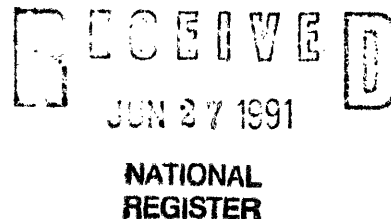


United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form



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

HISTORICAL AND ARCHITECTURAL RESOURCES OF MAQUOKETA, IOWA

B. Associated Historic Contexts

ARCHITECTURE OF THE ORIGINS & EARLY GROWTH PERIOD: 1838-1869

THE BOOM YEARS: 1870-1899

THE COMFORTABLE YEARS: 1900-1922

C. Geographical Data

The corporate limits of the City of Maquoketa, Jackson County,
Iowa. (2297.6 acres)

☐ 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

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

Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

INTRODUCTION:

It is easiest to understand the significance of the three historic contexts if you begin with the earliest settlement of Maquoketa. John Goodenow arrived in the area in 1838 and settled on what is now the southeast corner of Main and Platt streets. Here, approximately one-half mile south of the Maquoketa River, he built a cabin. By 1840 the quarter sections on each of the four corners had been settled: Zalmon Livermore on the northeast; Alonzo Spaulding on the northwest; John Shaw on the southwest; and Goodenow on his southeast corner. Thus, the heart of the business district today was also the site of the original settlement.

Springfield (as Maquoketa was originally known) was just one of a number of towns being established along the Maquoketa River at this time. Bridgeport and Lowell were located nearby. The names of these towns reflect the origins of their founders, with many of the earliest settlers coming from New England. Each of these towns was founded on the premise that the river would be a major source of power for mills, and a major form of transportation. The mail route between Davenport and Dubuque ran through Springfield, and a post office was established there in 1840 with John Goodenow as postmaster. There were already a number of Springfields, so the name of the town was changed to Maquoketa, the name the Indians had given to the river. Translated, it means "Bear River." (Maquoketa is the only town in the United States by that name.) Gradually Maquoketa became the dominate force in the area and the other towns failed to grow. Lowell was literally left high and dry when the river changed course.

ARCHITECTURE OF THE ORIGINS & EARLY GROWTH PERIOD: 1838-1869

The period between Maquoketa's settlement in 1838 and the arrival of the railroads in 1870 was one of slow but steady growth. No figures are available before 1850, but that year Maquoketa's population was listed as 168. By 1860 the town had grown to 1090, and in 1870, 1756 people were said to live in Maquoketa. It changed from a village at the crossroads, into a small town that could convince two railroads to build through, and a few years later was strong enough to capture the county seat.

Soon after his arrival Goodenow set up a small horse-drawn corncracker. When this proved inadequate, he purchased a site south of town on Mill Creek, built a dam, and again set up his corn-cracker. Shortly thereafter, Joseph McCloy purchased this site, and in 1842 established a more sophisticated flouring mill. A direct descendent of this mill continues in business today.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 2

CFN-259-1116

In 1843 Goodenow and Spaulding began dividing their claims at the northwest and southeast corners of Platt and Main into lots, but they did not record a plat. As settlers arrived and indicated an interest in staying, Goodenow and Spaulding would give them a lot if they promised to build on it. The settlers were allowed to choose the location of their lot, and determine the size of it. This lack of coordination in subdividing and platting, plus the different widths of the lots, explains why the business district in Maquoketa is made up of irregularly sized lots to this day.

In 1850 Zalmon Livermore joined with Goodenow and Spaulding in formally platting and incorporating the town. Earliest growth took place in the northwest, northeast, and southeast quarters of town, as John Shaw's southwest quarter is actually an addition to the Original Town.

"The City of Maquoketa, situated on a beautiful rolling prairie ascending in a gentle but high slope from the river.....was originally laid out with great taste and liberality, as regards avenues and streets....."

These avenues and streets follow a grid pattern with orientation to the cardinal points. Main Street, running north and south through the center of the town, is on the rangeline between Maquoketa and South Fork townships.

Goodenow had built a brick hotel at the corner of Main and Platt in 1849, and this set the standard for the other commercial buildings. Business buildings grew up along Main Street, and extended onto Platt. By 1854 when the Jackson Sentinel was established the town had six stores, a livery stable the Goodenow House Hotel, a drug store, several other retail stores, and a woolen mill run by Thomas Wright (the Eagle Woolen Mills). Another newspaper was established two years later, the Weekly Excelsior, which became the Maquoketa Excelsior. In 1857 the growing little town was incorporated as a city. Between 1854 and 1860 the population had increased from 301 to 1090.

Three commercial buildings along Main Street and one on East Platt have been documented to the period of the mid-1850s:

106 South Main	Young Block	1857
108 South Main	Rhodes Block	1856 (later Sentinel Block)
117 South Main	Sears Block	1857 (later A.S. Carter Bldg)
114 East Platt	Bank Bldg	1854

All four of these building are a single storefront wide, three stories in height, and all but the bank building feature limestone lintels (the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number E Page 3

CFN-259-1116

bank has slightly pedimented timber lintels). It is known that a number of other brick buildings were constructed in the downtown during the '50s (the original Mitchell Building at the northeast corner of Main and Platt dated to 1854), but many were of wood frame construction. Fires through the years demolished all of the wooden buildings, and many of the brick as well.

Residences were built primarily along the side streets, and appear to have been of wood frame construction during the early years. The preferred style for the early houses appears to have been Greek Revival. Five (and possibly six) vernacular frame houses with Greek Revival details are extant from the 1850s. These houses are found in two specific areas: on East Pleasant, and just one block south on Maple; and on West Platt. Historic photographs show that at least one more existed on South Main, and no doubt there were others. These houses have entrances on the gable end and feature either cornice returns, or a true pedimented facade. All are two story, and all, except the house at the corner of Olive and Maple, have pilasters at the corners. None appear to retain original porches, though the house at 213 East Pleasant retains a bracketed canopy over the front entrance. Owners have been identified for three of these houses: 707 West Platt was originally built for S.L. Eddy c.1854; 303 East Pleasant was the residence of Henry Taubman; and the Perlman family owned the house at 213 East Pleasant for almost fifty years. (See individual NR nomination forms for 111 East Maple, 213, and 303 East Pleasant.)

The house at 602 South Main is said to be one of the oldest in town, and may pre-date the Greek Revivals. However, it has been totally altered over the years (including the application of permastone), and bears no semblance to the original design. A house at the southwest corner of Matteson and Locust was originally owned by early businessman Thomas Trout. In 1921 it underwent extensive remodeling, and it is presently unknown how much of the present structure is original (it may be the sixth Greek Revival). Approximately a dozen other examples of Greek Revival residences are found in rural Jackson County, often built of brick or limestone.

Two surviving Maquoketa houses from this period are of brick construction. The house at 915 West Summit was built in 1863 for William Current. Stucco was applied to the exterior sometime after World War II. The house has a symmetrical facade on the eave side, a common feature during the 1850s, often found on I-houses or vernacular Federal style houses. The Current residence appears to be the only example in Maquoketa of this plan, but a number of others (many of limestone construction) are found throughout the county.

JUN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 4

CFN-259-1116

The Shellenberger residence at 315 West Pleasant is part of the West Pleasant Historic District. The two story brick was built in 1863 and has Italianate characteristics not seen on the other early houses.

These houses and buildings are representative of architectural design from the 1850s and early 1860s as seen throughout the eastern section of Iowa. The commercial buildings, with the simple lintel treatment above openings, are similar to those seen in almost all the river towns during the 1840s and '50s. In some communities round arched windows were built during the late 1850s, but this does not appear to have been the case in Maquoketa until after the Civil War. The vernacular Federal design of the Current house is similar to that seen in the Phil Stong house in Pittsburg (Van Buren County, southeast Iowa) from c.1850. Vernacular houses and buildings with Greek Revival elements are found in the Mississippi and Des Moines River towns such as Fort Madison (Lee County Courthouse from 1845), and Bentonsport (the Sanford house from 1852), and in towns on the prairie, such as Grinnell (the Levi Grinnell house, c.1860). Houses with Italianate characteristics seem to be found in every community in the eastern half of the state. Some towns, like Mount Pleasant, have an unusually large number of Italianate designs. A few Gothic Revival houses are found in Maquoketa, but this style does not appear to have been as popular here as in some other towns. There are apparently no examples of the brick hall and parlor cottage type that is found in large numbers in many towns that developed during these decades.

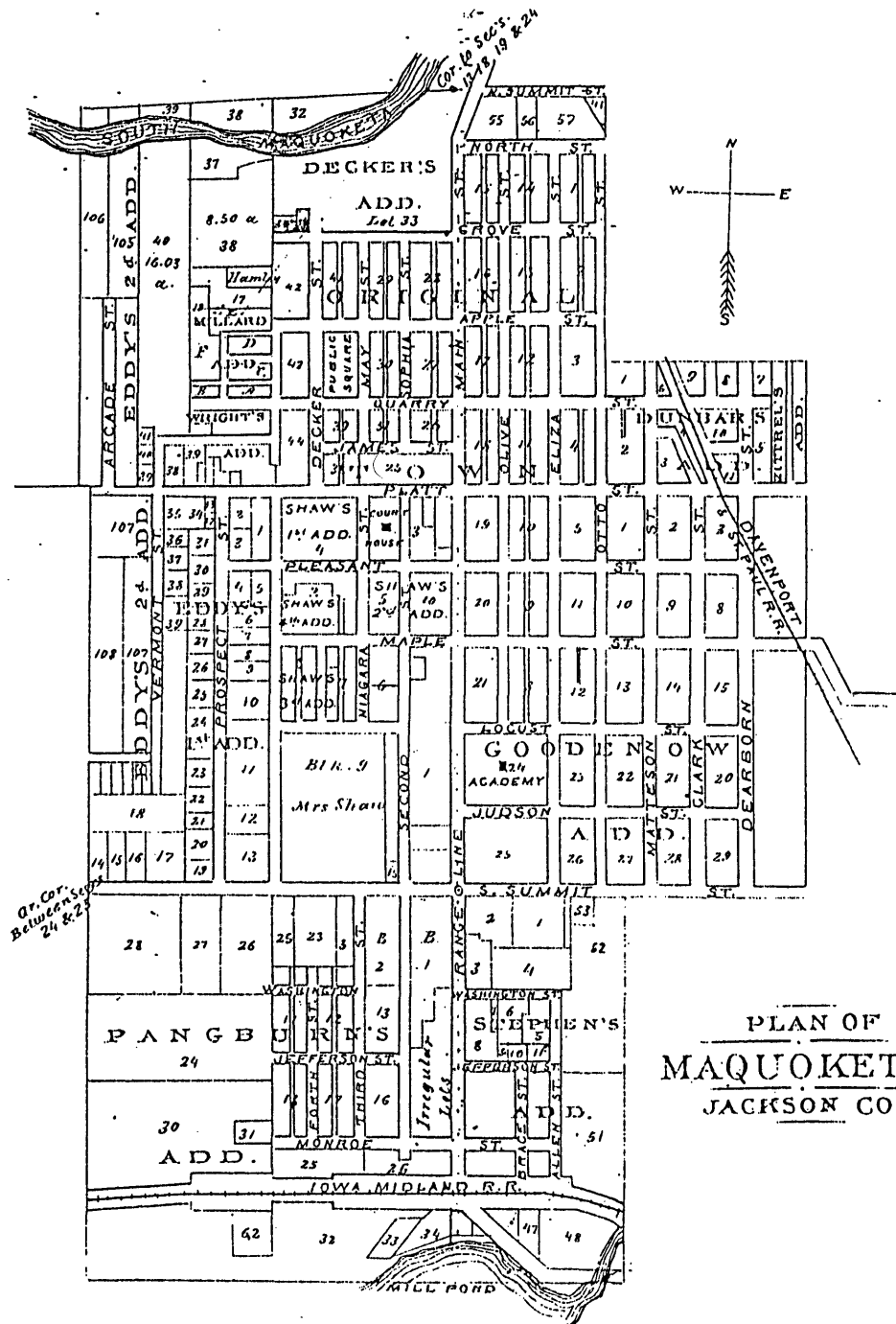
During this settlement period Maquoketa was not the county seat. When the commissioners of the Wisconsin Territory organized Dubuque, Jones, Linn, and Jackson counties in 1837, they designated Bellevue, on the banks of the Misissippi, as the county seat. By 1841 settlement was rapidly moving west, and the commissioners established a county seat in Sec 22 (SE $\frac{1}{4}$) T85N R3E, and named it Andrew. Bellevue citizens objected to this, and regained the county seat in 1848. In 1861 Andrew got it back. While the county seat bounced back and forth between the two, Maquoketa sat in the southern part of the county, slowly growing, and waiting for the railroad to arrive.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 5

CFN-259-1116



PLAN OF
MAQUOKETA
JACKSON CO.

From the 1875 Andreas Atlas, page 121.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 6

CFN-259-1116

THE BOOM YEARS: 1870-1899

Two factors created this boom period in Maquoketa's development: The arrival of the railroads in 1870; and the designation as the county seat in 1873.

Like many towns across the state, there had been talk for years of building a railroad through Maquoketa. In 1854 the Iowa Central Air-Line Railroad was proposed. This would connect with the Chicago & Dixon Air-Line and run from Sabula across the state to the Missouri River, probably to Council Bluffs. Work was started, the crash of 1857 came, with the Civil War following. In 1865 the railroad's creditor sold out in U.S. Court in Dubuque. Several prominent Maquoketans tried to organize a railroad, but they needed help from neighboring towns, and this was not forthcoming. In the summer of 1869 the Davenport and St. Paul Company expressed interest in building through Maquoketa if the town could raise \$75,000. In less than a month Maquoketa raised \$81,000, ensuring the railroad.

Suddenly neighboring towns were also interested in a railroad, and the Midland Company was organized with Col. William Shaw of Anamosa as President, and J.P. Easton and J. Pangborn as Directors from Maquoketa.

The Davenport and St. Paul drove the first spike about the middle of July, 1870, with the Midland's first spike (a brass one) being driven on August 13, 1870. The two companies raced to reach Maquoketa first, then ended with an apparent tie. When the Davenport and St. Paul was completed, the Midland had reached Delmar, where the two roads intersected. The D. & St.P. allowed the Midland to use their tracks to come into Maquoketa for a jubilant joint celebration on December 13, 1870.

The Jackson Sentinel carried the story of the arrival and the celebration on the front page on December 15, 1870. This article also contains one of the earliest references to the nickname "Timber City" which W.H. Carron had bestowed on Maquoketa in 1870.

With the arrival of the railroad, building materials were more readily available, and lumberyards sprang up near the two depots, the Midland south of downtown near Mill Creek, and the Davenport and St. Paul east of downtown near Platt and Dearborn. Carpenters and builders took advantage of the newly available materials, and houses and buildings were soon under construction all over town. New hotels were needed to house the travelers and salesmen arriving by train. One of the new hotels was named the Midland House, in honor of that railroad.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 7

CFN-259-1116

The Maquoketa Excelsior began 1872 with

"Happy New Year." The past year has been fraught with important results to our Timber City.....completion of the railroad, nearly one hundred thousand dollars expended in building, and an improvement in business.²

One of the new businesses in 1871 was brought to Maquoketa by an English stonemason named Alfred Hurst. He was working in Davenport when he heard of the limestone deposits near Maquoketa and traveled to see them. With the railroad providing easy access for shipping, Hurst decided he would establish a lime kiln, and purchased thirty acres north of town. This was the beginning of A. Hurst and Company Lime Works, a major industry that was to put Maquoketa on the map. Around the lime kilns Hurst developed a small village (Hurstville) which included coopers, blacksmiths, a company store, and later, a livestock farm. He used the plentiful timber to feed the five massive kilns.

Hurstville was not the only lime kiln established in the area. O.W. Joiner left a thriving lumber business to found Joinerville, just west of Maquoketa, for the production of lime. Both of these communities added to Maquoketa's development, but neither left buildings in Maquoketa directly related to them. Hurstville is now listed on the National Register of Historic Places as a Historic District. Joinerville was abandoned when Portland cement became a major building material, and the site of the small town is now a gravel quarry.

An article from November 4, 1872 in the Maquoketa Excelsior makes note of a citizens' meeting where it was "Resolved to form a citizen's association for the promotion of the manufacturing and other interest of the town." Exactly what constituted "other interests" was not spelled out, but by April of 1873, the citizens of Maquoketa were making their wants known.

County Seat Meeting

At a meeting of the citizens of Maquoketa, held in Schrader's Hall, Tuesday eve, April 1, 1873, Mr. J.E. Goodenow was called to the chair...It was the unanimous voice of the meeting to proceed to immediate action for the removal of the county seat to Maquoketa.³

The newspapers were full of the county seat controversy for the next several months. Since Maquoketa was not actually the county seat they could not legally build a courthouse.....but they could build a new "city hall" and they did.

JUN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 8

CFN-259-1116

Court House

The City Hall question is now satisfactorily answered. The lot 140' x 230' fronting on Second and Niagara Streets between Platt and Pleasant, has been purchased and contracts let for erecting a Greek building 45' wide, 80' long, and 40' high.⁴

The Excelsior kept its readers informed about the progress of the City Hall/Courthouse, from excavation through the foundation, and the laying up of the walls. It was planned to have the building completed so that court could be held there immediately following the election. Even though the work on the building had to be suspended for a while because there were not enough bricks available, it took just ninety days from the breaking of ground for the foundation to the completion of the roof and cornice.⁵

The citizens of Maquoketa flocked to the polls, and when the October election was over, Maquoketa had a majority of 179 votes. On November 9, 1873 seventy-five farmers, with their teams, helped move county records, furniture, etc. from Andrew to Maquoketa without incident or accident. Three years later Andrew failed in an attempt to regain the county seat. The question did not arise again.

With the county seat in the new courthouse, the impact was felt on the city of Maquoketa. Just as the railroad had spurred growth through the ready availability of materials, ease of travel and access to outside markets, so the designation as county seat also spurred growth. People coming to town on county business at the courthouse began bringing their families too. One trip took care of legal business, groceries, clothing, wagon repairs, and often included a trip to the opera house. More people moved to Maquoketa. Businessmen saw the chance to establish a new business in a thriving community. Attorneys wanted to be close to the courthouse, and this created a demand for more office space. With more people, there was an increased need for doctors, and an increased need for teachers, and all of these people needed somewhere to live.

By 1875 the population was listed as 2112, an increase of 51% in just a decade. the 1878 Jackson County Directory said,

In 1873 the county seat of Jackson County was located here by the popular vote of the county, and this gave increased importance to the place, and from that day ⁶ it has been the leading business point of the county.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 9

CFN-259-1116

The historian for the 1875 Andreas Atlas spoke glowingly of Maquoketa's Main Street, listing principal business houses and buildings, several of which are extant. He also mentioned a number of smaller stores and groceries, cigar factories, insurance, express and telegraph offices, jewelry stores, harness, carpenter, and blacksmith shops, millinery establishments, and several hotels.

Newspapers of that time painted much the same picture of Maquoketa's prosperity. In 1874 and '75 the block of Main Street between Platt and Pleasant received stone gutters, and was graded and macadamized. Sidewalks were being laid in various parts of town. In April 1875 the Excelsior noted "Not a vacant business building in town now," and in July of that year ".....Maquoketa business buildings are all occupied, which shows that trade is good."

The old Academy was replaced in 1875 by a large new school designed by architect T.W. McClelland of Davenport (one of the first professional architects in the state of Iowa). Local brick masons Wolff and Blesh not only laid the brick for the building, but also made it at a brick yard just east of the school grounds.

A major fire on the west side of Main Street leveled several businesses in 1875, and the decision was made immediately to rebuild. "Soon the brick yards will be the scene of activity. There will be from one-third to a half more brick manufactured here this season than during any previous one."

Two buildings along Main attracted great interest during construction. One was the Centennial Block of Field and Sutherland. It featured a restaurant and bakery on the first floor, with an "elegant hall" above which seated 500. Dexter Field had a residence under construction on West Pleasant when fire destroyed his business building. The house was put "on hold" while the Centennial Block was being built. Both the house and business building were the work of brick mason Wolff.

The other building of interest was the new Decker House Hotel (NRHP). It was designed by New York architect W.W. Tucker in 1876 and construction started the same year. It was located adjacent to the earlier Decker, at the corner of James and Main, at the north end of the business district. A block south of the Decker, the Harris Opera House was also built in 1876, joining two earlier buildings into one, with an opera hall on the second floor.

United States Department of the Interior
National Park Service

Jan 27 1981

National Register of Historic Places Continuation Sheet

Section number E Page 10

CFN-259-1116

The 1879 Jackson County History wrote

The business of Maquoketa is its pride. It claims credit, in these hard times of being one of the few towns in Iowa which can for the past few years be called, with propriety, a live town. The finest buildings the city contains have been put up since 1875 and improvement continues uninterrupted.

The 1880s began with the first telephone exchange being set up in the back of Dr. Martin's drug store at 106 S. Main. More blocks of streets were being graded and sidewalks laid. In October of 1882 "The macadamizing of S. Main Street is progressing nicely, with a strong force of laborers. That thoroughfare will not be impassable to the Midland Depot next spring as it was last."

On Sunday October 1, 1882 fire again struck Main Street, this time on the east side. Five large business houses were "The Prey of the Flames." The blaze, just north of the D.H. Anderson Building (NRHP), appears to have removed the last wood frame buildings on Main between Platt and Pleasant. The re-building of the "burnt district" was started in the spring as soon as weather allowed.

The most important impact of the 1882 fire however, was that it made obvious the need for a water works. Though this had been under discussion off and on for years, this fire forced action. The mayor and city council members visited towns with municipal water works, and by April 1883 they "approved plans and specs and instructed the water committee to advertise in the Chicago Times for their immediate construction. Water will be pumped to, and distributed from, an 80' standpipe on Academy Hill." The cost was to be \$23,983.

During the 1880s several major buildings were constructed on Main Street south of Pleasant. On the southwest corner was the fine two story brick block of Will Cundill the photographer (see individual NR nomination form), and a few doors south was George Becker's Odeon Opera House (later known as the Rice Opera, and still later, 1963, torn down to make way for the new Fareway store).

In 1886 the I.O.O.F. Building was built just north of Platt (see individual NR nomination form), and near the end of the decade, the last vacant lot on Main Street between Platt and Pleasant was filled by the construction of the two story brick Shaw and Gallagher Block.

While this commercial development was taking place along Main Street, other ventures were going on around town. Two story brick buildings like the Dobson Block (see individual NR nomination form) lined Platt. The flouring mills moved from Mill Creek to downtown, with the Maskrey Mill buying the original frame Methodist Church at

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 11

CFN-259-1116

Pleasant and Olive streets and converting it into a mill. In the mid-80s they built a new three story brick building around the small frame one, with mill operations continuing during construction. The building today represents the longest continuous business in the community (see individual NR nomination form).

Thomas Wright's Eagle Woolen Mill expanded into the Cedar Rapids area, but retained the original mill at the corner of Apple and Second. This mill continued in operation well into this century.

Other mills did not fare as well. T.J. Nickerson's mill just west of Maquoketa burned in 1882, and the dam was washed out the following year. The Rockville Mill (Tubbs Mill) north of Maquoketa was left isolated when the river changed course. It still stands in deteriorated condition. Seneca William's Oakland Mill east of town is listed on the National Register of Historic Places, and continues in use today, but as an art gallery.

The growth of the business interests in Maquoketa is reflected in the population growth as well. By 1885 the population had reached 3038.

During the 1890s the finishing touches were put to the Main Street business district. In 1896 C.M. Sanborn built a new grocery store just south of Pleasant, on the east side of the street. It was a fine three story brick block with twin two story oriel windows adorning the facade (see individual NR nomination form). The upper floors of the Sanborn Building were designed for use by the Masonic and A.O.U.W (Ancient Order of United Workmen) lodges. Across the street from the Sanborn Building is the Ellis Block which dates from the same year.

At the far south end of Main Street is the Delmonico Hotel which was built in 1897 by a group of local businessmen who recognized the need for a new first class hotel. It was renamed the Hurst Hotel in 1907 (see individual NR nomination form). Three stories with a mansard roof, it is a fine anchor to this end of the business district, balancing the Decker House Hotel on the north end.

These buildings completed the commercial development of Maquoketa's Main Street that was started by the arrival of the railroads and the designation as the county seat.

.....the boom would not have been possible without the railroads that had established routes through the city in the 1870s. This accessibility made the young community a target for growth and the city was to grow faster in this period (1870s-90s) than at any other time in its history. At one point there were more than 200 places of business.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 12

CFN-259-1116

This commercial growth caused development of residential areas, schools, and churches, a ripple effect of construction.

Residential construction took place throughout Maquoketa, but the area of West Pleasant from Second Street west to Prospect became a prestigious neighborhood of large residences. These were built primarily for business men, but a number of attorneys also lived in the area, as the courthouse was near the corner of Second and Pleasant. One large brick residence was built along Pleasant as early as 1863, but the majority of the houses were constructed between 1876 and 1896, a period covered by the "Boom Years." A few houses along Pleasant were built in the early part of the twentieth century and fall within the "Comfortable Years." It is this three block area of West Pleasant that received the first residential street paving in the community in 1911, creosote treated wood-blocks that were less noisy than common clay brick.

Dexter Field's brick house in the 400 block of West Pleasant was built in 1876. At the northeast corner of Pleasant and Prospect, J.E. Squiers acquired a large lot and had an impressive brick residence built in 1882. Today both the Field and Squiers houses retain a high degree of integrity. Near the end of the "Boom Years", Dr. D.N. Loose had a two and one-half story frame residence built at 413 West Pleasant. Newspapers described it as being the most modern house in town. These three blocks of West Pleasant retain the sense of time and place that is necessary for a historic district (see district nomination form).

Maquoketa as a group of eleven houses which share a common characteristic: quoined corners. Some of the house have stone quoins, and some have light colored brick simulating stone quoins. All of these appear to have been built between 1877 and 1896. Several are located along West Pleasant, but others are scattered throughout the community. The A.S. Carter residence at 315 West Pleasant originally featured an Italianate belvedere as well as the quoined corners. The Suthers house at 410 West Pleasant is a simple, late example of the type. The D.H. Anderson house at 315 East Locust is a good example of the quoined corner group, and also represents the house of a prominent businessman (the D.H. Anderson Building on Main Street, NRHP, was built in 1882, while the house was built in 1888). On North Main is the residence of W.B. Swigert (Jackson Sentinel) with light colored brick used as quoins. This use of light colored brick is similar to the use on the I.O.O.F. Building (1886, nominated to the NRHP). (See individual NR nomination forms for the Anderson and Swigert residences.)

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number E Page 13

CFN-259-1116

Each of these houses with quoins appears to have been built specifically for its originally owner, not built on speculation. The first that can be documented is the Carter residence, and the last may have been the Jackson County sheriff's residence (non-extant). No architect or builder has been definitely identified as being responsible for this group of houses. However, John Lake has recently been identified as the owner of a house with quoined corners at 601 West Platt (see individual NR nomination form). Lake, with Smith Warren, is known to have constructed the I.O.O.F. Building. It is possible that he was the builder of these quoined corner houses.

Several Queen Anne style houses were constructed during the "Boom Years," the most significant being the Lydia Johnson residence at 209 East Locust (see individual NR nomination form). Other Queen Anne houses in Maquoketa have been greatly altered over the years.

Jackson County is known for its limestone buildings, but only one has been located in Maquoketa, a two story Italianate style house at 116 South Vermont. Additional research would be necessary to provide sufficient information to nominate this house to the NRHP.

The "Father" of Maquoketa, John Goodenow, and his wife Eliza, lived in a two story brick house on their farm immediately southeast of town (now inside the corporate limits of the city). This farmstead has not been dated precisely, but it should receive further study. It appears to be NR eligible.

Of the public buildings constructed during the "Boom Years" only two remain, both schools. The Fourth Ward School at 516 South Fifth, was built prior to 1872 (it can be seen on the 1872 Bird's Eye map of Maquoketa). The drastic alterations made to this building to convert it into a private residence negate eligibility. The First Ward School at the corner of Apple and Eliza was built in 1895. Roof alterations also make this building ineligible.

A number of churches were built in Maquoketa during this period. These churches not only show an expanding population, but also met the needs of several new denominations as well. Of the churches remaining from this period, only St. Mark's Episcopal at 208 West Maple (1881) retains a level of integrity that might allow nomination. The rectory next door was built in 1886 and should be viewed with the church.

JUL 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 14

CFN-259-1116

THE COMFORTABLE YEARS: 1900-1922

The twentieth century brought new ideas, new materials, new building types, and a new form of transportation to Maquoketa. The town was firmly established, the businesses were prosperous. The 1905 census showed continued growth, with a population of 3666. Life was good, it was comfortable. These comfortable years provided opportunities to seek amenities. There was an aesthetic impact on what otherwise were utilitarian services and buildings.

Public buildings were among the early projects for this new century. A new City Hall was dedicated in 1902. Located just east of the business district at the corner of Olive and Pleasant, it boasted not only space for offices and meeting rooms, but housing for Maquoketa's fine volunteer fire department as well. The corner of the new building featured a turret, an elegant detail for this seat of local government. This building represents the first true "home" for City Hall.

Two years later, and two blocks west, the Maquoketa Free Public Library was built with financial assistance from Andrew Carnegie (this is one of 101 Carnegie libraries built in the state of Iowa). Locally, funds were raised through a five day carnival, called Nijni Novgorad, held in the Rice Opera House. A number of groups presented skits from around the world, and ten booths sold food from various countries. Income from this carnival provided \$700 for the library.¹³ Though this classical revival building looks very much like libraries designed by the well-known firm of Patton and Miller, it was actually the work of Harry Netcott, an architect from Independence, Iowa (see individual NR nomination form).

Like City Hall, the Post Office had been housed in a variety of different buildings over the years. In 1917 the U.S. Treasury Department designed a new post office building for North Main, just north of the Decker House, and the cornerstone was laid the same year. A careful photographic record was made during the construction of this simplified classical revival building, showing every step from excavation of the basement to final completion.

Though there was no public hospital in Maquoketa during the early part of this century, several private hospitals came into existence. These ranged in size from the small Cottage Hospital at the corner of Niagara and Summit, to the large Iowa Sanitorium at 707 West summit (non-extant).

Just as the arrival of the railroad had caused changes in Maquoketa in the 1870, so the advent of the automobile brought changes in the early part of this century. A new building type was introduced

JAN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 15

CFN-259-1116

when Mrs. J.A. Wherry (grand-daughter of James Decker of the Decker House) ordered the construction of the first auto garage in 1908. It is not known if it was directly associated with the hotel, but it sold and serviced Cadillacs. Two years later, the Hurst Hotel Garage, considered to be one of the best in Iowa, was opened on South Main, next door to the hotel (see individual NR nomination form). It featured pressed brick with a plate glass front, concrete floor throughout, and a steel ceiling, making it virtually fire-proof. "Mr. Hurst, the owner, has spared no pain or expense to make this a modern garage, the best that can be built and the equipment will be all that money can buy."¹⁴ In addition to providing service for hotel patrons, the garage was a Buick dealership.

With the automobiles came a need for paved streets. Maquoketa undertook its first paving project in 1909 when ten blocks were paved with brick:

Main from Quarry to Maple
Platt and Pleasant from Second to Olive
Second and Olive from Platt to Pleasant

This represented the major streets in the business district. While the property owners objected, the council over-ruled and contractors completed the paving before winter. In 1911 the council voted to brick-pave fifteen more blocks, completing Platt from Vermont to Dearborn, and Main from Grove to Summit. (When the highways came through town in the 1920s, they came through on these major streets that were already paved: U.S. 61, north/south on Main Street; IA 64, east/west on Platt Street.) In addition to the paving in the business district, three blocks on West Pleasant were to be paved, but creosote treated wood blocks were to be used to lessen the noise. As late as 1930 these three wood-paved blocks were still the only residential paving in Maquoketa.¹⁵

In 1912 the Commercial club bought 25 "ornamental posts for boulevard lights" and created Maquoketa's "Great White Way" along Main Street. Though Maquoketa had used electric street lights since 1886, these new lights were so spectacular that long-time Maquoketans still talk of the night the lights were all turned on.

Commercial construction continued during these early decades, bringing some completely new buildings, as well as some rebuilt because of fire. In April 1900 C.R. Cave moved his store into a new building on North Main, just south of the Decker House (the Lyon Block, see individual NR nomination form). This building was a departure from nineteenth century design, and represents the first of the twentieth

Jan 27 1981

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 16

CFN-259-1116

century commercial buildings. No longer was plain red brick used for the facade. New colors were introduced, light tan, brown, gray, even white. These different colored bricks were given new textures, some highly glazed, others with rough surfaces. The windows on the upper floors no longer were capped by heavy hoods, but have a far simpler design. In the case of the Lyon Block, wide rounded arches create a rhythmical pattern across the second floor, and above is a brick cornice of more classical design than seen earlier.

Fire continued to change the face of Main Street. The disastrous fire of 1882 was repeated in 1915, in exactly the same location on the east side of Main Street. Again, the buildings were rebuilt almost immediately, with the Pastime Theater opening in August 1916 (this building has since been replaced by a single story brick building). Two years later fire destroyed the three story brick Merrero Building just two doors north. It was rebuilt in 1918 with a two story triple storefront of white enameled brick with Italian marble at the base (see individual NR nomination form). Across the street, the Taubman Building collapsed in 1919 while being remodeled. It was replaced by the present building at 110-112 South Main with the highly textured, variegated brick facade.

The 1920s brought a new form of government to Maquoketa, the City Manager plan, which is still in effect today. Financial institutions created a new image with new buildings. In 1921 the First National Bank (established 1863) moved into an elegant new building at 120 South Main. Designed by the Lytle Co. of Sioux City, the white terra cotta facade was literally covered with Neoclassical details. The American Savings Bank had a new building under construction just up the street at the corner of Main and Platt. Like First National, this too displayed the popular Neoclassical style.

The high school of Academy Hill burned in December 1921. Classes were held in buildings all over town while a decision was being made about a new building. On February 15, 1922, the voters approved a \$200,000 bond issue to build a new high school by a vote of 805 to 195. Today, that three story brick building with Tudor Revival details serves as the middle school. The only apparent alteration is the installation of the new energy efficient windows with flat panels at the top of the openings which are commonly found in school buildings across the state. These windows may negate the eligibility of this building, but it is an important structure historically, as it is the last major building constructed in Maquoketa in the 1920s and signals the closing of the "Comfortable Years."

Of the two churches from this period which remain in use, one is still used as a church (the United Pentacostal from 1900), and one has

United States Department of the Interior
National Park Service

JAN 27 1991

National Register of Historic Places Continuation Sheet

Section number E Page 17

CFN-259-1116

become a community theater (Sacred Heart from 1915, now the Kirchhoff Theater, at the corner of Platt and Eliza).

Residences constructed in Maquoketa during the "Comfortable Years" were built in all areas of the town. Little information has been located on most of these early twentieth century houses. An exception is the A.A. (Abe) Hurst residence at 513 West Platt. Hurst was the son of the founder of Hurstville, and was a prominent businessman in his own right. The Hurst residence represents a popular style (Prairie) and building material (stucco) at this time (see individual NR nomination form). Behind the house is a two car garage, with quarters above, built in a style to match the house.

Other architecturally significant houses from this period represent the popular styles of the day, such as Four Square, Craftsman, and Bungalow. One such house is found at 212 East Locust. It is a two story stucco Craftsman design with gable roof, diagonal braces under the broad eaves, and vertical lights in the top sash of the windows. The West Pleasant Street historic district contains several residences from the "Comfortable Years." One is the two story frame duplex at 206 West Pleasant from 1909. This house continues the Stick Style tradition. 308 and 314 West Pleasant date within three years of each other and represent two of the most popular styles of the period: 308 is a two and one-half story stucco Four Square from 1914/15; and 314 is a brick Bungalow from 1911. These do not detract from the district.

As additional research is done on Maquoketa in the twentieth century, more houses may become eligible. The houses which are considered to be good examples of a style or building material are listed under Known Examples.

Comfortable is a good word to describe Maquoketa in 1922. The population was stable at 3600 plus, and new buildings dotted the town. However, 1922 appears to have been the last year of major building construction prior to the Great Depression. Even housing construction fell off dramatically.¹⁶

Citizens talked of highways coming through, and Hurstville was still producing 1600 barrels of lime a day. But the construction that would take place in the next years was outside the city, and centered around the hydro dam at Lakehurst, and the highway system. The "Comfortable Years" had come to an end.

United States Department of the Interior
National Park Service

23 27 1991

**National Register of Historic Places
Continuation Sheet**

Section number E Page 18

CFN-259-1116

NOTES

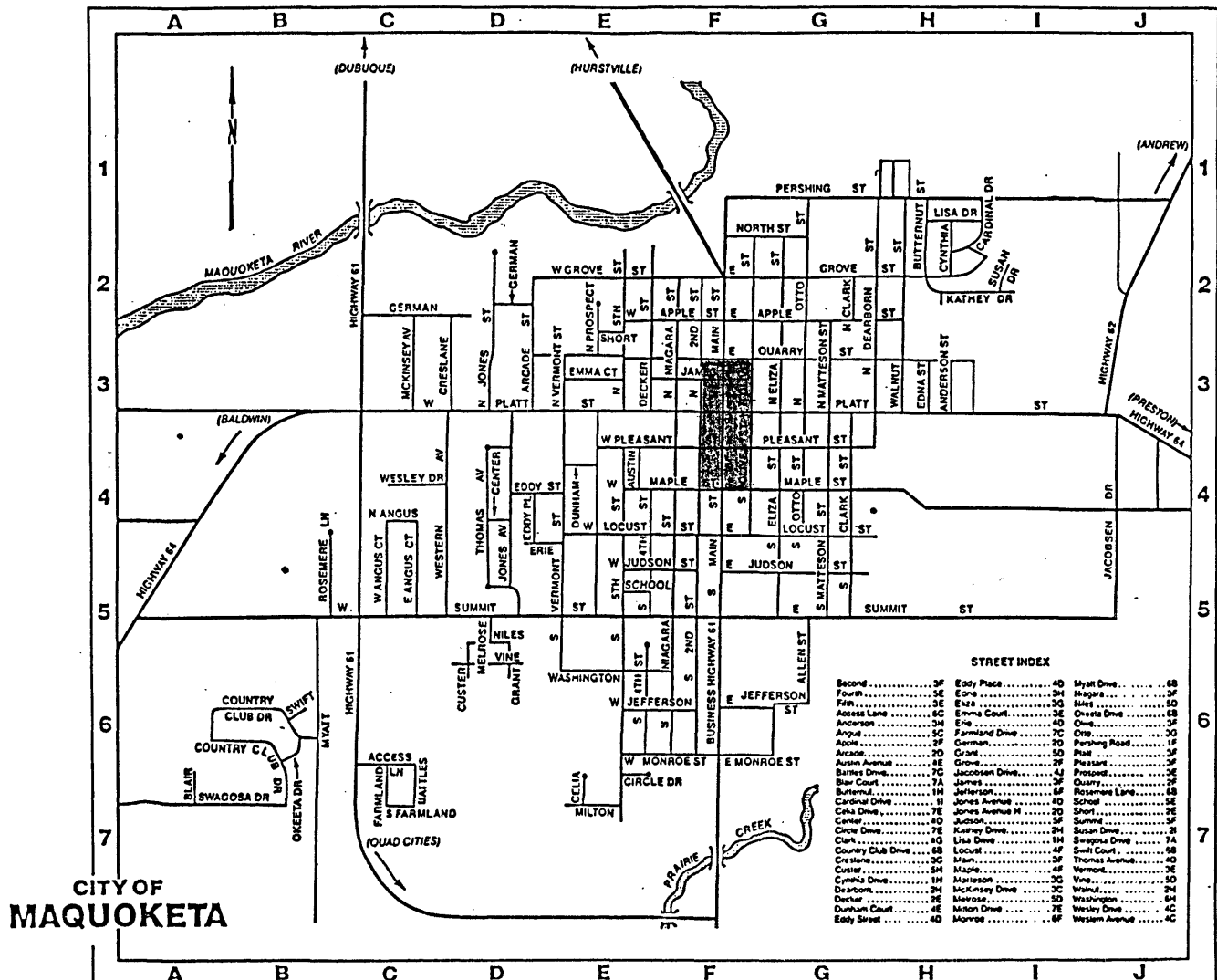
- 1 Andreas, A.T. Illustrated Historical Atlas of the State of Iowa (Chicago: Andreas Atlas Co., 1875), pp. 443/4.
- 2 Maquoketa Excelsior, January 4, 1872, p.3, c.1.
- 3 Ibid., April 3, 1873, p.2, c.3.
- 4 Ibid., June 26, 1873, p.2, c.5.
- 5 History of Jackson County, Iowa (Chicago: Western Historical Co., 1879), p. 490.
- 6 Owen's Gazetteer & Directory of Jackson County, Iowa (Davenport, Iowa: Owen's Pub. Co., 1878), p. 33.
- 7 Maquoketa Excelsior, April 8, 1876, p.2, c.1.
- 8 1879 History, pp. 492/3.
- 9 Maquoketa Excelsior, October 21, 1882, p.1, c.1.
- 10 Ibid., April 7, 1883, p.1, c.2.
- 11 D.H. Haight took a local census in 1885. The 3038 population included 806 voters, and there were 678 houses. (Sesquicentennial Souvenir, p.5.)
- 12 There Grew a Timber City (Maquoketa: Jackson State Bank & Trust, Tri-State Graphics, 1976), pp. 19/20.
- 13 Interview with Alta Bailey, January 1988.
- 14 Maquoketa Record, February 1910, no page.
- 15 Interview with Mary Ethel Flo, Fall 1987.
- 16 U.S. Housing Census, 1940.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 19

CFN-259-1116



Central business district appears as shaded area.

(Map courtesy of Main Street Maquoketa)

F. Associated Property Types

I. Name of Property Type See continuation sheet.

II. Description

See continuation sheet.

III. Significance

See continuation sheet.

IV. Registration Requirements

See continuation sheet.

☒ See continuation sheet

☒ See continuation sheet for additional property types

JAN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 2

CFN-259-1116

I. Name of Property Type: Architecture of the Origins & Early Growth Period, 1838-1869.

II. Description:

The buildings in this property type are scattered throughout the original part of the community. The unifying factor is that each was built between the time Maquoketa was settled in 1838, and before the railroads arrived in 1870. These were constructed prior to the ready availability of building materials, and represent vernacular designs. Local builders constructed both houses and buildings in a simple, efficient manner, without the aid of an architect, and sometimes added to these houses/buildings, elements of design from popular high styles. As limestone is abundant in the area, it had been anticipated that a number of limestone buildings would be identified in Maquoketa from this early period. This proved not to be the case.

A. Commercial Buildings

Four of the buildings in this property type are commercial structures in the downtown business district. Physically, these are the basic type of brick commercial building seen in the midwest during this time period: Three stories tall, rectangular in shape, with the narrow end of the rectangle facing the street. Each is a single storefront wide (approximately 20 to 25 feet, lots in the downtown vary in size). The roof is flat, and slopes gently to the rear. Each of these buildings uses lintel construction, wood timber on one building, stone lintels on the others. This lintel construction is found in many eastern Iowa towns until the Civil War, then arches (both segmental and round) become the accepted technique. These Maquoketa buildings feature a relatively simple brick patterned cornice. The first floors were used for retail businesses, while the upper levels were rented as office space.

B. Residences

Residences are the only other extant building type from this period. These vernacular houses illustrate the popular stylistic influences of the period. Of the nine houses identified as dating between 1838 and 1869, five are of vernacular Greek Revival design. All of these are of wood frame construction, two story gable roof

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 3

CFN-259-1116

rectangles, with the entrance on the gable end. Two of the five have single story wings to the side. All but one have pilastered corners, and each has either cornice returns, or a full pedimented gable end. These Greek Revival influenced houses are found in two geographic areas: Two are located on West Platt; and two are located on East Pleasant, with the fifth house just a block to the southwest at Olive and Maple. A possible sixth vernacular Greek Revival (in altered condition) is located at the corner of Matteson and Locust. At 602 South Main is a house that has lost all architectural integrity. It is presently covered with permastone, but may have been of wood frame construction originally. A stucco (over brick) house on West Summit represents a vernacular Federal design. It is a two story rectangle with side gable roof, and a symmetrical three bay facade with transom and sidelights at the entrance. All openings feature stone lintels. This appears to be the only extant example of this type in the community, but many of the limestone houses in Jackson County utilize this plan. A two and one-half story brick house at 315 West Pleasant combines the gable roof, cornice returns, and stone lintels of these early styles, with a bracketed wooden cornice showing definite Italianate influence.

The physical condition of these buildings will vary. The commercial structures will have altered first floor storefronts, but the upper levels retain original design. The residences will range from totally altered (the house on South Main), to covered with "new" materials (stucco, siding), to virtually unchanged. In general, the altered structures appear to be in better physical condition than the unaltered ones.

III. Significance

The houses and buildings that make up this property type show the architectural development of Maquoketa between its settlement in 1838 before the arrival of the railroads in 1870. This period saw Maquoketa grow from a village at the crossroads, into a small town that could convince two railroads to come through. These buildings represent the first permanent structures in Maquoketa, illustrating the buildings types, materials, and stylistic influences found prior to the arrival of the railroads.

JUN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 4

CFN-259-1116

IV. Registration Requirements

1. Significance (use or form) relates to the origins and early growth period of Maquoketa's development, 1838-1869.

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

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

Qualifying materials will include: stone, brick, and clapboard.

3. If a building has been moved, the move should have taken place during the period of significance, and the integrity (of both the building and surroundings) must not have been greatly impaired by the move. That is, there should be no loss of architectural elements, no alterations due to the move, no siding applied to hide damages from the move, and the new site must be sympathetic.

4. Integrity considerations:

Residences. Minor alterations acceptable, generally not including the application of modern siding. Windows and doors should retain original character. Alterations and additions of a sympathetic building material, scale, proportion, and design may be acceptable. The primary consideration is, would the original owner recognize the residence?

Commercial buildings. Altered first floor storefronts are common, and may be acceptable if the alteration is sympathetic; upper level fenestration and design elements should remain in place; and, two of the three levels (storefront, upper fenestration, cornice) must retain sufficient integrity that the building would be recognizable to the original owner. Acceptable alterations must be sympathetic and non-intrusive.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number F Page 5

CFN-259-1116

5. Known Examples

(** denotes nominated buildings)

- 106 South Main, three story brick commercial building with stone lintels. "Young Block," built in 1857 by Matthews & Reeves. Storefront altered by new light colored brickwork, but upper level intact. Eligible, criterion C.
- 108 South Main, three story brick commercial building with stone lintels, "Rhodes Block" (later known as Sentinel Block), 1856. Storefront altered, upper level brickwork and fenestration intact. Eligible, criterion C.
- 117 South Main, three story brick commercial building with stone lintels, "Sears Building" (later A.S. Carter Building), c. 1857. Storefront altered, new, small windows on upper level. Could be contributing structure, but it is not individually eligible, criterion C.
- 114 East Platt, three story brick commercial building with wooden lintels, built as a bank in 1854. Panels cover second and third floor windows, but believe original windows to be intact underneath. Eligible, criterion C.
- ** 111 East Maple, two story frame Greek Revival residence, c. 1850-60. Cornice returns, sidelights, full-length windows on facade, pedimented framing around doors and windows. Physical condition may be marginal, eligible, criterion C.
- 402 South Matteson, two story frame residence with transom and sidelighted entrance, slightly pedimented window and door framing, altered in 1921, but may have been constructed in the 1850s. Not considered eligible at this time.
- 602 South Main, one and one-half story frame, covered with permastone. The Pangborn house is said to be one of the oldest in town, possibly pre-dates the Greek Revivals. Alterations negate eligibility.
- 503 West Platt, two story frame Greek Revival residence, c. 1850-60. Cornice returns, pilastered corners, full-length windows on facade, sidelights. Modern siding alters appearance. Not individually eligible, but could be a contributing structure. Criterion C.

JUN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 6

CFN-259-1116

- 707 West Platt, two story frame Greek Revival residence, c. 1853. Pilastered corners, full cornice. Built for Schuyler Eddy, moved from rear of lot in 1921. Modern siding alters appearance. Non-contributing structure.
- ** 213 East Pleasant, two story frame Greek Revival residence, c. 1850-60. Pilastered corners, full cornice, shallow rectangular bay, single story wing to side, canopied entry porch. Eligible, criterion C.
- ** 303 East Pleasant, two story frame Greek Revival residence with single story wing to side. Built c. 1850-60 for Henry Taubman. Cornice returns, pilastered corners. Eligible, criterion C.
- ** 315 West Pleasant, two story brick, stone lintels, Italianate brackets at cornice. Built in 1863 for Shellengerger. Key structure in West Pleasant Historic District, criterion C.
- 915 West Summit, two story stucco over brick, built in 1863 for William Current. Symmetrical three bay facade. Could be contributing structure, but not individually eligible, criterion C.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number F Page 7

CFN-259-1116

I. Name of Property Type: "Boom Years" buildings, structures, and districts: 1870-1899

II. Description:

The resources (a collective term for the above named categories) in this property type are quite varied in terms of use, size, building material, and location within the community. The unifying factor is that each of these was built because of the growth of Maquoketa caused by the arrival of the railroads in 1870, and the designation as county seat in 1873. These were constructed by local builders, and, with few exceptions, were designed by local architect/builders. Locally produced brick was readily available, as was limestone from nearby quarries. Cast concrete and metal decorative elements, and wooden millwork could be ordered.

A. Commercial Buildings

A large number of buildings in this property type will be commercial structures in the downtown business district. Physically, these are primarily two or three story brick buildings (single story buildings are not common), rectangular in shape usually with the narrow end of the rectangle facing the street. Width of these is irregular due to the variation in lot size. The roof is usually flat and slopes to the rear. Some buildings have the bracketed metal cornice and elaborate cast hoodmolds often associated with commercial design of this period. Many Maquoketa commercial buildings however, have relatively simple brick hoodmolds (often with keystones), and a brick patterned cornice with corbels, dentils, and panels. Beginning in the 1880s a few buildings feature light colored brick used in a decorative manner on the facade. Use of these buildings included retail sales, banking, and professional offices. Opera houses and lodge halls were found on the second and third floors of several. Hotels were important within this boom period. Livery stables were located along the edges of the business district (none from this period appear extant).

B. Public Buildings

Public buildings include schools, the courthouse, and the county jail. While two schools remain, both are greatly altered. The original courthouse was demolished in 1954 to make room for the present structure, and the sheriff's residence/county jail was demolished in 1989. All of these public buildings were free-standing structures,

JUN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 8

CFN-259-1116

were built of brick, and were at least two stories tall. These represented the most popular styles of the period (the courthouse was Greek Revival while the others all shared characteristics of the Italianate style) but on a larger scale than most of the privately owned buildings.

C. Churches

There were a number of churches built during this boom period, both to meet the needs of a growing population, and because of a general prosperity which allowed the construction of new buildings. Most of these were built of locally produced brick and were rectangular in shape with gable roof, entry on the gable end, with a bell tower. A few were of wood frame construction. Most featured pointed Gothic arched windows. Many of these have been replaced since 1950, and those which have not been replaced have large additions. One relatively unaltered example remains, a simple brick rectangle with a symmetrical gable entry and spire.

D. Transportation and Manufacturing Buildings

Railroad buildings and related structures would be a very important part of this property type. In Maquoketa's case these buildings would be depots, both passenger and freight. Following the common pattern of the period, these would have been rectangular in shape, with a gable roof which had a broad overhang. Unfortunately, neither of the early depots survive. The only rail related buildings date to the 20th century.

Only two examples of manufacturing buildings remain. Originally this would have been a diverse type, ranging from small wood frame buildings to large multi-story brick structures. The only remaining documented manufacturing buildings are of brick construction and are located in the downtown area. The Barnes Bros. Wagon Works, Foundry and Machine Shop was housed in a two story double storefront building that looked much like its retail counterparts. The Mitchell-Maskrey Mill building is a straightforward three story brick design. Almost square in shape, it features a flat roof, and the simple brick arched windows, and brick patterned cornice that are seen on a number of Maquoketa commercial buildings.

JUN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 9

CFN-259-1116

E. Residences

Residences from this period are located in almost all residential neighborhoods of the community. These vary in size, shape, and building material. While wood frame construction is the most prevalent, there are a number of brick residences as well, illustrating the abundance of building brick that was available. Few really small houses were located. Most are one and one-half to two stories in height, gable roofs are the norm, and most originally had one or more porches. Some (especially the larger houses) are the homes of business and professional leaders that were constructed almost simultaneously with the commercial buildings along Main Street. A series of brick houses with quoined corners (either stone or brick quoins) dates from this period. The houses from this period illustrate the popular styles of the time, with Italianate and Queen Anne being the most common. A few architect designs, or pattern book designs, can be identified, but the majority of houses are vernacular.

The commercial buildings are located in an area bounded by Quarry on the north, Maple on the south, Second on the west, and Olive on the east. Residential neighborhoods developed around the business district, with large residences located primarily to the west and south (on the hill), and smaller residences to the north and east. Churches and schools were built in the residential neighborhoods.

The physical condition of these buildings, structures, and districts will vary. Public buildings, churches, and manufacturing plants may have had additions over the years. Residences will range from very altered (changed porches, additions, application of siding, etc.), to almost original condition. Commercial buildings will often have altered storefronts 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 new material. In general, the changes to all of the buildings will have been made to maintain or up-grade, rather than through neglect.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number F Page 10

CFN-259-1116

III. Significance

The buildings, structures, and districts that make up this property type illustrate the development pattern of this small community during a "boom period" in the last quarter of the nineteenth century. Specifically, these date between 1870 when the railroads arrived, giving impetus to a change in the location of the county seat, and 1899, when the boundaries of the business district as it exists today were reached. These buildings illustrate a rapid growth in population and prosperity. The social and cultural life of the community is reflected in the lodge halls and opera houses, while civic responsibility is shown in the construction of schools. Residences, individually and as neighborhoods, illustrate the growth of the community, and reflect the various levels of the society. The interaction of Maquoketa with the rest of the country is seen in the popular architectural styles of the day.

JUN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 11

CFN-259-1116

IV. Registration Requirements

1. Significance (use or form) relates to the Boom period of Maquoketa's development, 1870-1899.

Criterion A: properties that are associated with the events which caused the Boom (the railroad, county government), and businesses which were directly related to the Boom (hotels, opera houses, etc.).

Criterion B: properties that are associated with a person directly involved with, or responsible for, this Boom period. At this point sufficient information has not been located to identify such individuals.

Criterion C: properties that illustrate styles, types, or building materials common to this Boom period, or which form an unusual group of buildings or structures that illustrate this period.

2. Qualifying building use will include: commercial, governmental, fraternal, industrial, educational, religious, and residential.

Qualifying materials will include: stone, brick Frear stone, concrete, clapboard, some metal, and shingle.

Qualifying residential types in the proposed West Pleasant Street historic district will include:

- a. Single family dwellings
- b. Duplexes
- c. Vernacular cottages
- d. Dwellings with quoined corners
- e. Dwellings with some "high style" influences
(Italianate, Queen Anne, Stick Style,
Neo-classical)

3. If a building has been moved, the move should have taken place during the period of significance, and the integrity (of both the building and surroundings) must not have been greatly impaired. That is, there should be no loss of architectural elements, no alterations due to the move, no siding applied to hide damages from the move, and the new site must be sympathetic.

JUN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 12

CFN-259-1116

4. Integrity Considerations

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

Public Buildings: The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. Original architectural features should remain in place. 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).

Churches: The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. Original architectural features should remain in place. 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).

Transportation and Manufacturing: The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. Original architectural features should remain in place. Additions to factories are common place, and each should be carefully reviewed in terms of material, scale, proportion and design.

Commercial Buildings: 1) altered first floor storefronts are common, and may be acceptable if the alteration is sympathetic; 2) upper level fenestration and design elements should remain in place (but the loss of a pressed metal cornice is not sufficient to negate eligibility); 3) two of the three levels (storefront, upper fenestration, 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 intrusive. In some cases, if the modern sheathing was removed, there might be sufficient original fabric to allow

JUN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 13

CFN-259-1116

Register eligibility and the building should be re-evaluated. 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 re-evaluated.

Residences: The basic shape and proportion of the house should be intact. Windows and doors should not have been moved or substantially changed. Porches should be sympathetic if not original. Alterations made during the period of significance will 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 styles and materials of the period(s) 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, does not automatically negate eligibility as a contributing structure.

JUN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 14

CFN-259-1116

5. Known Examples: Commercial
(** denotes nominated property)

Decker House Hotel, 130 N. Main. 1876/77 NRHP

Basically unaltered Italianate Hotel, 3 story brick with metal cornice, cast hoodmolds; original porch replaced by present two story portico.

Harris Opera Block, 102-104 N. Main. 1876.

Built as an opera house, remodeled in the early twentieth century into a neo-classical bank. Historic use is no longer reflected on exterior, lacks eligibility.

Centennial Hall, 128-130 S. Main. 1876

Constructed as a hall or opera house on second floor. Metal facade and brick first floor added in 1976. Removal of metal might uncover sufficient historic fabric to re-consider eligibility.

133-134 S. Main. 1876/77

Two separate buildings, second floor and cornice area reflect the popular designs of the day with Frear stone hoodmolds and brick patterned cornice. Altered storefronts detract and make this a marginal building. If a sympathetic rehabilitation was undertaken, these buildings should be re-evaluated.

Shaw and Gallagher Building, 136-138 S. Main. 1889

Alterations include loss of finials and "modernized" first floors. It is the only remaining building in this block retaining oriel windows. First floor alterations make this a marginal building. If a sympathetic rehabilitation is undertaken, the building should be re-evaluated.

144 S. Main. 1872

One of four buildings which originally made up the Exchange Block, it retains the original metal cornice and relatively simple hoods, first floor has been altered. Not eligible.

- ** Will Cundill Block, 200 S. Main. 1882 (1895 rear addition)
Original iron storefronts can be seen beneath vertical metal siding, upper level retains simple brick arched hoods and brick patterned cornice. Eligible.

JUN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 15

CFN-259-1116

Ellis Block, 206 S. Main. 1896

Original iron front is under recent first floor alterations. Metal cornice and hoodmolds are in place. Ineligible in present altered condition.

** Hurst Hotel, 227 S. Main. 1897

Three story brick with mansard roof has relatively few alterations. Iron cresting missing from roof, some first floor alterations on facade, not intrusive. Eligible.

** C.M. Sanborn Building, 203 S. Main. 1896

Three story brick is among the most elegant buildings in downtown, with twin two story oriel windows, broad metal cornice, and cast hoodmolds. Alterations to first floor are not totally unsympathetic. Eligible.

Squier's Block, 141 S. Main. 1879

Designed to appear as the north two-thirds of a triple storefront, brick hoodmolds with keystones and the brick patterned cornice are typical of several Maquoketa buildings of the period. Altered first floor is not sympathetic and makes this a marginal structure. Rehabilitation might call for re-evaluation.

D.H. Anderson Building, 129 S. Main. 1882 NRHP

Three story brick with segmental arched hoods of a lighter colored brick, metal cornice. Altered first floor is not intrusive.

** I.O.O.F. Building, 105 N. Main. 1886

Three story brick with light colored brick used for decorative details on second and third floors. Altered first floor could be handled more sympathetically, but it does not negate eligibility.

107, 109-111, and 113-115 N. Main. C. 1881-86

Three two story brick buildings with a common design: segmental arched windows with brick hoodmolds, keystones, and a brick patterned cornice. Altered first floors could be more sympathetically treated, but upper levels retain integrity of design and rhythmical pattern. These are marginal buildings.

United States Department of the Interior
National Park Service

JUN 27 1991

**National Register of Historic Places
Continuation Sheet**

Section number F Page 16

CFN-259-1116

114 W. Platt. C. 1876

Brick patterned cornice and Frear stone hoodmolds are typical of this period, it is a rare surviving example of a balcony (historic photos show many balconies in the Maquoketa business district). First floor has been altered with brick, but that could be removed, note iron front. Not currently eligible.

** New Era (Dobson) Building, 115-117 E. Platt. 1882 & 1890

Also known as the Town clock Building, the clock was removed in 1941. First floor has been somewhat altered, but original iron storefronts remain. Brick hoodmolds with keystones and brick patterned cornice are intact. Eligible.

** Mitchell-Maskrey Mill, 120 E. Pleasant. 1886

Three story brick is basically unaltered, though additions have been made to the north and the west. Brick patterned hoodmolds and cornice similar to those found on other Maquoketa buildings. Significant building type. Eligible.

Salvation Army Citadel, 108 W. James. 1888

Small frame building has siding that was applied in the 1950s by the original owners. More research is recommended to determine eligibility.

JUN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 17

CFN-259-1116

West Pleasant Street Historic District (See district nomination)

- 207 West Pleasant, two and one-half story frame, c. 1900. Contributing structure.
- 209 West Pleasant, two and one-half story brick, 1875. Harrison residence. Key structure.
- 210 West Pleasant, two and one-half story frame, by 1894. Judge House residence. Contributing.
- 303 West Pleasant, two story brick, 1874. Clary residence. Key structure.
- 304 West Pleasant, two story frame, by 1904 (possibly by 1870). Non-contributing due to extensive alterations.
- 307 West Pleasant, two story frame, 1894. Dunham residence, neo-classical. Contributing structure because general design is apparent despite siding.
- 311 West Pleasant, two story frame, 1874. Bradley residence. Non-contributing due to alterations and siding.
- 312 West Pleasant, one story frame cottage, c. 1860s or 1880 (may have been moved to this site). Cundill residence. Non-contributing due to alterations and siding.
- 317 West Pleasant, single story frame Ranch style house, c. 1950. Non-contributing.
- 318 West Pleasant, two story brick Italianate with stone quoined corners, 1877. A.S. Carter residence. Contributing structure as the first of the quoined corner group.
- 400 West Pleasant, two and one-half story frame Queen Anne, 1899. M.S. Dunn residence. Non-contributing due to loss of porch and application of permastone.
- 401 West Pleasant, two and one-half story frame with Stick Style details, 1884. Smith Warren residence. Contributing structure.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 18

CFN-259-1116

- 405 West Pleasant, two story frame, c. 1885-95. Cundill residence, Non-contributing due to loss of porch and application of new siding.
- 406 West Pleasant, two story brick with Italianate brackets, hoodmolds, porches, iron cresting, 1876. Dexter Field residence. Key structure.
- 409 West Pleasant, two story frame, modern siding, c. 1870. Wright Residence. Contributing because general design is apparent despite siding.
- 410 West Pleasant, two story brick with quoined corners, 1891. Suthers residence, new porch. Contributing.
- 413 West Pleasant, two and one-half story frame, Stick Style, 1894. Dr. D.N. Loose residence. Key structure.
- 414 West Pleasant, two and one-half story frame, c. 1895. Mitchell residence, new siding. Contributing because general design is apparent despite siding.
- 415 West Pleasant, one story brick ranch style house, c. 1950-60. Non-contributing.
- 417 West Pleasant, one and one-half story brick English Cottage, c. 1930. Non-contributing.
- 418 West Pleasant, two and on-half story brick, 1882, Squier Estate. Key structure.
- 114 South Prospect, two and one-half story brick, 1889, Keck residence. new porches. Contributing structure.

JUN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 19

CFN-259-1116

Quoined Corner Group (** denotes nominated property)

- ** 318 West Pleasant (stone quoins), Carter residence. Contributing structure despite alterations, criterion C. See district nomination.
- ** 410 West Pleasant (stone quoins), Suthers residence, Contributing structure, criterion C. See district nomination.
- ** 315 East Locust (stone quoins), D.H. Anderson residence, Key structure, criterion C. See individual nomination.
- ** 309 North Main (brick quoins), Swigert residence, Key structure, criterion C. See individual nomination.
- 208 North Matteson (brick quoins). New enclosed porch. Contributing structure, not individually eligible.
- 301 West Platt (stone quoins), Sheriff's residence. Non-extant.
- ** 413 West Platt (stone quoins), Cooper residence, Key structure, criterion C. See individual nomination.
- ** 601 West Platt (stone quoins), Lake residence. Key structure, criterion C. See individual nomination.
- 1021 West Platt (brick quoins). New enclosed porch. Contributing structure, not individually eligible.
- 601 West Summit (stone quoins), Wynkoop residence. Would have been a key structure, but recent roof alterations make it non-contributing.
- ** 607 West Summit (brick quoins), Organ residence. Key structure, criterion C. See individual nomination.

These all appear to have been built between 1877 and 1896.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places
Continuation Sheet

Section number F Page 20

CFN-259-1116

Other residences scattered throughout Maquoketa (**denotes nominated property)

- 205 Austin, two and one-half story frame, 1901, Tracy residence. Large addition, non-contributing.
- 106 Austin, two and one-half story frame, 1899, Ogden residence. Large addition, non-contributing.
- 207 Austin, two story frame, c. 1895. Not individually eligible, but could be a contributing structure, criterion C.
- 208 Austin, two and one-half story frame, 1895, Goller residence. Not individually eligible, but could be a contributing structure, criterion C.
- 211 Austin, two and one-half story frame, c. 1900, Kucheman residence. New porch, non-contributing.
- 213 Austin, two and one-half story frame, after 1906. New siding, non-contributing.
- 216 Austin, two and one-half story frame, 1888, Austin Shaw residence. Addition to northwest does not appear intrusive. Key structure, criterion C.
- ** 209 East Locust, two and one-half story frame Queen Anne with corner tower, c. 1895, Lydia Johnson residence. Key structure, criterion C. See individual nomination.
- 311 East Locust, two and one-half story frame, c. 1890, E.D. Hanson residence. Altered by siding and porch, non-contributing.
- 113 West Locust, two and one-half story frame Queen Anne with corner tower, c. 1900, Dr. J.B. Ellis residence. Altered by new siding, non-contributing.
- 402 North Main, two story frame Italianate, c. 1875, Thomas Wright residence. Altered by new siding, non-contributing.
- 310 South Main, two and one-half story frame, with carriage house, c. 1895. Non-contributing due to insufficient information.

JUN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 21

CFN-259-1116

- 514 East Maple, one and one-half story brick with gambrel dormer, no quoining, c. 1890. More information needed, non-contributing.
- 207 West Maple, two story frame, c. 1880. Not individually significant, but could be contributing structure, criterion C.
- 309 West Maple, two and one-half story frame, vernacular Gothic Revival, 1877, Munger residence. Does not appear to be individually eligible, but could be contributing, criterion C.
- 310 West Maple, two and one-half story brick, 1881-83, Methodist Parsonage. Does not appear to be individually eligible, but could be a contributing structure, criterion C.
- 403 West Maple, two and one-half story frame, 1878, Fletcher residence. Does not appear individually eligible, but could be contributing, criterion C.
- 409 West Maple, one and one-half story frame, 1880, Reid residence. Could be a contributing structure, criterion C.
- 402 South Matteson, two story frame, c. 1870s. More information needed, non-contributing.
- Matteson and Locust, northwest corner, two and one-half story brick, c. 1870s. More information needed, non-contributing.
- 408 South Matteson, two story brick with hip roof, c. 1870s. More information needed, non-contributing.
- 505 South Matteson, two and one-half story brick residence with barn, c. 1870-80, John Goodenow farm. Key structure, criterion C.
- 212 South Niagara, two story frame house with bay windows, c. 1880. McCaffrey residence. Definitely contributing, possibly a key structure, criterion C.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places
Continuation Sheet

Section number F Page 22

CFN-259-1116

- 407 West Platt, two story frame, c. 1880. Dr. A.B. Bowen residence. New siding and porches, non-contributing.
- 210 South Second, one and one-half story frame Gothic Revival, 1878, David Collomer residence. New siding, non-contributing.
- 212 South Second, two story frame Italian Villa with tower, 1878-79, A.D. Lawrence residence. Greatly altered, non-contributing.
- ** 311 South Second, two story brick Italianate, 1882, Dr. G.S. Martin residence. Key structure, criterion C.
- 402 South Second, two and one-half story frame, with carriage house, c. 1890, J.A. Bolton residence. More information needed, non-contributing.
- 509 West Summit, two and one-half story frame, c. 1890. New siding, non-contributing.
- 1008 West Summit, two and one-half story frame with three story tower, c. 1880, Current-Battles residence. Some alterations to west side, possibly a key structure, more information needed. Could be eligible under criterion C.
- 116 South Vermont, two story limestone Italianate of unknown date. Additional research is continuing, only stone house of this period in town. Possible key structure, criterion C.

Non-residential

- Apple/Eliza, northeast corner, two story brick, First Ward School, built in 1895. Roof altered, non-contributing.
- 516 South Fifth, two story brick, Fourth Ward School, built before 1872. Converted into residence c. 1900, greatly altered, non-contributing.
- 413 East Judson, two story brick, built in 1873 as Sacred Heart Roman Catholic Church. Greatly altered, non-contributing.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number F Page 23

CFN-259-1116

- 206 West Maple, two story brick, 1886, Episcopal Rectory. Loss of porch, but should be viewed with the church next door. Definitely contributing, could be key structure, criterion C.
- 298 West Maple, brick church, St. Mark's Episcopal, 1882, Key structure, criterion C.
- 206 East Platt, one and one-half story brick church, built in 1878 as Congregational, now United Church of Christ. Alterations and additions, non-contributing.

JUN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 24

CFN-259-1116

I. Name of Property Type: "Comfortable Years" buildings, structures, objects, and districts, 1900-1922

II. Description:

The resources (a collective term for the above named categories) in this property type are varied in terms of use, size, building material, and location within the community. The unifying factor is that each of these was built during this period of time in Maquoketa, and represents an aspect of making life more comfortable through adding new amenities and services. Some new building types such as auto garages and service stations appear. Most of these resources were designed and built by local contractors, though several architect designed buildings and houses exist.

A. Commercial Buildings

Some of the buildings in this property type will be commercial buildings located in the downtown business district. Physically these are similar to those identified as part of the "Boom" period, but facade treatment will be simplified, a variety of brick colors will be used, and terra cotta becomes an important material. Two buildings have elements of both the "Boom" and "Comfortable" periods, with facades of light colored brick, simplified design, but with decorative pressed metal cornices. Use of these buildings was primarily retail and financial, but new building types such as auto garages were developed and built as well. Paving of streets was of paramount importance during this period.

B. Public Buildings

Public buildings include the City Hall, Free Public Library, U.S. Post Office, and high school. The first three of these are significant because they represent the first buildings actually constructed in Maquoketa to serve these purposes. Prior to this time all three had been housed in various buildings up and down Main Street. The 1922 high school replaced the 1876 building designed by McClelland which burned in 1921. Like the earlier public buildings, these are all free-standing structures, were built of brick, and were at least two stories tall. These represent two of the most popular styles during this period: the library and post office being classical revival, while the high school has Tudor revival elements. City Hall was basically eclectic in design.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number F Page 25

CFN-259-1116

C. Churches

The three extant churches from this period have little in common other than use. Sacred Heart is brick, rectangular in shape with entry centered on the gable end under the bell tower (now missing). The Reformed Church is a combination of brick and wood shingle design with a cross gable roof and the entrance and tower are set into the corner where the gables meet. The Free Methodist Church is of wood frame construction, a simple gable roof rectangle with entrance on the eave side. All were located in residential neighborhoods when built, though the business district extends east to Sacred Heart today.

D. Transportation and Manufacturing Buildings

Two railroad depots remain from this period: the stucco covered Milwaukee passenger depot from 1918; and a concrete block private depot used for shipping livestock and grain from 1919. Both are single story buildings, primarily rectangular in shape with gable roofs, following the common design of small town depots of the period.

Automobile related buildings include an auto sales garage, and an early oil station. Fireproof construction was of major concern in the design of the garage, with concrete floor, brick walls, and large open areas to house the autos. The oil station is a simple one room building with canopy across the front (no association with a specific oil company has yet been determined).

One manufacturing building is extant, a two story wood frame bottling works that was originally built as a brewrey around the turn of the century. Rectangular in shape with a flat roof, little information has been located on this building .

E. Residences

Residences from this period are located in almost all residential neighborhoods of the community. Some of these replaced earlier houses on the lot, reflecting the amenities that were being added during the "Comfortable Years." The houses vary in size shape, and building material. Wood frame construction continues to be the most common, with some brick houses as well. Stucco becomes an important exterior material during this period. Much of the new construction is of one and one-half to two story houses. These vary from simple squares or rectangles, to houses that illustrate the popular styles of the period: Prairie, Four Square, Craftsman, and Bungalow. A few architect designed houses have been identified. Auto garages became an important part of residential planning. These are small separate buildings located near the rear of the lot.

JUN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 26

CFN-259-1116

F. Objects

The objects identified from this period are located in Mount Hope Cemetery. Originally these included a large tiered iron fountain as well as a Civil War monument statue. The fountain is non-extant, and little information has been located on the statue.

The commercial and public buildings from this period are located in the downtown business district identified in the "Boom" period. Residential development continues on all sides of the business district, with large houses primarily to the south and west, with smaller houses to the north and east.

The physical condition of these resources will vary. While public buildings have often had major additions over the years, two in Maquoketa have remained basically unaltered (library and post office). Additions have been made to the high school, and City Hall has been greatly altered by application of stucco and structural changes. Additions to churches and factories are to be expected. Residences will range from very altered (changed porches, additions, application of siding, etc.), to almost original condition. Commercial buildings will often have altered storefronts at the street level. In general, the changes to all of the buildings will have been made to maintain or up-grade, rather than through neglect.

III. Significance:

The buildings, structures, objects, and districts that make up this property type illustrate the development pattern of a county seat town during the first quarter of the twentieth century, specifically from 1900-1922. They represent civic pride, an attempt to add the amenities that create a comfortable way of life. Most of these represent a second stage of community development.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number F Page 27

CFN-259-1116

IV. Registration Requirements

1. Significance (use or form) related to the "Comfortable" period of Maquoketa's development, 1900-1922.

Criterion A: properties that are associated with activities in the areas of government, transportation, education, and civic organizations which were part of this Comfortable period (the public library movement, introduction of the automobile as an important aspect of the society, etc.), as well as new businesses which illustrate changes that were part of this Comfortable period.

Criterion B: properties that are associated with a person directly involved with, or responsible for, some of the amenities and changes that were part of this period.

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

2. Qualifying building use will include: commercial, governmental, fraternal, industrial, educational, religious, and residential.

Qualifying materials will include: stone, brick, clapboard, concrete, some metal, shingle, stucco, and terra cotta.

3. If a building has been moved, the move should have taken place during the period of significance, and the integrity (of both the building and surroundings) must not have been greatly impaired. That is, there should be no loss of architectural elements, no alterations due to the move, no siding applied to hide damages from 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.

JUN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 28

CFN-259-1116

Public Buildings: The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. Original architectural features should remain in place. 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. Original architectural features should remain in place. 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).

Transportation and Manufacturing: The basic shape and proportion of the building should be intact, with doors and windows not substantially changed. Original architectural features should remain in place. Additions to factories are common place, and each should be carefully reviewed in terms of material, scale, proportion and design.

Commercial Buildings: 1) altered first floor storefronts are common, and may be acceptable if the alteration is sympathetic; 2) upper level fenestration and design elements should remain in place; 3) two of the three levels (storefront, upper fenestration, 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 intrusive. In some cases, if the modern sheathing was removed, there might be sufficient original fabric to allow Register eligibility and the building should be re-evaluated. 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 re-evaluated.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number F Page 29

CFN-259-1116

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 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 styles and materials of the period(s) 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, does not automatically negate eligibility as a contributing structure.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number F Page 30

CFN-259-1116

5. Known Examples: Commercial/Public
(** denotes nominated property)

City Hall, 121 S. Olive. 1902

Two story brick building has been altered by removal of turret, blocking-in of fire engine doors, and application of stucco. In-eligible.

- ** Free Public Library, NW corner Second & Pleasant. 1903/04.
Single story brick on high limestone foundation, symmetrical neo-classical facade, basically unaltered. Eligible.

U.S. Post Office, 210 N. Main. 1917/19.

Single story brick building with symmetrical facade, typical of U.S. Treasury Department designs of this period. Unaltered. Eligible.

- ** Lyon Block, 112-116 N. Main. 1900

Two story light colored brick, rhythmical brick arches cap second floor windows. Alterations to first floor could be more sympathetic, but are not intrusive. This was the first of the commercial buildings using twentieth century colors and designs. Eligible.

Taubman Block, 110-112 S. Main. 1919

Two story variegated brick, simple paired rectangular windows. Metal cornice is a curiously old-fashioned detail. First floor alterations make this building presently ineligible. If alterations are reversed, building should be re-evaluated.

- ** Merrero Building, 111-115 S. Main. 1918

Similar to the Taubman Building across the street, two story, white glazed brick facade, rectangular windows, old-fashioned bracketed metal cornice. Eligible.

- ** First National Bank, 120 S. Main. 1920/21

Neo-classical bank with terra cotta facade was designed by the Lytle Co. of Sioux City. Fine, unaltered example of its style and period. Eligible.

- ** Hurst Hotel Garage, 219 S. Main. 1910

Single story brick garage appears reasonably unaltered. A good example of this new building type. Eligible.

JUN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 31

CFN-259-1116

Known Examples: Residential
(** denotes nominated property)

- 212 East Locust, two and one-half story stucco Craftsman, c. 1910-20. Potential key structure.
- 301 East Locust, two and one-half story brick Four Square, c. 1910-20. Does not appear individually eligible.
- 320 South Main, two and one-half story brick Four Square, c. 1910-20. Does not appear individually eligible.
- 105 West Maple, two and one-half story brick and frame, altered porch and addition, 1902. C.M. Sanborn residence. Not eligible.
- 312 South Otto, one and one-half story brick Eclectic Revival, c. 1930. Kirchhoff residence. Does not fall within the contexts developed by this survey, but may be individually eligible.
- 310 West Platt, two and one-half story stucco Four Square, c. 1910-20. Does not appear to be individually eligible.
- 401 West Platt, two and one-half story Four Square, c. 1910-20. New siding. Not individually eligible.
- 501 West Platt, one and one-half story Stucco bungalow, c. 1915-25. Does not appear individually eligible.
- 507 West Platt, two and one-half story stucco Four Square, c. 1910-20. Does not appear individually eligible.
- ** 513 West Platt, two and one-half story stucco with Prairie influence, matching two car garage, 1912. A.A. (Abe) Hurst residence. Eligible.
- ** 206 West Pleasant, one and one-half story frame duplex, 1901.. Contributing structure in the West Pleasant Historic District.
- ** 308 West Pleasant, two and one-half story stucco Four Square, 1914. Edson residence. Contributing structure in the West Pleasant Historic District.

United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number F Page 32

CFN-259-1116

- ** 314 West Pleasant, one and one-half story brick bungalow, 1911. Contributing structure in the West Pleasant Historic District.
- 701 West Summit, two and one-half story frame Four Square, c. 1915. Does not appear individually eligible.

Non-Residential Examples:

- 504 West Decker, Brewery Building, two story frame, c. 1900. This was apparently part of a complex, documentation is incomplete at this time. Presently considered ineligible.
- 200 East Locust, three story brick building constructed in 1922 as the High School, presently used as Middle School. Major alteration is the installation of new, energy efficient windows. Potentially eligible.
- 819 South Main, one story stucco service station with canopy, c. 1925. Reasonably unaltered, marginal significance. If an early service station survey is ever undertaken, this building should be included. It cannot be properly evaluated at this time.
- 103 West Maple, Dr. Riggs' (City) Hospital, two story brick with frame corner tower, c. 1900-10. Reasonably unaltered, more information needed, potentially eligible.
- Mount Hope Cemetery, Civil War Monument, 1900. Additional information is necessary to determine eligibility.
- Maple at Otto, one story wood frame church, 1906, originally Free Methodist, now Assembly of God. Apparently unaltered, Gothic arched openings throughout, exceptional significance has not been proven. Not eligible.
- 401 South Niagara, one and one-half story brick church, 1900, originally Evangelical Reformed, now United Pentacostal. Reasonably unaltered, but no documentation for exceptional significance has been discovered. Not eligible.

United States Department of the Interior
National Park Service

JUN 27 1991

**National Register of Historic Places
Continuation Sheet**

Section number F Page 33

CFN-259-1116

512 South Niagara, Cottage Hospital, one and one-half story frame, c. 1900. New siding and additions. Not eligible.

Platt and Eliza, southwest corner, one story brick church, 1915, originally Sacred Heart Roman Catholic, now Kirchhoff Theater. Loss of bell tower alters appearance, exceptional significance has not been proven. Not eligible.

600 East Platt, Milwaukee Passenger Depot, one story stucco, brick drive, 1918. Loss of porch and closing of some windows negates eligibility.

404 East Quarry, private depot used for shipping of cattle and grain, Farm Warehouse, Inc., concrete block 1919. Not individually eligible.

United States Department of the Interior
National Park Service

JUN 27 1991

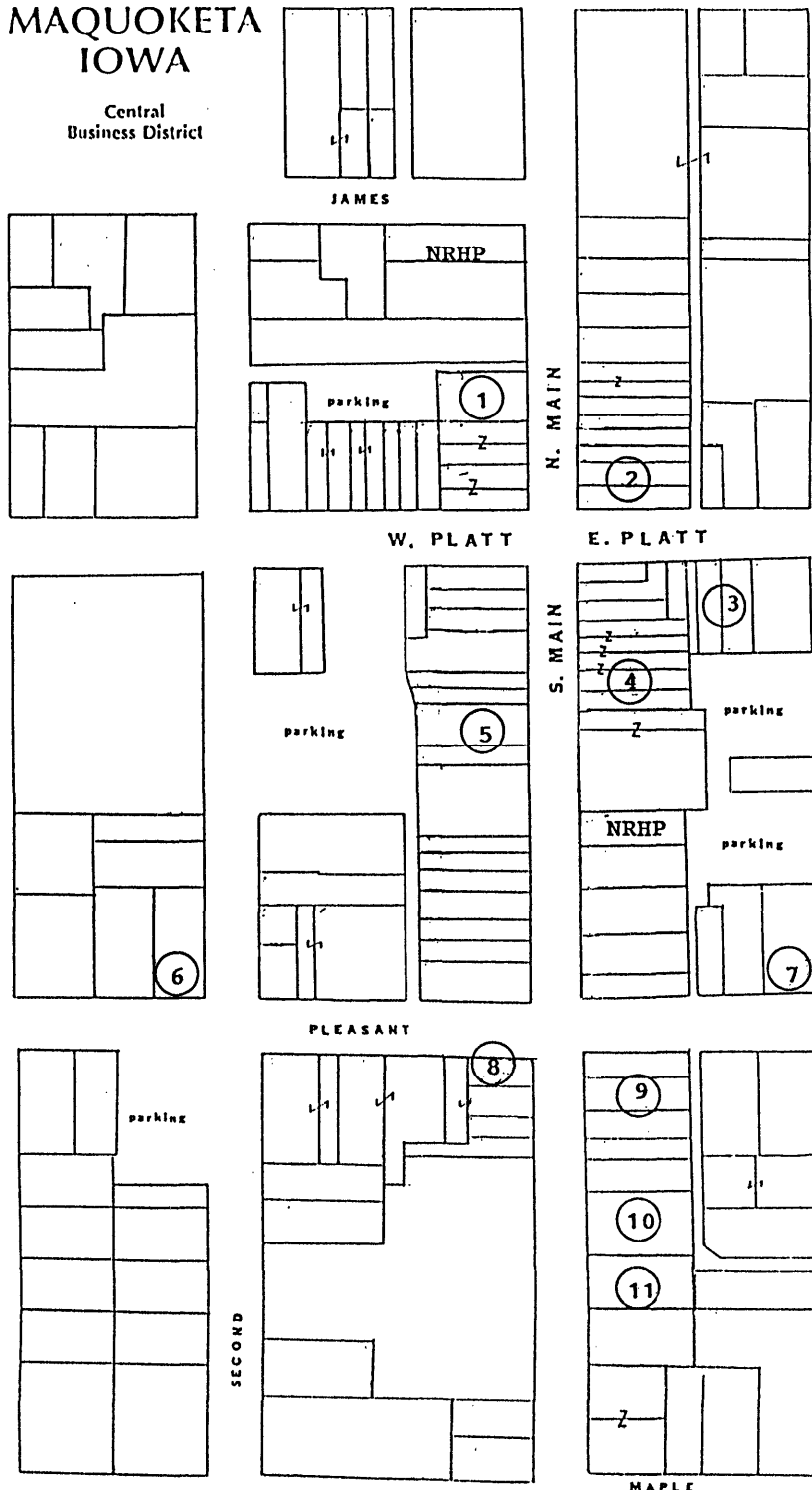
National Register of Historic Places
Continuation Sheet

Section number F Page 34

CFN-259-1116

MAQUOKETA
IOWA

Central
Business District



SITE MAP FOR
SIGNIFICANT
BUILDINGS

- NRHP Decker House Hotel
1. Lyon Block
 2. I.O.O.F. Bldg.
 3. Dobson Bldg.
 4. Merrero Bldg.
 5. 1st National Bank
- NRHP D.H. Anderson Bldg.
6. Public Library
 7. Mitchell-Maskrey Mil.
 8. Cundill Block
 9. Sanborn Bldg.
 10. Hurst Garage
 11. Hurst Hotel

Map courtesy of the
Maquoketa
Chamber of Commerce

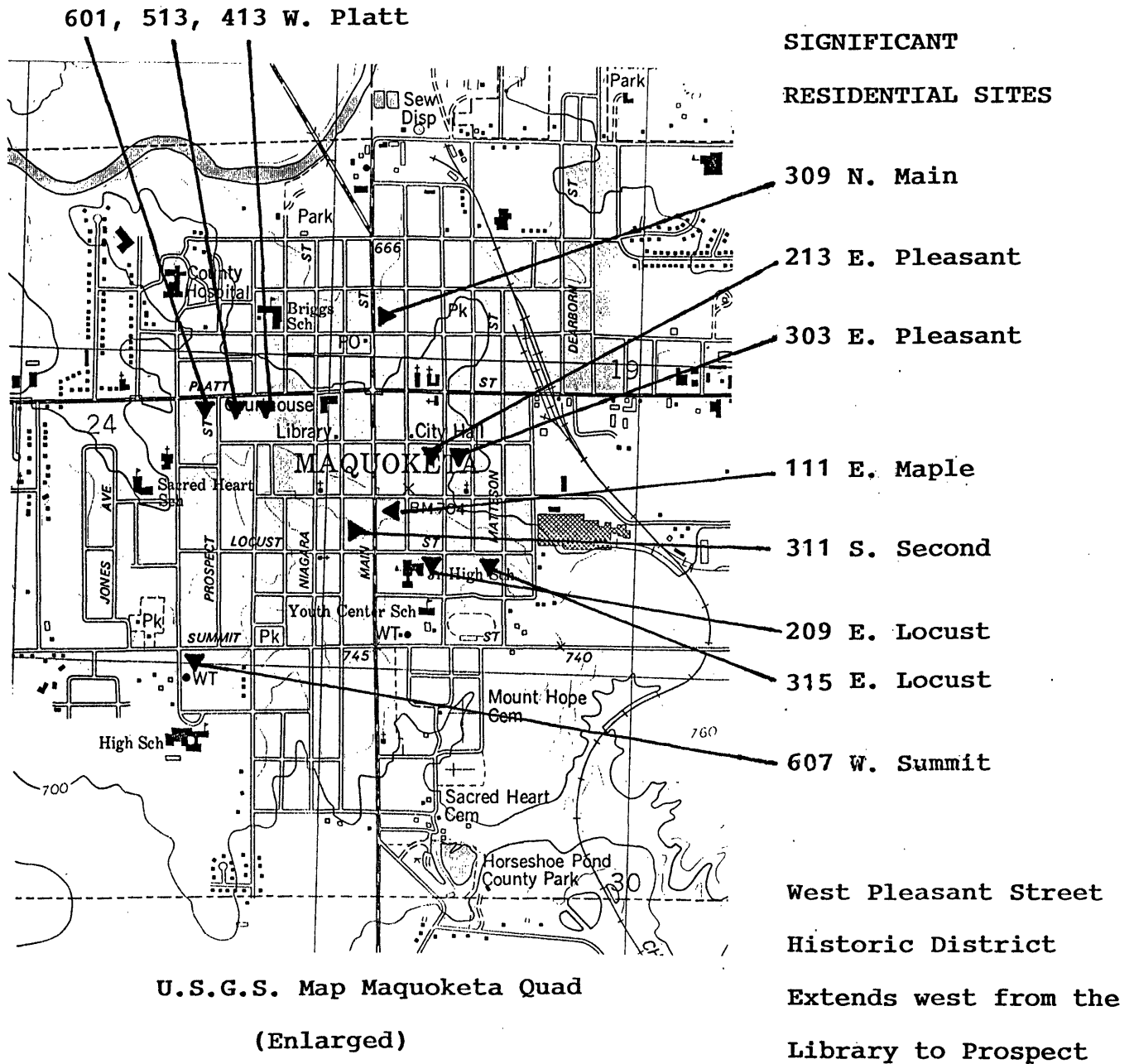
United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number F Page 35

CFN-259-1116



G. Summary of Identification and Evaluation Methods

JUN 27 1991

Discuss the methods used in developing the multiple property listing.

This Timber City Preservation project is part of a long range program to identify, evaluate, register, and protect, the cultural resources of the State of Iowa. The project has been funded in part with Certified Local Government grants from the Bureau of Historic Preservation, State Historical Society of Iowa. In Maquoketa the goal was to locate properties which reflect and represent the historical events and people which have shaped the community. Five sites in the immediate Maquoketa vicinity are already listed on the National Register of Historic Places:

Seneca Williams Mill	East of Maquoketa
Anson Wilson House	SW of Maquoketa
Hurstville Historic District	North of Maquoketa
Decker House Hotel	128 N. Main
D.H. Anderson Building	129 S. Main

☒ See continuation sheet

H. Major Bibliographical References

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Ellis, Hon. James W. History of Jackson County, Iowa. Chicago: S.J. Clarke Pub., 1912, 2 Vol.

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☒ See continuation sheet

Primary location of additional documentation:

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

☒ Local government
☐ University
☐ Other

Specify repository: _____

I. Form Prepared By

name/title	Molly Myers Naumann, Consultant	(515) 682-2743
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United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places Continuation Sheet

Section number G Page 2

CFN-259-1116

This project has been accomplished in three phases:

- 1) An intensive architectural/historical sites survey of the downtown business district, and a reconnaissance survey of the rest of the community, with identification of historic contexts;
- 2) Preparation of a multiple property document, and an intensive survey of significant reconnaissance sites;
- 3) Preparation of National Register nominations.

The Maquoketa 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 the properties, prepare the National Register nominations, and make recommendations for future preservation planning. The consultant worked closely with the local volunteers, conducting orientation and training workshops for the various survey activities.

The field survey was accomplished by teams, each composed of a photographer and a recorder. Every lot in the business district (including parking lots and new construction) was photographed and mapped. The purpose was to create a record of the entire downtown area, not just the buildings which might prove to be significant. 198 sites were recorded in the downtown area. Geographically this encompassed 16.64 acres, and includes the area bounded by Quarry on the north, Maple on the south, Second on the west, and Olive on the east.

During the initial reconnaissance survey of the rest of the community (2297.6 acres), 172 sites were recorded. Of these, 93 were evaluated as being potentially significant and received intensive study.

Legal research at the Jackson County courthouse provided property descriptions and owners. Local volunteers and the consultant conducted archival research at the Maquoketa Public Library, Jackson County Historical Society, the State Historical Society libraries in both Iowa City and Des Moines, and recorded oral history interviews. The collection of Will Cundill photographs in the manuscript collection of the the S.H.S.I. in Iowa City provided invaluable historic photographs of the community. Resources included county and local histories and directories, state gazetteers plat books, and Sanborn Fire Insurance Maps. Volunteers read microfilm of Maquoketa newspapers from 1860 through 1930. While there were a number of dedicated volunteers, the guiding light behind all of the research was Mrs. Mary Ethel Flo.

JUN 27 1991

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number G Page 3

CFN-259-1116

Three historic contexts were identified:

Architecture of the Origins & Early Growth Period:

1838-1869

The Boom Years: 1870-1899

The Comfortable Years: 1900-1922

Initially it was anticipated that a historic commercial district might be identified along Main and Platt Streets. As evaluation of the individual buildings was conducted, it became apparent that alterations created serious integrity problems with many of the buildings, and there were too many non-contributing structures to allow nomination as a historic district. However, a historic residential district was identified along West Pleasant Street.

The focus of this survey has been on exteriors. No attempt was made to evaluate the interior of any of these buildings. From the beginning, this project has dealt only with architectural and historical resources. One of the members of the H.P.C is an archeologist on the staff of the State Archeologist's Office, and she believes there may be significant archeological sites in two general locations: 1) along the terraces on the south side of the Maquoketa River; and 2) in the far southeast corner of town, between Mill Creek, Mount Hope Cemetery, and East Summit. An archeological survey is presently underway.

This Multiple Property Document is based on the fieldwork and surveys conducted by the volunteers, and the evaluations and interpretations of the consultant. Submitted with the cover document are individual nominations for eight commercial buildings, eleven residences, and one historic residential district (two commercial buildings and one public building were listed in 1989 as part of an earlier version of this document). As additional research was accomplished it was decided, in consultation with state staff members, that the nominations should be based on Criterion C. The selection was based on representative building types and styles, and overall integrity of the property.

The photographs included with the individual nominations were all taken as part of the Timber City Preservation Project between 1988 and 1990. In some cases new photographs were taken to provide a better view. A field survey was conducted by the consultant in March 1991 to confirm that these photographs continue to represent an accurate record of the resources being nominated. All negatives are on file in the State Historic Preservation Office.

JUN 27 1991

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number H Page 2

CFN-259-1116

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United States Department of the Interior
National Park Service

JUN 27 1991

National Register of Historic Places
Continuation Sheet

Section number H Page 3

CFN-259-1116

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Privately Printed, 1988.

There Grew a Timber City. Maquoketa: Jackson State Bank & Trust,
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Newspapers

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Interviews

Alta Bailey, interviewed by Bel Tubbs, January 1988.
Wilma Bowman, interviewed by Bel Tubbs, January 1988.
Frank Carson, interviewed by Mary Burlingame, January 1988.
Ed Kirchhoff, interviewed by Sid Tubbs, January 1988.
Thelma Mitchell, interviewed by Bev Willey, January 1988.
Josephine Nelson, interviewed by Mary Burlingame, January 1988.

Photographs

Historic photograph collection at the Jackson County Historical
Society Museum.

Collection of Will Cundill photographs in the Manuscript Room,
State Historical Society Building, Iowa City.