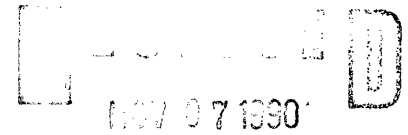


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NATIONAL REGISTER OF HISTORIC PLACES MULTIPLE PROPERTY DOCUMENTATION FORM

NATIONAL
REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Architectural and Historical Resources of Grinnell, Iowa

B. Associated Historic Contexts

The Commercial Development of Grinnell: 1854-1940

Commercial Building Design in Grinnell: The Architects' Influence (1870-1940)

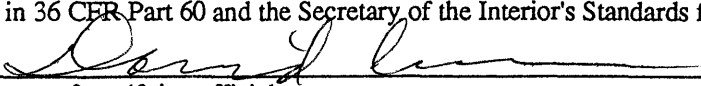
C. Geographical Data

Corporate Limits of Grinnell, Iowa

☐ See continuation sheet

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 for Planning and Evaluation.

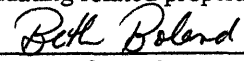

Signature of certifying official

10/23/90
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 of the National Register

12/20/90
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

INTRODUCTION

Grinnell achieved a position of commercial dominance in Poweshiek County without the benefit of county seat status. The city has developed as a strong commercial market due to the agricultural production of its surrounding countryside and to its ready accessibility to transportation routes, local investment and development practices, prudent business citizenry, important institution of higher education, respect for professional advice, and a spirit of cooperation among Grinnellians evidenced by unusually strong societal organizations. The employment of professional architects for commercial design illustrates the business community's enlightenment. This propensity is exemplified by many buildings in Grinnell and achieved its finest expression in one of Louis Sullivan's jewel box banks.

SCOPE OF HISTORIC CONTEXTS

Grinnell's commercial history and its associated resources are organized in this document within two historic contexts, The Commercial Development of Grinnell: 1854-1940 and Commercial Building Design in Grinnell: The Architects' Influence (1870-1940).

Within the first historic context, the broad movement of Grinnell's commercial history can be outlined by eras of development:

Early Commercial Development (1854-1870)
The Growing Years (1870-1900)
Climax of Prosperity (1900-1918)
Interwar Years (1918-1940)
World War II & Beyond (1940-present)

"Early Commercial Development" corresponds to the founding and early settlement of the community, to the advent of the railroads, and the establishment of an industrial and commercial base. "The Growing Years" reflects a period of economic take-off for Grinnell accompanied by some ups and downs and also natural disasters. Between about 1900 and the end of World War I, Grinnell and the surrounding hinterland experienced a climax of prosperity. The "Interwar Years" saw an unstable farm economy followed by depression. World War II and the Post War Years brought mechanized farming, population shifts in the countryside, and an expanding farm market. It also saw the growth of Grinnell's service and light industrial base and a rebounding commercial vitality. This last era contains contemporary history and is outside the scope of this document's time period. It is included as supplemental information. These eras are discussed in detail below preceded by background information.

The second historic context, "Commercial Building Design in Grinnell: The Architects' Influence (1870-1940)", addresses an impressive record of professional design in the city. Architects have played a major role in the upbuilding of Grinnell's Central Business District and in the planning of the community's religious, educational, and residential buildings.

THE COMMERCIAL DEVELOPMENT OF GRINNELL: 1854-1940

Background

Grinnell was conceived in the winter of 1853-1854 by Josiah B. Grinnell, a Congregational minister who advertised in New York papers for like-minded individuals wanting to establish a colony in the

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west based on religious, educational, prohibitionist, and abolitionist principles. Grinnell displayed a problem-solving methodology to accomplish his dream. After three men, Dr. Thomas Holyoke, Rev. Homer Hamlin, and Mr. Henry M. Hamilton, responded to his advertisements in East coast newspapers, the group traveled in March 1854 to Iowa City.

The Iowa state legislature had been arguing for several years about moving the capitol from Iowa City to Des Moines. This would centralize the capitol within the territory of the state, and encourage further expansion, development, and settlement of the central and western counties. In 1854 the resolution was carried in the legislature, and the bill was signed by Governor Grimes in January 1855. The actual move took place several years later.

At the same time, the Chicago and Rock Island Railroad had completed its track to Davenport (February 1854). The railroad had also decided to extend the line to Des Moines. It had just completed its survey when J. B. Grinnell met by accident Henry Farnam, builder of the Illinois Rock Island Railroad. Grinnell explained his idea of a colony to Farnam who generously volunteered the assistance of his surveyors to help choose a site in Iowa if Grinnell agreed to keep the information about the railroad's proposed route secret from the public. It was Grenville M. Dodge, assistant to the Chief Engineer, who determine the best site. Dodge, through another surveyor, Leonard Bacon, suggested the location where the railroad would cross the summit of the watershed of the Des Moines and Skunk Rivers. Besides the advantages of being located where a railroad would run and on a high, well-drained ground, the site would also be located about half the distance between the old capitol city and the new one.

Grinnell, and his associates Hamilton and Hamlin discussed this plan. They subsequently met in Davenport with Surveyor Bacon. The three men received additional details of the proposed site. Pleased with the report, they continued their journey to Iowa City and purchased 6,000 acres of land around Township 80 North, Range 16 West, without viewing the property firsthand. On March 8, 1854, Holyoke joined the group. Hamilton returned to the East to make additional arrangements. The others proceeded to Lattimore's Grove four miles distant from the proposed site. They located the tell-tale surveyor's flag, at a point in Grinnell now near the intersection of West and Third Avenue. The flag indicated the intersection of the summit and the surveyed railroad. The party pitched a camp to start their new venture.

A town was founded in May 1854 and named Grinnell. J. B. Grinnell platted the town in the Northwest Quarter of Section 16 and filed the plat for record in January 1855. The northern-most street of the original town rested on the section line and was called Sixth Avenue. The western street rested on another section line and was called West Street. The eastern-most street was six blocks away and on the half-section line and was called East Street. The southern-most street was five blocks south of the section line and rested on the half-section line. It was called First Avenue.

A public park and a block given over largely for church and school paralleled Broad Street. Grinnell envisioned the business district of the community to center on Blocks 7 and 8. His plat effectively limited the direction of the future expansion of the commercial district east of Broad Street.

Grinnell platted the blocks with very commodious lots, 75' by 165'. He also reserved several blocks for special purposes which has had a continuing effect on the community. A public park, mentioned above, was located in the center of the community on Block 13. Grinnell reserved the block to the east of the park for his own residence (non-extant). J. B., as he was known locally and as local histories have perpetuated, turned over the block to the west, Block 8, to his friend, Loyál C. Phelps, for

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commercial development. Soon after acquiring the land, Phelps cut a narrow street through this block east to west and named it Commercial Street. North of the park, space was reserved for semi-public and public functions, such as churches and grammar schools. As for his real dream of establishing a college on the frontier, J.B. located it to the northeast of the community in the southwest 1/4 of the SW 1/4 of Section 9. Twenty years later, a curved area was carved out of Section 16 forcing Sixth Avenue to skirt it before continuing its eastward course along the section line.

J.B. controlled the development of Grinnell through free land as carrots and deed restrictions as sticks. If someone purchased a lot and built a frame home on it, Grinnell gave the buyer the adjoining lot free. (This promoted quality housing from the beginning as log houses were effectively discouraged. It also helped a fledgling economy and craftsmen and encouraged a respect for architecture.) J.B. also attempted to insure a sedate, well-ordered society by stipulating that purchased lots would revert ownership to him if any intoxicating liquors were sold on the premises. Profits obtained from the sale of lots were collected in a "literary fund" dedicated to the establishment of a new frontier college.

The Panic of 1857 hit the fledgling community hard. Tight money restricted settlement in Grinnell and markets for agricultural export. J. B. became an advocate for wool raising as a means to counter an adverse economy. He later became president of the Iowa Wool Growers Association.

The decision to relocate Iowa College from Davenport to Grinnell in 1859 came as a major boon to the village. Founded in the 1840s by members of the illustrious Iowa Band, the school had acquired a reputation and influence in the state by the 1850s. Incentives from Grinnellians enticed the college trustees to relocate. These inducements included towns lots for a campus, a building already in place, and a "literary fund" for the school's use. Total assets committed by Grinnellians were estimated variously at \$36,000 and \$44,000. J. B. became president of Iowa College's board of trustees. The school changed its name to Grinnell College in 1909. It enjoys today an international reputation for the excellence of its undergraduate liberal arts.

The Mississippi and Missouri Railroad arrived in Grinnell in 1863 as J. B. had been told in 1854. This road was the Iowa branch of the Rock Island line. Its construction from Iowa City to Grinnell was long delayed. Bonds were publicly issued by the town for \$100,000 to be exchanged for equal amount in the railroad stock certifications in an attempt to induce the road to continue its construction. This bonding was only partially successful as an inducement, but the line was pushed through to Grinnell from Davenport during the American Civil War. Grinnell remained the terminus until the end of hostilities. The road was then pushed westward to Des Moines (1867) and Council Bluffs (1869).

Several years later, Grinnell benefited from another railroad link. The Iowa Central Railroad was built through Poweshiek County in 1870-1871. This road linked Saint Paul and Saint Louis and ran through Grinnell. With completion of this line, Grinnell was served by both north-south and east-west railroads. An 1875 map of Poweshiek County indicates Grinnell at the crossroads of this network while Montezuma, the county seat, in complete isolation.

The social composition of early Grinnell derived primarily from New York State and from New England. They immigrated from the East to Grinnell motivated by common ideals which J. B. had advertised in New York newspapers like Horace Greeley's "Tribune."

J. B. Grinnell himself was the product of Oneida Institute at Whitesboro, New York where, in the 1840s, the curriculum combined manual training with academic study. This institution fostered a spirit of radical inquiry into politics and society. Such topics as abolitionism, temperance, and the benefit of

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a Spartan living style were mixed with a student body of great social and racial backgrounds. J. B. graduated from Oneida in 1843. In 1846 he graduated from a seminary at Auburn, New York and was ordained a Congregational minister.

J. B.'s plan in founding Grinnell referred back to his training. This new community would actively foster and support the ideals of temperance, abolitionism, public and private education, public service, and high morality. Settlers who responded to the advertisements generally shared these convictions

Neither love of adventure, nor thirst for gain, was their dominant purpose; they came to the West to secure homes, and aid also in building up a literary institution which should be a center of moral and intellectual influence."
(*Andreas Historical Atlas of Iowa*; p. 461)

Taken as a whole, Grinnell as a community has never experienced a great influx of settlers other than those groups which characterized its beginnings. When the railroad arrived in Grinnell in 1863, it brought a number of Irish workers. A Catholic mission was subsequently established in Grinnell (the real estate remained directly owned by the Archbishop in Dubuque into the Twentieth Century). Later in the Nineteenth Century, a group of Norwegian immigrants settled in Grinnell and founded a Norwegian Lutheran Church with a cemetery outside the city. Taken all together, however, the general composition of the community remained homogeneous because of the predominance of the original settlers and a desire among later ethnic groups to associate with them.

The predilection to Congregationalism was strong in Grinnell. J. B. encouraged, indeed pushed, this denomination. The Congregational Church in Grinnell has been characterized as a "State Church."

Following the Civil War, the nation's railroads grew from 36,801 miles in 1866 to 193,346 miles in 1900. The period also saw a great expansion of domestic and foreign markets for the nation's agricultural products. This was made possible, in part, by the expanded rail network, but also by a growing population. During this time, the number of farms in the United States doubled. The north central states produced 50% of the nation's wheat, 40% of its corn, and Iowa alone produced 35% of its oats (Morris; p. 508). Technological advances also contributed to high yields. Many new implements included the spring tooth harrow, disc harrow, corn shucking and binding machines, cream separators, and giant harvester threshing machines. Total value of farm machinery increased from \$271 million (1870) to \$740 million (1900).

On the local level, the town of Grinnell and Poweshiek County, the larger governmental unit, experienced pronounced population growth during these years, largely reflecting the strength of the farm economy and cheap land in the West. Between 1865 and 1875, for example, Poweshiek County more than doubled in population. This was the period of greatest settlement in the county. More than 8,600 new inhabitants relocated their homes to Poweshiek in this decade. By 1975 residents numbered 16,482. The county has continued to grow since this time but at a much slower rate. Population in 1980 stood at 19,306. In Grinnell, population also reflected sizeable increases in the period. Between 1860 and 1875, for example, the town's population grew from 392 to 1,480 inhabitants.

In 1876 Craver and Steele founded an agricultural implement factory in Grinnell. This firm became Grinnell's largest industrial employer at the time. The firm manufactured the Randolph header machine, an implement used to harvest wheat, flax, timothy, and other such grains. The firm also manufactured windmills and did repair work. "This enterprise is of incalculable importance to the

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town; it furnishes employment to a large number and is mutually beneficial to all classes of businessmen" ("Grinnell Herald," 17 January 1876, p. 1).

Craver was an important local booster. His office hosted the first Western Union station in Grinnell. He served as head of an early businessmen's organization, and, after the Great Fire of 1889, Craver opened his factory shops for townspeople to make needed repairs and tools for reconstruction. Craver's factory also served as the original site of Grinnell's electrification plant.

Following the 1887 Interstate Commerce Act, Craver lost preferential shipping rates for products manufactured in Grinnell. In 1889 he moved his operations to Harvey, Illinois where he set up a seven-acre plant. Craver took his machinery and several dozen employees and their families.

The economic loss to Grinnell was somewhat offset by the Spaulding Manufacturing Company. Founded by H. W. Spaulding in 1876, this firm grew to become Grinnell's largest employer. In 1882 the company manufactured 350 horse-drawn vehicles. Spaulding and Craver were briefly associated with one another before Craver's relocation. The Spaulding firm later took over Craver's empty factory. This property is listed on the National Register of Historic Places. In 1900 Spaulding brought his two sons, Frederick E. and Ernest H. Spaulding into the firm as officers. By 1911, the Spauldings were manufacturing 10,000 vehicles a year and employed between 150 and 200. They were the largest manufacturing firm in Poweshiek County. The company also began the manufacture of automobiles. This product ultimately brought the firm's demise. Their auto was a quality product which could not compete in price. H. W. Spaulding was engaged in many business and civic projects in Grinnell, including construction of the non-extant Opera House on the southwest corner of Main and 4th and offices in the commercial district on the east side of Main Street in the extant Spaulding Building.

The Morrison-Ricker Manufacturing Company was another local Grinnell industry. The firm tanned leather and made gloves. Established as a tannery in 1856, by 1911 they employed 100, one of the largest such companies in Iowa according to the 1911 History of Poweshiek County.

The Grinnell Washing Machine Company was incorporated in 1908 at Newton in neighboring Jasper County. The firm soon relocated to Grinnell, and, in 1910, engaged in sales between \$75,000-100,000.

The 1870-1900 period saw construction of an infrastructure for Grinnell's later economic growth. These capital improvements included a waterworks plant erected shortly after a bond was approved in 1892 by the public. A private electric light works was established in 1882. This company expanded its operations with a public heating system. This unusual service supplied steam heat to the business portion of Grinnell through underground mains. The success of this public heating system undoubtedly related directly to the community's experience with fire and its concern for public safety and property.

The 1870-1900 period was one of mixed economic progress. The Panics of 1873 and of 1893 shook the nation's financial confidence and pointed out the dangers of too rapid growth and speculation. The financial markets related to the agricultural economy. Farm wholesale prices for the period suggest the difficulties which the farm sector encountered. Taking 1870 as a base index at 112, for example, the index plunged to 80 in 1880, rose to 99 two years later, only to plunge in 1886 to 68. The index hit bottom in 1896 at 56. (Encyclopedia of American History, p. 508).

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Within these ups and downs of price, a five year period (1879-1884) stands out for its prosperity. This was followed by a period of overproduction, competition from foreign production, and decline in prices until 1896. Other indications of unrest in the farm economy were illustrated by the emergence of the Greenback Party, James Weaver of Iowa's candidacy for the presidency in the 1892 federal election, and "Coxey's Army" march to Washington, D. C. in 1894. The effects of these national trends undoubtedly made a mark on Grinnell but it is not possible to evaluate their impact on the local economy at this time.

The nation's agricultural economy stabilized in the 1900-1914 era and so did Iowa's. The 1897/97-1914 period is generally remembered as the "Golden Age of Agriculture" (as in Willard W. Cochrane's "The Development of American Agriculture," Minneapolis, 1979, p. 100). These years are frequently cited as benchmarks to measure farm products wholesale prices. Such an index is also used here, by extension, to indicate the farmer's economic health and his potential to be a good retail customer. At the close of the period, World War I acted as a stimulant for further food production. Overproduction followed as a result. Overproduction was a major problem for wheat while corn prices remained relatively stable. Still, the wholesale price index of farm products generally rose during this period and beyond.

The years between the two world wars saw an unstable farm economy followed by the Great Depression. Although the farm products wholesale price index climbed and reached its highest level in 1928, there was already a decline in farm commodity prices before Black Monday 1929. The Great Depression hit Iowa very hard. By 1932, total farm receipts declined to one-third their amount in 1918. Foreclosures, bankruptcies, and tax delinquencies were exceptionally heavy in Iowa and the Dakotas. Farm operators' equity in land dropped from 62% (1880) to 39% (1935). (Morris p. 509).

Farm prices improved somewhat during World War II, but by 1946 they still stood, in terms relative to 1918 dollars, considerably lower than the pre-World War I period. By contrast, prices began to soar in the 1950s. Prices continued to push upwards through the 1960s and the 1970s saw another period of great prosperity for the farm economy. The 1980s saw retrenchment.

Early Commercial Development (1854-1870)

Commercial activity in Grinnell during these formative years was generally restricted to small scale mercantile operations. General stores, druggists, barber shops, holsteries, print shops, attorneys, draymen, and the like provided the simple goods and services needed by a pioneer people. Barter was frequent. Financial institutions began with Holyoke and Spencer's bank, "a very modest affair," in 1859. First National Bank was chartered in 1866. The Civil War greatly slowed settlement in Grinnell and commercial development.

The business district was located in Commercial Street, somewhat north along the west side of Broad Street, and in 5th Avenue to a lesser extent.

Earliest commercial buildings were frame. These were supplanted by buildings with more permanent materials like brick and stone. According to local traditions, Grinnell had at least two working brickyards. They produced a soft brick suitable for interior courses, but lacked the strength needed to withstand weathering on the exterior. For this reason, most building materials were imported into Grinnell by the railroad.

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This railroad was of vital importance to the community. First it provided ready access to domestic markets for local agricultural products and secondly it provided a ready means to import merchandise into the region. Agricultural and raw material suppliers soon built up alongside the tracks. The tracks and these businesses formed a barrier for commercial expansion to the south.

By the end of this pioneer period, Grinnell had grown in population to about 1,500 inhabitants. It had expanded physically, enjoyed the benefits of two railroads, had an institution of higher learning, and was market center for an agricultural hinterland with the potential for big production. Grinnell was incorporated in 1865.

Few historic photographs survive to document this early period in Grinnell. No commercial building remains, although the configuration of the town's plat stands today as a physical witness to this early period.

The Growing Years (1870-1900)

With the end of the Civil War and rapid expansion of the railroads and agricultural production, the local economy in Grinnell began to prosper. A grain elevator was erected in 1872, "one of the largest and best equipped in Central Iowa" ("Grinnell Herald," January 17, 1876, p 1). By 1876 the elevator, located adjacent to the Rock Island Railroad tracks, was shipping an average of 1,000 carloads of grain annually. This statistic indicates the volume of agricultural production in the hinterland and suggests the volume of commercial business which Grinnell received from farmers and their families trading for goods and services in the city.

The industrial output of Grinnell expanded during this period. Employment opportunities, which these firms presented, stimulated the local economy and promoted healthy retail trade. The leaders of the manufacturing concerns also became involved in the commercial life of Grinnell. These industries contributed to the economy and in some cases even had factories and offices downtown like the Morrison glove manufacturer.

As the local economy and population grew, financial transactions and services increased. Grinnell Savings Bank was founded in 1877. C. W. H. Beyer and Company, a private bank, was also established in that year. Merchants National Bank was organized in 1883. Citizens National Bank was organized somewhat later in 1904. Important local businessmen sponsored these institutions, served on their boards, and provided leadership to the community. Their names read like a Who's Who of Grinnell commerce. They included:

Joel Stewart	D. S. Morrison	D. T. Miller	S. F. Cooper	N. W. Cessna
J. B. Grinnell	S. J. Pool	Quincy A. Gilmore	C. R. Morse	W. O. Willard
A. R. Heald	George H. Walker	E. H. Harris	D. Forbes	J. C. Goodrich
C. W. Hobart	J. B. Grinnell	L. J. Chatterton	D. McDonald	J. C. Manly
M. Synder	C. G. Carmichael	Erastus Snow	L. Kimball	W. J. Rapson
S. H. Herrick	L. C. Phelps	L. C. Rouse	C. W. H. Beyer	L. F. Parker
J. P. Lyman	George I. King	Newton L. Sherman	H. D. Works	H. W. Somers
D. G. Fribie	John Brown	L. F. Parker	S. A. Cravath	B. J. Ricker
Erastus Snow	Thomas Holyoke	C. W. H. Beyer	J. F. Wilson	P. P. Raymond
G. L. Miles	P. G. C. Merrill	J. H. Merrill	G. H. Hamlin	

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Particularly interesting are the names like J. B. Grinnell and Erastus Snow which repeated in several institutions or other names like H. D. Works, C. R. Morse, Quincy A. Gilmore, and J. C. Manly whose names appear associated with commercial buildings. These individuals played a key role in the construction of Grinnell's commercial district because of their financial resources. Other property types associated with them, like residences, may obtain National Register significance in this regard.

One measure of the strength of this economy is the business communities response to a catastrophe. Natural disasters like fire were common to the Nineteenth Century, particularly in commercial districts with their common walls, frame construction, closeness to railroads, and the coal and wood burning stoves. The Chicago Fire of 1876 is the outstanding example. A Great Fire in 1889 devastated Grinnell's business district. While the community's experience is not atypically in this regard, a strong local tradition emerged centering on the phrase "the Phoenix Effect." Grinnellians prided themselves on the rapid rebuilding of the business center and its modern appearance.

Grinnell lost the heart of its business district in the Great Fire of 1889. The fire began in the southwest corner of Block 8 in a grain elevator. The fire soon spread to the northeast because of a southwestern wind, jumped Commercial Street, and eventually destroyed almost every building in the block. The north side of 4th Avenue suffered some minor damage. At this time, Block 8 was the core of the commercial district.

Response to the disaster was immediate. The City Council enacted a new building ordinance which banned construction of frame structures in Block 8. Commercial was widened. Previously it had measured 50' to 55'--an unusually narrow street in Grinnell, an eyesore, and blamed for allowing the Great Fire to envelope the north side of the street as well as the south. Merchants responded immediately to rebuild their destroyed commercial houses. These new buildings showed a more orderly physical arrangement. Previous to the fire, the buildings were a mixture of frame and brick with no uniform street setback and often failed to make full use of the land available of the lots. The picture was one of unplanned growth.

The rapid response to the Great Fire illustrates the economic strength of the nation and the community, a confidence in the future, the ability of local business people to cooperate with one another, a willingness for investors to finance reconstruction, and a leadership among certain business people to insure that the reconstruction would be quality.

Fire continued to plague Grinnell. Several destructive fires occurred in 1891 in Grinnell's central business district. Municipal ordinance still allowed frame buildings in Block 7 and it was here that fires broke out. Response to this destruction was mixed. Some buildings were rebuilt immediately while other lots now vacant remained so for years. Most of the 4th Avenue buildings in Block 7 survived the fires of 1891, so that reconstruction in this area was less vital than after the Great Fire of 1889.

By the end of the "Growing Years," Grinnell had grown in population to 3,860. Commercial buildings filled most of the central business district as it is known today. Financial institutions were in place to promote agriculture, industry, and commerce. The agricultural hinterland of Grinnell was poised for big production. The college continued to provide a high moral example and the economic benefit of its presence. The city survived major disasters like the Cyclone of 1882, the Great Fire of 1889, and later fires in 1891, and surprised itself with the confidence in which it undertook reconstruction.

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Climax of Prosperity (1900-1918)

The climax of prosperity took several forms in the commercial life of Grinnell. Citizens were able to enjoy more leisure time. Entertainment became an important part of commercial business. Moving picture theaters appeared in the commercial district. In 1902 a stock company was formed in Grinnell with the purpose of constructing an opera house. The Spaulding family were prime players in this project. Erected at a cost of \$30,000, the Opera House, later the Colonial Opera House, provided the community with an auditorium for legitimate theater with seating for 900. The building stood at the southwest corner of Main and 5th. It is non-extant.

The widespread use of stone continued into this period. Actually there was only some locally available stone near Grinnell. This was a limestone quarry at LeGrand, Iowa, about twenty miles north of Grinnell. This quarry remains in operation. (The Methodist Church in Grinnell [1895] had projected using an Indiana stone. The basic stone came however, from LeGrand for price considerations, although the finish stone was imported from Indiana).

Stone appears as a building material in most communities in Iowa. What appears atypically in Grinnell, however, is the widespread use of stone. Stone was used for multiple purposes: structurally as in basement construction (both of commercial and residential buildings), as a veneer for exterior walls, and for decorative detailing. When cast concrete block became available as a new technology in the early Twentieth Century, Grinnell showed a readiness to accept this new material, in part, probably, because of the community's traditional use of stone. Cast concrete block itself is a recurrent building material in Grinnell employed more frequently than in other communities of comparable size.

As to brick, Grinnell had at least two brickyards. Much brick undoubtedly came from these yards for building. Facade brick was another product, fired at higher temperature and more durable than the local brick which was used for inner courses. Facade brick, like stone, was shipped in by the two railroads.

There was also a concrete block factory in Grinnell. This operation was probably founded, it was definitely operated, by Mr. Ross, a shoestore owner whose store was located in the Eagle Block. Ross teamed with Robert G. Coutts, the ubiquitous developer and stone mason, in the concrete block operation.

Expansion of the city's infrastructure continued during this period. Notable improvements included People's Light and Fuel Company. Incorporated in 1909, this private firm competed for utility customer with the established company. The City of Grinnell laid eight blocks of bitulithic paving in the commercial district in 1909 and expanded the network in 1910. In 1911, a sanitary sewer was installed with piping running some 13-1/2 miles. Electric street lighting appeared on the scene during this period even before street paving.

The automobile entered the picture with potential to become a major retail product during the period. The first car was driven on Grinnell streets in 1902. Automobiles were luxury items and symbolized wealth.

With the auto came the need for improved roads. Already in 1911 there was discussion about building a cross-Iowa highway. This "from river to river road" would benefit each community along its path and lobbying efforts were soon underway to promote towns and cities along projected routes. In 1913, for example, Oskaloosa, Iowa petitioned to have present day U.S. Highway 6 routed through

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the community. This effort proved unsuccessful and the larger cities to the north, Iowa City and Newton, were able to win this east-west route between Davenport and Des Moines. Grinnell was included on this route--another instance where J.B. Grinnell's early planning for transportation benefited the community but in unexpected ways.

Commercial spin-offs from the highway were the service stations which developed along it. Early on, the route came into Grinnell from the east along 6th Avenue, then turned south, followed 5th Avenue through the commercial district, then continued west.

By the end of this 1900-1918 period, Grinnell had grown in population to about 5,000. Many new commercial buildings had replaced older ones and this new construction featured multi-story configurations. Financial institutions grew and were established. The agricultural hinterland enjoyed a widespread prosperity. Discretionary income and an increase in leisure time were hallmarks of the period. Commerce in Grinnell responded to this opportunity by introducing numerous moving picture theaters, legitimate stage productions, a greater variety of retail merchandise, and the offering of new consumer products that employed new technology like phonographs and electric light fixtures. The period's prosperity found concrete demonstration in the construction of major buildings by the community's societal organizations for their meeting halls and as investments for their members.

Interwar Years (1918-1940)

This was a period of economic instability. Bank closings in Poweshiek County predated the stock market crash. In 1927, for example, the Malcom Savings Bank and Farmers Savings Bank of Hartwick closed. Other bank closings followed including State Bank of Deep River (1931) and Farmers State Bank of Malcom (1933). In Grinnell, the Grinnell Savings Bank had closed early in 1925 but was subsequently purchased and reopened under a state banking charter later that year. (Computerized Data Base, Banking Division, Dept. of Commerce, State of Iowa).

At Grinnell College, student enrollment declined from 785 in 1926 to 551 in 1933 (Nollen, p. 118). An endowment campaign, underway for more than a decade, never realized about one-third its pledged support when settlements were made in 1931.

The unstable farm economy found reflection in modest commercial activity in Grinnell during the period. Few new commercial buildings were constructed during these years and those completed were in a small scale when compared to those built in earlier periods. Some sectors of the economy showed growth, particularly auto-related businesses like sales dealerships and filling stations.

World War II and Beyond (1940-Present)

By 1940 Grinnell's commercial character was well established. The scarcity of new buildings constructed in Grinnell's central business district after 1940 reflects this fact. The local economy continues today to be a focal point for the area's farm families, Grinnell College, as well as for the residents of the city.

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COMMERCIAL BUILDING DESIGN IN GRINNELL: THE ARCHITECTS' INFLUENCE
(1870-1940)

Professional architects have played an impressive role in Grinnell. Their big role is atypical of other Midwestern communities of comparable size. It illustrates a close relationship between centers of education and educated people. The community and the college showed a willingness to employ professional architects and to support those professionals who had begun their studies in Grinnell. The community also employed other architects like Louis Sullivan, Foster and Liebbe, and Proudfoot and Bird *et alia*.

During the Nineteenth Century, as architects strove to establish their profession, they formed associations whose purpose was to standardize the discipline. Members often advertised their membership in these organizations as proof of their skills. A community like Grinnell, associated with strong interest in education and an institution like Grinnell College, would have been impressed by these credentials. The college fostered architecture in several ways, by graduating alumni who later trained and became important architects in Iowa, and by employing architects for college buildings.

Although professional architects served Grinnell prior to 1889, the Great Fire of that year brought to public attention the importance of architecture. Several members of the business community expressed the desire to build a quality reconstruction and were aided in doing so by their previous experience in banking, investment, and finance. They employed Josselyn and Taylor, architects of Cedar Rapids, Iowa, for many of these buildings. Eugene Taylor (Grinnell College Class of 1876) had studied at the Institute of Technology (forerunner of Massachusetts Institute of Technology) in Cambridge. Josselyn and Taylor designed six known buildings in Grinnell, all in 1889 except one in 1892. Foster and Liebbe, architects of Des Moines, Iowa, also had one commission for a commercial building in 1889. This firm had already designed a commercial building in Grinnell in 1884.

Proudfoot and Bird, architects of Des Moines, designed more than 34 residential, commercial, and collegiate buildings in Grinnell, more commissions than any other city in Iowa except Des Moines. This firm had won the commission to build Schaefer Hall at the University of Iowa. Proudfoot and Bird so pleased the Board of Regents they subsequently became Regents' chief architects. Because of this association, Proudfoot and Bird constructed 29 university buildings in Iowa City, 29 at Iowa State College (Iowa State University), and 5 buildings at the State Normal School in Cedar Falls. Grinnellians undoubtedly respected the Regents confidence in this firm. Grinnell College alone retains 18 of the firm's buildings. There are numerous private residences in the community designed by Proudfoot and Bird as well. The firm gained added luster in Grinnell when Harry D. Rawson joined it. Rawson had studied at Grinnell College in the 1890s before transferring to architectural school. After graduation, he was employed by and later became a partner with George E. Hallett of Des Moines. Rawson's brother, Charles Rawson, was a United States Senator (Republican/Iowa), a major benefactor and trustee of Grinnell College. A building on campus bears his name and was designed by his brother's firm.

Grinnell College produced in the Nineteenth Century several noted architects. In addition to Taylor and Rawson already mentioned, a cluster of graduates from the 1890s included H. K. Holsman, Steven Earle, and William Hungerford Brainerd. Holsman graduated in 1891. He based his practice in Chicago where he designed numerous apartment buildings. Holsman is also remembered for his collegiate architecture including eight buildings on the former Parsons College campus in Fairfield, Iowa (National Register/"The Collegiate Architecture of H. K. Holsman"), twelve other college buildings, a church in Newton, Iowa, as well as houses and commercial buildings in Grinnell. These

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latter remain unidentified. Earle designed at least one Grinnell College building. Brainerd was a member of the Boston firm Brainerd, Leeds, and Russell. He designed Herrick Chapel at Grinnell College.

This record of Grinnell association with professional architects included other major firms in Iowa, the Midwest, and the East coast. They included, for example, Louis Sullivan, (Chicago), Frank E. Wetherell (Des Moines), R. M. Kellogg (Grinnell), and Hyland and Green (Chicago). Grinnell College reached out beyond the Midwest to the East coast.

F. Associated Property Type

I. Name of Property Type: Buildings, structures, and districts associated with the Commercial Development of Grinnell.

II. Description

Significant examples of this property type are significant under Criterion A (Commerce), Criterion B (important business leaders), and Criterion C (Architecture). Possible property utilization includes commercial and residential uses. Collectively these buildings call attention to the commercial development of Grinnell and the individuals and groups responsible for it. While residential buildings are apt to yield considerable potential, an intensive survey of Grinnell's residential resources has not yet been undertaken. This limits the extent to which Criterion B can be employed.

The properties (a collective term for buildings, structures, and districts associated with the historic contexts) are quite varied in terms of use, size, building materials, and location within the community. The unifying factor is that each of these is associated with commercial activity in Grinnell and built during 1854-1940 period.

A large number of buildings in the property types will be commercial structures located in the central business district. These were identified in an intensive level survey and have received more in-depth research than any other buildings in the community. Physically, these are primarily two or three story brick buildings, rectangular in shape, usually with the narrow end of the rectangle towards the street. Width of these varies according to the lot size. The roof is usually flat and slopes to the rear. While some buildings have the metal cornice and elaborate cast hood molds often associated with commercial design from the later Nineteenth Century, many will have a simplified brick and stone treatment that is more characteristic of turn of the century design. Several buildings have a full stone facade, and different colors of brick were used on the facades after about 1900. Uses of these buildings included retail sales, banking, professional offices, restaurants, and garages. The upper levels were occasionally used as opera houses or lodge halls. Though hotels were an important type within this time frame, no good, extant examples have been located. Livery stables were located along the edges of the business district, but none from the time period appears extant.

Manufacturing buildings could make up a segment of the property types as they were sometimes converted to commercial uses.

Residences of Grinnell business and professional leaders make up a number of the buildings that will probably be listed on the National Register ultimately. These buildings have been tentatively identified in a reconnaissance level survey. Many of these were constructed almost simultaneously with the commercial buildings in the central business district.

Many of the properties already identified in Grinnell relating to these historic contexts and property types are located in the central business district. This area is basically bounded by 6th Avenue on the north, 3rd Avenue (and the railroad on the south), West Street on the west, and Broad Street on the east. Other buildings and residences are found scattered throughout the community, but there is a large number of them in the east half of the city and especially in the northeast quadrant.

The physical condition of these buildings, structures, and district will vary. Residences will range from very altered by changed porches, additions, application of siding, et cetera, to almost original condition. Commercial buildings will often have altered store fronts at the street level. The commercial alterations are to be expected, but these can range from simple changes that are in harmony with the original design, to total sheathing of the facade with a new material. In general, the changes to all of these buildings will have been made to maintain or to upgrade rather than through neglect.

[X] See continuation sheet

[X] See continuation sheet for additional property types

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A high degree of integrity could be expected given the durable materials like stone and brick use for the construction and ornamentation of commercial architecture in Grinnell. The need for businesses to present an up-to-date image presupposes, however, that many commercial buildings will exhibit numerous architectural changes. When undertaken with sensitive designs and quality materials, such improvements legitimately become part and parcel of the building's historic fabric. When intrusive, these "improvements" are just that. Acceptable redesigns will preserve the feel of original second story fenestration and the sense of the building's relationship with the street and its neighbors. The uniformity of setback, width, and conformity to one-, two- or three-story height is to be expected.

Although the earliest buildings in Grinnell are non-extant, the core of the business district today retains a late Nineteenth and early Twentieth Century feeling. The earliest extant building dates from circa 1875. Most of the commercial examples were built between the 1880s and the 1920s. The time period of the associated historic context is 1854-1940. These parameters reflect the date of Grinnell's founding and the beginning of World War II. The war effectively preempted construction in the city and the post war years began a new era. 1854 was chosen at the other end because the platting and methods of land disposal intimately effected the growth of the central business district.

III. Significance

The buildings, structures, and districts that make up this property type illustrate the commercial development of Grinnell during the period of its historic growth, 1854-1940. The property types illustrate the commercial activity of the eras whether characterized by growth or retrenchment. The property types also show the taste of the time. The social and cultural life of the community is reflected in the lodge halls, the theater, and the automobile showrooms.

IV. Registration Requirements

Significant examples of buildings associated with "The Commercial Development of Grinnell: 1854-1940" will have most of the following elements:

1. Significance. Must relate to the historic context "The Commercial Development of Grinnell: 1854-1940."

Criterion A. Properties that are associated with commercial activity reflected in the time period.

Criterion B. Properties that are associated with persons directly involved with or responsible for this commercial activity.

Criterion C. Properties that illustrate styles, types, or building materials common to this time period or that form an unusual group of buildings or structures.

Buildings that are nominated individually under this cover document must have a significance as high as "key significance" were the building within a district.

2. Qualifying Building Use. Includes commercial, fraternal, business service, journalism, financial, and residential.

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3. Qualifying Building Materials. Include stone, brick, clapboard, some metal, shingle, stucco, terra cotta, concrete block, cast iron, pressed tin, and cast concrete.
4. Original Location or Significance for Relocation. If a building has been moved, the reason for the move must obtain significance for the historic context. The move would also have to have been undertaken during the time period and the original fabric of the building not significantly altered by the move.
5. Integrity Considerations. Altered store fronts are not common to commercial buildings. Alterations may be acceptable if they are sympathetic in terms of buildings materials, scale, and architectural detail. In multi-story buildings, upper level fenestration should remain in place (but the loss of a pressed metal cornice above the fenestration is not sufficient to negate eligibility). In all buildings, the store front and cornice must retain sufficient integrity that the building would be recognizable to the original owner. Acceptable alterations must be sympathetic and non-intrusive. Buildings which have been completely sheathed in modern materials (fiberglass, aluminum, etc.) are considered to be intrusive. In some case, if the modern sheathing were removed, there might be sufficient original fabric to allow National Register eligibility. Buildings which have intrusive first floors may be considered ineligible. If a sympathetic rehabilitation is made to the first floor, and the integrity of the upper level retained, the building should be reevaluated.

Concerning districts, they must possess a sense of time and place, must relate to the 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 relatively few, if any, alterations, while contributing structures may have a somewhat lesser level of integrity.

Concerning individual buildings, the requirements outlined above should hold true. For residential properties, a higher degree of integrity is generally to be expected since dwellings are less subject to modernization than are retail businesses and other commercial institutions.

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I. Name of Property Type: Buildings, structures, and districts associated with the Commercial Building Design in Grinnell: The Architects' Influence (1870-1940).

II. Description

Eligible examples of this property types are significant under Criterion C (Architecture). Possible property utilization is restricted to commercial uses. Collectively these buildings call attention to the commercial building design in Grinnell and the architects responsible for it.

The properties (a collective term for buildings, structures, and districts associated with the historic context) are varied in terms size and building materials, but the unifying factors include the restriction to commercial use and that each of the eligible buildings is associated with commercial design in Grinnell and built during 1870-1940 period.

Most of the buildings in this property type will be located in the central business district. This area is basically bounded by 6th Avenue on the north, 3rd Avenue (and the railroad on the south), West Street on the west, and Broad Street on the east.

These commercial buildings were identified in an intensive level survey and have received more in-depth research than any other buildings in the community. Physically, these are primarily two or three story brick buildings, rectangular in shape, usually with the narrow end of the rectangle towards the street. Width of these varies according to the lot size. The roof is usually flat and slopes to the rear. While some buildings have the metal cornice and elaborate cast hood molds often associated with commercial design from the later Nineteenth Century, many will have a simplified brick and stone treatment that is more characteristic of turn of the century design. Several buildings have a full stone facade, and different colors of brick were used on the facades after about 1900. Uses of these buildings included retail sales, banking, professional offices, restaurants, and garages. The upper levels were occasionally used as opera houses or lodge halls. Though hotels were an important type within this time frame, no good, extant examples have been located. Livery stables were located along the edges of the business district, but none from the time period appears extant.

The physical condition of these buildings, structures, and district will vary. Commercial buildings will often have altered store fronts at the street level. The commercial alterations are to be expected, but these can range from simple changes that are in harmony with the original design, to total sheathing of the facade with a new material. In general, the changes to all of these buildings will have been made to maintain or to upgrade rather than through neglect.

The architectural firms which designed these buildings will be based in Grinnell, in Cedar Rapids, in Des Moines, or in other Iowa cities. Some architectural firms will also be based outside the State of Iowa.

☒ See continuation sheet

☐ See continuation sheet for additional property types

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A high degree of integrity could be expected given the durable materials like stone and brick use for the construction and ornamentation of commercial architecture in Grinnell. The need for businesses to present an up-to-date image presupposes, however, that many commercial buildings will exhibit numerous architectural changes. When undertaken with sensitive designs and quality materials, such improvements legitimately become part and parcel of the building's historic fabric. When intrusive, these "improvements" are just that. Acceptable redesigns will preserve the feel of original second story fenestration and the sense of the building's relationship with the street and its neighbors. The uniformity of setback, width, and conformity to one-, two- or three-story height is to be expected.

Although the earliest buildings in Grinnell are non-extant, the core of the business district today retains a late Nineteenth and early Twentieth Century feeling. The earliest extant building dates from circa 1875. Most of the commercial examples were built between the 1880s and the 1920s. The time period of this associated historic context is 1870-1940. These parameters reflect the historic period of significance during which Grinnell business people employed architects for building design. World War II effectively preempted construction in the city and the post war years began a new era. 1870 was chosen at the other end because some commercial design might, by this time, be architect designed, although none to date has been documented.

III. Significance

The buildings, structures, and districts that make up this property type illustrate commercial design in Grinnell during the historic period of significance, 1870-1940. The high number of architect-designed buildings in Grinnell is unusual for a city of its size in Iowa and adds to the significance. This property type illustrates the commercial architectural design of the eras as interpreted in Grinnell by professional architects.

The story of Grinnell's employment of architects is an interesting example of how clients choose designers. This historic context will provide examples of this process. Some firms were chosen for their connections with Grinnell College, other firms were chosen solely because of professional reputation. The firm of Proudfoot and Bird, architects of Des Moines, will be particularly important because of the large number of buildings designed by them and built in Grinnell.

IV. Registration Requirements

Significant examples of buildings associated with "Commercial Building Design in Grinnell: The Architects' Influence (1870-1940)" will have most of the following elements:

1. Significance. Must relate to the historic context "Commercial Building Design in Grinnell: The Architects' Influence (1870-1940)."

Criterion C. Properties that illustrate styles, types, or building materials common to this time period or that form an unusual group of buildings or structures.

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Buildings that are nominated individually under this cover document must have a significance as high as "key significance" were the building within a district.

2. Qualifying Building Use. Includes commercial, fraternal, business service, journalism, and financial.
3. Qualifying Building Materials. Include stone, brick, clapboard, some metal, shingle, stucco, terra cotta, concrete block, cast iron, pressed tin, and cast concrete.
4. Original Location or Significance for Relocation. If a building has been moved, the reason for the move must obtain significance for the historic context. The move would also have to have been undertaken during the time period and the original fabric of the building not significantly altered by the move.
5. Integrity Considerations. Altered store fronts are common to commercial buildings. They may be acceptable if the alteration is sympathetic in terms of buildings materials, scale, and architectural detail. In multi-story buildings, upper level fenestration should remain in place. For all buildings, design elements should remain extant (but the loss of a pressed metal cornice above the fenestration is not sufficient to negate eligibility). In all buildings, the store front and cornice must retain sufficient integrity that the building would be recognizable to the original owner. Acceptable alterations must be sympathetic and non-intrusive. Buildings which have been completely sheathed in modern materials (fiberglass, aluminum, etc.) are considered to be intrusive. In some case, if the modern sheathing were removed, there might be sufficient original fabric to allow National Register eligibility. Buildings which have intrusive first floors may be considered ineligible. If a sympathetic rehabilitation is made to the first floor, and the integrity of the upper level retained, the building should be reevaluated. Because these resources are nominated for their architectural significance, the integrity of the fabric is a major factor. Strict evaluation of integrity should be applied.

Concerning districts, they must possess a sense of time and place, must relate to the 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 relatively few, if any, alterations, while contributing structures may have a somewhat lesser level of integrity.

Concerning individual buildings, the requirements outlined above should hold true.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

INTRODUCTION

The Architectural and Historical Resources of Grinnell is an on-going project. It has comprised, to date, two phases. It is the intention of Main Street Grinnell, which sponsored Phases One and Two in cooperation with the City of Grinnell and the Grinnell Historic Preservation Commission, to continue the project. Phases One and Two have also been sponsored by a Certified Local Government grant through the Bureau of Historic Preservation, State Historical Society of Iowa. Future phases are under discussion in Grinnell to address possibilities for residential and collegiate architecture.

PHASE ONE

Phase One of the project began in 1987 and concluded in 1988. Phase One had two purposes: first to conduct an intensive survey of the architectural and historical resources of Grinnell's central business district, and second to survey in reconnaissance fashion the rest of the community. The area surveyed by reconnaissance was the corporate limits of Grinnell.

[X] See continuation sheet

H. Major Bibliographical References

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[x] See continuation sheet

Primary location of additional data:

☒ State historic preservation office
☐ Other State agency
☐ Federal agency

☒ Local government
☐ University
☐ Other

Specify repository: _____

I. Form Prepared By

name/title W C PAGE, PUBLIC HISTORIAN
organization THE DUNBAR/JONES PARTNERSHIP date DECEMBER 1989
street & number 110 SOUTHWEST FIFTH STREET telephone 515/280-8026
city or town DES MOINES state IA zip code 50309

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The objectives of the intensive survey were to identify the historic contexts which address Grinnell's history and then to define the property types which call attention to the contexts. The area of the intensive survey is .6 square miles bounded by Broad Street on the east, West Street on the west, 3rd Avenue (and the railroad tracks) on the south, and 6th Avenue on the north. Volunteer photographers and researchers from the community undertook field and archival work for the intensive and reconnaissance survey under the direction of Molly Myers Naumann, architectural historian of Ottumwa, Iowa, who served as consultant for Phase One. She wrote this phase's evaluations and final report.

The results of the intensive survey took two forms: a final report, which discussed the identified historic contexts and property types, and Iowa Inventory Site Sheets, which included extensive historical information and evaluations for each site.

One historic context was developed. This historic context, "The Growing Years: 1882-1920," treated important years in the community's history. Other eras, like "Prologue to Growth: 1854-1882," were treated as ancillary. The final report recommended several nominations for National Register listing.

Finally, in the second part of Phase One, a reconnaissance survey of Grinnell was conducted. Using methods similar to the first part, 165 sites were recorded. The reconnaissance survey concluded that two historic districts have potential in this evaluated area.

PHASE TWO

Phase Two began in 1989. It was funded, in part, by a Certified Local Government grant through the Bureau of Historic Preservation, State Historical Society of Iowa. The contract required the completion of Phase Two by May 1990 and each step along the way was scheduled to comply with this time frame. The goal of this phase was to prepare nominations to the National Register of Historic Places of commercial buildings within the area of the intensive survey. The Dunbar/Jones Partnership, historic preservation consultants of Des Moines, Iowa, was selected for this phase.

Main Street Grinnell and the consultant conferred and agreed that "The Growing Years: 1882-1920" as an historic context was too restrictive. It left unaddressed a considerable time period important for understanding the development of Grinnell's commercial life. Phase Two began, therefore, by reevaluating this historic context in light of further research into the community's history. From this reevaluation and in cooperation with the staff of the Bureau of Historic Preservation, broader historic contexts emerged and are reflected in this present document.

RECOMMENDATIONS

There are other historic contexts worthy to develop in Grinnell. They include, for example, subjects such as local builders, education, building materials, and J. B. Grinnell as a social reformer and political leader.

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BASIS OF SIGNIFICANT PROPERTY TYPES TYPOLOGY

Significant property types in this document are based on function and on association. Most resources in this historic context are commercial buildings and their use for business purposes defined this function. Other buildings, like residences, are also significant as a property type based on their association with important persons in the commercial development of Grinnell. For more detail, see the Grinnell Commercial Historic District nomination.

STANDARDS OF INTEGRITY

The standards of integrity were based on the National Register standards for assessing integrity. Two independent consultants, one in Phase One, and one in Phase Two, applied these standards to the property types in Grinnell from a knowledge of the condition of existing properties in the community.

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John Kleinschmidt, 13 November 1987, 3 December 1987, 8 February 1988, Winter 1989, Spring 1990.

Hilda Godfrey Wilson, 10 November 1987.