

United States Department of the Interior
National Park Service



National Register of Historic Places Multiple Property Documentation Form

**NATIONAL
REGISTER**

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

A. Name of Multiple Property Listing

ARCHITECTURAL & HISTORICAL RESOURCES OF OSKALOOSA, IOWA

B. Associated Historic Contexts

Architecture of Paradise Block: 1853-1917

Works of Frank E. Wetherell: 1892-1931

C. Geographical Data

The corporate limits of the City of Oskaloosa (Mahaska County),
Iowa.

See continuation sheet

D. Certification

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

[Signature]
Signature of certifying official

10/24/91
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]
Signature of the Keeper of the National Register

12/13/91
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

INTRODUCTION:

Previous surveys of Oskaloosa had identified several potentially significant historic contexts including: county seat town, transportation, commerce, coal mining, education, the Society of Friends, and architecture. During the Area XV Cultural Resources Surveys conducted in 1983/84, two specific architectural themes were identified: The residential area east of the business district, known locally as "Paradise Block" had a number of significant houses that deserved an intensive investigation; and, there were a large number of houses, buildings, and structures in Oskaloosa that had been designed by a Des Moines architect with strong local roots, Frank E. Wetherell.

Following the Area XV Survey, five individual sites were listed on the National Register: The City Park and Bandstand; the Major James W. McMullin House; the Seeberger-Loring-Kilburn House; the John H. Shoemaker House; and the Stock Judging Pavilion at the South Iowa Fairgrounds. The McMullin and Seeberger houses are in the Paradise Block area, and the Bandstand was designed by Wetherell.

In 1986, a National Register nomination was prepared for the commercial district around the public square. This district nomination discussed the role that the railroads and industry had played in the development of Oskaloosa, with special emphasis on coal mining. It also made note of several buildings in the district designed by Frank Wetherell: the Y.M.C.A. (1903), non-extant; the Bandstand in the center of City Park (1912); the Fire Station (1908); and the City Hall (1911).

This Multiple Property Document addresses the two strongly identified architectural contexts: The Architecture of Paradise Block; and the Oskaloosa Works of Frank E. Wetherell.

Four buildings being nominated with this submission are already listed on the National Register, but are being submitted under the new contexts: The Seeberger-Loring-Kilburn House and the Smith-Johnson House are both key structures in the Paradise Block Historic District; and the Fire Station and City Hall (contributing structures in the commercial district) are being nominated individually as public designs by Frank E. Wetherell.

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THE ARCHITECTURE OF PARADISE BLOCK: 1853-1917

In 1899 Semira Hobbs Phillips wrote a book titled Proud Mahaska. In this she told of the early days of Oskaloosa, from her point of view as a young, single woman who arrived shortly after the "New Purchase" was opened (1 May 1843). It is an interesting chronicle of Oskaloosa's growth. In addition to speaking of her early house, and the buildings and churches of the town, she talked of an area she called "Paradise Block." The area Semira noted is basically A Avenue, High Avenue, and 1st Avenue between 3rd and 9th streets, just to the east of the public square. Semira's reference to this area as "Paradise Block" was not the first. An 1886 newspaper article noted "Will Kalbach will commence work on a two story cottage this week on East High Street (818 High Avenue East), nearly opposite Paradise Block."² Locally it is said that the term was used as early as 1865.

Semira mentioned that the present (c.1900) residents did not give enough credit to the men who made this part of town so fine. She wrote that William T. Smith had much to do with making this what it is. When he built his house (the Smith-Johnson House, 713 High Avenue East, NRHP) in 1853, there were no trees, only prairie. His land sloped gently to the west from his house, so he started hauling dirt from the east side (which was higher) to the west side to level it out. It took a long time. Then he planted trees all over and around that block, including many rare varieties.³ This block is shown on maps and in legal descriptions as "Smith's Block."

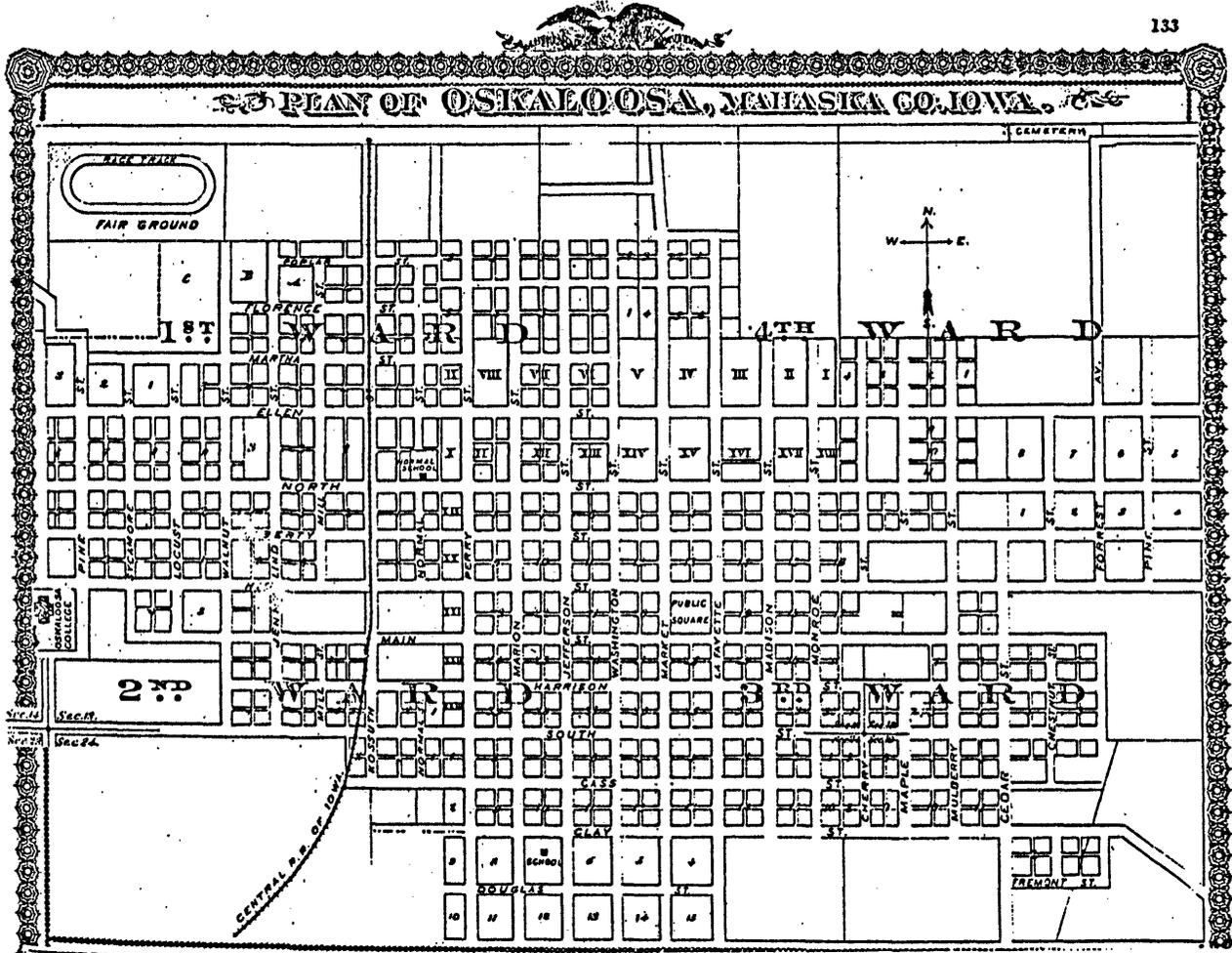
The Paradise Block area is easy to locate on a map, even as early as 1875. It is made up of the large, undivided blocks east of the square. The street on the north side of Paradise Block in 1875 is identified as "Liberty" which later became A Avenue. The Iowa City Road entered the city at the east end of this street so there was a great deal of traffic. A Avenue continues as a busy highway today, carrying both Iowa Highway 92, and U.S. Highway 63.

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This map from the 1875 Andreas Atlas clearly shows the Paradise Block area beginning two blocks east of the Public Square.

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It is the architecture of Paradise Block, rather than a particular historic event or theme, that makes it stand out. The residences located in the area are representative of the medium to large houses that were constructed throughout the community from 1853 to 1917. Like most Iowa towns settled in the 1840s, the architecture of Oskaloosa, both commercial and residential, can best be called vernacular. However, there are a number of buildings and houses which can be attributed to architects. The Major James W. McMullin house (NRHP) from 1883 was designed by F.M. Ellis of Marshalltown, and Henry F. Liebbe of Des Moines designed a house for Benjamin Wightman in 1893. The Mahaska County Courthouse (1886, NRHP) was designed by H.C. Koch, and the Des Moines firm of Proudfoot Bird & Rawson was responsible not only for the design of the W.A. McNeill residence, but also several college buildings in nearby University Park, and the Spencer Memorial Chapel on the William Penn College campus. Other Penn College buildings were the work of A.T. Simmons of Bloomington, Illinois, who also designed the College Avenue Friends church in 1912. Between 1948-51 two houses were built in Oskaloosa from plans by Frank Lloyd Wright, the Jack Lamberson and Carroll Alsop residences (both of these are listed on the National Register as part of the Usonian Houses in Iowa nomination). The McMullin and Wightman houses are located in the Paradise Block area. In addition, there were several houses in the Paradise Block area which were either remodelled or originally designed by Frank Wetherell.

As Oskaloosa grew, much of the commercial and industrial development took place along the railroads, that is, in the south and west parts of town. The larger residences of the business and professional leaders were built to the north and east of the square. North Market Street was lined with impressive houses, and others were found on North Third, and C Avenue East, to mention just a few streets. The area known as Paradise Block was filled with such residences. The newspapers of the 1870s made note of many houses being built "in the eastern part of the city." Five of the early church buildings in Oskaloosa were built in the Paradise Block, and there was even a "Gospel Ridge" school on the south side of High Avenue.

While most of the residences in the neighborhood are medium to large in size, there are a few small one or one and one-half story cottages, such as the single story hip roof cube cottage at 836 High Avenue. Hip roof cubes like this are found in many neighborhoods in Oskaloosa. At least two brick houses from the 1850s exist and both are listed on the NRHP: the Smith-Johnson House at 713 High Avenue East, and the

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Seeberger-Loring-Kilburn House at 515 High Avenue East. There are several good examples of Italianate design from the 1860s through the 1880s. The Henry Ninde Home at 114 South 7th is a fine example of early Italianate design with a low pitched hip roof, bracketed cornice, and round arched windows, but it has been altered by the addition of a Neo-classical wrap-around veranda c. 1900, and additions to the side and rear needed for operation as a funeral home. Originally the large brick Seevers house (non-extant) sat immediately to the north, the two houses taking up the entire east side of the street between High and 1st avenues. Another brick Italianate is found at 609 1st Avenue East. This too features a low pitched hip roof and bracketed cornice. Little is known about this house, but Sanborn maps show it with porches inset on each side of the facade. Several wood frame Italianate style houses are located on the south side of High Avenue just east of 3rd Street.

During the 1890s, many houses began exhibiting characteristics of the popular Queen Anne style. Several of the finest of these have been demolished over the years, including the W.R. Lacey residence at 418 1st Avenue East, and the Thomas Seevers house at 409 High Avenue East. Several simpler examples, without towers, were built in the area. 612 A Avenue East is a simple vernacular Queen Anne, with shingled gable ends, decorative gable ornaments, and a rising sun motif above the porch entrance. A large Free Classic Queen Anne is found at 109 North 4th Street. Pilastered corners, Palladian windows, and a wrap-around veranda with classical columns are all found on this elegant house.

At the turn of the century, a totally different design was built at 415 1st Avenue for Rhea Oppenheimer. Frank Wetherell designed a Tudor Revival house with a half-timbered second story, and a first floor of brick, laid in the Flemish bond pattern that Wetherell liked so well. This house appears to have had a strong influence in the neighborhood, because during the 1920s a house was built at 412 1st Avenue with a similar brick first floor and a suggestion of half-timbering above, but the roof was hipped, not gabled. Somewhat later a two story brick house was constructed at 418 1st Avenue with a gable roof, but no half-timbering. These three houses are quite different from others in their block.

From 1900 to 1910 Frank Wetherell had a visual impact on the Paradise Block area with his Shingle Style houses. Most of these were built along A Avenue and High Avenue between 7th and 11th streets. These are discussed under the Wetherell context.

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One of the most interesting houses in Paradise Block is the P.W. Sparks residence at 837 High Avenue. Sparks was a well-known local contractor, and in 1913 he built this two story stucco Prairie influenced house with tile roof as his own residence. It features a two story solarium on the east end. No architect has been identified for this house. He was obviously familiar with the work of the Prairie School architects, and may have been aware of Walter Burley Griffen's design for the Ricker house in Grinnell (NRHP), approximately 30 miles north.

While the several early churches were clustered near the west end of Paradise Block, in the early 20th century two new churches were built on High Avenue East, the First Church of Christ Scientist (1912), and the Congregational Church (1914-15). The design, scale, and material of both these buildings blends well in the residential neighborhood.

The survey of the Paradise Block area inventoried 126 major houses and buildings, plus garages. During evaluations it became apparent that there is no longer a cohesive quality about the entire area that would allow National Register nomination. A Avenue East (the old Iowa City Road) has been Iowa Highway 92 for years, and in 1949, U.S. Highway 63, which had come through Oskaloosa on High Avenue, was moved one block north to A Avenue. In the late 1950s the highway was widened from two to four lanes to accomodate heavier traffic, lawns on the south side of the street were consumed by the highway, and in many cases, concrete retaining walls were built next to sidewalks. The integrity of the A Avenue neighborhood was severely impaired. To the south, 1st Avenue East has a number of houses that were built outside the period of significance which impair the integrity of the area.

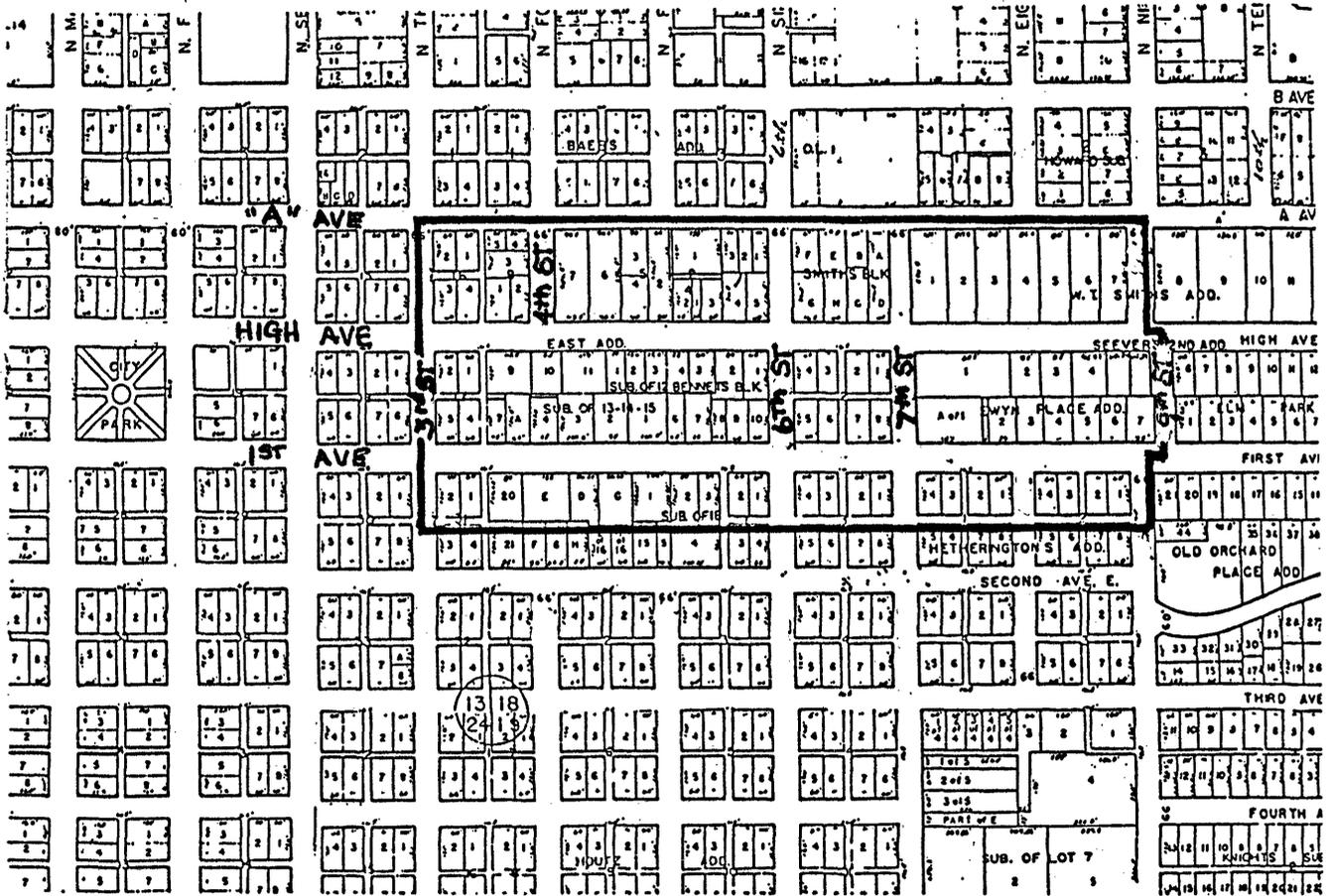
Even on High Avenue East, one section seems to maintain a higher degree of integrity, the sense of time and place that is necessary for a historic district. It is the area between 3rd and 7th streets that retains this feeling. From 7th Street east, though there are several individual houses of interest, there does not appear to be district potential. High Avenue East from 3rd to 7th streets deserves nomination to the National Register as a historic district, and a concerted effort should be made to preserve its character.

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The area recorded in the initial Paradise Block Survey is outlined.
It is bordered by the center of A Avenue E on the north,
3rd Street on the west, 9th Street on the east,
and the south lot line of the houses on the south
side of 1st Avenue E.

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THE WORKS OF FRANK E. WETHERELL: 1892-1931

During the first quarter of this century Frank E. Wetherell attained state-wide prominence as an architect. He was known for his public buildings, residences, and for urban planning. Though he did not arrive in the community until the age of six (in 1875), Wetherell can best be described as a native of Oskaloosa. Throughout his career, Wetherell retained strong ties with this southeast Iowa community, and today it houses one of the best collections of Wetherell designs in the state.

Frank was born in Malta, Ohio in 1869, where his father, Henry, was a contractor and builder. It appears that Henry Wetherell's first business after arriving in Oskaloosa was as a "manufacturer of Hersman's patent metallic burial caskets and vaults." Shortly thereafter he returned to the construction field and formed a partnership with Bazil Dutton, another contractor. The two remained partners for years, and were responsible for many houses and buildings in Oskaloosa.

In 1883 the Oskaloosa Herald noted that Henry Wetherell had purchased a lot in W.T. Smith's addition for \$1600 and planned to build on it. On this lot at 819 High Avenue East he constructed a two story frame Italianate house as the family residence. This house, which is still standing, remained in the family for thirty-six years.



819 High Avenue East

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Frank was educated in the Oskaloosa schools, and went on to Iowa City where he first studied civil engineering at the State University of Iowa, then changed to the field of architecture. It appears that he began his professional career in Oskaloosa in 1892, at the age of twenty-two. Following his marriage in 1894 to Amy Loosley, they moved to Peoria, Illinois, where he practiced for four years before returning to Oskaloosa.

The earliest commission known in Oskaloosa is the N.B. Weeks residence at 407 A Avenue East from 1894. The house was to be remodeled "into a neat and handsome residence of modern architectural design."⁶ Wetherell was also hired by the next owner of the property, Henry Howard, to design a substantial remodeling of this house in 1910. It is somewhat uncertain how much of the original design is extant. The facade features a steeply pitched gable roof with decorative shingling and embossed panels. The addition to the rear has a gambrel roof, a roof shape that will be repeated time after time in Wetherell's works.



407 A Avenue East

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Many of Wetherell's early designs in Oskaloosa were frame residences. These early houses have a simplified Queen Anne design, with some neo-classical elements applied. The Semi-centennial Edition of the Oskaloosa Herald (July 11, 1900), listed a number of projects by Wetherell. Included were two residences which are very similar: the J.B. McCurdy residence at 712 High Avenue East; and, the Sam Baldauf residence, at 328 North 3rd. What is unusual is that the Herald refers to the Baldauf project as a remodeling. It is said that the original tracings for the Baldauf project are in private ownership in Oskaloosa. These should provide an answer to this question. The two houses are similar in general shape and massing, with a multiple hip roof with gable wings and wrap-around veranda. Neo-classical elements such as porch columns are also similar. The McCurdy house has Palladian windows in the attic gable ends, while the Baldauf house has a simple triple window in the front attic gable. It is possible that both of these are based on a pattern book design.

The triple attic windows and wrap-around porch were favorite devices for Wetherell. Two other houses listed in the Semi-centennial Edition share these characteristics. One is the S.J. Finley house at 827 High Avenue East, and the other is two blocks farther east, the Thomas Price residence at 1025 High. Both houses have been altered. The Price house has a more vertical thrust due to the pitch of the roof, but the enclosed front porch adds a horizontal element. New siding on the Finley house alters the appearance, but it originally appears to have had a stronger Queen Anne feel to it.

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TOP: J.B. McCurdy Residence
BOTTOM: Sam Baldauf Residence



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Around 1900 Wetherell began to experiment with a different type of design. A definite Shingle Style influence is seen. His own house at 1102 A Avenue East is a good example of this new approach. In May, 1901, the Oskaloosa Weekly Herald noted,

Frank Wetherell's new residence out on the Iowa City Road, which means A Avenue east of 10th Street, will be a much observed house. Not on account of the fact that it sits up high and dry, but because it marks a radical departure in house construction in this city. The foundation of brick is laid in Flemish bond, which is something new here, but the novelty of the building is in the plastered sides, the walls of the first story being of adamant plaster in place of siding. The second story is shingle finish. This is a form of construction that is much in vogue in the east and has been found to be very satisfactory. It is warm in the winter, cool in the heat of summer, and is durable and economical. There will be more of these houses in the city.⁷



1102 A Avenue East

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Wetherell's house blends a broad gable roofline with a gambrel roof. Porches were tucked under a corner of the roof. The Phil Hoffmann residence at 807 High Avenue East is another example of this type of design. The Hoffmann house features a cross gambrel roof, and includes some neo-classical elements, such as cameo windows on the ends. Wetherell designed, and had built, a number of smaller houses in much this same design in the neighborhood of High Avenue and A Avenue, between 7th and 11th Streets. The house at 808 A Avenue East is typical of these.



808 A Avenue East

George Seevers commissioned Wetherell to design a country house for him in 1902. This two story frame house is still standing, on South M Street (now known as Edmundson Drive) between Edmundson Park and the golf course. The tracings for this show a large, rather informal, house with wrap-around veranda. A few years later Seevers hired Wetherell to remodel this house. Interestingly, records show that Seever also had Wetherell design a poultry house. Unfortunately, this last structure appears to be non-extant.

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Wetherell received an important commission in 1903 from E.H. Gibbs, to design a residence for Gibbs on his farm immediately north of the city. Gibbs was a very prominent and influential banker and businessman in the community. When he died in 1906, the obituary made note that he was "the largest taxpayer in the county."⁸ The opportunity to design a house for Gibbs firmly established Wetherell locally as a top-notch architect. Wetherell's design for the Gibbs house was a return to a more traditional look. It is a two and one-half story brick, with two story bowed bay windows, and neo-classical details. The hip roof is truncated, and the porch extends across the facade, but does not wrap-around the sides. The residence has a heavier feeling than many of Wetherell's designs. This house, known as "The Elms," was given to William Penn College (across North Market Street) by the Gibbs heirs, and has been well maintained. It currently houses offices and the music department.

Wetherell's work was not limited to medium to large houses. He designed a number of small houses as well. One of these is the G.W. Russell house at 523 North B Street. It is a simple one and one-half story hip roof cottage with a side gable.

In 1900 the Consolidation Coal Company (owned by the Chicago and Northwestern Railroad) established a community known as Buxton. Frank Wetherell was commissioned to design one hundred houses for mine workers and their families. In addition to the houses, he designed two frame churches,⁹ and what was to become known as "Iowa's largest mining camp store."⁹ Buxton was a family project, as Henry Wetherell was the contractor for these buildings. The archeological town site of Buxton (13.M010) has been placed on the National Register.

During this period Wetherell was also working on commercial designs. In addition to some interior remodelings, in 1898 he designed a two story brick double storefront for J.F. Lacey on North Market. Though the first floor has been altered, the second floor shows the same interest in neo-classicism that is evident in his residential designs. The classical galvanized iron cornices are lost,¹⁰ but the brick patterned cornice remains. This building is of visual interest as it is located on an alley, and Wetherell provided it with a secondary facade.

Wetherell's commercial designs show more variety than his residential. The Underwood Candy Building (non-extant) which he designed in 1901 for Harry Phinney featured a rhythmic pattern of arches across the second floor facade, with a brick patterned

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cornice above. Just four years later he designed a building on North 1st for J.B. McCurdy (furniture dealer and undertaker). Like the Lacey Block, it was a two story brick, double storefront located next to an alley. Here however, the window configuration on the second floor is much more nineteenth century in concept, with a row of six tall slender windows across the facade. These windows are segmental arched with "gauged keys" as noted on the tracings. Just as some Oskaloosa businesses established branches in Albia, so Frank Wetherell designed houses and buildings in Albia. Two of his commercial buildings from c.1901-1904, the Townsend Block and the Atchison Block, are part of the Albia Historic Commercial District around the Square.

The Oskaloosa Times Souvenir from 1896 contained a fine delineated drawing of a new building for St. James Episcopal Church. Wetherell was living in Peoria at this time, but he was a member of the church, and probably provided the drawing at their request. The actual plans for St. James were not drawn until 1901, the year the church was constructed. The plans are similar, but not identical to the drawing in the booklet. The brickwork on the church, like that on his own house, was to be laid in Flemish bond. For an unknown reason, this was not carried out. The church does exhibit another characteristic of Wetherell's designs from this period, the use of chipped brick. This created an interesting highly textured surface. St. James is the first Episcopal church designed by Wetherell. In future years he was to become well known for his Episcopal churches around the state, most notably St. Marks in Des Moines.

In 1902 Wetherell drew the plans for the new Carnegie library in Oskaloosa. This neo-classical brick building is typical of many library designs from this period, reflecting the works of Patton and Miller who were responsible for so many of the Carnegie libraries in the mid-west. Wetherell did a number of other libraries in the state, including those at Eldon, Bloomfield, Osceola, Bedford, Boone, and Cherokee. The Bloomfield Library (1913) departs from tradition, and is Tudor Revival in style.

In 1905 Wetherell moved to Des Moines and established an architectural firm that continues to this day. He first entered into partnership with Oliver O. Smith. The following year Alvah J. Gage joined wth firm, which became Smith, Wetherell & Gage. The new firm was responsible for the design of the Historical Building in Des Moines. In 1908, the firm became

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Wetherell & Gage, with offices in the Youngerman Block. For the rest of his career, Wetherell would work in Des Moines. After Gage left the firm, Wetherell continued on his own for several years. In 1925 the firm became Wetherell & Harrison with the addition of Roland Harrison, and even though Frank Wetherell retired in 1931, his son Edwin continued as the Wetherell in the firm. William Wagner became a member of the firm in 1960 and its name became Wetherell-Harrison-Wagner. Today, the firm continues as Wetherell & Ericsson, Frank's grandson John Wetherell and Larry Ericsson.

In Des Moines, Wetherell's firm was responsible for St. Joseph's Academy, the Merchant's Transfer Block (now Younkers),¹ a number of state fair buildings, and many private residences. He was appointed to the Des Moines Boulevard Commission in 1911, and for years was actively involved in planning civic improvements for the City of Des Moines. These improvements included the walls along the riverfront, and the design of Keosauqua Way.

Wetherell received commissions from across the state for commercial and fraternal buildings, well as residences and public buildings. Courthouses in Sigourney and Leon (both listed on the NR), are the work of Frank Wetherell. The Masonic Temple in Grinnell from 1917 (part of the Grinnell commercial district, NRHP) demonstrates his interest in terra cotta as a decorative element. Other Grinnell commissions include a commercial building for the Spaulding family, and designs for several residences. He had designed a Y.M.C.A. for Oskaloosa before moving to Des Moines. Later he designed Y's for Mount Pleasant and² Marshalltown, Iowa, Corvallis, Oregon, and Winona, Minnesota.

Though his office was in Des Moines, Wetherell continued to design projects for his hometown. In 1908 he designed a residence for W.H. Kalbach at the corner of A Avenue and North 7th. This handsome structure featured a first floor of chipped brick with shingled gable ends above. The broad gable roof had a definite Shingle feeling to it. At about the same time, Wetherell planned the Carroll Sawyer house on North Market. This stucco house was topped by the gambrel roof of which Wetherell was so fond. Both Kalbach and Sawyer hired Wetherell to draw remodelings for their houses within a few years as well.

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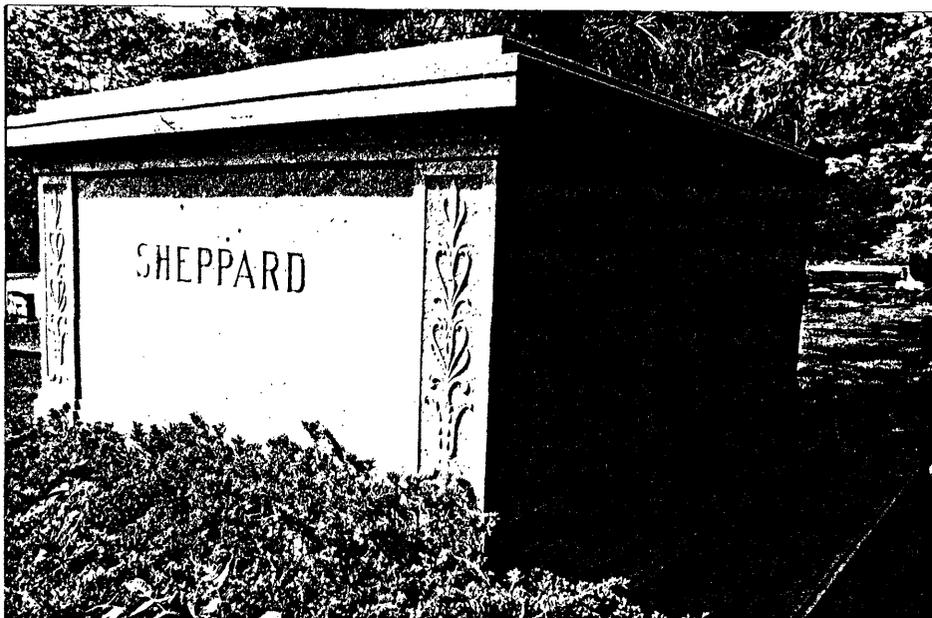
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New public buildings were needed for Oskaloosa, and Wetherell became involved with their plans. In 1905 discussion started on the need for a new city hall and a new fire station. These discussions continued until 1908, when the fire station was finally started, the city hall was completed in 1911. Records indicate that plans for both of these buildings exist in the files of Wetherell & Ericsson, but only the fire station plans have been located. In Oskaloosa, the design of these buildings has been attributed to S.B. Sinclair, but that appears to be incorrect. Sinclair was a local contractor who sometimes called himself an architect. A comparison of the Wetherell plans with the fire station as built, supports Wetherell as the architect of the two buildings.

In 1906 Wetherell was called on to design a memorial chapel for Forest Cemetery. Named the McAuley Chapel, this brick building (non-extant) was located just inside the entrance, on the east side of the drive. The cemetery board must have been pleased with the chapel, for just a few years later (1914) Wetherell was asked to create an entrance gate for the cemetery. A newspaper article from 1915 described it as "a new entrance of magnificent appearance and massive proportions."¹³ This stone gateway is still in use today. Wetherell designed one other project for Forest Cemetery. In 1928 the Sheppard family commissioned him to design both a family mausoleum and a granite sarcophagus. Evidently only the sarcophagus was completed. The Sheppard sarcophagus in the cemetery today is much simpler than the plan in the Wetherell files, and must either be by another designer, or was simplified as it was carved.



Sheppard sarcophagus in Forest Cemetery

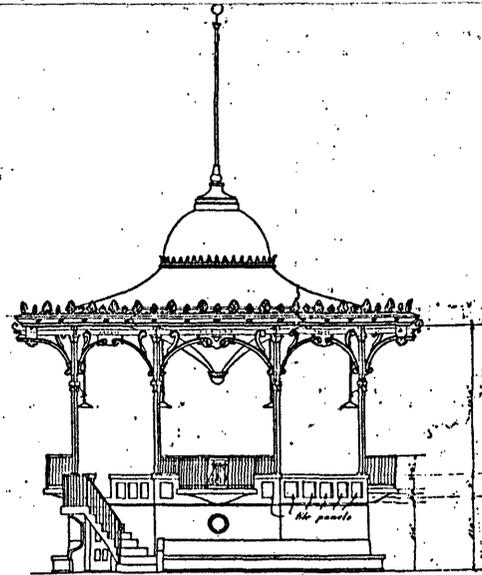
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Wetherell's best known work in Oskaloosa is the bandstand in the center of City Park (NRHP). Dedicated in 1912, this structure was designed in cooperation with C.L. Barnhouse of the Barnhouse Music Publishing Company. Barnhouse provided the musical expertise, and Wetherell the architectural. It combines the best of several styles, the curving iron forms of Art Nouveau, the decorative tiles of the Arts and Crafts movement, and the bell-shaped roof of the Neo-classical. This bandstand is an important part of the Oskaloosa Square, and has recently been restored.



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This was not the first time that Wetherell had worked with Barnhouse. In 1907 he had designed a building to house the music publishing firm. It is a narrow two story brick building, with the facade laid in the Flemish bond that Wetherell was so fond of. Though it was converted into flats in the late 1920s, it is virtually unaltered on the exterior.



C.L. Barnhouse Music Publishing House

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During the 1920s Wetherell's office undertook two large projects for the Oskaloosa school system. One is Lincoln School, an elementary building on B Avenue West from 1922. This brick building has some exceptionally fine terra cotta detailing. Not only do tracings exist for this building, but Wetherell's name is engraved in a terra cotta cornerstone. In 1928 the high school football stadium was built at the north end of 2nd Street. Brick ticket offices and gateways are found at both the 2nd Street and North 1st Street entrances. Like the school, tracings exist for this project. However, roof alterations have been made to the west gateway, and there have been other changes made to the stadium and track.

Frank E. Wetherell retired from active practice in 1931 (but it is said that he continued to go to the office each day until World War II). He died in Des Moines 6 October 1961.

Though there were other architects working in Oskaloosa during this time period, none left such a wealth of designs (at least forty-four extant properties have been attributed to Wetherell), and none was more important in shaping the appearance of the community. The development of Wetherell as an architect can be traced through the Oskaloosa works: From a young architect, producing residences in the approved simplified Queen Anne style; to the more seasoned designer who created a whole town; to an architect who has been exposed to the ideas of colleagues and has broadened his view to include the landscape, not just the buildings in it. Frank E. Wetherell's architectural legacy lives in Oskaloosa today.

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NOTES

- 1 Cityscape Design, Inc. A Nomination to the National Register of Historic Places of the Oskaloosa City Square Commercial District, 1986, 8:8.
- 2 Oskaloosa Weekly Herald, 8 July 1886, p3, c.1.
- 3 Phillips, Semira A. Proud Mahaska: Mahaska County, A Story of the Early Days. (Oskaloosa, IA: Oskaloosa Herald, 1900), p.300.
- 4 Oskaloosa Weekly Herald, 27 September 1883, p.3, c.1.
- 5 Ibid., 25 February 1892, p.3, c.3.
- 6 Ibid., 9 August 1894, p.3, c.1.
- 7 Ibid., May 1901 (no date).
- 8 Oskaloosa Saturday Herald, 14 April 1906, no page.
- 9 Ibid., 27 February 1909, p.23, c.1-7.
- 10 Tracings in the files of Wetherell and Ericsson, Des Moines.
- 11 "Riverfront & Thoroughfares," Iowa Architect, March/April 1959, p.18.
- 12 Ibid., p.16.
- 13 Oskaloosa Weekly Herald, 22 April 1915, p.7 c.2.

F. Associated Property Types

I. Name of Property Type See continuation sheet

II. Description
See continuation sheet

III. Significance
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IV. Registration Requirements
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See continuation sheet

See continuation sheet for additional property types

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PROPERTY TYPES

THE ARCHITECTURE OF PARADISE BLOCK: 1853-1940

I. NAME: The buildings, structures and districts constructed in Paradise Block: 1853-1917.

II. DESCRIPTION:

The resources (a collective term for the above named categories) in this property type are varied in terms of use, size, and building materials, but all are located east of the Public Square in the geographic area known as Paradise Block, roughly the area bounded by 3rd and 9th streets, A Avenue and 1st Avenue. All were built in the years between 1853 and 1917. These were constructed by local builders, and with a few exceptions, were designed by local architect/builders.

The majority of the properties in Paradise Block are residences. Many of these are large, two or two and one-half story houses, but a few are simple one or one and one-half story cottages. Wood frame construction is the most prevalent, with a few brick examples, several with a stucco exterior, and one of Bedford limestone. These are the homes of business and professional leaders, and they illustrate the popular styles of the day: Italianate, Queen Anne, Neo-classical, and the early 20th century Craftsman and bungalow designs.

Two of the buildings in this property type are religious structures, the First Church of Christ Scientist, and the Congregational Church. The Neo-classical style as well as the scale and building materials used relate well to nearby residential properties. Both are architect designed.

The structures in Paradise Block are areas of brick paving, one a city alley, the other a private driveway.

The physical condition of these resources will vary, with some being virtually unaltered, and others being greatly altered by additions, new porches, new windows, and/or the application of modern siding. In general, the changes to these properties have occurred through maintenance, or an effort to upgrade, rather than through neglect.

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III. SIGNIFICANCE:

The buildings, structures and districts that make up this property type illustrate the architectural styles and materials that were popular in Oskaloosa during the period from 1853 to 1917, and that were considered appropriate for construction in one of the prestigious residential neighborhoods. Both the size of many of the houses, and the number of architect designed residences in the area illustrate the prosperity of Oskaloosa during these decades. The houses not directly designed by an architect still reflect a number of "high style" influences, even the one story cottages.

IV. REGISTRATION REQUIREMENTS:

1. Significance (use or form) relates to the residential development of the area known as Paradise Block, 1853-1917.

Criterion C: properties that illustrate styles, types, or building materials commonly used for residential or religious buildings, or structures, of the period, or which form an unusual group of buildings that illustrate architectural development during the period.

2. Qualifying use will include: residential, religious, and transportation.

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

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3. 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.

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.

Religious 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).

Structures: The original design and material must be intact.

Districts: Must possess a sense of time and place, must relate to the styles and materials of the period of significance, have relatively few intrusions, and not have been altered to a high degree. Key structures will have relatively few, if any, alterations, while contributing structures may have a somewhat lesser level of integrity. Modern siding, new windows, and porch alterations should be carefully reviewed in terms of contributing structures. Application of modern siding will not automatically make a building non-contributing.

The survey on which this cover document and associated nominations are based focused on exteriors, interiors were not adressed during this project. This MPD and the nominations submitted with it are based on exterior integrity.

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4. Known Examples (outside proposed district):

- 109 N. 4th. Free Classic Queen Anne, frame, c. 1895-1900.
Eligible.
- 114 S. 7th. Brick Italianate c. 1865, with turn of the
century porch. Ninde residence. Not eligible due
to alterations.
- 415 1st Avenue East. Tudor Revival, brick and stucco,
1901. Oppenheimer residence, F.E. Wetherell design.
Eligible.
- 609 1st Avenue East. Brick Italianate, c. 1865-70.
Eligible.
- 837 High Avenue East. Prairie Style, stucco, 1913.
P.W. Sparks residence. Eligible.
- 116 North 7th Street. Two story brick and shingle
residence, 1908. Warren Kalbach house, F.E. Wetherell
design. Eligible.
- 808 A Avenue East. Two story frame house with gambrel
roof, shingled ends, and inset porch. F.E. Wetherell
design. Eligible.

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5. Buildings & Structures of the Paradise Block District: **
(** denotes resource being nominated)
- 402 High Avenue East. Frame Four Square (siding),
c. 1990-10. Contributing.
- 406 High Avenue East. First Church of Christ Scientist,
single story stucco, Neo-Classical, 1912. Key.
Contributing.
- Brick Alley between 406 and 410 High Avenue East.
Contributing.
- 410 High Avenue East. Two story frame Italianate,
c. 1875-80, early 20th century porch. Garage. Both
are contributing.
- 414 High Avenue East. Two story frame Italianate,
c. 1875-80, early 20th century porch. Contributing.
- 418 High Avenue East. Two story brick Italianate, 1883,
early 20th century porch. Garage. Both are
contributing.
- 501 High Avenue East. First Congregational Church, two
story brick, Neo-Classical, 1914-15. Key.
- 504 High Avenue East. Dr. J.C. Barringer residence, two
and one-half story frame (siding), c. 1890. Garage.
Both are contributing.
- 506 High Avenue East. Two and one-half story frame,
c. 1890-1900. Contributing.
- 509 High Avenue East. Seeberger-Loring-Kilburn residence,
two story brick Italianate, 1859-69. NRHP. Key.
- 510 High Avenue East. Two story brick, vernacular Prairie,
1917. Contributing.
- 512 High Avenue East. Two and one-half story shingle and
stucco, 1904. House is key structure, garage is
contributing.

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- 515 High Avenue East. Benjamin Wightman (W.H. Kalbach) residence, two and one-half story stone, 1893. Henry Liebbe, architect. Key.
- 518 High Avenue East. Two and one-half story frame residence, c. 1890. Garage. Both are contributing.
- 519 High Avenue East. Vacant lot, site of H.L. Spencer residence until razed in 1984 following fire. Non-contributing.
- 520 High Avenue East. One and one-half story frame cottage, c. 1890. Garage. Brick driveway. All three are contributing.
- 603 High Avenue East. Single story brick (vener) ranch, c.1960. Non-contributing.
- 609 High Avenue East. Two and one-half story frame residence (siding), side porch, c.1890. Non-contributing.
- 610 High Avenue East. George Kalbach residence, one and one-half story bungalow (siding), 1912. Contributing.
- 613 High Avenue East. Bazil Dutton residence, two and one-half story frame residence, c.1890. Key.
- 614 High Avenue East. Charles Lofland residence, two and one-half story frame, c.1890. House is key structure, garage is non-contributing.
- 702 High Avenue East. One and one-half story brick veneer English cottage, 1939. Non-contributing.
- 703 High Avenue East. One and one-half story frame residence, c.1890 (siding). Contributing.
- 706 High Avenue East. Two story frame Four Square, c.1900-10, (siding). Garage. Both are contributing.

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- 709 High Avenue East. Two and one-half story stucco residence, 1915. Garage. Both are contributing.
- 711 High Avenue East. L.L. Hull residence, two and one-half story frame, sans tower, 1886. House is key structure, garage is contributing.
- 712 High Avenue East. J.B. McCurdy residence, two and one-half story frame, 1892-1900, Frank E. Wetherell, architect. New siding and windows. Non-contributing.
- 713 High Avenue East. Smith-Johnson residence, two story brick, 1853. Garage. NRHP. House is key structure, garage is contributing.
- 714 High Avenue East. Two and one-half story frame, (siding, porch altered), c.1895-1900. Non-contributing.

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THE WORKS OF FRANK E. WETHERELL: 1892-1931

I. NAME: The buildings and structures in Oskaloosa designed by architect Frank E. Wetherell between 1892 and 1931.

II. DESCRIPTION:

The resources (a collective term for the above named categories) in this property type are varied in terms of use, size, building materials, and location within the community. The unifying factor is that each of these was built between 1892 and 1931 in Oskaloosa, and each was designed (either originally, or the remodeling) by Frank E. Wetherell.

Some of the buildings in this property type will be commercial structures located in the downtown business district. These will be two or three story rectangular brick buildings, with a flat roof, usually a double storefront wide. First floors feature large plate glass windows, while the upper levels will have a varied fenestration pattern. The color of brick used for the facades will vary. The use of these buildings was primarily retail on the first floor with offices above, however there was hotel (burned 1961/62) from 1902, and an opera house (interior remodeling only) also non-extant.

Public buildings are part of this property type. These include the Public Library (1902), a YMCA (1903, non-extant), a school, a hospital, the City Hall and Fire Station. These are of brick construction and represent a variety of revival styles.

The bandstand in City Park, main entrance gateway to Forest Cemetery, a sarcophagus for Forest Cemetery, and the stadium entrances, are all structures designed by Wetherell that are part of this property type.

Two religious buildings are included: The McAuley Chapel in Forest Cemetery (non-extant), and St. James Episcopal Church (1901). The brick Gothic Revival design for St. James set the pattern for later Wetherell Episcopal churches.

Many of the properties identified as Wetherell designs are residences. The largest concentration of these is found in the eastern part of the community. The houses vary in size from large (George SeEVERS' country house), to medium (512 2nd Avenue East), to small (G.W. Russell at 523 North B). The materials used, degree of ornamentation, and roof shape changed as Wetherell matured. The boundaries defined are those of the present corporate limits of Oskaloosa.

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The physical condition of these buildings and structures will vary. The public buildings have retained a fairly high level of integrity. Commercial buildings have altered first floor storefronts, and in some cases, the upper level has also undergone alteration. The only remaining church, St. James, was remodeled in 1959 by the Wetherell firm, though it is not known if Frank Wetherell was involved. The residences range from very altered by additions, changes in porches, etc., to almost original condition.

In general, the changes made to the buildings and residences have been made to maintain or to up-grade, rather than through neglect. The structures, such as the bandstand, retain a high degree of integrity.

III. SIGNIFICANCE:

The buildings and structures that make up this property type are representative of the architectural designs by Frank E. Wetherell during his major period of professional activity. As a "native son," Wetherell designed a large number of buildings in the community, perhaps more than for any other town in Iowa other than Des Moines. Though there may be larger, more impressive Wetherell designs in Des Moines, or other communities, Oskaloosa provides a broad over-view of the range of his work.

IV. REGISTRATION REQUIREMENTS:

1. Significance (use or form) related to designs by Frank E. Wetherell in Oskaloosa, 1892-1931.

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 Wetherell's career.

2. Qualifying building use will include: commercial, governmental, fraternal, education, religious, residential, and commemorative.

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

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3. If a building has been moved, the move must have taken place during the period of significance, and the integrity (both of building and surroundings) not greatly impaired by the move.

4. Integrity considerations:

In all cases, the primary integrity consideration is, would Frank Wetherell recognize the building/structure as his design? Though tracings are available for some of the buildings, interiors have not been addressed in this nomination.

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 a high degree of integrity. Alterations designed by Wetherell will be accepted.

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).

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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 and/or additions designed by Wetherell will be accepted. Application of modern vinyl/aluminum siding will generally not be acceptable.

Structures: The original design and materials must be intact and readily visible. The only acceptable alterations would be those made by Wetherell.

Remodeled buildings: Houses or buildings that were remodeled by Wetherell may be acceptable if the remodeling was a substantial project, and if the remodeling is recognizable today. Wetherell projects which involved only interior remodeling are not considered eligible at this time and should be reviewed on an individual basis.

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5. Known Examples: (** denotes resource being nominated)
- Bandstand, center of City Park. 1912. NRHP.
- 305 1st Avenue East. C.L. Barnhouse Music Publishing Building, two story brick, Flemish bond facade. 1907. Eligible.
- ** 1st Avenue East and South 3rd Street. St. James Episcopal Church, brick, Gothic Revival. 1901. Eligible.
- 415 1st Avenue East. Jerrell/Oppenheimer residence, two story brick with half-timbering, Tudor Revival. 1901. Eligible.
- 606 1st Avenue East. Helen B. Henderson (M.E. Cutts) residence (?), single story frame. Not eligible.
- 607 1st Avenue East. George F. McCarty residence (?), one and one-half story cube cottage, said to have been remodeled by Wetherell. Not eligible.
- 2nd Avenue East and South 1st Street. Elks Lodge, three story brick with stucco. Former Simpson Methodist Church remodeled by Wetherell in 1910, front porch greatly altered. Not eligible.
- 512 2nd Avenue East. Two and one-half story frame with shingles, gambrel roof, round tower. Built for W.E. Sheppard, used by Tracy Boal. By 1900. Eligible.
- 214- 216 1st Avenue West. Underwood Candy Building (Built for Harry Phinney), two story brick with brick pattered arched windows and brick patterned cornice. 1901. Eligible. Demolished June 1989.
- 112- 114 North 1st. McCurdy Furniture and Undertaking, two story brick, windows feature a "gauged key" design, first floor has been altered. 1905. Not eligible.
- North 2nd and North 1st at F Avenue East. Brick stadium gates and ticket office, tile roof. 1928. West entrance appears altered. Eligible.
- 328 North 3rd. Sam Baldauf residence, two and one-half story frame with Queen Anne and Neo-Classical elements. By 1900. Unsure if an original design or a remodeling. Eligible if original design.

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- 324 North 3rd. C.E. Lanning residence, two story frame Italianate, said to have been remodeled by F.E.W., not documented. Not eligible.
- 116 North 7th. Warren Kalbach residence, two story brick and shingle residence, basement garage added. 1908, plus a later remodeling by Wetherell. Eligible.
- 113 North 9th. One and one-half story frame house. 1900. New siding. Not eligible.
- 115 North 9th. One and one-half story frame house, new siding. 1900. Not eligible.
- ** North 9th at J Avenue East. Forest Cemetery, stone gateway at main entrance. 1915. Eligible.
- North 9th at J Avenue East. Forest Cemetery, Sheppard Sarcophagus. 1928. Apparently not the F.E.W. design. Not eligible.
- 2214 South 11th. Elmhurst County Club Clubhouse. Wetherell is said to have designed a clubhouse for the country club, but do not believe that this was his design. Not eligible.
- 523 North B. G.W. Russell residence, one and one-half story cottage. 1901. Altered porch, new siding. Not eligible.
- 1415 South M (Edmundson Drive). George Seevers' country house, two and one-half story frame, eclectic revival. 1902. New siding and alterations. Not eligible.
- 407 A Avenue East. Harry S. Howard residence (N.B. Weeks), two story frame with a variety of eclectic details. 1894 with 1910 remodeling, both by Wetherell. Eligible.
- 808 A Avenue East. Two story frame with gambrel roof, shingled ends. 1906. Eligible.
- 1102 A Avenue East. Frank E. Wetherell residence, two story frame, gambrel roof with shingled ends, corner porch. 1901. Siding over stucco first floor. Not eligible due to siding. If siding is removed, the house should be re-evaluated.
- ** 911 B Avenue West. Lincoln School, single story brick with lavish terra cotta detailing. 1921. Eligible.

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- 1229 C Avenue East. Mahaska County Hospital, four story brick with Neo-Classical details. F.E.W. designed a hospital for Oskaloosa, unsure whether it was the 1907, or this 1929 building. Eligible if proven to be a Wetherell design.
- 1279 C Avenue East. Jim Devitt residence, two and one-half story stucco and brick. Wetherell did a house for Devitt, but the tracings do not look like this house. This house does look like other Wetherell designs however. 1909. Eligible if proven to be a Wetherell design.
- 105- 107 High Avenue West. W.R. Lacey Building, constructed 1883, remodeled in 1894 by Wetherell (may have been interior only). Not eligible.
- 100 Block High Avenue East. Hub Clothing Building. Wetherell did an interior remodeling for this building in 1914. 1988 fire gutted interior. Not eligible.
- 200 Block High Avenue East. McCurdy Furniture Building. This is attributed, not documented. Not eligible.
- 509 High Avenue East. Seeberger-Loring-Kilburn residence, two story brick Italianate from 1859/69. 1916 solarium and pergola by Wetherell. NRHP. Key structure in Paradise Block Historic District. Eligible.
- 712 High Avenue East. J.B. McCurdy residence, two and one-half story frame with Queen Anne and Neo-Classical elements, very similar to the Sam Baldauf residence. By 1900. New siding and windows negate eligibility.
- ** 807 High Avenue East. Phil Hoffmann residence, two story frame with cross gambrel roof, shingled ends, corner porch. 1906. 1922 addition also by F.E.W. Eligible.
- 827 High Avenue East. S.J. Finley residence, two story frame, very simplified Queen Anne design, altered by new siding. By 1900. Not eligible.
- 1025 High Avenue East. Thomas Price residence, two and one-half story frame with wrap-around porch (now enclosed), triple window in front gable. By 1900. Not eligible.

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- 311 North Market. Carroll Sawyer residence, two story brick (stucco covered) with gambrel roof. 1907 with 1916 remodeling, also by F.E.W. Eligible.
- ** North Market Extension, William Penn College. E.H. Gibbs residence, "The Elms" two and one-half story brick with Neo-Classical elements. 1903. Eligible.
- 113 North Market. J.F. & W.R. Lacey Block, two story brick double storefront, paired windows, Neo-Classical details, altered first floor, loss of some upper level ornamentation. 1899. Not eligible.
- Market at High. Baldauf Block, three story brick, c. 1890. Remodeled following two fires, 1905 and 1916. Wetherell did one of the remodelings, but uncertain which. Not eligible.
- ** Market at 2nd Avenue East. City Hall, two story brick on high foundation, stone trim, Renaissance Revival. 1911-12. City Hall is listed on the NR as part of the Oskaloosa City Square Historic District. Eligible.
- ** 109- 111 2nd Avenue East. Fire Station, three story brick with stone trim, four story tower, Renaissance Revival. 1905 and 1908. The Fire Station is listed on the NR as part of the Oskaloosa City Square Historic District. Eligible.
- ** Market at 2nd Avenue West. Oskaloosa Public Library, two story brick on high foundation, Neo-Classical. 1902. Eligible.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

This Oskaloosa 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 Oskaloosa, the goal was to identify significant properties within the geographic area known as "Paradise Block," and to determine whether or not there was potential for a historic district. In addition, research was done into the Oskaloosa works of architect Frank E. Wetherell.

A consultant was engaged by the Oskaloosa Historic Preservation Commission to plan and coordinate the survey, to evaluate the information gathered, prepare the survey report, and to make recommendations for future preservation projects. The project has encompassed two phases:

- 1) In the first year, an intensive level survey was conducted of the area historically known as Paradise Block, and research

See continuation sheet

H. Major Bibliographical References

See continuation sheet

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

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was done to identify the Wetherell designs.

- 2) Year two involved the preparation of the Multiple Property Cover Document, individual nominations for selected Wetherell designs, and a historic district nomination for Paradise Block.

Throughout the project Oskaloosa volunteers have been involved with the fieldwork and research. The consultant trained the volunteers and provided over-sight as needed. The volunteers were responsible for the photography, and legal research, and much of the archival research. As material was gathered, the consultant analyzed and evaluated the information. The State Historical Society libraries in both Iowa City and Des Moines were used as well as the Oskaloosa Public Library and the Mahaska County Historical Society Library. The architectural firm of Wetherell & Ericsson has been most gracious in allowing the consultant access to their files. The Wetherell research would have been impossible without this.

126 sites were initially recorded in the area historically known as Paradise Block, specifically the area bounded on the east and west by 3rd and 9th streets, and on the north and south by A Avenue East and 1st Avenue East. Following research and evaluation, it was determined that much of the area had lost the integrity needed for a historic district. District boundaries were drawn for an area that includes both sides of High Avenue East between 4th and 7th streets, and the south side of High Avenue between 3rd and 4th. The Paradise Block Historic District encompasses twenty-six houses, two churches, twelve garages, one vacant lot, and two brick drives. Two houses in the district are already listed on the National Register, and seven other key structures were identified. The area selected for the district contains the most representative examples of residential designs in Oskaloosa from 1853 to 1917. This is true in terms of size, style, and materials. There is a blend of vernacular and architect inspired designs.

Between forty-five and fifty Wetherell sites were identified (through newspaper research and the files of Wetherell & Ericsson), recorded, and researched. From this, eight designs by Frank Wetherell were selected for nomination. The selection was based on integrity of design (either original, or through a Wetherell remodeling), quality of design, use of materials, representative examples from various stages of his career, and, examples illustrating the broad range of his work. Two of the buildings being nominated are already listed on the National Register as part of the City Square Historic District.

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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. It is recommended that an archeological survey (both historic and prehistoric) be undertaken in Oskaloosa to determine potential under Criterion D.

The photographs included with the district and individual nominations were all taken by Patricia Pierce Patterson as part of the Oskaloosa Preservation Project. Seven of the photographs are from the original 1989 survey, while the others were taken in May 1990. A field survey was conducted by the consultant in June 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.

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