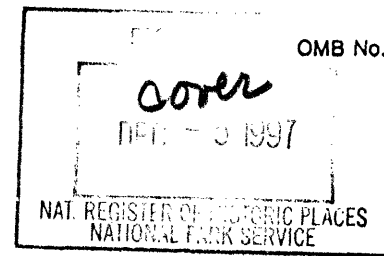


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## National Register of Historic Places Multiple Property Documentation Form



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.

☒ New Submission ☐ Amended Submission

### A. Name of Multiple Property Listing

Architectural & Historical Resources of Clinton, Iowa

### B. Associated Historic Contexts

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

Lyons: 1836-1895  
Lumber Industry: c.1860-c.1900  
Commercial & Industrial Diversification: c.1895-c.1925  
Architecture: c.1840-c.1940

### C. Form Prepared by

name/title Molly Myers Naumann, Consultant  
organization Clinton 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.)

Signature and title of certifying official

Date

STATE HISTORICAL SOCIETY OF IOWA

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.

Signature of the Keeper

Date of Action

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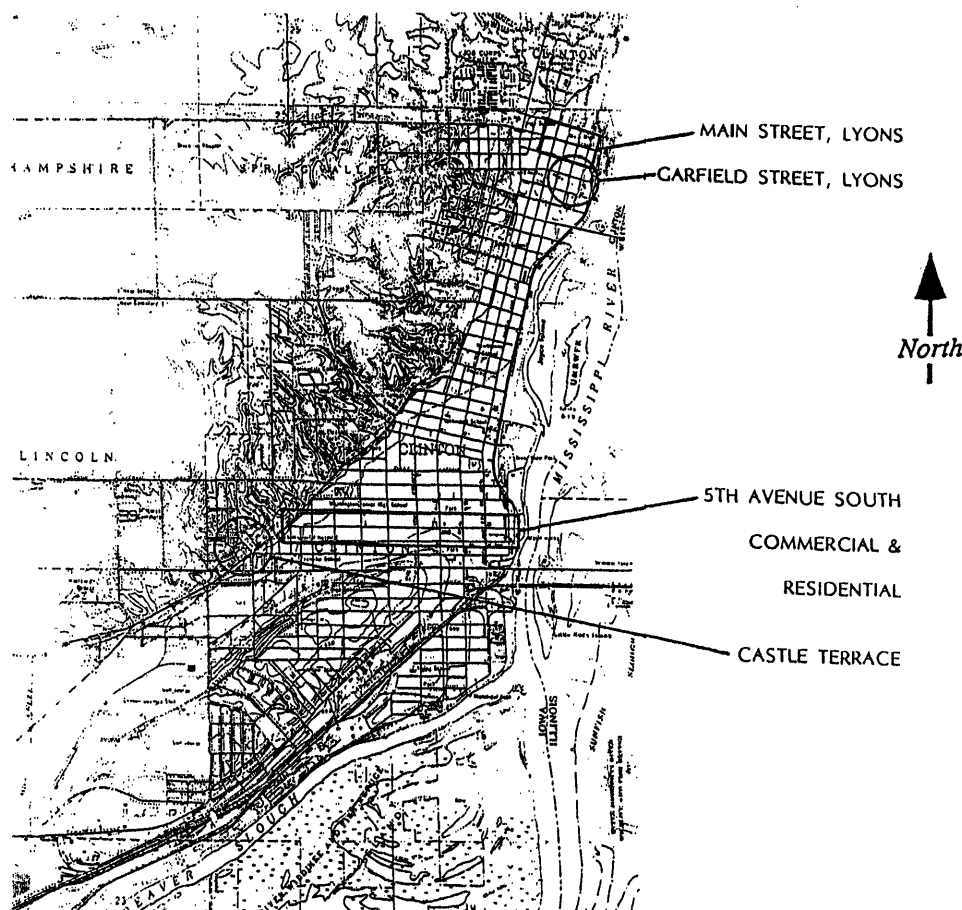
CFN-259-1116

### ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY

#### Historic Contexts:

#### INTRODUCTION

The Clinton Historic Preservation Commission received a Certified Local Government (C.L.G.) Grant to conduct an intensive level architectural/historical sites survey of selected areas of the community during 1992-93. Four historic contexts were identified and developed during that survey. This Multiple Property Documentation Form and the National Register nomination being submitted with it are the result of that intensive survey. Additional information about this project is included in Section H.



U.S.G.S. Map of Clinton (reduced)

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ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA  
CLINTON COUNTY

LYONS: 1836-1895

*The history of Lyons has been covered in detail in three recent books (History of Clinton County, Iowa, 1976; Clinton: A Pictorial History, 1983; and, Lyons: One Hundred Fifty Years North of the Big Tree, 1985) and there is no reason to duplicate that information here. This discussion will be brief and will focus on establishing a historic context for the community.*

In 1835 a riverboat pilot by the name of Elijah Buell crossed the "greatest national highway" (as the 1875 Andreas Atlas referred to the Mississippi River) at what was known as the "Narrows" and settled on the west bank.<sup>1</sup> Here, with John Baker on the Illinois side, he established a ferry crossing (the Fulton-Lyons Ferry). Two years later, in 1837, Buell was joined by George Harlan, Dennis Warren, Chockley A. Hoag and Suel Foster in the laying out of a town. Named Lyons in honor of the city in France<sup>2</sup> the "pretty little village"<sup>3</sup> grew slowly until 1855 when it was incorporated. The Lyons Mirror was established in 1854 and it proudly chronicled the development of the community. From a few hundred inhabitants in 1854, the town grew to 3,000 by 1858. This growth was due in large part to the belief that a railroad would soon be built through the community, with a railroad bridge across the Mississippi. The Iowa Central Railroad was organized in 1852, but failed just two years later. The Mirror noted in 1856 that another company, the Iowa Central Air Line Railroad Co. was trying to raise money.<sup>4</sup> The financial panic of 1857 brought an end to the talk of the railroad crossing at Lyons.

The summer of 1856 was filled with the construction of new buildings along Main Street, and discussions concerning the need for good roads. Two "Architect & Builder" ads could be found in the Mirror, one for William Sanborn, and the other for John M. Neafie.<sup>5</sup> The Gothic Revival limestone Grace Episcopal Church at the corner of 6th and Franklin (now the corner of N. 2nd Street and 21st Avenue N.) was started that year, and completed the following spring at a cost of \$4,500. Just north of the Lyons business district the brick church of St. Iraneus was built in 1852, the first Catholic church in Clinton County. (This was first replaced by a frame church in 1856, and by the present limestone church in 1864.) The young town appeared eager for improvements, with trees being planted in April 1857, and a city ordinance passed to build sidewalks in the downtown area. In August 1860 there was discussion about a horse railroad (streetcar) to run between Lyons and Clinton, and by November of that year the line was actually running. It covered three and three-quarters miles from the ferry landing in Lyons south to J.R. & A. Bather's nursery and flower garden in Clinton.<sup>6</sup>

In 1861 J.P. Gage began construction of a new brick block at the corner of Main and 4th streets (Main and Garfield today).<sup>7</sup> Known as "Gage's Union Block" this building was a three story double storefront design, with segmental arched windows and the bracketed cornice of the popular Italianate style. The building today may be the oldest still in use along Main Avenue.

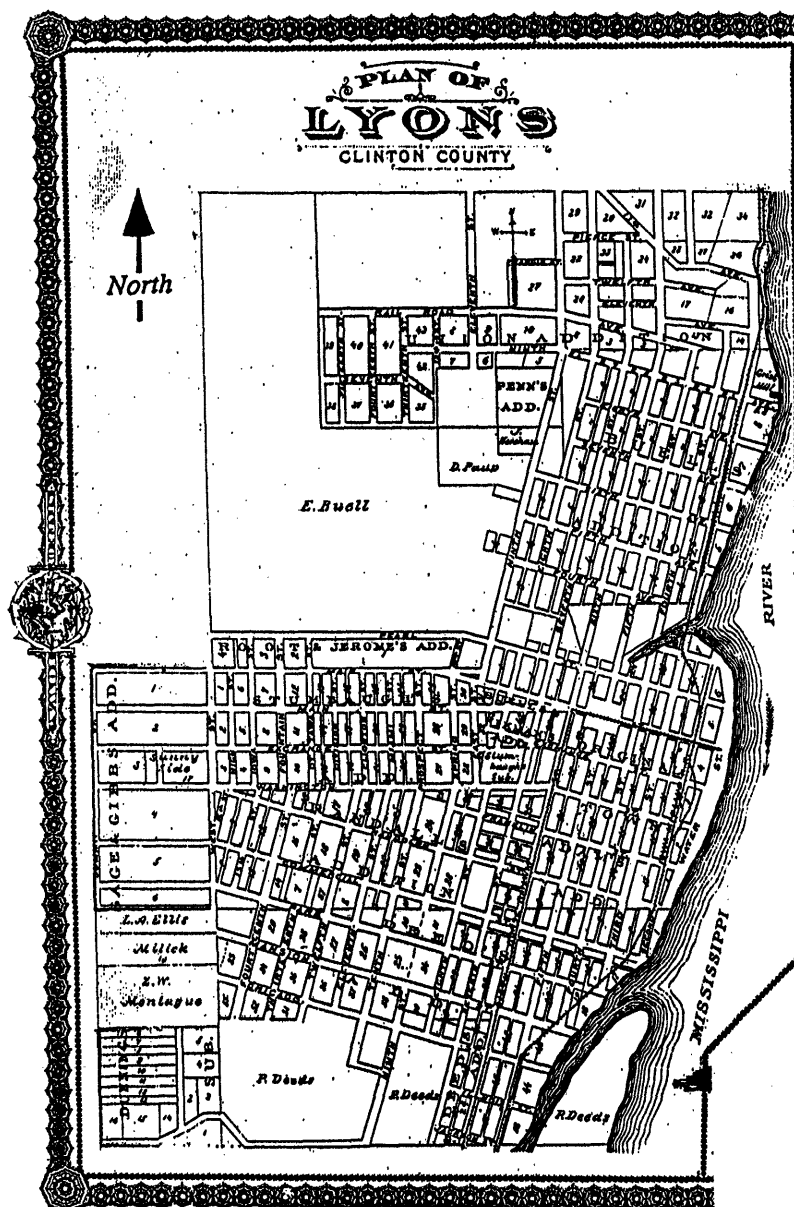
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## ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY



Map of Lyons from the 1875 Andreas Atlas

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### ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY



Gage's Union Block, corner of Main Avenue & Garfield

Lyons had quickly become an important center for agricultural products. Mills were being established along the riverbank. The flouring mills were the first, and then, in the 1850s, several sawmills were constructed (some of which failed in the panic of '57). By 1869 the town of Lyons was well known for lumber as well as for grain.

Several of the flouring mills were combined with distilleries. The Union Mill of William Haun was such an operation. Following processing, the grain was hauled across the Mississippi aboard the Lyons ferries. These were located at the foot of Main, and by 1860 were steam powered.<sup>8</sup> Until the railroad bridge was built in 1865, railroad cars were also transported across the river on ferries. The ferries continued to be of great importance until the first wagon bridge was built at Lyons in 1891.

The first lumber mill in Lyons was established by Stumbaugh and Cox in 1855 on what is now McKinley between 29th and 30th Avenues N. Two years later the Hosford mill opened just north of the Cox enterprise.<sup>9</sup> After the Civil War, David Joyce and S.I. Smith built a mill between Lyons and Clinton (Joyce became sole owner in 1873). A sawmill that was part of Haun's grist mill and distillery business was purchased by David Batchelder, E.P. Welles, and L.B. Wadleigh, and became one of the most important lumber businesses in the area until it closed in 1894.

With the ready availability of lumber, millwork companies were opened in both Clinton and

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY

Lyons. The M.A. Disbrow Company began operations in Lyons in 1856. This company produced window sash, doors and decorative trim. Like the Curtis Company in Clinton, Disbrow continued in operation even after the sawmills closed.

It appears that the only remaining building along the riverbank in Lyons from the early period is the limestone warehouse at 2115 Grant Street, said to have been built c.1845. The office of Batchelder's company remains at 86 31st Avenue N. Built in 1880, it looks almost residential in design, with a gable roof, and projecting gable over the front entrance. This one and one-half story building now has a long two story brick wing attached to the east side which was added when the Clinton Lock Co. purchased the site in 1896. The two story brick Disbrow office from c.1890 is in relatively unaltered condition at 2301 23rd Avenue N. Floods, fires, and "progress" appear to have removed other early industrial resources. The bird's-eye view of Lyons drawn in 1868 shows the location of the many mills and important buildings in the business district.

By 1876 Lyons could boast of a population of 5,000. While many were from the New England states and Ohio, a large number were of German origin. For this reason a German language newspaper, the Iowa Volks Zeitung was established in Lyons. There were also two German churches and a German association in the community.

Residential development kept pace with local growth. Today, several good examples of the popular Italianate style can be found along Garfield Street between 21st and 23rd Avenues N., as well as scattered throughout the community. Many of the extant examples are of brick construction. Typical of this style is the house at 2204 N. 2nd Street that was built in 1866, and purchased a few years later by David Batchelder of the Gardiner, Batchelder & Wells Lumber Co. It is two stories, with a low pitched hip roof, broad bracketed eaves and projecting hoodmolds.



David Batchelder House, 2204 N. 2nd Street

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### ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY

The house of another important lumber baron can be seen at 1818 N. 3rd Street. This Queen Anne style residence was built for William Joyce in 1887 and remained in the family for decades. Alterations include the removal of much of the decorative exterior trim and the replacement of the original front porch around 1914.

A strong rivalry existed between Lyons and Clinton from the very beginning. Each was a complete community, with its own schools, churches, businesses, and industries. In the 1876 Owen's Gazetteer there was an interesting discussion about how Clinton and Lyons depended on each other, profited from each other, and even cooperated to a certain extent. It noted that the growth of each had linked the two towns and that they "probably should become one city, but deep local prejudice in both towns keeps that from happening."<sup>10</sup>

Although the railroad bridge across the Mississippi was built at Clinton in 1865, the first wagon bridge across the Mississippi in this area was built at Lyons in 1891 (this Lyons-Fulton High Bridge was demolished in 1975). The Clinton wagon bridge opened for use a year later, in September 1892. While both towns fronted on the Mississippi, there was an area of about 260 acres between the two that had been incorporated as the town of Ringwood. Ringwood was annexed by Clinton in 1878, and the village south of Clinton known as Chancy was annexed in 1892. This left Lyons as the only separate community along the riverbank. After much discussion, and dissension, the issue was put before the voters in 1895. Annexation was approved by a two to one margin. Consolidation did not take place overnight however. Street names between the two communities were not coordinated until 1927 and two separate school districts existed until 1947. Even today, when asked where they live, many inhabitants of the northern part of Clinton will tell you that they "are from Lyons."

### LUMBER INDUSTRY: c.1860-c.1900

Stumbaugh and Cox established the earliest saw mill in 1855, followed by the Hosford mill in 1857. These early mills were providing lumber for local consumption. It was not until after the Civil War, when the railroad bridge was built across the Mississippi at Clinton and the tracks were extended to the west, that the lumber industry actually began to grow. It was a happy combination of factors that caused this to happen: white pine was readily available in the forests of northern Wisconsin and Minnesota; western settlement required building materials, as much of the plains were treeless expanses; the Mississippi River served as a broad avenue down which the logs could be floated to towns with railroads; and, these river/railroad towns became the sawmill towns, where logs became lumber and were shipped west by rail. While this occurred all along the Mississippi between Minneapolis and St. Louis, the largest concentration of lumber mills was located along the river in Clinton County.

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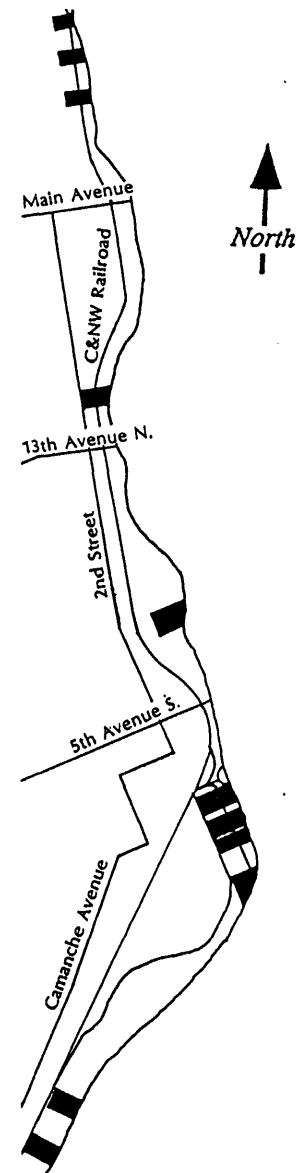
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### ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY

Eleven major mills were in operation in Lyons and Clinton in the 1870s (from north to south on this map): Gardiner, Batchelder & Welles (2); Lyons Lumber Co.; Joyce Lumber Co.; Clinton Lumber Co.; W.J. Young (2); and, C. Lamb & Sons (4).<sup>11</sup> These mills were family owned operations or partnerships. The sawmills located along the river bank from Lyons to Clinton produced over 265 million board feet of lumber in a single year, 1892.<sup>12</sup>

Lumber milling was a seasonal activity. The typical mill would employ between 100 and 300 men for a five to seven month season. During that time they would normally work ten hour days. The late 1880s were the period of peak employment, when more than 2,500 workers in Clinton and Lyons received wages of almost \$900,000 annually.<sup>13</sup> The men were paid between \$1.50 and \$2.00 per day. Many of the activities were mechanized, but hand labor was needed for sorting, grading, stacking and shipping. The work was dangerous, and while there was no legal requirement for the companies to care for their employees, some owners such as W.J. Young felt compelled to do so. Fire was a constant threat to the lumber industry, and almost all of the mills experienced at least one major blaze (C. Lamb & Sons survived four fires).





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## ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY

In addition to the lumber yards, millwork companies developed. The two major firms were the Curtis Company in Clinton which was established in 1866, and the M.A. Disbrow Company which was founded in Lyons in 1856. Both produced window sash, doors, and decorative trim. The Disbrow Company later moved its operations to Omaha, Nebraska, but the Curtis Company continued to be an important industry in the community until its closing in 1966. Curtis will be discussed again in the Architecture context.

The lumber industry had a tremendous impact on Clinton economically. The mill owners became millionaires, and their families lived a life of luxury. Elegant residences were built west of the business district along 5th, 6th, and 7th Avenues. The newspapers chronicled the social events: the dinners, the dances, the teas, the cruises. It is said that both food and flowers were often shipped by rail from Chicago for these occasions.<sup>14</sup> The George Curtis house (NRHP) is the best and most representative residence from this period. The elegant brick dwelling features a matching carriage house and porte cochere. The interior is lavishly decorated with the finest millwork the Curtis Company had to offer. Now the home of the Clinton Women's Club, the house is open for tours and special events.



George M. Curtis house, 420 5th Avenue S

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY

The men who made all of this happen were a diverse group.<sup>15</sup> David Joyce (of Joyce Lumber Company) arrived in Lyons in 1860 and built his first sawmill in 1869. Although this mill burned in 1880 it was immediately rebuilt. David's son William joined the business, and as the northern trees were thinned he established companies in the south where lumber was more readily available. Although William moved the firm's office to Chicago in 1897, the Joyce Lumber Company remained in existence until 1973.

David Batchelder and E.P. Welles, with L.B. Wadleigh purchased the Haun distillery on 31st Avenue N in 1874 and converted it into a sawmill. Three years later Gardiner and one of his sons purchased Wadleigh's interest. The firm operated the first mill from 1874 until 1880, and then built a second one a block to the north. At one time this company employed more than 300 people, making it Lyons' largest employer. With the decline in the lumber business, Welles moved to Minneapolis and formed a new lumber company, the Gardiners moved to Mississippi and purchased a sawmill, and David Batchelder remained in Clinton where he became a principal in the Clinton Lock Company, on the mill site using the lumber office for his new enterprise.

Chancy Lamb the founder of C. Lamb & Sons gained milling experience in New York state before venturing west. In 1856, at the age of 40, he arrived in Clinton. Shortly after purchasing his first mill it burned to the ground. Undaunted he rebuilt immediately, just south of what is now the approach to the railroad bridge. Ultimately he was to own four mills in Clinton. His son Artemus joined the company in 1864, and son Lafayette in 1873. By 1880 C. Lamb & Sons were the largest sawmill operators on the Mississippi, a position they held for fifteen years. Chancy Lamb was an inventor, and designed several pieces of milling machinery. He and his sons were active in lumbermen's associations, and had interests in sawmills in Wisconsin and several western states. They served as officers of four Clinton Banks. Each built a fine residence, befitting their place in Clinton society. The present Y.W.C.A. building was once Lafayette Lamb's house, Chancy's house was immediately east (non-extant), and Artemus' house was one block north. Lamb descendants donated land for the Clinton Public Library, the 1976 Y.W.C.A. addition, funds for the construction of the Jane Lamb Hospital, and made numerous improvements to the city's public parks.

W.J. Young was a Scotch-Irish immigrant who came to America in 1846. In 1859 he moved a mill belonging to the Ohio Mill Company from LaCrosse, Wisconsin to Clinton. He became a one-quarter owner of the firm and named it the W.J. Young Co. The following year he replaced the small mill with a much larger one, and six years later built an even larger mill to the south. In 1882 Young bought out the other interests and became the sole owner of the company. The firm was the second largest employer in Clinton in 1879 with 445 employees, but by 1891 it employed 1,010. Young was described as a strait-laced martinet who gave little authority to his sons. He was respected, if not liked, by business associates and the people of Clinton. Newspapers did not note his social activities, probably because there were none. Few pictures exist of his home. The business suffered during the panic of 1893, and the following year Young, in ill health, shut down one of his mills. His sons closed the other following his death. He contributed to various charities and to Cornell College, as well as providing the original home for the Y.M.C.A.

There were other mill owners who were not as flamboyant, and did not achieve the

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### ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY

spectacular financial success of those noted above. Ira Stockwell was the owner of the Lyons Lumber Co., and Abram P. Hosford started the Clinton Lumber Company. The site of the latter was purchased by the City of Clinton in the late 1890s and became the nucleus of Riverview Park.

The northern forests were depleted in the early 1890s, and the lumber industry went into decline. Following the financial panic of 1893 it never recovered. The Lyons Lumber Company had closed in 1892, and the Clinton Lumber Company the following year. In 1894 Gardiner, Batchelder and Welles closed, and W.J. Young closed his "Big Mill." The other Young mill closed in '97 following his death. Both C. Lamb and the Joyce Company continued until the early years of this century. The impact on the community was tremendous. In 1897, with several of the mills already gone, Clinton's population was 28,150. Three years later the population had dropped to 22,698.<sup>16</sup>

Little remains of Clinton's once bustling lumber mills. Fires and floods have leveled many resources, but those that remained were obliterated through the city park and levee projects. One or two of the Curtis buildings remain, but were not covered during this survey project. The offices of two other companies (both in Lyons) were included here: the Gardiner, Batchelder & Welles Lumber Mill brick office building on 31st Avenue N, and the lumber-related M.A. Disbrow building at 2301 McKinley.

The lumber industry was once the most important business in the community. Today its history lives on, but physical remnants are difficult to find.

### COMMERCIAL AND INDUSTRIAL DIVERSIFICATION: c.1895-c.1925

Even before the end of the lumber era, the citizens of Clinton saw the need to diversify. In 1891 the Clinton Industrial Improvement Co. was formed and it began the development of Manufacturers Addition<sup>17</sup> to encourage new manufacturing interests to come to the city. Despite these efforts, Clinton was not prepared for the impact of the closing of the mills. Over five thousand people left town. Many store owners were ruined, and all of the savings and loan institutions failed because they held the home mortgages. The turn of the century was the turning point when Clinton ceased to be a lumber center and began the industrial diversification that is still seen today.

Two important firms related to, but separate from, the lumber industry had been around for several decades by the turn of the century. Martin A. Disbrow had established his millwork company in Lyons in 1856. Through his catalogs, builders across the country could order interior and exterior millwork, leaded glass, office and bank counters, church interiors, and even whole storefronts. In 1886 a warehouse and office were opened in Omaha, and operations were moved there at a later date. As noted earlier, the former office building is still standing.

The Curtis Company had been in Clinton since 1866, but its most productive years were to come after the closing of the mills. The company produced quality sash and doors and fine interior and exterior decorative millwork. Even the smallest of cottages were often graced with decorative

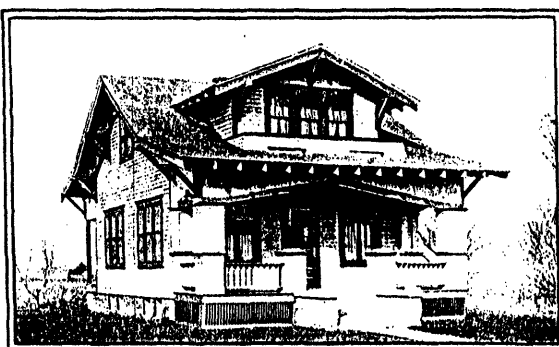
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## ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY



### Judge Your Home as Your Friends Will

When you show your friends through your new home they will pass judgment upon it. They will appraise the convenience of your plan. They will look for labor-saving features. Doors that warp, stairs that creak, loose sash, faulty cabinet work—by the presence or absence of these defects they will know how well you have built.

By your plan and woodwork they will judge your home and you.

For over fifty years we have been making woodwork that home builders are willing to be judged by among their friends.

Every item, from a cellar sash to a stately stairway, is so painstakingly made from selected material that we gladly proclaim it as our product and stamp it with our mark—CURTIS.

The various pieces of wood in an item of Curtis built-in furniture, for example, have been carefully matched in both color and grain. The corners have no nails. Nor is the edge of one board set against the side of another, making an ugly joint. The doors open and close easily. The drawers really glide, they do not bind.

Yet this handsome piece of permanent furniture costs less than one made on the job of unselected material. We make many of them, hence we can make them at low cost. Besides, it is power, not muscle; accurate machines, not fallible human hands, that plane and sandpaper the boards and cut the joints. Power is cheap compared to muscle; machines are fast as compared to handwork.

So plan carefully and select CURTIS Woodwork if you would have your friends say, "He has built well."

**The Curtis Companies, Service Bureau**  
3027-4027 S. Second Street Clinton, Iowa

**Manufacturing and Distributing Plants at:**  
Oklahoma City, Okla. Topeka, Kansas Minneapolis, Minn. Clinton, Iowa  
Wausau, Wis. Dayton, Ohio Chicago, Ill. Sioux City, Ia.  
Eastern Offices at Pittsburgh and Washington

"The makers of Curtis Woodwork guarantee complete satisfaction to its users.  
We're not satisfied unless you are."

# 1866 CURTIS WOODWORK

"The Permanent Furniture for Your Home"

### Home Books of Plans

As a helping hand to those confronted by the perplexing problems of home building we have prepared two books of plans.

From the thousands of homes for which we have furnished woodwork we have selected about sixty to show you in these books.

Photographs have been taken of both interiors and exteriors of these homes. Floor plans are plainly sketched and are easy to understand, room dimensions being given.

One of these books will go far towards giving your ideas very definite form. Send for the one you want.

It is free.



Please cross out the book you desire

**THE CURTIS COMPANIES, SERVICE BUREAU**  
3027-4027 S. Second Street, Clinton, Iowa

Without obligation of any kind on my part, please send me, free—

"Better Built Homes," Vol. IV, for \$400 and under  
"Better Built Homes," Vol. V, for more than \$400

Name \_\_\_\_\_  
Street or R. F. D. \_\_\_\_\_  
Town \_\_\_\_\_ State \_\_\_\_\_

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## ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY

details provided by Curtis. In a day when window sash was sold without glass, George M. Curtis revolutionized the industry by selling windows glazed in the factory. By 1915 the company had ten plants located throughout the midwest as well as offices in Pittsburgh and Washington. Full page ads in magazines proclaimed the superiority of Curtis woodwork, and announced that they were offering two books of house plans. From thousands of houses which had used their woodwork, they had selected sixty which seemed most pleasing and photographed them inside and out. Floor plans were included. These books to help you in your planning were offered free of charge. The extant Curtis buildings were not included in the present intensive survey area.

Four major railroads passed through Clinton: the Chicago and North Western; the Chicago, Milwaukee and St. Paul; the Chicago, Burlington and Quincy; and the Chicago, Rock Island and Pacific. Many good sites located near the railroad tracks provided enviable locations for new industries and businesses. Two wagon bridges were built across the Mississippi in the early 1890s: the Lyons and Fulton High Bridge which opened on July 4, 1891; and the Clinton Wagon Bridge which was used for the first time on September 17, 1892 (both are non-extant). These improved transportation facilities were instrumental in fostering growth in the community. Between 1890 and 1920 sixty new businesses and industries were started in Clinton.<sup>18</sup>

In 1892 the George Wilson family of Sterling, Illinois purchased the Clinton Bridge Co., and renamed it the Clinton Bridge and Iron Works. The Wilsons were to be major players in Clinton's progress over the next decades. The Wilson Building, 1914, was Clinton's first, and still the largest, modern office building.

The Clinton Lock Company was established in 1896 by David Batchelder. He had purchased a small company from Peoria and moved it to the site of the former Gardiner, Batchelder and Welles Lumber Company. In the following years the business expanded with the addition of several buildings including a foundry, and produced a line of locks which were sold to millwork companies and hardware wholesalers.

In 1904 local businessmen initiated construction of the five story Lafayette Hotel. It is said that one of the reasons it was built was to have an impressive place to house the acting companies performing in the community, and to be able to attract conventions. Many Iowa communities were recognizing the need for a fine, first class hotel about this time. The Lafayette (named for Lafayette Lamb) was built of Iowa Granite Brick, another new product being produced locally. This company was organized by the Lambs and it manufactured a sand-lime concrete brick. The brick was apparently well thought of by building professionals, because it was twice featured in the trade magazine *Brick*, in 1906 and 1907.<sup>19</sup> This new material was used for the construction of a number of buildings in the community over the next few years (the company closed in 1915), and appears to have been used extensively around the county. A trip through other communities reveals schools and several bank buildings of the same material.

In 1905 the Iten Cracker and Biscuit Company moved into a new 70,000 square foot building on North 2nd Street. Like the hotel, this too was of Iowa Granite Brick. Iten had been founded as the "Snow White Bakery" in 1892. It baked and distributed a wide range of bakery items throughout the midwest, and opened branches in Omaha, Oklahoma City, and Memphis. In

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### ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY

1928 it was purchased by Nabisco, and the Clinton operations were closed shortly thereafter. The building was acquired by the W. Atlee Burpee (seed) Company in the early 1940s, and currently is used as a warehouse.

Other businesses in Clinton around the turn of the century included the Fish Wagon Works which employed 150 people to construct delivery and freight wagons, the Clinton Saddlery Company which had a contract to provide harness and saddles to the Russian government, the Lamb Boat & Engine Company which became Climax Engine Manufacturing Company and built internal combustion engines, the Iowa Machine Works & Foundry, and, Lubbers & Bell Company which made screenwire flyswatters. Several companies from this period which did not survive very long included: American Wire Fabrics Company, Brinkerhoff Stamp Machine Manufacturing Company, Clinton Wire Cloth, Clinton Brewing Company, Papier Mache Works, Clinton Furniture, and the J.C. Spahn Manufacturing Company which made doll furniture. In 1913 Swift and Company purchased an old packing house building and converted it to process eggs, butter and poultry. What was to become a major manufacturing force in Clinton started operations on April 22, 1907. Clinton Sugar Refining Company produced corn syrup, gluten feed, gluten meal, corn oil meal, and corn oil by-products. The company, which employed 250 people, was the first investment of outside capital in many years. The company was later known as Clinton Corn Processing, and today (1993) is part of Archer Daniels Midland (ADM). In 1907 the company tallied 3,000 bushels of corn per day, while today, it is in excess of 110,000.<sup>20</sup>

Local dairies were an important business in the early part of the century. At first milk was hauled to the creameries by wagons, and later, trucks picked up the cream from the farms. Almost every community had at least one dairy, and as the largest town in the county Clinton had several: the C.A. Ryder & Son Dairy began in 1915 and later became Elmwood Dairy; Lincoln View Farm (1914) was considered a model operation with a barn featuring concrete walls to a height of four feet and hollow tile above with a stucco finish;<sup>21</sup> the Oak Grove Dairy; and, Seeser's Hilltop Dairy on present Highway 30 (the Lincoln Highway).

The early years of the century brought the first automobiles to Clinton, and with these autos came the need for better streets and roads. Newspapers throughout the first quarter of the century contain discussions of the need for hard surface streets, and the various types of paving available: vitrified brick, macadam, and creosote treated wood blocks. With streets came improved storm and sanitary sewers. For example, in 1904 the American Contractor noted that the contract for about 2650' of sewer in District 12 had been awarded to George M. King of Des Moines at a cost of \$6,095.<sup>35.22</sup>

Automobile garages, both sales and service, were important new businesses. The Clinton Herald noted in 1914 that a "modern garage" was to be built on Main between 7th and 8th streets in Lyons.<sup>23</sup> In October 1914 the Herald noted that Daehler and Zinnell were building an addition of 50' by 60' to their garage at 127 Sixth Avenue S., and that Dr. C.E. Bickelhaupt of Freeport, Illinois had purchased an interest in the business (it later became Bickelhaupt and McEleney). The paper also recorded that the firm had sold 273 Fords and 9 Ford trucks during 1914.<sup>24</sup> The

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following month the Herald mentioned that Thomas Boyle and M.E. Blaine were opening an auto garage at 122 5th Avenue S., and in addition to being a general repair garage, they would also handle auto supplies and "do all electrical work necessary on motor cars. Mr. Blaine has had ten years of experience in electrical motor work."<sup>25</sup> Sixth Avenue was the location of so many auto garages that it became known as "Automobile Row":<sup>26</sup> H.W. Seaman, acting for Mrs. E.J. Scott, was over-seeing the "finest garage in Clinton;" Hart Bros (local agents for Hupmobile and Allen cars) were starting their second year; and, W.A. Sewall had a large garage and salesroom built of fireproof material for the sale of Reos, Velies, & Briscoes.

The first "coast to coast rock highway," the Lincoln Highway, was proposed in 1912. This was to prove important to Clinton's development as it crossed the Mississippi at Clinton and proceeded west across the state of Iowa through DeWitt, Cedar Rapids, Tama, Marshalltown, Ames, Boone, and Carroll. (Portions of what became U.S. 30 still exist in scattered areas.) In Clinton, this channeled a great deal of traffic through the center of the community, and had a definite economic impact. A report on a 1917 Industrial Survey of the community by Charles P. Chase noted,<sup>27</sup>

At the present time there is a trading population tributary to the city of Clinton of about 75,000 people. This comprises the territory extending thirty miles north, twenty-five miles south, thirty miles east, and thirty-five to forty miles west. Within these limits....there are not many people but who derive at least a few of their supplies either directly or indirectly from our city...

The merchants of the city of Clinton have adopted a liberal policy of co-operation with the outside and smaller merchants in adjoining towns, and have advised people to try their home merchant first and if unable to find what was wanted to then buy it in Clinton. They have also built up a large business in supplying the smaller merchants within this territory on telephone orders....

While the trade territory of Clinton is not expected to grow in extent or reach out a much greater number of miles, there is still a great opportunity for development and increasing the business within its limits.....

The automobile and motor truck have greatly increased the possibilities of extension of outside trade; the permanent improvement of roads has increased the amount of goods that can be hauled and the distances to which they can be delivered, and work on the improvement of roads should be constantly pushed. Troubles in railroad deliveries during the past year have shown what importance motor trucks and the condition of our roads may be on transportation in the future.

Lower bridge tolls, or free bridges, with improvements in the approaches, would also add much in the extension of trade.....

The businesses downtown were changing, moving, and expanding during the early decades of the century. In 1909 J.D. & F.H. Van Allen bought the building at the northwest corner of 5th Avenue S and S. 2nd Street which they had been renting since 1892. New construction between

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1910-12 included a number of important commercial buildings (for Langan & Langan, Wolfe & Wolfe, August Heinrichs, City National Bank, and the Wilson Building). There was a discussion of the need for boulevard lights on 5th Avenue and 2nd Street. New theaters (for moving pictures) were opening downtown, and at least two new soda fountains were installed. Established businesses were not ignored, as the Herald noted that "Jack Ryan, a traveling professional, comes to town and paints barber poles, which has been his profession for many years."<sup>28</sup> 1913 was a year of great improvement, with over \$2,000,000 being spent.<sup>29</sup> One of the largest projects downtown was the Van Allen Building. Construction of the four story building started on May 1, 1913, with completion in September 1914.<sup>30</sup> An estimated 10,000 people attended the Grand Opening celebration. The Herald covered the opening in detail with many photographs as well as a description of the building. Some of the features noted included: a day nursery, supervised playroom for children, elevators, drinking fountains, and free telephones. It is interesting that the identity of the contractor, Daniel Haring, was noted in the article, but not that of the architect. Much of the new construction in the downtown area for the next decade would show the influence of Louis Sullivan's design for the Van Allen Building.



Van Allen Building (NHL), 200 5th Avenue S



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Lyons could also boast of new construction. A new bank building (the Iowa State Savings Bank) was planned for the corner of Main Avenue and 6th<sup>31</sup> and the Parkside Theater was built just west of the High School, opening in March 1914.<sup>32</sup> All of the concerns voiced about the central business district were echoed in Lyons. There was talk of the need for boulevard lights along Main, and paving was a major issue.

By 1920 Clinton had over one hundred factories producing such varied products as furniture, sash, doors, starch, glucose, sugar, engines, wagon boxes, candy (the Schall Candy Company was located in a two and one-half story brick building which was completed in 1917 on N. 2nd Street, just one block south of the Iten Bakery), clothing, harness and saddle equipment, beer, crackers, roofing material, wire, cloth and brick. There were a number of smaller businesses as well which made items such as cigars and brooms.<sup>33</sup>

This was the diversification which was to keep Clinton alive following the death of the lumber industry, and to sustain it as the century progressed. This diversification allowed the community to build new hospitals, a public library, two colleges, and the Clinton Coliseum.

### ARCHITECTURE: c.1850-c.1940

The architecture discussed in this context will primarily be that which has been documented in some way. For that reason, it will not necessarily be the "typical" houses and buildings of Clinton. Literally thousands of houses and buildings were constructed that were never mentioned in the newspaper and were never photographed.

Many of the houses and buildings throughout Lyons and Clinton, especially the early examples, can be termed vernacular architecture. That is, a simple, functional design executed by local craftsmen in a readily available building material. Vernacular architecture is meant to provide shelter in the simplest manner possible. Sometimes elements of a "high style" are added to these simple forms for decorative purposes, but these are not designed by architects, or built from pattern books.

The earliest construction would have taken place in the Lyons area. It is said that the first houses were of hewn log construction, a common practice in Iowa in the 1830s. As sawmills were established and wood became available for construction, some of the log houses were replaced by more permanent residences. No early examples of wood frame construction were recorded in our limited survey areas.

Like Jackson County to the north, the Clinton area has an abundance of readily available limestone. The two earliest extant limestone houses have been dated to the late 1830s. Neither of these houses was included in this survey because alterations and additions have impaired the integrity of each. However, a limestone warehouse from c.1845 at 2115 Grant Street was surveyed. This is a single story rectangular gable roof building, possibly with storage in the gable area. The stonework is of limestone blocks of varying size and shape, with larger blocks used at the corners. Original openings feature timber lintels. The building has been altered by the addition of a large garage door and vertical siding in the gable end. Due to the rarity of early stone buildings in the

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community, a somewhat lesser degree of integrity might be acceptable. Since the siding is a reversible alteration, it is not considered intrusive.

Two of the early churches in Lyons, both of Gothic Revival design, were also constructed of limestone. Grace Episcopal was started in 1856 and completed the following year. In 1898 the church was enlarged by the addition of two more bays and a tower added. Care was taken to match the original stonework. St. Irenaeus Catholic Church, from 1864-65, is of locally quarried limestone. It features twin towers with spires of different heights, and a rose window in the east elevation. Originally the entrance was on the east and had to be reached by exterior stairs due to the sloping hillside. In 1906 the entrance was relocated to the west elevation, with the door at ground level.

In his 1980 architectural survey Ronald Schmitt identified a group of houses that he said had characteristics of the Federal, Greek Revival, and even a little Italianate, styles. These were rectangular in shape with a gable roof, entrance on the gable end with the door offset to one side. Many of the extant examples are of brick, but there were probably many wooden examples originally. He suggested that because this house type is found in many towns along the Mississippi River it might be considered an Upper Mississippi River style.<sup>34</sup> One example of this type is the brick Dennis Warren House at 2224 Garfield Street. It is quite similar to those houses in Davenport



Dennis Warren house, 2224 Garfield

for which Marlys Svendsen and Martha Bowers coined the term "McClellan front gable" because an

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architect by the name of T.W. McClellan was associated with many of them.<sup>35</sup> However, it appears to be simply a very basic house type that is found in many locations, not just the Upper Mississippi River area.

Just as many of the residences can best be termed vernacular, so can many of the commercial and industrial buildings. Two of the office buildings surveyed as part of this project fall within this category. The M.A. Disbrow & Co. Office at 2301 McKinley was built c.1890. It is a two story brick building, rectangular in shape with a flat roof. Windows have segmental arches, and the cornice is defined with very simple brick panels. Brick pilasters divide the building into vertical elements visually. There are no significant decorative elements. The Gardiner, Batchelder, & Welles Lumber Co. Office at 86 31st Avenue N. was built in 1880, and is almost residential in design. The brick building features a gable roof with projecting front gable above the entrance. It rests on a limestone foundation with watertable, and features round arched windows in the gables. The original porch was replaced by the present one sometime this century. In 1896 the brick wings to the east were added, giving the building more of an industrial feeling, and other additions were made in 1910. The original office is still visually separate, but suffers from a loss of integrity.

The first mention found of local architects comes from the Lyons Mirror of June 11, 1856. There were two ads:

William Sanborn, Architect & Builder, Lyons.

John M. Neafie, Architect & Builder would say to the public that he will hold himself in readiness to furnish Designs, Plans & specifications in short notice. Perspective & mechanical drawings executed. A liberal share of public patronage is respectfully solicited. Office for present at A. Higley's in Buell's Addition.

No examples of Mr. Neafie's work have been identified, and only Sanborn's own residence remains as a relatively unaltered example of his work.

An early romantic style is seen in the Judge Aylett Cotton House at 316 18th Avenue N. This Gothic Revival style residence was built in 1853 and features not only the pointed arched windows of the style, but also the board and batten exterior that emphasized the vertical qualities of the style. This house is located on a hillside facing east, and must have had an extraordinary view of the river originally. In 1943 a fire damaged the steeply pitched gable roof. When the roof was rebuilt it was given an unusual gambrel shape which detracts from the integrity of the resource.

The style that was to play an important role in the physical appearance of both Lyons and Clinton for almost thirty years was the Italianate. This was in common use from c.1855-c.1880 for residences and commercial buildings alike. The two areas surveyed in Lyons contain a number of good examples of this popular style.

The Gage Union Hall from 1861 at 86-88 Main Avenue is a simple Italianate brick commercial building. Three stories high and a double storefront wide, it has the gently sloping flat

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roof which became the norm around 1860. Although the west storefront has been altered, the east half with recessed double entry doors has been recently restored. Upper portions of the building retain a high level of integrity. The double hung windows throughout feature simple brick segmental arches. On the facade a corbelled brick frieze is located just below the pressed metal cornice. The cornice is denticulated with elegant Italianate scroll brackets with pendants. The side elevation is unadorned. The Advocate first mentioned that J.P. Gage was going to build in April 1860, but it was a year later before construction actually started.<sup>36</sup> By May 18, 1861 the paper noted "Gage's Union Block has already reached the second story and is progressing finely." Unfortunately no mention was made of who the architect or builders were. The Gage Building is representative of this very popular style. Although there are other buildings along Main Avenue which retain some elements of Italianate design, none have the integrity of the Gage Building.

The Reuban Ball (David Batchelder) House at 2204 N. 2nd Street is an outstanding example of residential Italianate design from 1866. This two story brick house has the low pitched hip roof and broad bracketed eaves characteristic of the style. The paired scroll brackets are found on all elevations and are repeated on the side bay. Windows throughout are tall and slender with cast hoodmolds. The stone foundation is capped by a dressed stone watertable. It has not been determined if the cresting on the bay and porch is original or a replacement. No information has been located to identify the builder responsible for this house.

The Italianate style is also illustrated in several of the houses surveyed on Garfield Street. The Parker House at 2209 Garfield is a very simple example of the style with segmental arched windows and paired brackets at the cornice. It features a gable roof rather than the more common hip type. The corners of this house have been given a simulated quoin treatment through the use of cream colored brick. The names of both architect (J. Kingsten) and builder (John Sanford) were revealed when the roof was replaced in 1975.<sup>37</sup>

Next door north at 2211 is a good wood frame example of the style with bracketed cornice and low pitched hip roof. The brick house at 2219 Garfield lacks the brackets at the roofline, but features a bracketed polygonal bay on the south elevation. Across the street at 2216 is the James Hazlett House from 1860. This two story brick features the low pitched hip roof, paired Italianate brackets, and segmental arched windows all common to the style. Exterior shutters remain in place, and the first floor windows on the facade extend to the floor. A matching carriage house to the rear completes this important site.

Along Garfield are houses representing other styles and periods as well. The Leedham House at 2119 and the Williams house at 2208 Garfield were both designed by Clinton architect Josiah L. Rice and illustrate the elaborate millwork which was in vogue near the end of the century. It is possible (even probable) that the millwork on both houses was produced locally by either M.A. Disbrow or the Curtis Company. These houses represent variations on the popular Queen Anne style with elements of Stick Style design as well on the Williams house.

The Queen Anne style is also seen in the irregular massing of the William Joyce House at 1818 N. 3rd St. Built for the lumber baron in 1887, historic photographs show the house with a tri-color paint scheme, delicate front and side porches (with a second floor porch above the front

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Leedham house, 2119 Garfield

door), iron cresting with finials on the conical roofs, and a port cochere on the north (side) elevation. Elaborate millwork and shingling covered most exterior surfaces. The present appearance of the house appears to date to c.1914 when the original porch was replaced by the present wrap-around porch, and most of the decorative trim was removed. Although the house continues to be historically significant as the residence of William Joyce, its architectural significance has been impaired by the loss of distinctive details.

Two other examples of the Queen Anne style are directly related to the Curtis family. While the style is most often associated with wood frame construction, it was also found in brick. The Charles Curtis House at 417 5th Avenue S. and the George Curtis House at 420 5th Avenue S. are excellent examples of this. Both are two and one-half stories with irregular roof lines, elaborate chimneys, turrets (originally), and elegant porches. The interior of each features the lavish use of Curtis woodwork. A brick carriage house is located to the rear of each of these residences. It is interesting that the architect for the carriage houses has been identified (Josiah L. Rice), but we are unsure who was responsible for the houses. The Charles Curtis house suffers from a loss of integrity due to conversion to an apartment house. The George Curtis house retains a high level of integrity, both inside and out. The major change is the replacement of the original porch c.1920. This house is listed on the National Register.

Another good example of Queen Anne design is the house immediately east of the Charles Curtis house, located at the SW corner of 5th Avenue S. and 4th Street. This house is somewhat later and features Neo-classical details such as paired classical columns on the porch, swags and festoons on the corner turret and port cochere, and Palladian windows. A house with these details is often called Free Classic Queen Anne.

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The Curtis houses are located on 5th Avenue S., an area often considered as a historic district. There are several large architect designed houses between 4th Street and Bluff. In addition to the architecturally significant houses there are a number which must be considered to be non-contributing in a district. The boundaries for this district must be very carefully drawn and care must be taken in determining qualifications for significance and integrity. Consideration might be given to nominating the individually significant houses.

Josiah L. Rice has already been mentioned in connection with several properties. He came to Clinton originally to work for the Curtis Company, and then opened his own private architectural firm. In addition to the sites previously noted, he was responsible for other houses and buildings covered in this survey: The Jacobsen Building (1886) at 242-246 5th Avenue S. is an unusual example of commercial design, being three stories tall with a mansard roof. The Clinton High



Jacobsen Building, 242-246 5th Avenue S

School building (Roosevelt School) is a good example of Richardsonian Romanesque design with a rusticated stone foundation contrasting with deep red brick walls, heavy stone arches cap doors and some windows, and a corner tower with turrets. Rice was also the supervising architect on the

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Clinton County Courthouse from 1893 to its completion in '97 (he did not create the original design, he was responsible for overseeing the construction and making any needed changes). In 1898 he drew the plans for St. John's Episcopal Church, a Gothic Revival design executed in stone. Rice is known to have designed other houses, buildings, and churches in Clinton which were not covered in this particular survey. It might be possible at some point in the future to nominate an entire group of resources designed by him.

With the advent of the twentieth century, the architecture of Clinton begins to take on a different quality. There was a great deal of new construction, both public and private, and the major works were designed by architects, most of whom were local.

Several public buildings were built during the first decade of this century. The first was the Post Office (Federal Building) from 1900-1902. This was built during the tenure of James Knox Taylor as Supervising Architect for the U.S. Treasury Department, and Louis Simon is identified as the architect. This limestone building blends several styles, but is primarily Neo-classical in design. The interest in classical and neo-classical designs was fueled by the buildings of the 1893 Columbian Exposition in Chicago. From that time on, classicism was considered to be not only appropriate, but almost mandatory, for public buildings. The symmetrical facade with monumental stone columns flanking the entrance, use of large round arched openings for major windows and doors, and the stone balustrade at the roof are all typical. This building also includes certain elements of Renaissance Revival with the horizontal emphasis created in the stonework. In 1934 a major addition was made to the rear (south elevation), but care was taken to be of sympathetic design. The front steps were changed in 1966, again with an eye to visual consistency. The interior of this building retains an exceptional degree of integrity. This building is a fine example of public building design from the period and is definitely National Register eligible.



U.S. Post Office, 301 5th Avenue S

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A somewhat similar building is the Clinton Public Library (NRHP) from 1904. This building was designed by an architectural firm which was well-known for its designs for Carnegie libraries, Patton and Miller of Chicago. Like the Federal Building it is of limestone, and features a symmetrical facade with monumental columns (paired in this case) flanking the entrance. Like almost all Carnegie libraries, it rests on a high stone foundation and the entrance is reached by a broad set of stone steps. A stone parapet caps the roofline. An addition to the rear was designed to be sympathetic to the original structure.

Not all public buildings from this period reflected this interest in classicism. The Lyons High School (1906) is a two and one-half story brick building on a high stone foundation which features stone quoins and a hip roof. The overall design of this building is similar to many public schools being built around the state at this time. It is reminiscent of the plans by Foster and Liebbe of Des Moines for the "new" high school buildings in both Iowa City and Ottumwa. While it was important to create a building which looked impressive on the exterior, there was a great deal of interest in creating a thoroughly "modern" interior to encourage the learning process.

The 1st National Bank of Lyons from 1907 has more of a Neo-classical feeling. Located just east of the high school, this building features a limestone exterior. The symmetrical facade features a rounded pediment over the main entrance supported by brackets and pilasters. A projecting cornice with dentils appears to be supported by brackets with lions heads. It is assumed that the use of "lions" on the "Lyons" bank was deliberate. This building is now used as the Masonic Temple, and the tall windows have been filled in with glass block.

The City National Bank, located on 5th Avenue S. is a fine example of Neo-classical design used for financial institutions. Designed by John Morrell, and built in 1911-12, this two story building (NRHP) features a symmetrical limestone facade with monumental columns and pilasters supporting the full entablature surmounted by a pediment.<sup>38</sup> This type of Neo-classical design remained the most popular for banks through the 1920s.

John Morrell, and his son A.H., were very important in the development of Clinton from c.1903-1917. They were responsible for many commercial and residential designs during this period. A.H. Morrell had studied with both Louis Sullivan and Frank Lloyd Wright in Chicago. In 1904 he joined his father's firm, and by 1917 the two had completed more than 250 commissions. A.H. then decided to change careers and founded the Clinton Refrigeration Company. In 1927 he returned to architecture, and practiced until 1953. Like Josiah L. Rice, it might be possible in the future to nominate a number of resources to the National Register based on their design by the Morrells.

The Y.M.C.A. Building at 300 5th Avenue S. is a Morrell design from 1905. This two story building features a symmetrical facade with a large round arch above the main entrance. It combines elements of Neo-classicism (the denticulated cornice) with Renaissance Revival (each floor is treated in a different manner). The most significant aspect of this building in terms of Clinton's distinctive character is the use of Iowa Granite Brick for its construction. This was a locally produced product of the Lamb family, and it was used for a number of houses and buildings in Clinton between c.1901 and c.1914 (including the Lafayette Hotel and the Iten Biscuit Company).



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TOP: City National Bank; BOTTOM: Y.M.C.A.



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Probably the most architecturally significant building by the Morrells is the Wilson Building from 1912-14. This six story building was, and is, the tallest building in the Clinton business district. It is representative of the Commercial Style popularized by Chicago architects such as Sullivan and Wright. There is an interest in simplicity of design with the steel frame construction and curtain walls readily apparent. The facade is covered with white terra cotta. The vertical elements between the paired windows are dominant, but the horizontal panels contain richly patterned designs. A heavy cornice has been removed, and most of the street level altered, but the beauty and richness of the original design remain.

The Clinton Herald chronicled the progress of the Wilson Building from the announcement that it would be built (January 23, 1912), through tenants moving in (1913-14). Erection of the steel framework began on August 24, 1912, with steel for the 6th (last) floor being put in place on October 10th. "Making Progress on Big Building" was the headline announcing that two floors would be ready for occupancy by February 1, 1913.<sup>39</sup> The newspaper even carried a full description of the new Sunshine Tea Room when it opened in the building in November 1913. One of the most remarkable aspects of the Wilson Building is that fact that it remains in use as office facilities, and has an elevator with a human operator.

By 1916 the new Wilson Building needed more space, and Morrell was again asked to design the addition. This took the form of a two story building immediately east. In February 1916 the first floor and part of the basement was leased to S.S. Kresge, and it was also noted that part of the first floor would be used as a jewelry store.<sup>40</sup> The following month a Herald article mentioned that John Morrell & Sons would be supervising construction, that the steel was to be furnished by Clinton Iron and Bridge, that halls and office would have marble wainscoting and terrazzo floors, and that the exterior would be of ornamental terra cotta.<sup>41</sup> Today the altered street level detracts greatly from this building, although the terra cotta of the second floor facade remains intact.

Another important building in the Commercial Style by John Morrell & Son is the Donlan Building from 1914. This two story multi-storefront building features brick curtain walls over a steel skeleton. The facade is of pressed brick with simple terra cotta details. Brick pilasters provide a vertical accent. The street level has been altered and the second floor windows have been covered, creating a much stronger horizontal quality than would have originally existed. A portion of this building was to be used as a motion picture theater. As simple as the exterior is, the interior of the theater was to be quite elaborate: a marble entrance, tile floors, balcony, carpeted foyer and aisles, walls of buff trimmed with gold stenciling, red curtains trimmed in gold, a 35 foot ceiling, and the very latest in both lighting and ventilation systems.<sup>42</sup>

In April 1913 the Clinton Daily Advertiser carried a long article about another proposed new building. "New Van Allen Building to be One of Iowa's Finest Structures" was the headline across a multi-column picture.<sup>43</sup> The article explained that "this magnificent building" was to be four stories high with three additional stories possible in the future. The plan for each floor was described in detail, but there was no mention of the architect's name. In August the paper noted

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that the steel had been loaded onto cars at Bethlehem (PA) for the new building and construction was to start soon.<sup>44</sup> The brickwork had reached the roof by late November.<sup>45</sup> Although descriptions of the building were given during its Grand Opening in 1914, none could do justice to the building itself. This building has been designated a National Historic Landmark (NHL).

The architect of the Van Allen Building was Louis Sullivan of Chicago. Sullivan was accomplished in the design of modern buildings with a steel skeleton and curtain walls. While he stressed the simplicity and function of the design, he created unique terra cotta details for the exterior walls. These vibrant foliated motifs appear at the top and bottom of the slender three story terra cotta columns, and in horizontal bands between floors and at the cornice level. This combination of simplicity and ornate patterning is characteristic of Sullivan. Terra cotta was the perfect material for the designs as it can be easily molded and can be glazed to provide the vibrant colors. The use of this rich terra cotta detailing on the Van Allen Building had a major impact on local architecture and was to be echoed time and again on other buildings in the community. The Van Allen Building is the only one of Sullivan's Iowa works which has not been significantly altered.



Iowa State Savings Bank, 122 Main Avenue

The Iowa State Savings Bank in Lyons was designed by Harry Harbeck,<sup>46</sup> a Chicago

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architect who was well aware of the designs of both Sullivan and Wright. Like the Van Allen Building this bank is of brick with lavish terra cotta ornamentation. The building is a long slender rectangle located on a corner lot, thus providing two elevations for decorative purposes. Tall corner pilasters, and smaller ones between the windows, provide a strong vertical emphasis. Each of these is capped by a terra cotta capital or panel. The tallest pilasters are joined by a broad Gothic arched pattern in terra cotta which is crowned by a terra cotta cartouche. Other detailing on the bank is created in brick patterning with small inset terra cotta diamond shaped panels. This combination of basic simplicity of form with rich detailing is representative of this style. Alterations to this building include the closing of the front entrance on Main Avenue and replacement of windows. While these detract, the building is strong enough to retain a strong feeling of its original design.

Several other Clinton buildings follow the tradition of Sullivan and must be noted. The first is the Pahl Building at 402-406 S. 2nd Street from c. 1916. This is said to have been both built and designed by Gus Ladehoff, a local contractor. It is a two story double storefront building with a full white glazed terra cotta facade. Narrow horizontal bands of decorative panels cross the second floor level, while large foliated panels are found near the top corners, and directly below a center pediment. Although the first floor storefronts have been altered, the richest detailing of the original design remains.

A block south is the Koons Building from c.1919. This single storefront building is located on the alley at 512 S. 2nd Street. Like the Pahl Building, the street level has been altered, but the second floor retains a high level of integrity. The facade is of white glazed brick with small inset terra cotta panels. While none of these are as large as those found on the Pahl Building, the overall pattern creates a feeling of elegance. The unidentified designer of this building continues the concept of the simplicity of a basic design highlighted with small areas of rich detailing that Sullivan expressed in the design for the Van Allen Building.

North of the central business district is the Schall-Hutchinson Candy Company Building at 501 N. 2nd Street. Completed in 1917 this two story building on a high foundation was built to house both the candy plant and the offices. It was announced that the building would be modern, of brick, steel and cement construction, with Ladehoff & Son as the architects, and Daniel Haring as the contractor.<sup>47</sup> The building was to be of brick with white terra cotta on the facade. A note was made that there would be "a separate lunch room for boys and girls." The overall design continues the ideas of Sullivan, with a simple basic form enlivened with rich terra cotta details. Here the terra cotta is found primarily in a slightly projecting center section above the front entrance, with small panels between windows, and a string course just below the cornice. The center panels contain foliated patterns with the company's monogram (SHC) in a vertical format on each side.

The simplicity of the design of these commercial buildings was carried over into residential architecture as well. Just as Sullivan had influenced many of the local architects, they were also aware of the work being done by Frank Lloyd Wright, Walter Burley Griffin, and Elmslie and Purcell. The influence of the Prairie School architects can be seen in a number of houses in Clinton, including some along 5th Avenue S. It appears that the earliest of these is the Sherman

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Seaman house at 746 5th Avenue S. This house illustrates the most basic of Prairie designs as drawn by Wright, looking much like the Stockman house in Mason City. It features a stucco exterior with a low pitched hip roof, broad eaves, and a broad heavy front porch. There is a horizontal emphasis that is characteristic of the style. The T.J. Hudson house at 823 5th Avenue was designed by John Morrell & Son in 1914, and exhibits many of these same Prairie elements. Here the windows are banded together for horizontal emphasis, and a side porch is included in the design. Again, the exterior is of stucco, a popular material for the house type.

The Fred Van Allen residence at 844 5th Avenue was also a Morrell design. The symmetrical facade is a traditional element, but the use of stucco for the exterior, the file roof, board eaves, and horizontal feeling are all Prairie features. The Van Allens moved into this house in November 1912.<sup>48</sup>

John Morrell & Son also designed the house for A.G. Smith at 431 5th Avenue. Built during 1915 this was a large, imposing design.<sup>49</sup> Two stories with a tile covered hip roof, this brick residence features windows grouped in twos and threes, wide bracketed eaves, broad dormers, and a single story solarium to the side. Although it features a symmetrical facade in the classical tradition, the use of the brick with tile roof and strong horizontal emphasis place this within the Prairie School. A two story wing added to the east (side) elevation detracts from the original design but is not totally intrusive.



A.G. Smith house, 431 5th Avenue S

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Another simple Prairie influenced house along 5th Avenue is the Oscar Klein house at 503. This two story brick was constructed in 1918 and is very close to both the Seaman and Hudson houses in design. It shares the most basic of Prairie characteristics, with the low pitched roof, broad eaves, paired windows, a heavy front porch, and horizontal emphasis provided by the stone belt course. No architect has been identified for this residence.

Certainly not all of the large residences built during this period were located along 5th Avenue S, but many were. This had been considered a prestigious neighborhood for a number of years (the two Curtis houses date to the 1880s). Although the business district is now moving to the west, originally the fine residences began at the corner of 3rd Street and 5th Avenue. By 1913 there were enough houses located on 5th, all the way to Bluff Boulevard, that the city felt it was necessary to extend the brick paving from 5th Street west to Bluff.<sup>50</sup> Other impressive residences in the neighborhood include the H.W. Seaman house at 516 5th Avenue from 1904 which was designed by John Morrell & Son in an eclectic blending of styles, Classical, Renaissance, and even a touch of Prairie; the Frank Dana house at 900 5th Avenue from 1924, a Spanish Colonial Revival with tile roof and arched openings; the Walsh Queen Anne style house at 915 which was built in the 1890s; the H.A. Kelly house, built in 1910 from Morrell plans, combines elements of both classical and Prairie designs; and the Tudor cottage at 755 5th Avenue, designed by Walter Bort for Otto Kern which is said to have had the first automatic garage door opener in town.<sup>51</sup> While this is far from a complete list of the significant residences along 5th Avenue S. it does provide an idea of the richness and variety of designs that are represented.

There are examples of large half-timbered Tudor Revival residences in Clinton, but it was the Tudor (or English) cottage type that was very popular during the 1920s. While individual examples can be found throughout the community, a cluster of these is located on the bluff just north of 8th Avenue S. Castle Terrace was platted in 1926 and developed by the Curtis Company Service Bureau. This was the architectural component of the millwork company, and E.E. Green and R.J. Alexander were the architects-in-charge. The streets are gently curving, creating eighteen irregular shaped lots, and a feeling of an English village. All utilities were placed underground. Of the fifteen houses in the Castle Terrace district, fourteen are English cottages (the other is a two story house from c.1950-60). The houses all feature a steeply pitched roof (either hipped or gable, or combination of both) with exterior walls of stucco, brick, stone, simulated half-timbering, or a combination of materials. There is a visual cohesiveness created not only by the size and style of the houses, but also by the landscaping. There is no doubt that this neighborhood has the sense of time and place which is necessary for a historic district.

The areas surveyed by the 1992-93 preservation project do not include all of the significant architecture in Clinton, and do not contain representative examples of all of the important building types and styles. For instance, there were several very important structures built during the 1930s which are outside of the survey area. These include the swimming pool and bath house designed by Walter Bort in the Spanish Colonial Revival style around 1930, the lighthouses built by the W.P.A. during the Great Depression, and the structures in the the Eagle Point Park which they built about the same time. Riverview Stadium, is a good example of the Art Deco style from 1936-37 which

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English Cottage, 716 Terrace Drive (Castle Terrace)

was designed by A.H. Morrell and built by the W.P.A. Another fine Art Deco design is the Washington Junior High School built in 1933-35 from plans drawn by Keffer and Jones of Des Moines. Houses and buildings representing every major style (and many minor ones) are scattered throughout the community.

Because of the unusually large number of architects actively working in Clinton over the years, there is a rich diversity of design not often seen in communities this size. This diversity leaves much room for additional study and evaluation.

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#### NOTES

<sup>1</sup> F.E. Owen (comp.), Centennial Gazetteer and Directory of Clinton County, Iowa. (Lyons, IA: 1876), p. 10.

<sup>2</sup> A.T. Andreas, Illustrated Historical Atlas of the State of Iowa. (Chicago: A.T. Andreas Atlas Co., 1875), p. 485.

<sup>3</sup> Owen, p. 188.

<sup>4</sup> Lyons Mirror, 11 June 1856, p. 3, c. 1.

<sup>5</sup> Ibid.

<sup>6</sup> Owen, p. 136.

<sup>7</sup> Lyons City Advocate, 6 April 1861.

<sup>8</sup> Katherine Long and Melvin Erickson, Clinton: A Pictorial History. (Rock Island, IL: Quest Pub. Co., 1983), p. 15.

<sup>9</sup> Lyons Mirror, 24 Sept 1857.

<sup>10</sup> Owen, p. 134.

<sup>11</sup> Clinton County Historical Society, History of Clinton County, Iowa. Bicentennial edition. (Clinton, IA: Clinton County Historical Society, 1976), p. 94.

<sup>12</sup> Long & Erickson, p. 46.

<sup>13</sup> 1976 History, p. 95.

<sup>14</sup> Long & Erickson, p. 46.

<sup>15</sup> 1976 History, pp. 98-108.

<sup>16</sup> Ibid., p. 47.



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### ARCHITECTURAL & HISTORICAL RESOURCES OF CLINTON, IOWA CLINTON COUNTY

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- 18 Long & Erickson, p. 90.
- 19 Brick, Vol 25, #4 (Oct 1906) pp. 161-164.  
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- 22 American Contractor, Vol XXV, #5 (30 Jan 1904), p. 20.
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- 24 Ibid., 20 Oct 1914, p. 10, c. 3.
- 25 Ibid., 17 Nov 1914, p. 6, c. 4.
- 26 Ibid., 7 Feb 1916, p. 6, c. 5.  
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1 Mar 1916, p. 8, c. 2.
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- 29 Ibid., 17 Dec 1913, p. 10, c. 4.
- 30 Ibid., 29 Sept 1914, p. 4, c. 3,4,5.
- 31 Ibid., 22 Nov 1912  
23 Dec 1913
- 32 Ibid., 18 Feb 1914, p. 8, c. 1.  
23 Mar 1914, p. 8, c. 1.

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34 Ronald E. Schmitt, The Architecture of Clinton, Iowa. (Clinton: Department of Community Development, 1980), p. 60.

35 Marlys A. Svendsen and Martha H. Bowers, Davenport, Where the Mississippi Runs West. (Davenport: City of Davenport, 1982), 13-2.

36 Lyons City Advocate, 14 Apr 1860, p. 3, c. 1.  
6 Apr 1861, n.p.

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38 Clinton Herald, 9 Sept 1911, p. 7, c. 4&5.  
19 Oct 1911, p. 5, c. 4.

39 Ibid., 9 Jan 1913, p. 7, c. 2.

40 Ibid., 25 Feb 1916, p. 1, c. 7.

41 Ibid., 4 Mar 1916, p. 16, c. 3.

42 Ibid., 4 Jan 1915, p. 5, c. 4.

43 Clinton Daily Advertiser, 30 Apr 1913, p. 5, c. 2,3,4.

44 Ibid., 26 Aug 1913, p. 12.

45 Clinton Herald, 27 Nov 1913, p. 6, c. 5.

46 Clinton Daily Advertiser, 15 May 1913, p. 6, c. 2.

47 Clinton Herald, 22 Nov 1915, p. 6, c. 4.  
9 Dec 1915, p. 6, c. 2.

48 Ibid., 15 Nov 1912, p. 10, c. 3.

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49 Ibid., 25 Feb 1916, p. 4, c. 1&2.

50 Clinton Daily Advertiser, 11 Apr 1913, p. 2, c. 2.

51 Interview with Hortense Blake, conducted by Eda Lorenz, 8 Nov 1992. Mrs. Blake worked for Walter Bort from 1939 until his death in 1954.

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### Property Types:

#### LYONS: 1836-1895

- I. Name: The buildings, structures, objects, and districts representing "Lyons: 1836-1895."

II. Description:

The resources (a collective term for the above named categories) in this property type are varied in terms of use, size, location, and building material. The unifying factor is that each is representative of the development of the town of Lyons. Many of the early buildings were of wood frame construction, and few examples appear to be extant. Limestone was a common building material, and at least one stone building has been identified. Brick was used for many of the commercial buildings, most of which are located on or near Main Avenue. Residential design was executed in wood as well as brick, with good examples of both building materials remaining. Most of the houses and buildings are considered to be vernacular, that is, built by local craftsmen using easily obtained materials, following a straight-forward design. However, some will exhibit characteristics of popular high styles, the most common being Italianate.

**Commercial Buildings.** The earliest buildings would have been wood frame or limestone, and were probably one to two stories high. These would have been rectangular in shape, with the narrow end of the rectangle toward the street. Roofs may have been gabled or hipped, with flat roofs becoming the norm in the 1860s. As brick became available, it was used for these buildings and followed the pattern established by the earlier ones. The facades would usually have been symmetrical, with cast iron storefronts. Upper level windows probably had some type of hoodmold (brick or cast) and often these buildings featured bracketed Italianate cornices of wood or metal.

**Industrial Buildings.** The majority of these have been demolished or lost due to flood or fire. One good example of a simple limestone warehouse remains. It is rectangular in shape with a gable roof, entry on the gable end. Two brick office buildings remain from c.1880-90. One features a gable roof (almost residential in design), while the other has the flat roof common to commercial and industrial buildings.

**Churches.** At least two churches remain from this period, both of limestone construction in the Gothic Revival style. Grace Episcopal dates from 1856, while St. Iraneus was built in 1864. Both have a gable roof and bell tower(s).

**Residences.** Residences are the most prevalent resource from this period. Most are one and one-half to two stories high, and feature either a gable or hip roof. Wood is the most commonly used material, but a number of brick residences have been recorded as well. The most popular style is Italianate, with some examples of the earlier Greek Revival, and the later Queen Anne in evidence. The residential neighborhoods are located to the south, west, and north of the business district.

The physical condition of the buildings/structures/objects will vary. It is expected that

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the street level of commercial buildings will have been altered, and additions may have been made to the churches. The houses will vary from almost totally original, to very altered by the application of new siding, loss of porches, etc.

III. Significance:

The resources that make up this property type are the best surviving examples of the types of buildings, structures, and objects constructed in Lyons between its founding in 1836 and its annexation by the City of Clinton in 1895. These are the buildings that made up the town during its formative years and gave the town its character. Most are vernacular in design, but some illustrate influences of the popular styles of the last half of the 19th century.

IV. Registration Requirements:

1. Significance (use or form) relates to Lyons: 1836-1895.  
Criterion A: properties that are directly and importantly associated with business, industry, transportation or civic activities of this period.  
Criterion B: properties that are directly associated with the productive life of persons directly responsible for the development of Lyons during this period.  
Criterion C: properties that best illustrate the architectural styles, building materials, and/or building types that are representative of this period.  
Criterion D: properties that have the potential to yield information about the town of Lyons during this period.
2. Qualifying building use will include: commercial, industrial, religious, and residential.  
Qualifying building materials will include: wood, limestone, brick, and metal.
3. If a building has been moved, the move should have taken place before 1896, and the integrity (both of building and surroundings) would not have been greatly impaired by the move. That is, there should be limited loss of architectural elements, limited alterations due to the move, and the new site must be sympathetic.
4. Integrity Considerations:  
Due to the rarity and poor condition of many resources from this period, a greater degree of alteration may be accepted.  
Commercial Buildings. It is expected that street levels will have been altered, and it is very possible that entire facades may have been altered as well. If the integrity of the upper level has been maintained, and the alterations to the lower level are sympathetic the building may be considered eligible. Buildings totally sheathed in modern materials are considered to be ineligible. If the new material is removed the building should be re-evaluated.

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**Industrial Buildings.** It is expected that some alterations and/or additions will have been made. Additions may be acceptable if made to secondary elevations, and of a scale and material sympathetic to the original design. The basic shape and proportion of the building should be intact, with windows and doors not substantially changed.

**Churches.** The basic shape and proportion of the building should be intact, with windows and doors not substantially altered. Additions to a secondary elevation may be acceptable if of a scale and material sympathetic to the original design.

**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 will be accepted. Additions may be acceptable if made to secondary elevations, and of a scale and materials sympathetic to the original design. Later application of any material (stucco or siding) which obscures the original surface is not acceptable. The house must retain sufficient integrity that the owner during the period of significance would recognize it.

**Districts.** Must possess a sense of time and place, contain a number of resources from the period, 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.

5. Eligible Examples from the Intensive Survey:

Reter Building	80 Main Avenue
Miller & Schumm Building	84 Main Avenue
J.P. Gage Union Hall	86-88 Main Avenue
Stone Warehouse	2115 Grant
Grace Episcopal Church	214 21st Avenue N
St. Iraneus Church	2807 N. 2nd Street
David Batchelder House	2204 N. 2nd Street
William Joyce House	1818 N. 3rd Street
Gardiner, Batchelder & Welles Office	78 31st Avenue N
M.A. Disbrow Office	2301 23rd Avenue N
Leedham House	2119 Garfield
Parker House	2209 Garfield
Conley House	2211 Garfield
Rand House	2219 Garfield
Warren House	2224 Garfield
Hazlett House	2216 Garfield
Williams House	2208 Garfield
Barnum House	2108 Garfield

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The following might be determined eligible with additional research:

Buell Block	200-206 Main Avenue
H. Hobein Building	79 Main Avenue
Private Residence	2102 Garfield
Private Residence	2113 Garfield

#### LUMBER INDUSTRY: c.1860-c.1900

- I. Name: The buildings, structures, objects, and districts representing the "Lumber Industry: c.1860-c.1900."

II. Description:

The resources (a collective term for the above named categories) in this property type are varied in terms of use, size, location, and building material. The unifying factor is that each is representative of the development of the lumber industry in Clinton (and Lyons). Most of the buildings were of wood frame construction, while others were of limestone or brick. Fire was always a concern in 19th century communities, but it was of even greater concern in the areas around lumber mills and yards. Fire could, and did, wipe out entire businesses. For this reason there are few extant buildings and structures from the lumber companies themselves. The majority of the resources representing this context will be residential in nature, with some examples of commercial, religious, educational, and public buildings associated with areas near the lumber mills. There may be potential for historic archeological sites as well, but losses due to flood, and "progress" have impaired the integrity of many potential sites. The large residences and buildings may be architect designed, but others will be vernacular in nature.

Industrial Buildings. The remaining industrial buildings will be primarily offices, and are of brick construction. These will vary in style according to the date of construction, and most will have been altered in some way. Roof types will include both flat and gabled.

Churches, Schools, and Public Buildings. These will be representative of the popular styles and materials of a given period, and will not differ from similar buildings in other parts of the community.

Residences. Residences are the most prevalent resource from this period. These will vary from one, to one and one-half, to two or more stories depending on the economic level of the owner. The smaller houses will be located nearer to the river and the lumber mills, while the larger homes of the owners and managers will be located in more prestigious neighborhoods. The material used will vary, with wood being prevalent, but there are a considerable number of brick houses as well. Because the time period includes four decades, there will be a number of styles represented: Italianate, and Queen Anne are the most popular, but there are examples of Stick Style, and even early Prairie influences too. Many of the larger houses are architect designed, while the small to average examples are primarily vernacular. Examples of worker housing should be surveyed in a future project.

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The physical condition of the buildings/structures/objects/districts will vary. It is expected that there will have been some alterations to the industrial and commercial buildings, and the churches, schools, and public buildings may have had additions. The houses will vary from almost totally original, to very altered by the application of new siding, loss of porches, additions, etc.

### III. Significance:

The resources that make up this property type are the best surviving examples of the buildings and structures that represent the lumber industry in this area between c.1860 and c.1900. These illustrate the impact of this major industry on the community. While most are vernacular, the largest and most impressive are architect designed, demonstrating the wealth accumulated through the lumber business.

### IV. Registration Requirements:

1. Significance (use or form) relates to the Lumber Industry: c.1860–c.1900.  
Criterion A: properties that are directly and importantly associated with the lumber industry during this period.  
Criterion B: properties that are directly associated with the productive life of persons directly involved with the lumber industry during this period.  
Criterion C: properties that best illustrate the architectural styles, building materials, and/or building types that are representative of this period.  
Criterion D: properties that have the potential to yield information about the lumber industry in Clinton/Lyons.
2. Qualifying building use will include: industrial, commercial, religious, educational and public, and residential.  
Qualifying building materials will include: wood, limestone, brick, metal, concrete, and stucco.
3. If a building has been moved, the move should have taken place before c.1900, and the integrity (both of building and surroundings) should not have been greatly impaired by the move. That is, there should be limited loss of architectural elements, limited alterations due to the move, and the new site must be sympathetic.
4. Integrity Considerations:  
Due to the rarity and poor condition of resources representing this context, a somewhat greater degree of alteration may be acceptable. In all cases, the resource must retain sufficient integrity that the owner during the period of significance would recognize it.  
Industrial Buildings. It is expected that some alterations and/or additions will have been made after the period of significance. Additions may be acceptable if



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made to secondary elevations, and of a scale and material sympathetic to the original design. The basic shape and proportion of the building should be intact, with windows and doors not substantially changed.

Churches, Schools, Public Buildings. The basic shape and proportion of the buildings should be intact, with windows and doors not substantially altered. Additions to a secondary elevation may be acceptable if of a scale and material sympathetic to the original design.

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 will be accepted. Additions may be acceptable if made to secondary elevations and of a scale and materials sympathetic to the original design. Later application of any material (stucco or siding) which obscures the original surface is not acceptable.

Districts. Must possess a sense of time and place, contain a number of buildings/structures/objects from 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.

5. Eligible Examples from the Intensive Survey
- |   |                              |
|---|------------------------------|
| Jacobsen/Lamb Building                  | 246 5th Avenue S             |
| Clinton National Bank                   | 6th Avenue S @ S. 2nd Street |
| David Batchelder House                  | 2204 N. 2nd Street           |
| William Joyce House                     | 1818 N. 3rd Street           |
| Gardiner, Batchelder &<br>Welles Office | 78 31st Avenue N             |
| M.A. Disbrow Co. Office                 | 2301 23rd Avenue N           |
| Clinton High School                     | 600 S. 4th Street            |
| Charles F. Curtis House                 | 417 5th Avenue S             |
| George M. Curtis House                  | 420 5th Avenue S             |

The following might be determined eligible with additional research:

- |                     |                       |
|---------------------|-----------------------|
| S. Shoecraft & Co.  | 101 5th Avenue S      |
| R. Craig Building   | 220 5th Avenue S      |
| J.L. Young Building | 236 5th Avenue S      |
| Commercial Building | 518-520 S. 2nd Street |
| Commercial Building | 516 S. 2nd Street     |

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#### COMMERCIAL AND INDUSTRIAL DIVERSIFICATION: c.1895-c.1925

- I. Name: The buildings, structures, objects, and districts representing "Commercial and Industrial Diversification: c.1895-c.1925."

II. Description:

The resources (a collective term for the above named categories) in this property type are varied in terms of use, size, location, and building material. The unifying factor is that each is representative of this period of commercial and industrial diversification in Clinton. Commercial and industrial buildings will be well represented from this period, as will residences. Churches, schools, and public buildings will not be linked as directly to this context. Transportation related buildings and structures are also significant. Common building materials will include wood, brick and concrete, with some buildings utilizing Clinton Granite Brick, one of the new industries. Many of the resources will be architect designed.

**Commercial Buildings.** These will be located in both the central business district and the Lyons business district. These are primarily two or three story brick buildings, with a few rising as much as six stories. These are rectangular in shape, some with the narrow end of the rectangle to the street, but many with the broad side of the rectangle parallel to the street. Flat roofs sloping gently to the rear are the norm. The brick will vary in terms of color and texture. Decorative details are provided in concrete, terra cotta, or brick patterning. Little metal is used. Some buildings feature full terra cotta facades. Windows will be simple rectangles, sometimes grouped in pairs or bands. Prism glass transoms are commonly found above display windows. Elements from the Neo-classical style were used on some buildings, while others featured the popular Prairie School details. Many of these buildings were architect designed.

**Industrial Buildings.** This property type will include buildings which housed such industries as a candy factory or cracker company, as well as factories which produced "hard" goods such as furniture, millwork, or bricks. These will be functional in design, but the exteriors will often feature decorative elements. The materials used will be basically fireproof: brick, concrete, steel, and possibly terra cotta for details. These buildings are usually rectangular, from two to four stories, and feature "flat" roofs. These will be located to the north and south of the major business districts, fairly close to both the railroad and river.

**Transportation Related Buildings.** This type will include interurban, and automobile related buildings and structures. Few good, early examples remain. The most common will be auto service and sales garages. These are usually single story buildings with an arched/trussed roof, floors will be concrete, and walls of brick or tile. Fireproof construction was important with the flammable materials associated with this property type. Large display windows are typical. Exterior bricks will vary in terms of color and texture.

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Oil/service stations would also be part of this type. No resources from the interurban system were included in this survey, and it appears that little remains. However, if examples should be identified in the future they should be evaluated within this context. Transportation related facilities will be located primarily in the two business districts, along major auto routes, and along the interurban tracks.

Residences. Residences are the most prevalent resource from this period. Many of these are large, architect designed houses located just west of the central business district. These were the dwellings of individuals associated with the diversification taking place in Clinton at this time. The houses cover the range of styles and materials popular during these decades, with an emphasis on simplicity of design. Smaller, non-architect designed, examples will be found throughout the community. This survey has focused on the larger houses.

The physical condition of the buildings/structures/objects/districts will vary. It is expected that there will have been some alterations and possibly additions to the industrial and commercial buildings. Transportation related buildings have probably been altered to accommodate new uses. Residences will vary from almost totally original, to very altered by the application of new siding, loss of porches, additions, etc.

### III. Significance:

The resources that make up this property type are the best surviving examples of the buildings and structures that represent the commercial and industrial diversification taking place in Clinton during these years. These illustrate the styles and materials in common usage, as well as the building types that became necessary with changing transportation and industrial needs. Residences are representative of the economic factors involved with this diversification, and some utilize the new building materials available. Many of the resources in this context which were documented in this survey were architect designed.

### IV. Registration Requirements:

1. Significance (use or form) relates to Commercial and Industrial Diversification: c.1895-c.1925.  
Criterion A: properties that are directly and importantly associated with the commercial and industrial diversification of Clinton between c.1895 and c.1925.  
Criterion B: properties that are directly associated with the productive life of persons significantly involved with the diversification during this period.  
Criterion C: properties that best illustrate the architectural styles, building materials, and/or building types that are representative of this period.
2. Qualifying building use will include: commercial, industrial, transportation related, and residential.  
Qualifying building materials will include: wood, brick, metal, concrete, terra cotta, stone, and stucco.

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3. If a building has been moved, the move should have taken place before c.1925, and the integrity (both of building and surroundings) should not have been greatly impaired by the move. That is, 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 resource must retain sufficient integrity that the owner during the period of significance would recognize it.

**Commercial Buildings.** It is expected that street levels may have been altered, and it is very possible that entire facades have been altered as well. An altered first floor storefront may be acceptable if the alterations are sympathetic and if upper level fenestration and design elements remain in place. Acceptable alterations must be appropriate in terms of scale and building material. 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.

**Industrial Buildings.** The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. It is anticipated that additions will have been made over the years, and these may be acceptable if they do not obscure the primary facade, are of a sympathetic building material, and are of acceptable scale, proportion and design.

**Transportation Related Buildings.** The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. Some minor alterations and/or additions may be acceptable (additions which do not obscure the primary facade, are of a sympathetic building material, and are of acceptable scale, proportion and design).

**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. Additions may be acceptable if made to secondary elevations, and of a scale and material sympathetic to the original design. Application of modern siding will generally not be acceptable.

**Districts.** 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. Modern siding, new windows, and porch alterations should be carefully reviewed in terms of contributing structures. A new street level storefront on a commercial building, or new siding on a residence, do not automatically negate eligibility as a contributing structure.

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5. Eligible Examples from the Intensive Survey:

Van Allen Building	200 5th Avenue S (NHL)
First (City) National Bank	226 5th Avenue S (NRHP)
Ankeny Building	201-211 5th Avenue S
Wilson Building	217 5th Avenue S
Post Office (former)	301 5th Avenue S
Y.M.C.A.	300 5th Avenue S
Iowa State Savings Bank	122 Main Avenue
Iten Biscuit Building	615-619 N. 2nd Street
Lafayette Hotel	143 6th Avenue S
Orpheum Theater	218 6th Avenue S
Schall Candy Co.	501 N. 2nd Street
Castle Terrace District	
	1354 8th Avenue S
	637 S. 14th Street
	1332 Caroline
	1338 Caroline
	1354 Caroline
	1355 Caroline
	703 Terrace
	705 Terrace
	706 Terrace
	707 Terrace
	711 Terrace
	715 Terrace
	716 Terrace
	719 Terrace

5th Avenue S District (see listing under Architecture context)

The following properties might be determined eligible with additional research:

Coe Building	137 5th Avenue S
Gobble Building	121 5th Avenue S
Walters Candy Co.	111 5th Avenue S
Commercial Building	212 5th Avenue S
Koons Building	512 S. 2nd Street
Pahl Building	402-404 S. 2nd Street
Donlen-Redden Building	503-511 S. 2nd Street
Auto Garage	227-233 Main Avenue

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#### ARCHITECTURE: c.1850-c.1940

I. Name: The buildings, structures, and districts representing "Architecture: c.1850-c.1940.

II. Description:

The resources (a collective term for the above named categories) in this property type are varied in terms of use and location. The unifying element is that each was built in Clinton and is a very good example of a particular style, period, building material, or the work of a known architect. Most are not representative of vernacular architecture, but are pattern book or architect designs. The commercial/public buildings are located in or near the central business district and the Lyons business district. Residences are primarily located to the south, west, and north of the commercial areas. Residences evaluated during this particular survey are along Fifth Avenue from 4th Street to Bluff, the Castle Terrace neighborhood, and the Garfield Street neighborhood between 21st and 23rd Avenues. Early buildings appear to have been of wood or limestone construction, with brick becoming common a few years later.

**Commercial Buildings.** The basic shape of the commercial buildings is rectangular with a flat roof sloping gently to the rear. Brick is the common building material, but trim is often of stone, metal, or terra cotta. Several early 20th century buildings feature full terra cotta facades. The most popular commercial styles are represented, with an unusually large number of Prairie influenced buildings (a result of Sullivan's Van Allen Building).

**Public Buildings.** Several of the public buildings (courthouse, library, post office) are of stone construction illustrating various styles and periods. However, the municipal swimming pool, and various school buildings illustrate the use of other materials (stucco, brick, concrete, and terra cotta) and represent popular 20th century styles from different periods, Spanish Colonial Revival, Tudor, Art Deco).

**Industrial.** The majority of the industrial sites are non-extant, but several of note survive, including an early limestone warehouse, the 1880 brick Gardiner, Batchelder, & Welles Lumber Co. office, and the Schall Candy and Iten Biscuit buildings from the early 20th century. The Schall and Iten buildings utilized the locally produced Clinton Granite Brick. The shape and size of these buildings varies greatly. Both the limestone warehouse and the brick lumber office are fairly small (one or one and one-half stories) and feature a gable roof. The Schall and Iten buildings are multi-story rectangles, with a "flat" roof sloping gently to the rear. Other industrial sites were primarily flat roofed rectangles of brick construction. Window placement and shape changed according to building technologies.

**Religious.** The majority of these buildings are of masonry construction (brick or stone) and many are of Gothic Revival design. Most are basically rectangular in shape with a gable roof and one or more towers.

**Residential.** These make up a large number of examples in this property type. The majority in this survey will be medium to large in size, of either brick or wood frame construction, and will be located to the west of the central business district. Many of these

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have been identified as architect designed houses and these illustrate the popular styles from the 1860s (Italianate) through the 1930s (Tudor and Mediterranean). Like the commercial buildings, there is a strong Prairie School influence in many of the designs. Many of the non-architect designed examples appear to have been pattern book designs, or even mail order houses. With rare exceptions these were originally built as single family dwellings.

Structures. This group is quite varied, and includes bridges, structures within the park system, lighthouses, and brick streets and drives. Few examples of this group were included in this survey. These structures would be expected to utilize the styles and materials popular at the time of their construction.

The physical condition of these resources will vary. Public buildings may have experienced additions over the years, or may have been "renovated." Industrial and commercial buildings may have been modernized with new facades or at least new street level storefronts. Residences will range from almost original condition to very altered (new siding, new windows, additions, porches, etc.) especially those included in districts.

### III. Significance:

The resources in this group are noteworthy examples which illustrate the range of styles and materials utilized for houses and buildings in Clinton between c.1850 and c.1940. The earliest ones are representative of vernacular architecture. Many of the later examples were architect designed "high style" houses and buildings. Clinton appears to have had an unusually large number of architects providing services over the years, including a strong tradition of local architects. In addition, the influence of Sullivan can be seen in a number of buildings downtown. The community contains a large number of architect inspired buildings for a town of its size.

### IV. Registration Requirements:

1. Significance (use or form) relates to "Architecture: c.1850-c.1940."  
Criterion B: offices, studios, or residences that are significant in the productive life of a prominent architect or builder.  
Criterion C: properties that best illustrate the important architectural styles, building materials, and/or building types from this period, and properties designed by well known architects.
2. Qualifying building use will include: commercial, industrial, public, religious, residential, and transportation related.  
Qualifying building materials will include: wood, stone, brick, metal, concrete, terra cotta, and stucco.
3. If a building has been moved, the move should have taken place before c.1940, and the integrity (both of building and surroundings) should not have been greatly impaired. That is, there should be limited loss of architectural elements, limited

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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.

**Commercial Buildings.** It is expected that street levels may have been altered, and it is very possible that entire facades have been altered as well. An altered first floor storefront may be acceptable if the alterations are sympathetic and if upper level fenestration and design elements remain in place. Acceptable alterations must be appropriate in terms of scale and building material. 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.

**Industrial Buildings.** The basic shape and proportion of the buildings should be intact, with doors and windows not substantially changed. It is anticipated that additions will have been made over the years, and these may be acceptable if they do not obscure the primary facade, are of a sympathetic building material, and are of acceptable scale, proportion, and design.

**Public Buildings.** The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. Some minor alterations and/or additions may be acceptable (additions which do not obscure the primary facade, are of a sympathetic building materials, and are of acceptable scale, proportion, and design).

**Churches.** The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. Some minor alterations and/or additions may be acceptable (additions which do not obscure the primary facade, are of a sympathetic building material, and are of acceptable scale, proportion, and design).

**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. Additions may be acceptable if made to secondary elevations, and of a scale and material sympathetic to the original design. Major alterations will be evaluated according to the date of the alteration, not the date of original construction. Application of modern siding will generally not be acceptable.

**Structures.** The original design and material must be readily apparent. Any alterations must not obscure basic elements of the structure.

**Districts.** 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



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few, if any, alterations, while contributing structures may have a somewhat lesser level of integrity. Modern siding, new windows, and porch alterations should be carefully reviewed in terms of contributing structures. A new street level storefront on a commercial buildings, or new siding on a residence, do not automatically negate eligibility as a contributing structure.

### 5. Eligible Examples from the Intensive Survey

\*\* denotes property being nominated with this submittal.

Van Allen Building	200 5th Avenue S (NHL)
1st (City) National Bank	226 5th Avenue S (NRHP)
Reter Building	80 Main Avenue
Miller & Schumm Bldg	84 Main Avenue
J.P. Gage Union Hall	86-88 Main Avenue
Lyons High School	96 Main Avenue
Iowa State Savings Bank	122 Main Avenue
Stone Warehouse	2112 Grant
Grace Episcopal Church	214 21st Avenue N
St. Ireneaus Church	2807 N. 2nd Street
David Batchelder House	2204 N. 2nd Street
William Joyce House	1818 N. 3rd Street
Gardiner, Batchelder & Welles Office	78 31st Avenue N
M.A. Disbrow Office	2301 23rd Avenue N
Leedham House	2119 Garfield
Parker House	2209 Garfield
Conley House	2211 Garfield
Rand House	2219 Garfield
Warren House	2224 Garfield
Hazlett House	2216 Garfield
Williams House	2208 Garfield
Barnum House	2108 Garfield
Clinton High School	600 S. 4th Street
St. John Episcopal Church	238 4th Avenue S
Iten Biscuit Building	615-619 N. 2nd Street
Schall Candy Co.	501 N. 2nd Street
Lafayette Hotel	143 6th Avenue S
Orpheum Theater	218 6th Avenue S
Ankeny Building	201-211 5th Avenue S
Wilson Building	217 5th Avenue S

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Federal Building (P.O.)	301 5th Avenue S
Jacobsen Building	246 5th Avenue S
Y.M.C.A. Building	300 5th Avenue S
Clinton National Bank	6th Avenue @ S. 2nd Street

\*\* Castle Terrace District  
1354 8th Avenue S  
637 S 14th St  
1332 Caroline  
1338 Caroline  
1354 Caroline  
1355 Caroline  
703 Terrace  
705 Terrace  
706 Terrace  
707 Terrace  
711 Terrace  
715 Terrace  
716 Terrace  
719 Terrace

5th Avenue S District  
400 5th Avenue S  
407 5th Avenue S  
417 5th Avenue S  
420 5th Avenue S  
431 5th Avenue S  
432 5th Avenue S  
437 5th Avenue S  
443 5th Avenue S  
444 5th Avenue S  
445 5th Avenue S  
503 5th Avenue S  
506 5th Avenue S  
507 5th Avenue S  
511 5th Avenue S  
516 5th Avenue S  
519 5th Avenue S  
527 5th Avenue S  
530 5th Avenue S  
535 5th Avenue S  
538 5th Avenue S  
542 5th Avenue S

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546 5th Avenue S  
555 5th Avenue S  
561 5th Avenue S  
600 5th Avenue S  
606 5th Avenue S  
616 5th Avenue S  
631 5th Avenue S  
639 5th Avenue S  
640 5th Avenue S  
655 5th Avenue S  
714 5th Avenue S  
718 5th Avenue S  
726 5th Avenue S  
728 5th Avenue S  
733 5th Avenue S  
737 5th Avenue S  
740 5th Avenue S  
746 5th Avenue S  
747 5th Avenue S  
750 5th Avenue S  
751 5th Avenue S  
754 5th Avenue S  
755 5th Avenue S  
800 5th Avenue S  
803 5th Avenue S  
807 5th Avenue S  
810 5th Avenue S  
811 5th Avenue S  
823 5th Avenue S  
827 5th Avenue S  
830 5th Avenue S  
835 5th Avenue S  
844 5th Avenue S  
845 5th Avenue S  
900 5th Avenue S  
910 5th Avenue S  
915 5th Avenue S  
920 5th Avenue S  
1000 5th Avenue S  
1003 5th Avenue S  
1005 5th Avenue S

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#### 1012 5th Avenue S

The following properties might be determined eligible with sympathetic rehabilitation/restoration and/or more research

Buell Block	200-206 Main Avenue
1st National Bank of Lyons	94 Main Avenue
Auto Garage	227-233 Main Avenue
Hobein Building	79 Main Avenue
Coe Building	137 5th Avenue S
Gobble Building	121 5th Avenue S
Walters Candy Co.	111 5th Avenue S
S. Shoecraft & Co.	101 5th Avenue S
Commercial Building	212 5th Avenue S
R. Craig Building	220 5th Avenue S
J.L. Young Building	236 5th Avenue S
Commercial Building	518-520 S. 2nd Street
Commercial Building	516 S. 2nd Street
Koons Building	512 S. 2nd Street
Pahl Building	402-404 S. 2nd Street
Donlan Building	503-511 S. 2nd Street

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#### Geographic Data:

The corporate limits of the City of Clinton, Clinton County, Iowa (21,760 acres).

#### Summary of Identification and Evaluation Methods:

This Clinton preservation project is part of a long range program to identify, evaluate, register, and protect, the cultural resources of the State of Iowa. The Clinton Historic Preservation Commission received a Certified Local Government (C.L.G.) Grant to conduct an intensive level architectural/historical sites survey of selected areas of the community during 1992-93. The goal was to identify properties which reflect and represent the historical events and people which have shaped the community. Six sites in Clinton are already listed on the National Register of Historic Places:

Clinton County Courthouse	612 N. 2nd Street
Clinton Public Library	306 8th Avenue S.
George M. Curtis House	420 5th Avenue S.
First National Bank	226 5th Avenue S.
Lafayette Lamb House	317 7th Avenue S.
NHL Van Allen Store	5th Avenue S. at S. 2nd Street

The objectives of this survey were to develop the four historic contexts identified during a Planning for Survey Project (1991-92), and to define the significant property types within each of these contexts. These contexts are:

Lyons: 1836-1895

Lumber Industry: c.1860-c.1900

Commercial & Industrial Diversification: c.1895-c.1925

Architecture: c.1840-c.1940

Thirteen individual sites, and resources in five potential historic districts were then evaluated based on these contexts.

The area to be included in the historic context research is the entire corporate limits of the City of Clinton (approximately 21,760 acres). However, fieldwork was concentrated in five specific areas: 5th Avenue S. from 1st to 4th streets, plus S. 2nd Street between 4th and 6th Avenues (central business district); 5th Avenue S. from 4th Street west to Bluff Boulevard (residential neighborhood); Castle Terrace, eleven lots along Terrace Drive and Caroline, bounded by 8th Avenue S. and S. 14th Street (residential neighborhood); Main Avenue between McKinley and Cleveland (Lyons business district); and, Garfield Street between 21st and 23rd Avenues N. (residential neighborhood). The total area of these five neighborhoods is approximately 55.8 acres. The thirteen individual sites are scattered around the community.

The Historic Preservation Commission contracted with a consultant, Molly Myers Naumann of Ottumwa, to organize and coordinate the survey activities, to define the historic contexts, evaluate

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the properties, and to prepare the final report. Naumann had also served as the principal investigator for the earlier Planning for Survey project. She worked closely with the local volunteers, training them for the various tasks. Orientation workshops were conducted at each phase of the project.

The photography was accomplished by three teams. In the potential districts each lot was photographed. The purpose was to create a record of the entire neighborhood, not just the houses and buildings which might prove to be significant. All necessary information was recorded on the photo log sheets. All items on the Iowa Site Inventory sheet were completed for these properties and the appropriate Property Characteristics Form completed. In addition to at least one black and white photograph for each property, a plat map and an aerial photography map were attached to each site sheet.

Archival research to develop the four historic contexts was conducted at the Clinton Public Library, Clinton County Historical Society, and the State Historical Society libraries in both Des Moines and Iowa City. Resources used included county and local histories, atlases, Sanborn Fire Insurance Maps, historic photographs, oral history interviews, and newspaper microfilm (with an emphasis on the period from 1909-1917). Legal research was conducted at the Clinton County Assessor's office.

Field surveyors recorded a total of 291 sites, approximately 38% more than had been anticipated. Each of these was evaluated in relation to one or more of the four historic contexts.

In 1995-96 the Historic Preservation Commission received an H.R.D.P. Grant to prepare a Multiple Property Documentation Form and a National Register nomination for the Castle Terrace Historic District. The historic contexts previously developed were used. The consultant worked closely with the project director and the property owners in the district who provided additional information on their houses. This historic district represents the best example of its particular building type, style and period, and retains an exceptionally high level of integrity. The focus of this survey has been on exteriors. However, in the case of several of the residences in the district, owners have provided information concerning the interiors as well.

From the beginning, this preservation project has dealt only with architectural and historical resources. No attempt has been made to identify potential archeological sites and none of the residences included in the historic district appear to have archeological potential. However, the Clinton Historic Preservation Commission may want to conduct an archeological survey along the river front at some point in the future. In addition, the H.P.C. should consider the nomination to the National Register of Historic Places of several of the individually significant resources identified during the 1993-94 survey project.

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