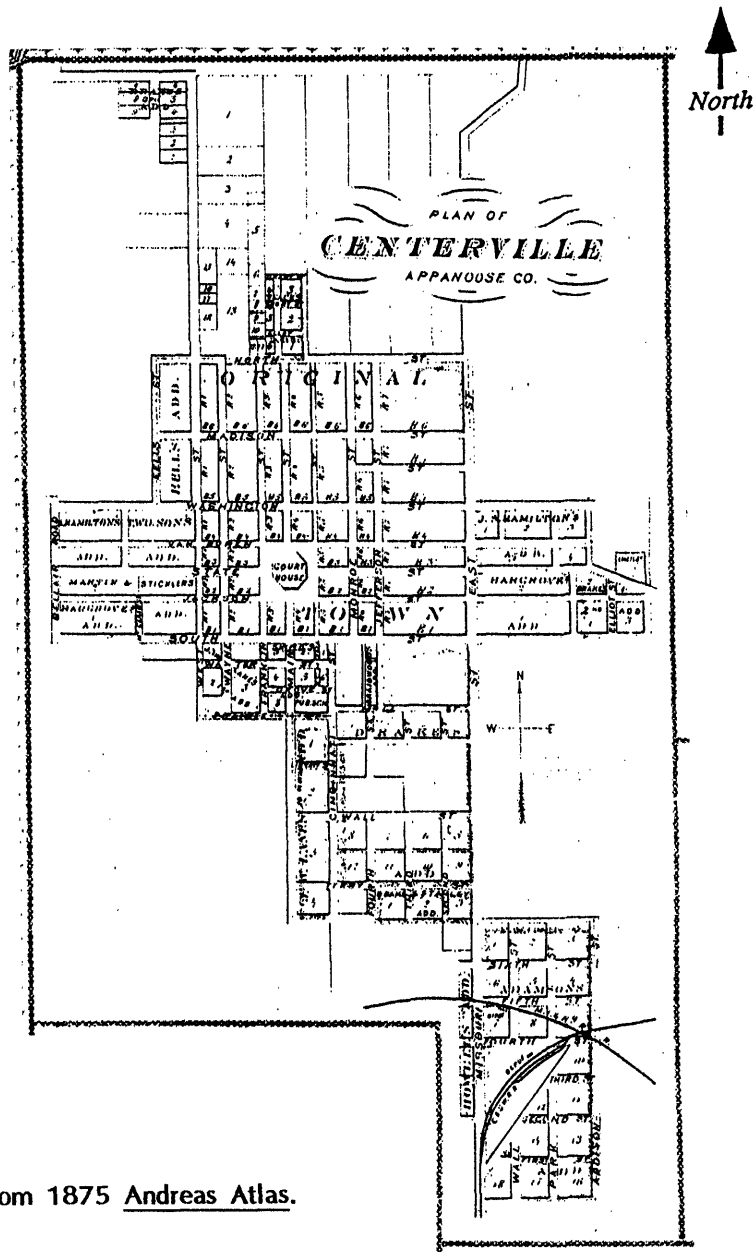
The logs to be well-hewed down, inside and outside; the two lower rounds to be of good solid burr or white oak; the bottom side-logs to be hewed on the upper side to receive the sleepers; the lower story to be eight feet in the clear; the upper half-story to be four and a half feet to the top of the plate; the roof to be of good three-foot oak boards, laid one foot

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### Historic Context (Continued):



Map of Centerville from 1875 Andreas Atlas.

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# National Register of Historic Places Continuation Sheet

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):

to the weather, and well nailed on; the gable-ends to be weather-boarded with sawed or shaved lumber, with a space in each for a nine-light 8 x 10 window; the corners of the building to be sawed down close and square.<sup>6</sup>

The contract was awarded to James J. Jackson for \$160. Jackson got the additional job of sawing out the door and window spaces and the chinking and plastering for \$59, while Jesse Wood was paid \$119.50 for laying the floors, putting in the windows, etc. It is worth noting that these gentlemen were not paid in cash for their services, they were paid in town lots. The courthouse was completed in the spring of 1848. A year or so later more room was needed and a wing was added to each side of the building.

Growth of Centerville was slow for several years. In 1848 there were only thirteen men and their families in the community. The Commissioners issued licenses for a ferry, for liquor sales, and for grocery sales. During the late 1840's and early '50s more settlers arrived in the area, and many stayed in the county seat. These represented not only merchants, but physicians, harness makers, farmers, millers, lawyers and even a brick maker. The newcomers were interested in education and the first schoolhouse in the county was built in Centerville in 1848. It was a hewn-log building about 18' x 24'.<sup>7</sup> By 1854 Centerville was home to 283 people, and in 1855 the town was incorporated. The first newspaper was established the following year, the Appanoose Chieftain. The Board of Commissioners was replaced in 1851 by a County Judge, but this did not affect Centerville's role as the county seat.

The 1860 census showed 820 residents of the community. Several churches had been formed, there were three hotels, and the prospects looked good for an increase in both population and business. It was that year that the position of County Judge was eliminated and replaced by a Board of Supervisors (the current form of county administration). The new county officials immediately decided to build a new courthouse. Designed by Burlington architect Charles A. Dunham, the two story (plus basement) building was of brick construction.<sup>8</sup> The first floor was to be used for county offices, and the second for court and jury rooms. The contract was let to Callen and Pearson. Although construction was delayed by the Civil War, it was completed in 1864 at a cost of \$23,000.<sup>10</sup> It is said that the brick used for this building was actually fired on the site. The 1875 Andreas Atlas described the courthouse,

It is a brick 52 x 76 feet, and two stories high, with a basement. On the first floor are halls crossing each way, and on this floor the county offices and fire-proof vaults are situated. A spacious court room and jury rooms occupy the upper story. The walls of the courtroom are handsomely frescoed with several appropriate designs, including the Goddess of Justice in the rear of the judge's stand, and the Goddess of Liberty on the front wall. The ceiling is frescoed in various figures surrounding the American Eagle in the center. The covering of the edifice is fire proof, and is surmounted by a tower rising

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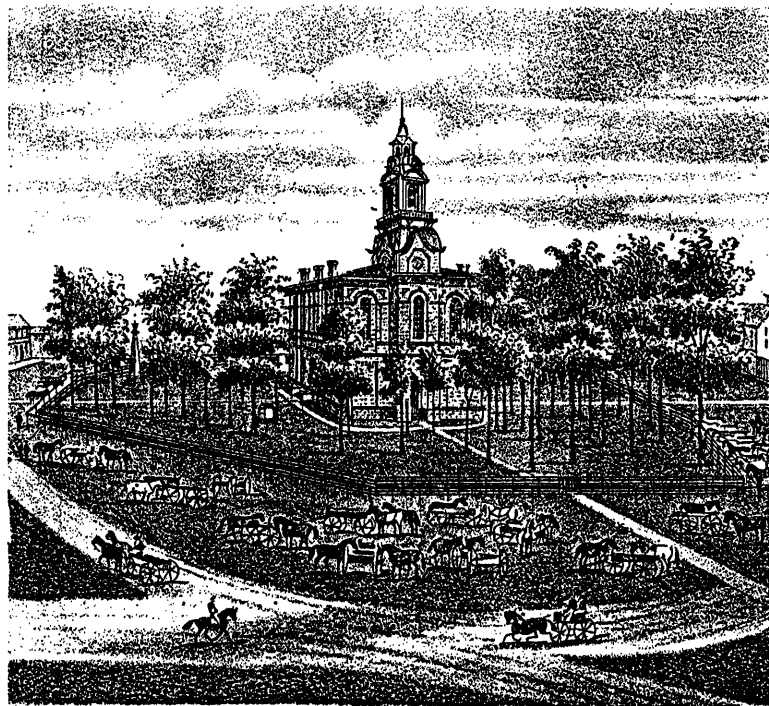
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ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA  
APPANOOSE COUNTY, IA

Historic Context (Continued):



COURT HOUSE  
CENTERVILLE, APPANOOSE COUNTY, IOWA.

Lithograph from the 1875 Andreas Atlas.



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# National Register of Historic Places Continuation Sheet

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):

99 1/2 feet from the ground. The public square, in the center of which this temple of justice stands, is enclosed and well set with thrifty forest trees.<sup>10</sup>

With the new courthouse in the center, the Square continued to develop as the commercial focus of the community. The very earliest buildings were of log construction, with wood frame buildings soon following. No exact date has been determined for the construction of the first brick building around the Square, but it is known that Cyrus G. Wentworth who arrived in Centerville in 1856 had the only brick yard for many years.<sup>11</sup> Business buildings appear to have first been built near the Wadlington store on the west side, then along the south and north sides. Early documented buildings included the Wooden Building at the NW corner of Main and Van Buren, and the Keystone Hotel on the north side. Main Street seems to have been the division point, with little early construction along the east half of the Square. By the late 1850s the community could boast of almost all the types of businesses necessary for a growing young town: blacksmiths, general merchandise stores, two hotels, at least two drug stores, shoe stores, hardware stores, harness maker, cabinet maker, banks, doctors and lawyers. A photographer by the name of D.L. Strickler set up his business above Bradley's Store on the west side of the Square. The construction of the first Continental Hotel (originally known as the Jefferson House)<sup>12</sup> on the east side in 1866 signaled the beginning of commercial development along that side of the Square. By 1870 the business district had grown to the point that new sidewalks were built around the Square.

Growth was taking place in other areas of Centerville as well. In 1867 a new school was planned for the south part of town. The three story brick structure, 38' x 74', was to contain six rooms and was estimated to cost \$12,000.<sup>13</sup> When nearly completed, the building was destroyed by fire but it was rebuilt immediately. Like the courthouse, this school was designed by Burlington architect Charles A. Dunham. Dunham was to play an important role in the physical appearance of the community over the next three decades.

Advertisers in the Loyal Citizen in 1867 included the Keystone Hotel on the north side of the Square, L. Whitsell, Proprietor. The ad noted that "stages leave daily for east and west".<sup>14</sup> Although served by the early territorial (later state) road, Centerville did not have rail service until 1871. It was in that year that both the Chicago & Southwestern (later part of the Chicago, Rock Island & Pacific Railroad) and the Missouri, Iowa & Nebraska Railroad (later known as the Keokuk & Western, and finally as the Chicago, Burlington & Quincy) arrived in the community. When the route of the Chicago & Southwestern was originally planned it was to bypass Centerville, going instead through Moulton. However, the people of Centerville and the immediate surrounding area provided the right-of-way and contributed \$125,000 to bring the railroad through their town. The road was completed to Centerville in February 1871, "and from that time on Centerville took a marked change for the better. Business increased rapidly and its population was doubled in numbers in a short time."<sup>15</sup> The Missouri, Iowa & Nebraska Railroad was incorporated by the same men

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):

that had started the Iowa Southern Company in 1866. F.M. Drake and William Bradley were just two of the successful Centerville businessmen involved with the company. Following the acquisition by the Burlington system in 1903, a modern depot was built in Centerville in 1911.

With the growing activity and growing population of the county seat the need for a jail had been recognized as early as 1855, and a small stone building was erected. By 1866 it was considered to be totally inadequate and prisoners were taken to the jail in Ottumwa for safe keeping. In 1871 the Board of Supervisors contracted with Jacob Shaw, Thomas Wentworth & Company to build a new jail, 42' x 42'. It was to be constructed of brick and stone with iron cells and was located on the east side of Main about a block and a-half north of the courthouse. The front part of the building served as the sheriff's residence with the jail cells located to the rear. At a total cost of \$10,000 the county seat finally had an appropriate jail facility.<sup>16</sup> In 1904 the building was remodeled, replacing the iron cells with steel ones, at a cost of \$5000. This is the oldest county building remaining in the community today.



Appanoose County Sheriff's Residence and Jail  
527 N. Main

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):

By 1875 the population had reached 1,226 people, and the Andreas Atlas described Centerville in the following manner,

The town is regularly laid out with handsome streets. The business portion of the town, with the exception of the depot and warehouses, surrounds the central square on which stands the courthouse. ....The original plat of the town has been considerably enlarged by various additions to supply the demands of increasing growth.<sup>17</sup>

The Andreas Atlas also noted that the county was located within the great Iowa coal field and that although it had not been worked to any great extent in Appanoose County, "there are good reasons for believing that it exists in large quantities." It is believed that the first coal shaft was sunk in the county in 1863 or '64 by B.F. Kindig. However, it had been known for years that coal was available because it cropped out in places along various creeks and had been mined for local uses. Appanoose County eventually supported a greater number of mines than any other in the state. Near Mystic the mines were primarily slopes or drifts, but at Centerville the vein was so deep that shafts were necessary. The first coal mine near Centerville was opened in 1872. Among the early Centerville operators were the Watson Coal Co., (1872), the Centerville Coal Co. (1879), the Diamond Coal Co. (1881), and the Scandinavian (1882).<sup>18</sup> By 1911 over fifty mines were active in the county, with total production of one and one-third million tons of coal. Over three thousand men were employed with a vast expenditure of money for both labor and working material. Most of that money was spent in Appanoose County, thereby adding appreciably to the county's wealth.<sup>19</sup>

The coal mining industry may well have been one of the reasons that Centerville grew to a greater extent than other nearby county seats such as Bloomfield and Corydon. Between 1875 and 1880 Centerville's population doubled, from 1,226 to 2,475 people. The next five years saw another 1,200 people added, and the population kept growing: 5,256 in 1900; 6,936 in 1910; to a high of 8,486 in 1920. This represents the peak period of coal production in the county as well.

The impact of the railroads and coal mining interest was quickly felt. As the business community grew, so did the churches and fraternal organizations. While men and women alike actively participated in various church organizations, the business and professional men of the community sought the fellowship of the fraternal orders. The 1878 county history notes the existence of the Jackson Lodge No. 41, A.F. & A.M., Euclid Chapter No. 43, R.A.M., St. John's Commander, No. 21, K.T., Centerville Lodge, No. 76, I.O.O.F., Hope Lodge, No. 338, I.O.O.F., and Centerville Encampment, No. 24, I.O.O.F. Lodges called for lodge halls, and these were subsequently built around the Square.<sup>20</sup>

In 1895 a prominent Centerville businessman was the Republican party's nominee for Governor of the State of Iowa. In January 1896 Francis Marion Drake was sworn in. The major consequence of his two year administration was the successful revision of state laws. Drake was

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## National Register of Historic Places Continuation Sheet

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### ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

#### Historic Context (Continued):

injured in a fall during the summer of 1897 and chose not to run for re-election. The impact of Francis M. Drake on the history of Centerville must be noted. Drake had been an early settler, fought in the Civil War attaining the rank of Brigadier General, and returned to the community where he entered the practice of law. He saw the future of the railroad industry, organized a company, and built what became the Keokuk and Western Railroad from Keokuk to Centerville in 1872. He was also involved with the Albia and Centerville Railway, several branches of the Iowa Central, and the Indiana, Illinois & Iowa (familiarily called the "Three I"). He organized the Appanoose County State Bank, and was the president of the Centerville National Bank and two banks in Albia. He helped found Drake University in Des Moines, and provided \$25,000 for the construction of the Drake Public Library in Centerville. A major north/south street in Centerville, originally called Cincinnati, was renamed in his honor.<sup>21</sup>

The early years of the 20th century saw many improvements in the community. In 1891 the brick courthouse had been condemned as being unsafe. The second floor was removed, a roof placed over the first floor, and the building continued to be used for county offices until 1903 when it was finally demolished. The voters were asked to approved a bond issue for a new courthouse several times before it finally passed in 1902.

Designed by Des Moines architects Smith and Gage, and built by William Peatman of Centerville, the new Appanoose County Courthouse (NRHP) is located in the center of the Square. The total cost of the building was \$90,600 and it was dedicated on September 12, 1904. A description of the new building said,

The courthouse rises majestically in the center of the park, with each of its four faces turned to one of the main thoroughfares of the city. The building is of stone veneer, tile roof and massive tower rising from the center, in which has been placed, through the generosity of J.R. Wooden, a clock of fine workmanship which, from its four dials the time of day or night can be seen from a great distance. Electricity illuminates the clock's faces at night.

On the interior the wainscoting is of marble, the walls are beautifully frescoed and the floors laid with encaustic tile. Red oak was selected for the woodwork and the stair railings are of grilled ironwork.

On the first floor are the sheriff's, superintendent of schools' and surveyor's offices; a room for the Grand Army of the Republic's headquarters, janitor's working and storerooms, a woman's rest and toilet rooms, vault room for the storage of records, etc., and men's toilet room.

The second floor is devoted to the auditor's, recorder's, treasurer's, clerk of the courts' and supervisors' rooms, and the third story has the beautiful court room, with its five hundred opera chairs; also the county

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):

attorney's, jury's, witnesses, and bailiff's rooms. Rooms have also been provided for the law library and the sitting judge.<sup>22</sup>



Appanoose County Courthouse (NRHP)

The new courthouse was not the only new public building constructed in the growing community during the early years of this century. Although most towns had some type of library, most county seats envisioned something quite grand. The women of Centerville had recognized a need for a public library in 1895 and began fund-raising efforts. They sponsored entertainments of various kinds, as well as suppers in church basements, etc., trying to raise \$1,000 to match a \$1,000 bequest from the estate of Brazilian Bowen, a pioneer of Appanoose County. When that amount was reached there was "a grand gathering of the citizens of Centerville assembled in beautifully appointed reading rooms, with shelves graced by many volumes of books, to hear addresses of congratulation on the results of the women's work...."<sup>23</sup> The reading rooms were converted into a semi-public library, and additional books soon accumulated so rapidly that there was no place to keep them.

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# National Register of Historic Places Continuation Sheet

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):

Former Governor Francis M. Drake recognized the problem and decided to solve it. He offered the City of Centerville a building to cost \$25,000 on the condition that the building and library be maintained by the city by levying a property tax. The public vote carried, 1,463 in favor, 65 against. The Drake Free Public Library was constructed in 1901 on Drake Avenue, just a block south of the Square. The building was designed by C.E. Eastman of Des Moines. Like many of the libraries of the day funded by Andrew Carnegie, this building rests on a high foundation and features a symmetrical facade. A shallow dome caps the rotunda area. The exterior is of St. Louis pressed brick.



Drake Public Library  
115 Drake Avenue

As in most communities the post office had moved from building to building over the years, always located somewhere around the Square. The federal government realized that county seat communities handled a higher volume of mail than other towns, and also that post offices were symbolic of federal authority. There was a move around the turn of the century to construct buildings specifically for use as the post office/federal building. In 1904 such a building was completed in Centerville. The site, at the SW corner of Maple and Main was donated by the

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# National Register of Historic Places Continuation Sheet

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):

citizens of the community, and the "magnificent federal building was erected and completed at a cost of \$40,000."<sup>24</sup> The hip roof building (NRHP) has a symmetrical facade and features the round-arched windows of the Georgian style. Like the library, the building is of St. Louis pressed brick and rests on a high foundation. Although Centerville qualified for a new post office building during the 1930's, an addition was made to the 1904 structure instead and the cupola was removed at that time.

The strong agricultural economy of the early 20th century was an important part of Centerville's continued growth. The town served as a shipping point for livestock and grain, and provided area farmers (and miners) with items needed for daily life. The decline of coal mining and the decline of farming during Great Depression both had a major impact on Appanoose County and its county seat.

The paving of Iowa Highway 60 (now IA 5) and Iowa Highway 3 (now IA 2) across Appanoose County was undertaken during the summer of 1930. The hard surfaced roads were a boon to drivers and businessmen alike. The first highway paving within the city limits began in the summer of 1935. Six stop and go lights were to be placed on Highway 3 which went through the city on Maple Street.

Other civic projects during the 1930s included the purchase of land for a municipal airport, and the high school football stadium was completed and illuminated.<sup>25</sup> Centerville was named as one of the cities eligible for a grant to build a new armory/coliseum, and also requested a \$41,000 grant from the P.W.A. to assist with building a new school (Central Ward School designed by Tinsley, McBroom & Higgins of Des Moines).<sup>26</sup> Few physical changes were made around the Square during WW II. Actually, it was not until the 1960s when many storefronts were modernized. The Centerville Square retains an amazingly high level of integrity.

Although Centerville's population declined from 1920 on with the decline of coal mining, the community continued to be an active retail and industrial center. Between 1950 and 1960 population dropped by 1,000 people, from 7,625 to 6,629, reflecting the out-migration from agricultural areas. Another population loss occurred during the 1980s, leaving a total of 5,936 inhabitants in 1990.

Of interest however, during this steady decline, has been the fact that downtown Centerville has retained an active retail climate. This may be based in part on the fact that the business district is centered around the Square. In communities with a public square as the central focus, the development of strip malls at the edge of town does not occur as frequently. The central business district retains a character of its own which provides for economic strength. As a county seat town with the courthouse located in the center of the Square, Centerville continues to survive as it nears the 21st century.

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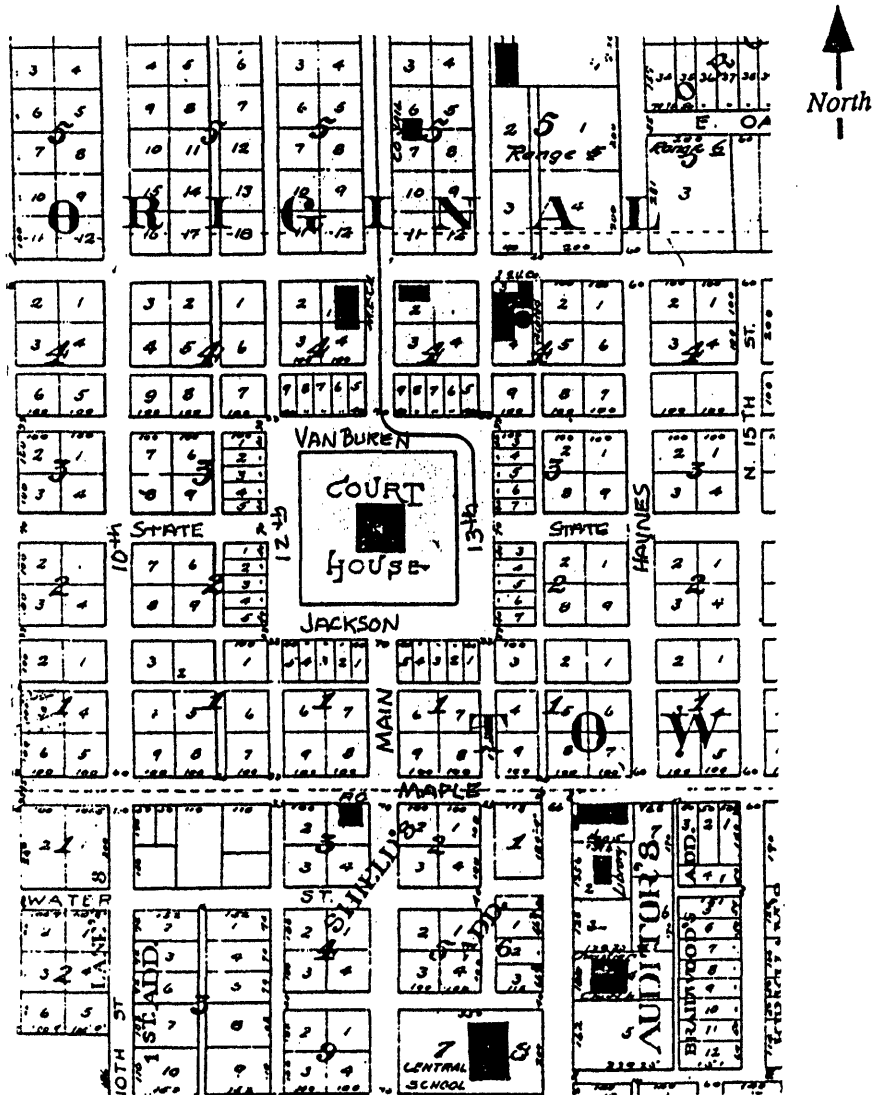
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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):



Plat map shows Courthouse Square in center, with Sheriff's Residence & Jail one block north, Post Office (NRHP) one block south, and Drake Public Library one block southeast of Square.



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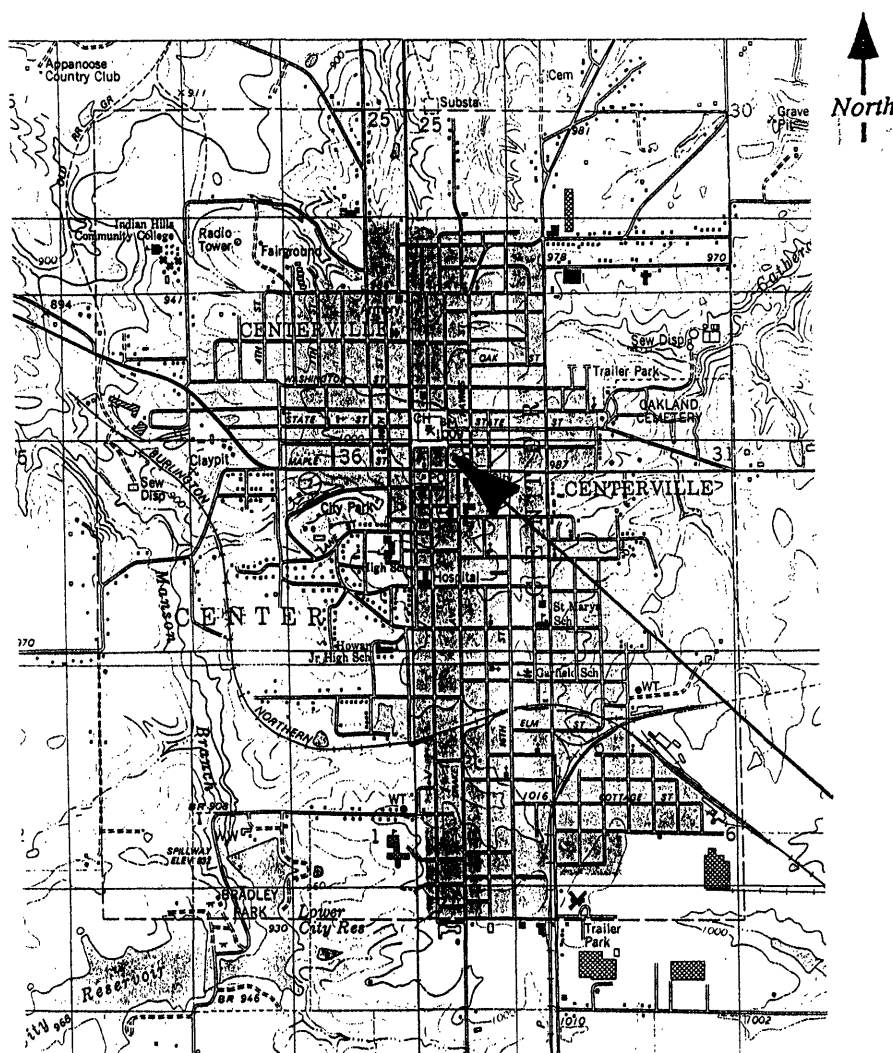
# National Register of Historic Places Continuation Sheet

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CFN-259-1116

## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):



U.S.G.S. Map of Centerville  
(Centerville East and West Quads combined)  
Public Square with Courthouse is indicated by arrow.

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Historic Context (Continued):

### NOTES

<sup>1</sup> A.T. Andreas, Illustrated Historical Atlas of the State of Iowa. (Chicago: Andreas Atlas Co., 1875), p. 493.

<sup>2</sup> History of Appanoose County, Iowa. (Western Historical Co., 1878), p. 334.

<sup>3</sup> Ibid., p. 348.

<sup>4</sup> Tom Schmiedler of Northwest Missouri State University at Maryville is currently conducting a survey of county seat town plans in fifteen midwestern states. The "Four-block Square" as seen in Centerville is one of the eight town square plans he is studying. Additional information concerning the origin of this plan may become available through his research.

<sup>5</sup> L.L. Taylor (Ed.), Past and Present of Appanoose County, Iowa. (Chicago: S.J. Clarke Pub. Co., 1913), p. 311.

<sup>6</sup> 1878 History, p. 350.

<sup>7</sup> Ibid., p. 360.

<sup>8</sup> The Semi-Weekly Iowegian, 12 May 1903, p. 1, c. 1.

<sup>9</sup> 1913 History p. 274.

<sup>10</sup> Andreas, p. 500.

<sup>11</sup> 1913 History, p. 312.

<sup>12</sup> Loyal Citizen, 13 March 1867, no page.

<sup>13</sup> Loyal Citizen, 8 May 1867, no page.

<sup>14</sup> Ibid.

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Historic Context (Continued):

- 15 1913 History, p. 260.
- 16 Ibid., p. 276.
- 17 Andreas, p. 500.
- 18 Dr. Hubert L. Olin, Coal Mining in Iowa. (Des Moines, IA: The State of Iowa, The State Mining Board, and Iowa Department of Mines and Minerals, 1965), p. 58.
- 19 1913 History, p. 151.
- 20 1878 History, pp 442-5.
- 21 S. Thompson Lewis (Comp.) Biographical and Genealogical History of Appanoose and Monroe Counties, Iowa. Chicago: Lewis Pub. Co., 1903, pp11-17.
- 22 1913 History, p. 275.
- 23 Ibid., p. 328.
- 24 Ibid., p. 326.
- 25 Centerville Iowegian, 25 Aug 1930, p. 7, c. 8.  
24 Sept 1930, p. 1, c. 4.
- 26 Ibid., 19 Aug 1935, p. 2, c. 3 (drawing of proposed building).

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### ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

#### Associated Property Types:

#### THE IMPACT OF COUNTY SEAT DESIGNATION: 1846-c.1946

- I. Name: The buildings, structures, objects, and districts representing "The Impact of County Seat Designation: 1846-c.1946."

II. Description:

The resources (a collective term for the above named categories) in this property 55 type are somewhat varied in terms of use, size, building material, and location (although many will be located around the Square). The unifying factor is that each is directly related to the development of Centerville because of its designation as the county seat. It appears that none of the earliest buildings are extant. If examples from the earliest period should be identified in the future, these should be carefully evaluated for National Register eligibility. The earliest buildings would have been of log, and then wood frame construction. These were replaced as the community grew, and because of natural disasters such as fire. Brick became a popular building material in the 1850s with the ready availability of suitable clay. As styles and taste changed, stone became more popular.

Public Buildings. This will be an important property type for this context. As the seat of county government, most county offices were located here. As a rule, public buildings will be larger and of more impressive material than privately owned buildings. These are the symbols of local government and power. In many cases these will be architect designed structures. The earliest of the extant public buildings is the sheriff's residence and jail from 1872. This is located one and one-half blocks north of the Square. The rectangular two story brick sheriff's residence with flat roof forms the front part of the building while the limestone rear portion was used as the jail proper. A frame wing has been added to the south side. Presently used as a museum the building retains a high level of integrity. The 1903 Appanoose County Courthouse (NRHP) is the third such building in Centerville. Like its immediate predecessor it occupies the center of the Public Square. Designed by the Des Moines architectural firm of Smith and Cage, the building of Bedford limestone is of typical early 20th century design featuring Neo-classical details. The Drake Public Library (1901), one block south of the Square, was designed by Des Moines architect C.E. Eastman and features a symmetrical Neo-classical design with monumental columns and a domed rotunda. Although trimmed in stone and terra cotta, the major building material was St. Louis pressed brick. The former U.S. Post Office (NRHP) also features a symmetrical facade. Built in 1904 of brick construction, it features the round-arched windows with fanlights and keystones of the Georgian style. Although an addition was made during the 1930s, the level of integrity remains high. The Square itself (the block on which the courthouse is located) is considered to be a public structure. It was designed for its present purpose and maintains a public presence.

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### Property Types (Continued):

**Objects.** The stone Civil War Monument from 1869 on the courthouse lawn is considered to be an individual resource and retains a high level of integrity.

**Commercial Buildings.** The commercial buildings which face the Square can be considered a development as the result of county seat designation. The economic climate created by being the seat of local justice encouraged (necessitated) retail growth. These buildings are primarily two or three story brick rectangles with flat roofs sloping gently to the rear (alley). Most are a single storefront in width, although two and three storefront buildings are not unusual. Brick is the common building material, but trim may be of stone, metal, terra cotta, or concrete. The earliest commercial buildings remaining retain elements of the Italianate style with decorative hoodmolds and metal cornices. With the 20th century the storefronts become simplified and the color of the bricks becomes more varied. Some of the commercial buildings were architect designed.

**Residences.** Some residences in the community can be considered related to the county seat development process. These will be primarily the homes of certain business and professional people who were drawn to the community because it was the county seat. As a rule these residences will be larger than the average Centerville dwelling, and many will be architect designed. These will illustrate the popular residential styles of the various periods, and many will be of brick construction. These will be located outside of the Square proper and were not included in this survey.

**Churches.** Two churches were recorded as part of this survey because of their geographic location. Both the Presbyterian (1893) and Methodist (1904) churches are representative of popular ecclesiastical revival styles.

### III. Significance:

The resources that make up this property type are outstanding examples of the types of buildings, structures, objects, and districts constructed between 1846 and c.1946 as a result of Centerville being the seat of Appanoose County. These illustrate the importance of county seat designation in terms of economic, social, and commercial development. Public buildings are symbols of a community's importance and demonstrate local pride. While courthouses and jails are indigenous to county seats, the library and federal post office were only built in towns considered to be important and large enough to support them. Commercial and residential development then occurred as a ripple effect.

### IV. Registration Requirements:

1. Significance (use or form) relates to the context "The Impact of County Seat Designation: 1846-c.1946."

Criterion A: properties that are directly associated with Centerville's position as the seat of justice of Appanoose County.

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### Property Types (Continued):

Criterion B: properties that are associated with persons who were directly influential in shaping Centerville's role as county seat.

Criterion C: properties that best illustrate the important building and structural types, styles and building materials associated with the community's role as the county seat, and the significant architectural accomplishments of architects.

Criterion D: properties that have the potential to yield information important to the development of Centerville as the county seat.

2. Qualifying building use will include: public, commercial, fraternal, residential, and religious.

Qualifying building materials will include: brick, stone, wood, metal, terra cotta, and concrete.

3. If a building has been moved, the move should have taken place more than 50 years ago, and the integrity should not have been impaired to a great extent. Specifically, there should be limited loss of architectural elements, limited alterations due to the move, and the new site must be sympathetic.

4. Integrity Considerations:

In all cases, the most important integrity consideration is that the building retain sufficient elements of the original design, materials, and setting, that the owner during the period of significance would recognize it.

**Public Buildings.** These resources must retain a sense of their original function while also maintaining the visual elements of their original design and construction material. The shape and proportion of the building should be intact. Windows and doors should not have been moved or substantially changed. Any additions should not obscure the primary facade, while additions on the side elements should be of sympathetic design and construction material.

**Objects.** The original design and construction material must be readily apparent. Any alterations must not obscure basic elements of the object.

**Commercial Buildings.** Such resources should retain their historic shape and proportion while reflecting their original function. It is expected that street levels may have been altered, and it is very possible that entire facades have been altered as well. Alterations to the street level entrances should not preclude a property from eligibility if changes are reversible and the upper level retains much of its historic character. Additions should be of sympathetic design, proportion, and construction

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### ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

#### Property Types (Continued):

material. If a building received a new facade during the period of significance, the building should be evaluated in terms of the style and period of the new facade. A building which is sheathed in modern material (fiberglass, metal, stucco, etc.), will be considered intrusive. If such material is removed at some point in the future, the building should be re-evaluated.

Residences. The basic shape and proportion of the house should be intact. Windows and doors should not have been moved or substantially changed. Porches should be sympathetic if not original. Alterations made during the period of significance may be accepted if made to secondary elevations, and of a scale and material sympathetic to the original design. Application of modern non-wood siding will generally not be acceptable.

Churches. The basic shape and proportion of the building should be intact, with doors and windows not substantially altered. Some minor changes and/or additions may be acceptable if they do not obscure the primary facade, and are of sympathetic design, proportion, and material.

Districts. These areas must possess a sense of time and place, must relate to the building types, styles, and materials of the period of significance, have relatively few intrusions, and not have been altered to a high degree. Key structures will have few if any alterations, while contributing structures may have a somewhat lesser level of integrity. A new street level entrance on a commercial building, or new siding on a residence, do not automatically negate eligibility as a contributing structure.

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Property Types (Continued):

5. Eligible Examples from this Intensive Survey:  
( \*\* Denotes resource being nominated with this submission.)

Courthouse Square Historic District (117 properties):

309 & 315 N. 10th Street  
108 to 318 N. 12th Street  
100 to 317 N. 13th Street  
116, 122 and 202 Haynes  
100 to 218 E. Jackson  
100 to 116, 301 W. Jackson  
101 to 116 N. Main  
209 to 217 W. Maple  
211 to 228 E. State  
207 to 317 W. State  
101 to 201, 216 E. Van Buren  
101 to 315 W. Van Buren

**	Appanoose County Sheriff's Residence and Jail	527 N. Main
**	Drake Public Library	115 Drake Aenue
	Sinclair Oil Station	101 Drake Avenue



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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Geographic Data:

The geographic area covered in this project is bounded by 10th Street on the west, Haynes Street on the east, Maple Street on the south, and the alley north of Van Buren Street on the north. The surveyed area contains 28.28 acres.

### Summary of Identification and Evaluation Methods:

This Centerville preservation project is part of a long range program to identify, evaluate, register, and protect, the cultural resources of the State of Iowa. The Centerville Historic Preservation Commission (H.P.C.) received a Certified Local Government (C.L.G.) grant to conduct a Planning for Preservation project during 1993-94. That project identified four historic contexts which have been significant in the community's development, and five steps that should be taken to inventory, evaluate, register, and protect the community's historic resources. The primary recommendation from the Planning Project was to conduct an intensive level survey of the potential commercial district around the Square. This project is the direct result of that recommendation.

The Centerville Historic Preservation Commission applied for, and received, another C.L.G. grant for 1994-95 to assist with this intensive survey. The goal was to identify properties which reflect and represent the historical events and people which have shaped the community. There are currently six sites in Centerville which are listed on the National Register of Historic Places:

Appanoose County Courthouse	In the Square
Porter Hall	706 Drake Ave
Stratton House	303 E. Washington St
Sturdivant-Sawyer House	707 Drake Ave
U.S. Post Office	100 W. Maple St
Vermilion Estate	Valley Dr

The objectives of this survey were to develop the two historic contexts identified during the Planning for Survey Project as being directly associated with the area around the Square and to define the significant property types within each of these contexts:

The Impact of County Seat Designation: 1846-1945

Commercial Architecture Around the Square: c.1860-1945

As the project progressed, it became apparent that these two contexts could best be treated as one, "The Impact of County Seat Designation."

The geographic area in this survey included all buildings facing the Public Square and those located within a block of the Square. This includes buildings on Van Buren, State, Jackson and Maple, plus N. Main, N. 10th, N. 12th, N. 13th and Haynes streets.

The Historic Preservation Commission contracted with a consultant, Molly Myers Naumann of Ottumwa, to serve as the principal investigator, to organize and coordinate the survey activities, to define the historic contexts, evaluate the properties, and prepare the final report. Naumann had

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### Methods (Continued):

previously served as the consultant on the Planning for Preservation project and was familiar with the community. She worked with the local volunteers, training them for the various tasks. Orientation workshops were conducted for each phase of the project. These volunteers were responsible for the fieldwork, photography and mapping, archival and legal research, and the typing and collating of the final project.

The photography was accomplished by two teams. The area was divided in half by Main Street, with each team responsible for half of the buildings. Every lot in the designated area was photographed. The purpose was to create a record of the entire commercial area around the Square, not just the potentially significant buildings. All necessary information was recorded on the photo log sheet. The photographs, maps, and information for each site were recorded on Iowa Site Inventory forms. Field surveyors recorded a total of 109 resources in the business district around the Centerville Square plus the Appanoose County Courthouse.

Archival research was conducted at the Drake Public Library, the Ottumwa Public Library, and the State Historical Society libraries in both Iowa City and Des Moines. Resources included county and local histories and directories, state gazetteers, plat books and atlases, historic photographs, and Sanborn Fire Insurance Maps. Volunteers read microfilm of selected Centerville newspapers between 1867 and 1944. Legal research was conducted at the Appanoose County Courthouse.

The information gained through this research was used in the development of the historic context. The principal investigator then evaluated each of the inventoried sites within this historic context and each was determined to be individually eligible for the National Register, not eligible for the National Register, or eligible as part of a potential historic district. A potential historic district around the square was identified, and two public buildings were evaluated as individually eligible.

In 1996-97 the Historic Preservation Commission received another C.L.G. grant to assist with the preparation of a Multiple Property Documentation Form (M.P.D.), and National Register nominations for the Courthouse Square Historic District and two individual sites associated with the County Seat context (the Appanoose County Sheriff's Residence and Jail, and the Drake Public Library). Naumann was again hired as the consultant for the project. Working with local volunteers additional photography was accomplished and information gathered. All of the resources nominated with this M.P.D. submittal represent the importance of being the county seat. The two individual properties retain a high overall level of integrity, and the Courthouse Square has a strong sense of time and place, the cohesive quality necessary for a historic district. The focus of this survey has been totally on exteriors.

From the beginning, this preservation project has dealt only with architectural and historical resources. No attempt has been made to identify potential archeological sites. At some point in the future the Centerville Historic Preservation Commission should consider conducting an archeological survey.

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Bibliography:

Andreas, A.T. Illustrated Historical Atlas of the State of Iowa. Chicago: Andreas Atlas Co., 1875.

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Arnold, Jack (Comp.) A Pictorial History of Appanoose County, Iowa. Centerville, IA: AD-EXPRESS and Daily Iowegian, 1996.

Atlas of Appanoose County, Iowa. Des Moines, IA: W.E. Walter & Co., 1908.

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Census of the State of Iowa. For the years 1867, 1875, 1885, 1895, 1905, 1915, and 1925. Des Moines, IA: State Printer (various).

Centerville City Directory. 1903, 1916, 1922, 1935, 1938, 1948.

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Iowa State Gazetteer and Business Directory. Detroit: R.L. Polk & Co., various years.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. Washington, D.C.: The Preservation Press, National Trust for Historic Preservation, 1987.

Lewis, S. Thompson (Comp.) Biographical and Genealogical History of Appanoose and Monroe Counties, Iowa. Chicago: Lewis Pub. Co., 1903.

May, George S. "The King Road Drag in Iowa, 1905-1920." Iowa Journal of History. Vol 53, No 3, July 1955, pp. 247-72.

Olin, Dr. Hubert L. Coal Mining in Iowa. Des Moines, IA: The State of Iowa, The State Mining Board, and Iowa Department of Mines and Minerals, 1965.

Sanborn Fire Insurance Maps: 1883, 1888, 1893, 1898, 1907, 1913, and 1924.

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CENTERVILLE, IOWA APPANOOSE COUNTY, IA

### Bibliography (Continued):

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Taylor, L.L. (Ed.) Past and Present of Appanoose County, Iowa. Chicago: S.J. Clarke Pub. Co., 1913.

United States Census Reports, 1850-1920.

### Newspapers

(The newspaper coverage varies greatly. For some papers there are no extant issues, for others only a single issue may survive, and in other cases there may be decades of issues. For the purposes of this report only surviving newspapers are listed, and the years given are those in which it was published, not necessarily the issues remaining.)

Appanoose Chieftain. May 1856-1862

Appanoose lowegian. 1886?-1896?

Appanoose Times. 1876-Dec 1, 1881

Weekly Citizen. 1869?-May 1916

Daily Citizen. Dec 22, 1894-May 1916

lowegian. 1896?-1919

Centerville Daily lowegian and Citizen. May 1916-

Centerville Journal. 1877-1922

Loyal Citizen. 1864-Dec 3, 1867

Semi-Weekly lowegian. 1903.

Southern Iowa American. 1924?-Mar 26, 1926?

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### Bibliography (Continued):

Centerville Times. Dec 8, 1881-1882

### Miscellaneous

Scrapbooks at the Drake Public Library

Historic photographs, oral histories, etc. at the Appanoose County Historical Society

Information gathered by Centerville Main Street

Photographs in private collections