

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Jefferson Square Commercial Historic District  
other names/site number

**2. Location**

street & number The courthouse square and the fronting blocks of N. Wilson, N. Chestnut, E. Lincoln, E. State streets and the northwest and northeast quarter blocks and 115 South Wilson [N/A] not for publication

city or town Jefferson [N/A] vicinity

state Iowa code IA county Greene code 073 zip code 50129

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( see continuation sheet for additional comments).

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:  
 entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  
 See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)

\_\_\_\_\_  
Signature of the Keeper Date of Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Classification**

**Ownership of Property** (Check as many boxes as apply) **Category of Property** (Check only one box) **Number of Resources within Property** (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing	
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	38	18	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____ sites		
	<input type="checkbox"/> object	1		structures
		1	1	objects
		40	19	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A \_\_\_\_\_

**Number of contributing resources previously listed  
in the National Register**

2 \_\_\_\_\_

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

- Government/courthouse \_\_\_\_\_
- Government/city hall \_\_\_\_\_
- Recreation & Culture/music facility \_\_\_\_\_
- Recreation & Culture/theater \_\_\_\_\_
- Landscape/plaza \_\_\_\_\_
- Commerce/Trade/financial institution \_\_\_\_\_
- Commerce/Trade/specialty store \_\_\_\_\_
- Commerce/Trade/department store \_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

- Government/courthouse \_\_\_\_\_
- Government/city hall \_\_\_\_\_
- Recreation & Culture/music facility \_\_\_\_\_
- Recreation & Culture/theater \_\_\_\_\_
- Landscape/plaza \_\_\_\_\_
- Commerce/Trade/specialty store \_\_\_\_\_
- Commerce/Trade/department store \_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- Late Victorian/Italianate \_\_\_\_\_
- Late Victorian/Romanesque \_\_\_\_\_

**Materials**  
(Enter categories from instructions)

- foundation Stone
- walls Brick
- Stone/Limestone
- roof Asphalt
- other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

#### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- recorded by Historic American Engineering Record #

#### Areas of Significance

(Enter categories from instructions)

Commerce  
Community Planning & Development

#### Period of Significance

1873-1966

#### Significant Dates

1913

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

#### Architect/Builder

Bird, George Washington  
Bodenstein, William

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: # City of Jefferson

**10. Geographical Data**

**Acreage of Property** 15 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	[1]5	[3]8[6]3[6]0	[4]6[5]2[4]0[0]	2	[1]5	[3]8[6]1[8]0	[4]6[5]2[4]0[0]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1]5	[3]8[6]1[5]0	[4]6[5]2[3]6[0]	4	[1]5	[3]8[6]1[2]0	[4]6[5]2[2]9[0]

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date June 9, 2011

street & number 4411 Ingersoll Avenue telephone 515-274-3625

city or town Des Moines state IA zip code 50312-2415

**Additional Documentation**

Submit the following items with the complete form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name See attached list

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Jefferson Square Commercial Historic District  
Greene County, Iowa

7. Narrative Description:

Architectural Classification, Continued:

Late Victorian/Queen Anne  
Late 19<sup>th</sup> & 20<sup>th</sup> Century Revivals/Classical Revival  
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements/Commercial  
Modern Movement/Moderne  
Modern Movement/Art Deco

Materials, Continued:

Walls:  
Metal/steel  
Metal/iron  
Concrete

The city of Jefferson, Iowa, is the county seat of Greene County and is geographically centered within that county. Greene County is located in the central tier of counties within the state and is the fourth county east from the Missouri River that comprises the state's western border. Jefferson's downtown is located east of center within the city's boundaries, but is centered within that boundary north to south.

The downtown plat consists of a central open square that contains the courthouse and commercial streets that front toward that square from the four cardinal directions. These street frontages are fully commercial in their land use and the rows of buildings are solid and uninterrupted. The four blocks that are set diagonally from the central square are also commercial in their land use, particularly on those quarter blocks that touch upon the central square. The city blocks measure 340 feet square. Intersecting alleyways evenly quarter each of the surrounding blocks. In some instances these alleys have been partly vacated. All streets measure 66 feet in width. The proposed commercial historic district includes the four blocks of streets that front onto the courthouse square as well as two quarter-blocks (northeast and northwest corners of the square), one additional building at 115 South Wilson Street, and the courthouse, the Abraham Lincoln Statue and the 1966 carillon tower.

The striking landmark feature of the square is the presence of the Floyd W. Mahanay Memorial Carillon (1966) that is located on the southwest corner of the square. The square, apart from the courthouse itself, is largely devoid of structures or monuments, the exceptions being the Lincoln Statue (1918) that is centered on the south side of the courthouse and a Purple Heart monument (1990s) that is located to the east of that statue. The courthouse has twin facades that front north and south, although the principal façade was clearly that which fronted to the south, due to the proximity of the Lincoln Highway.

The district buildings represent nearly every phase of the downtown history and are all post-railroad in their construction. The blocks that typify the late Victorian years, through ca. 1906, are typically impressive brick edifices that frequently are combined into architecturally unified blocks. These were the vanity blocks of their era, named and frequently dated on their fronts or parapets for the community leaders who built them. This was the era during which national architectural styles most readily were imported as a means of distinguishing a particular front and in Jefferson, two blocks boasted pressed metal facades. The buildings that were built in the years prior to World War I reflect the influence of the automobile on trade and commercial architecture. They also continued a district presence that favored small-scale diminutive commercial storefronts that could house smaller businesses and movie theaters. These single-story buildings, still grouped in unified architectural blocks in keeping with the district tradition, predominated on the east and south sides of the square. Post-World War I they were elongated to meet the substantial retail needs of the chain store. The complete failure of local banks and the

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economic difficulties of the pre-World War II years explain the absence of then-popular styles such as the Art Deco or Art Moderne. There is just one example of the latter style, located just north of the square. Very few later building replacements interrupted the unity of the district that achieved its complete commercial encirclement of the square by the mid-1920s. Subsequent building changes, made principally since the 1960s, were largely cosmetic but in a few cases eliminated historic building fronts altogether and unified a few into modern blocks. The Jefferson Square National Register nomination listed the courthouse and the Lincoln statue (object) as two contributing resources in 1978. The carillon was a non-contributing building (1966).

The commercial buildings are from one to three stories in height, have rectangular footprints, the standard width being 22 or 26 feet. Corner buildings are more substantial and elaborate and in every instance consist of at least two stories of elevation. The striking historical and existing storefront pattern within the downtown is the dominance of single-width storefronts. There are but a few later-date instances of double storefronts. Another strong pattern is that of a unified façade design that is continued across as many as three individual storefronts. This is most common on single story buildings but is also found on the Bofink Block (118-22 E. State Street). In that instance, the same developer built three three-story buildings over a three-year period and utilized the same façade design for the set.

Plain brick parapets with design patterns and polychrome brick are more common than pressed tin cornices in the buildings around the square. All of the surviving metal cornices are found on the north side of the square, and in the northeast corner. This same range of buildings contains most of the date stones or imbedded building names (the Columbian Block being the sole exception to this). Brick is the exterior building material, save for the limestone courthouse and the concrete carillon tower. Basements with exterior side stairways were more common historically but only one survives at 219 N. Wilson Street. Basements are also the rule for the vast majority of buildings. Stone foundations are rare given the lack of regional building stone, but the Bofink Block has a raised stone foundation. Brick foundations are otherwise the rule.

Decorative pediments have been lost on several buildings but survive most prominently on the Columbian Block (114-18 N. Wilson Street) and on 111 E. Lincoln Way, 112 and 116 E. State Street. Two pressed metal upper facades are found in the Riley Block (104-06 E. State Street) and the Head Hotel (113-17 E. Lincoln Way).

Structural storefronts within the district have been uniformly replaced and there is not one original storefront that is extant. Historical photographs document the presence of some ornate cast iron storefronts, particularly along N. Wilson Street, and it is not determined whether any of this structural material survives. No cast iron storefront material is visible within the district.

Historic preservation consultant Jan Olive Nash prepared a study of Iowa's commercial architecture and concluded that

...the overarching significance for the majority of commercial buildings stems from their location on Main Street, not their individual status. The role these buildings played in the trade and commerce of a community is most fully understood by viewing them not as single players, but as members of a group that collectively constituted the town's business or commercial district.

The downtown was the functioning heart of a community and provided its public space for celebration and social events, its political space for governing, and it most directly represented the cumulative growth and development of that community over time. A commercial district, in association with the public institutions associated with it, involve the entire community (Nash, p. E-24).

Nash also addressed the peculiar physical evolution of a commercial district. Regarding the consideration of historical integrity, she states the following:

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Evolution and change over time are fundamental characteristics of nearly all Iowa commercial districts, especially at the street level. Judgments about the integrity of the district will take into consideration the expected alterations and typical motivations of Main Street tenants and owners. Change is a constant on Main Street because merchants treated their storefronts as an important way of inviting shoppers---both pedestrian and rolling---to stop in and buy something. Nineteenth and twentieth century merchants have generally linked attracting customers with having an updated and remodeled storefront composed of the latest materials and styles. Storefronts at the street level show more alterations than on the upper floors. Alterations range from stylish updates that reference specific popular architectural influences to piecemeal projects conducted over a longer period of time, perhaps by several tenants or property owners. Large upper floor window sashes are replaced by smaller windows and the excess space bricked in or filled with plywood. Sometimes these windows are simply covered over. Stamped sheet metal cornices are often missing at the roofline.

Additional changes were the product of state food safety regulation. As this nomination will show, it appears that a major impetus for deeper (and sealed) display windows resulted from state food sales regulations relating to their display and sale. A simultaneous change in marketing tastes replaced the single plane storefront with the centered recessed vestibule storefront. These arrangements deducted marketing space from the interior but it was the thing to do prior to and after World War I. Finally the improvement of electrical lighting and the subsequent introduction of "conditioned air" allowed for the dropping of ceilings and the related closing off of transom openings (Nash, p. E-25).

Individual Building Standards to Determine Historical Integrity:

A determination of historical integrity for two and three-story commercial buildings requires that the upper façade be fully visible and not covered by a slip cover, that the original fenestration pattern can be recognized, that the original building massing remains intact and can be discerned, and that cornices and parapets survive. Stucco coverings are particularly endemic to this square and their presence does not negate historic integrity as long as the covering does not obliterate detail or the fenestration pattern. The loss of pediments, or other rooftop ornamental features is assumed to be the expected norm. The survival of these elements is factored in as countering other detrimental façade changes. The complete alteration of a storefront does not negate historical integrity if the architectural features and integrity are exceptional. Extra integrity credit is awarded those buildings that have greater scale, comprise parts of larger unified design blocks, have date stones or other inscriptions, have surviving pediments or rooftop ornamentation, employ alternative materials (metal, Terra Cotta, stone), or have such architectural features as bay windows, wall pavilions, belt courses, etc.

Single story commercial fronts are more vulnerable to losing their historical integrity as a result of alterations or the use of slip covers. A key distinction is made with these buildings for those instances where a transom level remains visible and its dimensions can be discerned. A single story building can still be contributing if the parapet front and parapet panels are discernible. Ideally the transom area and the parapet front and coping, remain unobstructed and intact. Storefronts that have been completely infilled with brick or other solid materials, are deemed to have lost their integrity even if the transom or parapet front survive.

Standard Used for Dividing or Combining Buildings:

Individual buildings are first determined by their historical ownership and addressing pattern. If multiple storefronts share a unified architectural design as a designated business block, they are counted individually. If a block of multiple storefronts has a single owner and functions as a single business storefront, then it is counted as one building, regardless of countervailing historical ownership or use patterns.

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The visual strength and historical integrity of the proposed district rests upon the upper stories of the commercial buildings. The impressive component that justifies the district is the predominance of two and three-story commercial building facades, along with the fact that the entire square is solidly filled with surviving buildings. There are no gaps. The reality of constant storefront replacement over time has eliminated this ground-level component of historical integrity. With but a few exceptions, storefront consolidations have not occurred around the square so that the historical predominance of single-story storefront architecture remains readable. Given the lack of historic storefront materials, design and workmanship, the criteria for distinguishing contributing and non-contributing buildings must rest upon the upper stories. Contributing buildings within this district must have visible and intact upper storefronts. Single story commercial buildings must retain a visible original upper parapet and a discernable transom area. The transom windows need not necessarily be visible and intact but the transom void must be visible and interpretable. Two story commercial buildings must have a visible and historically recognizable upper story front. Ideally the parapet remains intact and visible. The storefront transom should ideally be visible as in the case of single-story examples, but this is not critical if another story is involved. A historically recognizable upper façade is one that retains its original façade materials, its original window openings that are readable if reduced or infilled, and its historical parapet is present. The latter component might not be the original parapet but one that was in place during the period of significance. A three-story building integrity test simply multiplies the requirements of the two-story one, but having an additional floor present that meets the same tests.

**Individual Building Descriptions and Evaluations:**

East Side of the Square:

101 North Chestnut Street (1914):

This is a prominently located two-story brick corner store building, being situated on the former Lincoln Highway. The façade brickwork and parapet treatment is continued on the south sidewall. The design includes Classical Revival components, the corner pilasters being treated as columns with inserted stone capitals at each end of the front parapet base. The brick is a mix of light brown colors, while the sill inserts, capitals and the denticulated parapet base are all white in color. The façade has a high upper level transom. The main façade fenestration originally had three windows set across the front. The middle window has been infilled. The building has a separate south side basement egress via a south side exterior stairway. This is being reopened, along with the lost exterior fire escape on that same front. This building is currently undergoing rehabilitation using historical tax credits. The project has not yet received Part 1 approval pending the successful listing of this district. It was this project that led to listing the entire commercial district, so as to encourage similar rehabilitation efforts. The building measures 84 feet by 18 feet (1,530 square feet per floor). The 1930 rear addition measures 18 feet by 47 feet (846 square feet).

Building alterations include the infilling of the upper central window and the covering of the transom area. The store display window area has been extended around the corner by the addition of a side display window. The original theater canopy was oversized and highly ornamental. It has been replaced by a flat aluminum canopy. For years the roof top supported a large sign that directed the public to the Jefferson Hotel (non-extant, vacant lot at 215 N. Wilson). The building is a contributing building within the district.

105 North Chestnut Street (1914):

Three storefronts addressed as 105, 107 and 109 North Chestnut, have identical facades but were built by different owners over a three-year time period. Each façade had a high set rectangular transom and an enframed storefront, with side pilasters and a denticulated plain parapet that is corbelled out beyond the main wall plane. The brick color is a light brown-reddish spectrum.



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This building measures 26 feet by 74 feet (1,924 square feet), and the rear addition measures 26 feet by 52 feet (1,352 square feet). Historically 105-107 N. Chestnut Street started out as a double storefront with a tile dividing wall. It has now been unified into just one unified storefront. While 105 and 107 North Chestnut have the same owner and are co-joined internally, they are counted as two buildings due to their historical separate ownership histories. The cornice line remains intact and visible. This building is a non-contributing building within the district due to the presence of a slip cover that covers the upper portion of the façade.

107 North Chestnut Street (1914):

This building measures 22 feet by 126 feet (2,772 square feet) and originally matched the description provided for 105 North Chestnut.

When the two stores at 105 and 107 N. Chestnut Street were unified, likely as a Coast-to-Coast store, the transom areas were covered and the a drop ceiling was installed. This storefront has been painted and the display area has been replaced, adding a south end front entrance, in lieu of the original centered door. This building is a non-contributing building within the district due to the presence of a slip cover that covers the upper portion of the façade.

109 North Chestnut Street (1914, addition 1937):

The façade of this building was originally identical to the two buildings to the south. This building measures 22 feet by 100 feet (2,200 square feet). A 1937 rear tile wall addition measures 22 feet by 30 feet (660 square feet). The present building façade is completely obscured by a metal slip cover and the storefront has reduced display windows that are elevated on the storefront. This is non-contributing to the district.

111 North Chestnut Street (pre-1883):

This two-story brick store building has a fairly plain though well preserved façade. There are three second story front windows with segmental arched lintels. The parapet is heavily denticulated and is corbelled forward beyond the main wall plane. The building measures 22 feet by 95 feet (2,090 square feet), the rear addition measures 22 feet by 37 feet (814 square feet).

The building exterior has been painted and the upper window sash have been paneled over but the window lintels and openings remain visible. The south side wall, above the adjoining building to the south, has been covered with metal cladding. The storefront area has been replaced. The building is a contributing building within the district given the fact that the cornice remains intact and the original window openings and lintels, while partly reduced in size, can still be discerned.

113 North Chestnut Street (pre-1883):

This is a simple single-story brick storefront. The raised parapet assumes a "boomtown" appearance as the roof is angled to the north and there is no side parapet along the alley side. The façade are is mostly transom and display window with only the brick framing as a peripheral component. Three horizontal belt courses, a base, a projecting sill and the coping material define the parapet. The building measures 22 feet by 95 feet (2,090 square feet), the rear addition measures 22 feet by 37 feet (814 square feet). At one time this was a movie house with an arched front entry and a stuccoed frontage (see Figures 35-36).

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The building has been painted and a wood infill completely covers the former storefront/transom void. The existing “boomtown” cornice is not an historic feature. In its present condition, given the disproportion of storefront area to the overall façade, this building is non-contributing.

115 North Chestnut Street (1912):

This single-story brick storefront has a remarkably high ceiling level and parapet cap. It consequently reads like a two-story building. The building façade is covered with a light brown-reddish color range of brick. This building measures 22 feet by 80 feet (1,760 square feet). The rear addition measures 22 feet by 30 feet (660 square feet).

The building is now half-covered with a slip cover and the storefront has been lowered with reduced display windows. The building is non-contributing to the district.

117 North Chestnut Street (pre-1888):

This is a two-story brick store building. The façade consists of a ground level transom and storefront area and a fully fenestrated (four windows) upper level. The windows have flat lintel inserts. There is a denticulated parapet base. A projecting brick belt course runs a foot above the upper transom level. The brick color is a darker brown but a lighter-colored brick is used in the window arches and lintels. The storefront has two single door openings, one being located at the left hand side. It provides access to the living quarters upstairs. This building measures 22 feet by 80 feet (1,760 square feet).

This building is very well preserved in contrast to most of the other two-story buildings on the east side of the square. The brickwork has not been painted, the transom level, while covered by signage, remains separate and recognizable and the windows, while reduced in size, retain their original openings with rectangular infills comprising a “transom level.” The building is a contributing building within the district.

119 North Chestnut Street (pre-1930):

119 and 121 North Chestnut had historically matching single-story facades. The façades are dominated by the presence of an oversized ornamental rectangular recessed panel that infills most of the parapet front. Darker brick in the form of three broad pilasters, adds definition to the twin storefronts. Darker belt courses also cap the transom space and are used to frame the parapet panel, in company with stone corner. This building measures 22 feet by 80 feet (1,760 square feet).

This building has a new storefront infill but the transom level, covered in metal panels, remains recognizable. The building is a contributing building within the district.

121 North Chestnut Street (pre-1930):

This building matches 119 North Chestnut (see above) in its original detailing and design. This building measures 22 feet by 80 feet (1,760 square feet). This storefront is completely covered with angled wood, although the transom line does remain open and functional. Absent any semblance of an opening or storefront display area, it is deemed to be non-contributing to the district.

123 North Chestnut Street (1937):

The façade of this two-story building emulates those of the two single-story buildings to the immediate south in the use of an ornamental pair of elongated panels that are defined in part by corner stone inserts in the brickwork. This is a more

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modern façade design as is evidenced by the use of broadly separated upper level windows, five in number. The original storefront had a high transom and its broader plan may have provided two separate storefronts or one unified one. This building measures 100 feet by 44 feet (4,400 square feet), north side entry dock (four by six feet), rear dock, 13 feet by 16 feet (208 square feet).

The building is fairly well preserved. It gained a shallow pitched hip roof that now projects above the parapet front. Windows have been replaced and the transom area has been infilled and the storefront itself is now mostly bricked in with reduced windows. This is a contributing building to the district.

207 North Chestnut Street (1914):

This single story brick building measures 41 feet in width and 44 feet in depth. It has a flat roof with raised parapet side walls. The historical commercial front has been completely altered. The current brickwork has been largely replaced. There are two corner single door entrances and a small rectangular window centered on the storefront. A mansard canopy completes its status as a non-contributing building.

219 North Chestnut Street (1946):

This brick veneer on tile building was built ca. 1943-46 as an International Harvester Company showroom. The footprint measures 66 feet in width and 132 feet in depth. There are three small rear warehouse extensions, the largest of which measures 28 feet in depth by 17 feet in width. The building retains its original fenestration pattern but has lost its original centered front entrance. It is a contributing building to the district.

220 North Chestnut Street (1939):

This is the district's sole Art Moderne architectural example. It consists of two sections, a two-story three bay office section and a single-story garage wing that has a north wall that is in line with the office section's north wall. The Moderne style is established by the use of a shallow centered pavilion (the middle bay), a cream-colored brick veneer and the use of horizontal rows of windows on the two floor levels. A projecting metal entrance canopy is another stylistic feature. This building measures 40 feet by 104 feet (4,190 square feet), each wing 37 feet long, central core 30 feet long, rear wing/addition, 44 feet by 73.6 feet (3,234 square feet), south side concrete loading dock. It is a contributing building to the district.

South Side of the Square:

101 East Lincoln Way (1869, 1914):

This building is locally credited with a 1869 building date but it has lost any visible integrity from that era. This two-story brick store building has been aggressively remodeled over time. An earlier building is likely subsumed within the present one but the façade retains no evidence of it. The original had had a triple-arched storefront arrangement with a matching upper level window cadence and form. The present façade was unified with that to the east in 1914 and the current upper front dates to that era. The storefront and transom extends to the mid-point of the façade elevation. The upper level front windows consist of an elongated central picture window with flanking single windows. A projecting denticulated brick base sets off the parapet. This building measures 22 feet by 50 feet (1,100 square feet), with rear porch on second floor, the rear addition measures 22 feet by 80 feet (1,760 square feet).

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The building has been painted and the transom at least covered. The storefront has been reopened during the course of the development of this nomination. Given the survival of the upper window openings, the building is rated as contributing building.

103 East Lincoln Way (pre-1893):

This two-story brick store building has been considerably altered since it was first built. The present façade likely dates to the 1950s. In its original design, the upper level had a left-side bay and a prominent parapet. Typical of post-war commercial makeovers, the upper façade is devoid of ornamentation. The windows have been considerably reduced in size and spread out across the upper facade. This building measures 22 feet by 80 feet (1,760 square feet).

The storefront has been recessed and angled and combined with the upper façade changes, the building is non-contributing to the district.

105 East Lincoln Way (1913):

105 and 107 East Lincoln share a common façade design. Both are single-story brick storefronts that are fronted with a cream-colored face brick. Each storefront has a high storefront/transom infill with brick pilaster separations. The parapet base is the top of the transom opening. A brick belt course projects along that line. Two narrow elongated framed brick panels infill the parapet front. A denticulated cornice traces the base of the upper parapet. This building measures 22 feet by 50 feet (1,100 square feet), a metal canopy projects from the rear southeast corner (8 feet wide, 12 feet long).

The storefront area has been paneled over and reduced scale display windows flank a centered entrance. The transom level has been covered with a panel. The building is a contributing building to the district because the transom area remains defined and visible, the raised parapet and cornice remain intact and are imposing, and the display windows, while reduced in size, still are relatively large and flank a centered entrance.

107 East Lincoln Way (1913):

This building is identical to 105 East Lincoln in its original design (see same). This building measures 22 feet by 66 feet (1,452 square feet), the rear addition measures 22 feet by 66 feet (1,452 square feet).

This building has gained a visible hip roof that projects above the parapet line. The roof is set behind the parapet wall and is not visible from the front of the building. It is only visible from a distance. This storefront remains intact save for a signage panel that covers its transom area. The signage area equates with a discernible transom area. Given the survival of the storefront lines, with its recessed centered entrance, the readable transom void, and surviving ornate cornice, this is a contributing building within the district.

109 East Lincoln Way (1916):

This single-story storefront is highly ornamental on its façade above the transom level. Light green glazed brick with white terra cotta ornamental inserts covers the upper façade front. The ornamental inserts consist of three diamond-based motifs that run horizontally across the upper façade and a castellated effect along the parapet itself. This building measures 22 feet by 90 feet (1,980 square feet).

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The storefront area has been replaced but the upper façade remains intact and offers a good example of a highway-influenced commercial design. The building is a contributing building within the district despite the use of signage over the transom area. The transom area can still be visually surmised.

111 East Lincoln Way (1916):

This prominent two-story corner building is Prairie/Craftsman style in its design. This style is chronologically associated with the growing impact of the automobile on commercial architecture. The façade is covered with a dark brown face brick and the façade wraps around on the alley/east side. Stone or concrete inserts form a contrasting lighter colored series of horizontal lines across the façade. Like 101 North Chestnut, this building has engaged column capitals on its outer pilaster/corners. The difference in this case is that the inserts occur both at the transom and parapet base levels. The upper windows, consisting of two elongated rectangular openings and window sets, are highlighted by continuous stone sill and lintel belt courses. The parapet is similarly defined by twin closely paired belt courses across its base and a stone coping with a shallow centered pediment. There is also a centered flagpole on the parapet front. The latter element (parapet cap) has inserted stone corner blocks at each end and as bookends to the pediment. The building is fenestrated along its alley side. There is a 1922 single-story rear addition. This building measures 22 feet by 51 feet (1,122 square feet), front metal canopy, 7 feet by 22 feet, the rear addition measures 22 feet by 81 feet (1,782 square feet).

This is a notable building within the district in terms of style and location. The building has bright red panel covers on its upper window openings and there is an oversized metal slip cover and a suspended metal flat canopy that obstructs the transom void. Otherwise the façade is intact apart from the storefront and the window covers are reversible. Even with the slip covers the building is readily recognizable and contributes to the district.

119 East Lincoln Way (1895, 1960):

This three-story brick hotel building is one of the important large buildings within the district. Its Queen Anne style architecture closely matches that of 104-06 East State Street on the north side of the square. This is one of two ornamental metal front blocks within the district. Every part of the façade is highly ornamented with paired square-cut columns, three three-sided oriels, and a full façade fenestration. The alley (west) sidewall is also fully fenestrated. This building is L-shaped, and the frontage is 66 feet wide, east wall 45 feet, rear wall of east "wing" 17 feet, east wall of rear wing/L is 75 feet, rear south wall is 49 feet, west wall is 120 feet (6,654 square feet).

During the 1970s this building lost its distinctive pediment, its ornamental finials, and the extensive front fire escape. The storefront was bricked in and unified as a single business front. Despite these considerable changes, the upper façade remains intact and recognizable and the building contributes to the district.

119.5 East Lincoln Way (pre-1893):

This building comprises the west one-third of a triple-storefront, two-story brick block. It is counted as an individual building due to its separate ownership and its historical association with the Lincoln Building (located immediately west). The block is faced with reddish brick and is noteworthy architecturally for the segmental arches in its upper level window openings. Stone inserts form a contrasting belt course along the sill level of the window openings (three per section, being broadly separated between each front). A second stone belt course tops the lintel level and defines the base of the parapet. The parapet is capped with an ornamental pressed metal cornice and short pediments are centered on the outer corners and between each building section. The building measures 22 feet by 80 feet (1,760 square feet), the rear addition measures 22 feet by 50 feet (1,100 square feet).

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The upper level windows in this building are currently sheathed over but remain intact beneath the covering. The window openings remain visible. A sizeable slip cover over-covers the transom area and the storefront area has been changed. The building contributes to the district given the distinctiveness of its upper façade and cornice line.

121 East Lincoln Way (1888-1893)

The easternmost two storefront sections of this triple-storefront block are under unified ownership and commercial operation so they are counted as just one building. Architecturally they match the description given under 119 East Lincoln. The double-front storefront area is open in plan. This building measures 44 feet by 80 feet (3,520 square feet), the rear addition measures 44 feet by 52 feet (2,288 square feet).

The two storefronts were likely unified for the J. C. Penney Company and the structural wall support between the two units was removed. The present storefront has a slipcover over the transom area. The upper windows remain intact and open, although the rounded transom areas have been paneled over. This is a contributing building within the district.

110 West Lincoln Way (1920s):

This single story stuccoed concrete block building was built as a drive-up lunchroom. The façade features some Classical Revival touches in its windows, and a tile canopy forms a parapet between raised and capped corner finials. This is a contributing building within the district. There is no basement and the plan measures 21 feet in depth and 22 feet in width.

North Side of the Square:

100 East State Street (1875):

This is a prominently placed two-story brick Italianate style store building. The present building is notable for its cast stone window lintels and the cast stone inserts that ornament the corner pilasters, transforming them into classical columns. The building presents its narrow dimension south onto East State Street, while its longer second façade fronts onto North Wilson Street to the west. The building is fully fenestrated on its west side and on its upper front level. The parapet is now a plain unadorned surface, having lost its pressed metal cornice. This building measures 22 feet by 80 feet (1,760 square feet).

This brick building has been stuccoed and, lowered in elevation by 44 inches to grade in 1928. It has lost its cornice, has gained a bricked in storefront, and has had its upper windows paneled closed or reduced in size. The combination of changes renders this building non-contributing.

102 East State Street (1963):

This single-story blonde colored brick (brick veneer on concrete block subwall) store building replaced a building that was also lowered to grade in 1928. Built in 1963, it is a contributing building given the district's extended period of significance and it is the sole infill example within the district. It replaced a comparable single-story storefront that burned down. The storefront is recessed with an angled wall plane, with a left-hand entrance. There is a solid window band with metal framing. There is a simple parapet coping. This building measures 22 feet by 113 feet (2,486 square feet). There is a shallow partial basement.

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104 East State Street, Riley Hall (pre-1883):

This highly ornate two-story brick double commercial building emulates the façade of 119 East Lincoln. The façade is fully ornamented with paired columns that are made of pressed metal. The building is fully fenestrated on the upper level and the pressed metal parapet front is one of the best in the district. Originally each storefront had a separate pedimented name/date above its entrance. Urnlike finials were located on each outer corner of the parapet. This building measures 22 feet by 62 feet (1,364 square feet), rear second floor porch (11 feet by 22 feet) with metal canopy, the rear addition measures 22 feet by 39 feet (858 square feet).

The upper façade is well preserved save for the reduction of the upper level windows and the infilling of the resulting upper voids. The storefront infill is replaced, that on 104 East State has been bricked in and its display windows have been scaled back to paired vertically placed rectangular openings. The centered upstairs entrance survives; the transom has been covered over. The building is contributing to the district only because its upper façade survives and is one of the important buildings architecturally in the district.

106 East State Street, Riley Hall (pre-1883):

This building is the east half of a double storefront block that is described under 104 East State Street. The two halves are separately enumerated due to historical and contemporary separate ownership and tenant histories. This building measures 22 feet by 81 feet (1,782 square feet), the rear addition measures 22 feet by 40 feet (880 square feet), rear basement entrance.

The same alterations described under 104 East State Street apply here, save for the fact that this storefront remains intact in terms of its layout and materials, with a recessed central entrance. This is a contributing building.

108 East State Street (pre-1883, ca. 1980):

This post-1960 “mansard” treatment obscures a double storefront that, as of the 1930s, consisted of a plain front with a parapet and minimal upper level fenestration. It is enumerated as a single building due to its relatively recent reconstruction and unified ownership. This building measures 44 feet by 61 feet (2,684 square feet), the rear addition measures 44 feet by 40 feet (1,760 square feet).

This building is non-contributing to the district.

112 East State Street (1912):

The building at 112 East State Street (1912) is the other Prairie School/Craftsman commercial design example on the square. It is largely original in its upper level and sidewalls, apart from a tile county map that is of recent origin. It was built as a bank and offers an unusual stylistic choice for that purpose. This building measures 22 feet by 70 feet. A rear upper level porch measures 22 feet by 8 feet. The rear addition measures 22 feet by 42 feet. The two buildings at 112 and 114 East State were combined as a unified banking building and the effort to unify the two facades produced the current building façade treatments. This building retains its storefront entrance but the upper façade has been completely infilled with a mosaic that portrays a county map. The broadly projecting cornice has been lost although ornamental endwall elongated brackets that support the cornice remnant do survive. These evoke the original building style. These changes were made prior to 1960 (Figure 33) but no argument in favor of a contributing status is made because the change is more in keeping with later non-traditional commercial remodelings than historical ones. The building is non-contributing given the upper façade changes.

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114 East State Street (pre-1898, ca. 1980):

The building at 114 E. State retains its parapet front only. Later-date combination with the building to the west for banking purposes resulted in the loss of the storefront and the complete redesign of the upper façade in a Prairie style like configuration. This building measures 22 feet by 44 feet and a rear addition measures 22 feet by 36 feet. This building is non-contributing given the upper façade changes as well as the loss of storefront and grade level entrances.

116 East State Street (pre-1889):

The buildings on the east end of this block are all dated on their fronts, including this one. This is a building type or design that is more commonplace in other Iowa town squares but is relatively uncommon in Jefferson. The design combines cast stone decorative arches/lintels on four closely spaced upper level front windows with an ornate pressed metal cornice with a gable roof centered pediment. Pressed metal cornices are rare on this square. This building measures 22 feet by 80 feet (1,760 square feet), rear wood deck, 10 feet by 14 feet.

The storefront has been altered with reduced display windows and entry, and the transom area has been covered over with a flat-shingled slip cover. The upper level windows have been downsized and the resulting voids have been bricked in. Despite these many changes, the building, by virtue of its window arches and cornice, is a contributing building in the district.

118 East State Street, Bofink Block (1884):

The district contains a good number of multiple storefront blocks having a unified façade design. This block contains three identical upper facades, this one being the westernmost of the three. As the three date stones indicate, the outermost sections actually predate the central one and the façade was attained incrementally. The façade has a high transom/storefront level. The ornamental brickwork on these facades is both complex and outstanding. The area between the transom top and the upper windowsills is infilled with successive layers of denticulated and corbelled brickwork. Similarly above the lintel level, a very intricate brickwork forms the base of the parapet. An arched row of corbelled voids within the parapet front underscore the intact pressed metal cornice. Each building has three upper level windows. Broad brick pilasters separate these. The window openings are ornamented by the use of stone lintels, forming a continuous belt course, and stone spring and key stones (as an interrupted belt course level) are set within segmental brick arches. Date stones for each section are centered above each central window. This building measures 22 feet by 120 feet (2,640 square feet), with a rear concrete patio and canopy (8 feet deep). An angled front metal canopy projects 5.6 feet on its west end and runs 21.9 feet to angle into the opposite storefront corner.

A very unusual modification in this building doubled the two outermost windows, reduced in size vertically, and produced twin window sets. The central window opening was bricked in, as were the resulting higher voids within the original window openings, using a purplish brick. It is unusual to alter a load-bearing brick wall in this manner. The storefront has been replaced with a recessed storefront with a centered entrance and the former transom area has been stuccoed over for some time. The parapet, cornice and upper front are intact and barely qualify the building as contributing to the district, largely because it is part of a larger designed block, and the other sections are better preserved.

120 East State Street, Bofink Block (1888):

This is the central and final portion of a triple-storefront block. Its exterior is described under 118 East State Street (see above). This building measures 22 feet by 120 feet (2,640 square feet), with a rear enclosed porch and canopy with dock, each 8 feet by 8 feet.



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The transom portion of the storefront is covered with a mansard-like shingled canopy and the storefront has been replaced. The upper level windows have been reduced by half and the resulting voids bricked in using a purplish colored brick. Otherwise this is the second-best preserved of the three storefronts and it remains a contributing building within the district.

122 East State Street, Bofink Block (1885):

This is the easternmost section of a triple-storefront block. Its exterior is described under 118 East State Street (see above). This building measures 22 feet by 105 feet, the rear addition measures 22 feet by 15 feet. An attached rear brick shed measures 22 feet by 11 feet.

The transom portion of the storefront is covered with a mansard-like shingled canopy and the storefront has been replaced. Unlike its counterparts to the west, the upper windows remain intact with what appear to be the original 1/1 lights, the uppermost sash retaining its rounded top. This is a contributing building within the district.

200 East State Street (1880):

This building likely started off with a pressed metal cornice although no photograph documents that assumption. The two-story brick storefront occupies a prominent northeast corner location within the district and two storefronts front south and a centered entrance between those fronts provides upstairs access. The reddish-brick upper façade is fully fenestrated although the windows are broadly spaced across the façade. Segmental brick arches appear to be composed of a white brick unless they have simply been painted. Stone sills define the base of each opening, but they are not in a continuous form, as found in other district buildings. The upper exterior is otherwise unadorned and there is no brick demarcation of the parapet. The southwest corner is cut at an angle. This building measures 44 feet by 68 feet (2,992 square feet). The single-story rear addition at the north end of this building is deemed to be an addition. Its façade is currently completely obscured by a slip cover.

The wrap-around storefront is squared off despite the original cut corner in the building proper. The upper façade front segmental window transoms have been bricked in but their original lines remain visible, as the ornamental window hoods remain in place. The window openings survive in terms of scale but not materials. The existing storefront is a historical period alteration. This building is a contributing building within the district.

202-04 East State Street (1904):

This I. O. O. F. hall building is fairly richly ornamented with cast stone window arches on the upper front. There are four windows on the second floor front, being paired on either side of the frontage. The brickwork separates the area below the sill level and that above the transom level, by offering a corbelled brick belt course. The parapet base is similarly defined and the parapet front is corbelled out beyond the main wall plane. This building measures 44 feet by 68 feet (2,992 square feet).

This building has been painted, perhaps stuccoed and its storefront has been covered, its display windows being covered or eliminated and the transom area paneled over as well. The windows have been replaced and shortened, the transom voids being paneled over. Despite these changes, the massing of a two-story front and the decorative window treatments make this a contributing building in the district.

212 East State Street, Head's Opera House (1884):

This is a prominent and architecturally important building in the district despite its storefront alterations. Its presence in this portion of the district attests to its importance in terms of early entertainment and lodge history. This Italianate style hall/opera house has the stylistic requisites in the form of a pedimented central bay, bracketed pressed metal cornice, and

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Italianate-style elongated upper level windows (paired in three sets, one per bay). Ornamental brickwork defines the three bays, using pilasters and corbelled brick enframing at the top of each section. Cast stone lintels cap the upper windows. Three ornamental stone inserts are placed in the pediment of the middle bay above the windows. Metal finials survive on the pediment peak and corners of the cornice. The original storefront had a very high ground floor ceiling and transom area and these remain visible today. This building measures 43 feet by 121 feet (5,203 square feet), metal marquee (219 square feet).

The historical integrity of this building combines the two extremes; the upper façade and cornice are remarkably intact, while the storefront area has been completely replaced. The latter, designed with a very low profile and reduced sized display windows and a brick front, is so low that the upper half of the original ground level remains visible and the upper parts of the storefront bays remain intact and visible although painted over and the voids paneled shut. This is a contributing building to the district.

214 East State Street (1945):

This single-story brick building has a rectangular footprint and with an angled southwest corner entrance. It is located on the other side of the alley east of the opera house. This building measures 44 feet by 105.6 feet (4,907 square feet), the rear addition measures 44 feet by 12 feet (528 square feet). The storefront door has been reduced in size, and the display windows have been reduced to three small windows and the rest of the storefront void paneled shut. The building has a reinforced concrete foundation, with concrete block subwalls and a dark brown brick veneer. The building is non-contributing due to the reduced window openings and the largely covered original window openings.

106-08 West State (pre-1893):

This frame building has a unified façade and ownership and it is counted as a single building. Historically it wrapped around the rear of buildings that fronted onto Wilson Street to the northeast. Consequently, the west half is 121 feet in depth and continues back to the alley, while the east half is just 66 feet in length. The entire building is 44 feet in width. There is a partial basement. Given its current façade covering, this is a non-contributing building. The building does retain its cornice.

West Side of the Square:

115 South Wilson Street (1929):

This building was built in 1929 as a lumberyard warehouse and office. Its prominent feature is the stepped parapet front. It has a brick veneer on tile façade with a reinforced concrete foundation. There is a full basement. An extensive loading dock fronts along the north sidewall, to the rear of a front retail/office section of the plan. The plan measures 86 feet in width and 135 feet in depth. The building retains its parapet and pediment treatments, its central recessed signage panel on the upper façade, and the cadence of four display window areas across its lower façade. These window areas have been infilled with replacement window materials and shallow ornamental hoods cover the upper portions of these openings. A shallow bay window infills what was likely the original double-door entry area. It is a non-contributing building given these extensive storefront level alterations.

100 North Wilson (pre-1909):

Beneath this mansard Colonial covering is a and prominently located two-story brick historic building. The present building engulfed the one corner building and was extended as new construction onto the adjoining lot north. The building therefore contains two building of equal size, each of which measures 22 feet by 100 feet (2,200 square feet). Given the unified

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ownership, use and façade, the two formerly separate buildings are counted as one. This is a non-contributing building within the district.

104 North Wilson (1926):

This two-story brown brick store building is representative of its late-1920s construction date. The upper level windows are reduced in scale and are grouped in the center with two paired sets, and single flanking openings on each end. A brick arch surmounts the centered window sets. This building was designed as a bank. It had no cornice. The two outside lower level entries had segmental arches and transoms and were aligned with the single windows above. This building measures 22 feet by 100 feet (2,200 square feet).

The present parapet is a recent change, possibly due to a new roof. In recent times (post-1960) the storefront was converted into a movie theater and the front was widened to the south, eliminating one of the twin side front entrances. The theater marquee is now gone and a standard metal and glass storefront has been put in place. Given that the majority of the façade survives with its original windows, the building is a contributing building within the district.

106 North Wilson (1921):

This single-story brick double storefront mirrors those on the east side of the square in terms of period, design and materials. The brick is a purplish-red color. The front is divided into four bays structurally, with narrow elongated decorative panels infilling each bay front above the transom area. The parapet base is corbelled out and its plane is in front of the main wall plane below. This building measures 44 feet by 85 feet (3,740 square feet), the rear addition measures 44 feet by 46 feet (2,024 square feet).

The storefronts have been replaced and the transom area is covered with a sign panel. The latter element equates in scale to the original transom void and interprets its presence. The high parapet front remains in place including end wall pilasters and upper brickwork. It is a contributing building in the district.

112 North Wilson (pre-1883):

This building was originally very similar to 116 East State Street. It had a highly ornamental pressed metal cornice and gabled centered pediment. This is the oldest surviving building on this half of the block that is south of the alley. The building adjoins the alley to the north. Its façade also turns along that front (north) inasmuch as the same ornamental cast stone window lintels are continued along the sidewall. There are three upper level front windows and these are surprisingly short for their period. It is possible that the windows were shortened and the window hoods lowered. Or they could have been shortened from the sill up. This building measures 22 feet by 51 feet (1,122 square feet), rear upper level porch, 10 feet by 10 feet, the rear addition measures 22 feet by 25 feet (550 square feet). There is a full basement.

This building has lost its metal cornice, but retains its original window openings and cast stone window hoods. An enlarged slip cover covers both the transom level and the storefront up to the sill level of the upper front windows. This is simply a slip cover and the transom void and brick frontage that is obscured survive beneath it. The storefront has been replaced and a short kick plate with a permastone front has slightly reduced the size of the display windows. Given that the slip cover is just that, and that storefronts in general within the district have been modernized, the major loss in this instance is that of the cornice. Given the survival of the original front windows, this building is a contributing building in the district.

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114-116-118 North Wilson, Columbian Block (1893):

The Columbian Block consists of a three originally identical two-story brick store buildings. This is a important block within the district and represents one of a number of multi-storefront blocks that are found on three of the four block frontages. Double window sets are paired beneath a broad segmental brick arch. Stone sills underscore each window opening. The parapet is simply set out by the aforementioned corbelled brick base, and a pressed metal cornice surmounts the whole front. Remarkably the original centered pediment, bearing the building's name (centered on 118 N. Wilson), survives. An interesting feature of the building bays is that they defy the otherwise standard 22-foot width for building lots. Each storefront is 29 feet in width. So the building, with its three parts, occupies what otherwise would have been four building lots. Each of the three buildings is 100 feet in depth. The entry to the second floor is located between 116 and 118 North Wilson. Each building has a full basement. The historical integrity of the three buildings is treated below.

114 North Wilson, Columbian Block (1893):

The upper level front windows are original, and the upper façade and elaborate cornice and parapet remain. The storefront level has been replaced, and has a centered recessed entry with flanking glass display windows. The transom level is covered with a panel. This is a contributing building within the district.

116 North Wilson, Columbian Block (1893):

This is the centerpiece building of the three-building block and its parapet bears the building's pediment. Like 114 North Wilson, the upper front windows remain original and the façade and cornice and parapet survive. The storefront has been replaced. A painted stucco infilling covers the former transom area but the transom space remains recognizable. This is a contributing building within the district.

118 North Wilson, Columbian Block (1893):

The upper front windows in this part of the block have been shortened, the storefront replaced, and the transom area stuccoed over and painted. The ornamental brick trim work that traced the original windows remains, as does the upper façade, cornice and parapet. This is the poorest preserved facades of the three-building block but given its association with an otherwise well preserved block, it is found to be a contributing building within the district.

120 North Wilson (pre-1883):

This building was originally very similar to 116 East State Street and 112 North Wilson Street. It has a highly ornamental pressed metal cornice and gabled centered pediment. It has suffered the same loss of cornice as 112 North Wilson. This class of two-story brick storefronts is of early origin. All have ornamental cast stone window hoods and stone sills. This façade has three upper level windows with segmental arches that are evenly apportioned across its front. This building measures 22 feet by 100 feet (2,200 square feet), the rear addition measures 22 feet by 27 feet (594 square feet), partial width rear wood deck, 5 feet wide. There is a full basement.

This building has been stuccoed, like 124 North Wilson, to the north. The stucco treatment softens but does not obscure the upper front window hoods. The cornice has been lost but otherwise the building retains its two-story massing, original window openings and its transom area. The side and rear walls remain intact and visible and the building occupies a corner location. This building is contributing to the district.

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124 North Wilson (1873):

This building is locally credited with an 1873 building date and as such is the earliest recognizable surviving building in the district. The façade of this two-story brick storefront has three upper level windows, each of which has a segmental brick arch cap. The building originally had 2/2 windows and is an Italianate style design. The storefront had segmental arches at least on the north side display window that wrapped around the corner. This building measures 22 feet by 80 feet (1,760 square feet), the rear addition measures 22 feet by 52 feet (1,144 square feet). The building has a full basement.

This building, like a number of others in the northwest corner of the district, were stuccoed. The building has a corbelled brick parapet front and cast upper front window lintels. The stucco somewhat compromises these treatments but they can be discerned. It is suggested that the stucco is important in its own right, as a popular modernizing treatment. It is curious that this building retains its original Italianate style upper front windows.

The storefront has gained a low brick kick plate but retains its centered recessed entrance. A fixed canopy covers the transom area, but the transom can be discerned. The building retains its segmental upper front windows and the transom covering is reversible. The building is contributing to the district.

200 North Wilson (pre-1883):

This two-story brick double storefront building exhibits a plain upper wall and a centered upstairs front entrance. There likely is some window hood and sill detailing on the upper floor. The plain brick parapet was likely originally covered with a pressed metal cornice, now lost. This building measures 44 feet by 66 feet (2,904 square feet).

The storefronts have been replaced and a possible angled storefront entrance lost or modified. The cornice is likely lost. Still this is an early and contributing building within the district.

204 North Wilson Street (1909-13):

This building is a single-story brick office design. The brick is a purplish color. This building measures 22 feet by 61 feet (1,354 square feet).

The windows have been reduced in size, as has the office entrance. This is a non-contributing building within the district given the brick infilling of its storefront.

205 North Wilson Street (1898-1908):

This two-story brick storefront stands on the northwest corner of the district and reads like an addition to 101 East State Street. It has a prominent corbelled brick parapet and four enlarged upper level windows with segmental brick arches. This building measures 22 feet by 51.6 feet (1,133 square feet). The original design featured an offset (to the south) storefront that included two-thirds of the lower façade, the remaining northern wall portion being a blank brick frontage (see Figures 32). The upper windows are intact but are paneled over and the original openings remain. The transom level of the building is covered with a projecting bump-out and the storefront has been completely bricked in save for the entrance. Consequently this is a non-contributing building within the district.

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206 North Wilson Street (ca. 1900):

This currently unified single story building was built ca. 1900 as three separate storefronts and these survive beneath the slipcover and current brickwork. The buildings are counted as a single building due to their currently unified façade and ownership, and despite their individual histories. The brick parapets, with decorative colored brickwork, survive underneath. These facades could be readily rehabilitated and for this reason the currently unified building is included in the district. The slipcover renders the building non-contributing due to their existing slip cover covering.

215 North Wilson Street (vacant lot):

This is the site of the Jefferson Hotel, demolished in 1982. The land remains undeveloped and is not counted as contributing or non-contributing.

219 North Wilson Street (1913):

This single story brick building dates to 1913 (see historical discussion). There is a prominent raised parapet on the façade and sidewalls and a centered flat pediment and slightly raised corner abutments, ornament that feature, as does a pronounced cornice line that forms the parapet base. The special feature of interest is twin basement level stairways that flank the front entrance. The entrance consists of three door openings, the outermost two of these now serving as floor-length windows. Originally there was a single centered front door and flanking double doors. Large rectangular window openings flank the entrances. The current door and window infill consists of metal paneled transom sections and metal and glass fixed window infill. The façade is further ornamented by a series of three bays that are defined by shallow pilasters. A slightly recessed plain brick panel is situated above each of the front windows and entry set, across the top of each of these bays. Twin brick belt courses run below the aforementioned cornice and above these bays. There is a later-date rear rectangular addition. The original building has a light brown brick veneer, while that on the addition is of reddish colored brick. The overall plan measures 56 feet in width and 72 feet in depth. This building is a contributing building within the district.

**Buildings, Structure and Object on the Square:**

Greene County Courthouse (1917):

This is one of Iowa's finest county courthouse designs, executed in the Classical Revival style by Des Moines architects Proudfoot, Bird and Rawson. This building is individually listed on the National Register of Historic Places (1978) as a part of the Iowa Courthouse Thematic nomination. The building is notable for its rotunda artwork and for its south end open hall that honors the military veterans of Greene County. One of the unusual features of the courthouse square in Jefferson is its complete lack of any military monuments (the 1994 Purple Heart marker being a recent exception) in any form. These monuments are found elsewhere in the city but not on the square itself. A possible explanation of this fact is the presence of the substantial hall display that is in the courthouse. The courthouse long served as a public vantage point from the rotunda level, a function that has now been largely transferred to the carillon tower.

Lincoln Statue (1918):

This Abraham Lincoln Statue was a local gift, donated to honor both the Lincoln Highway and the new courthouse. It is located opposite the south and principal courthouse entrance. This is a life-sized cast bronze sculpture set atop a ten-foot high granite base. The statue is oriented to the former Lincoln Highway. This object is contributing to the district and was previously and individually listed on the National Register of Historic Places in 1993.

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Lincoln Highway concrete route marker (1928):

A total of 2,400 concrete directional posts with a square flat signage area were emblazoned with a painted "L" to locate the highway route in 1928. It is not known how many of these there were or where they were usually placed. This marker was relocated to the square and placed near the Lincoln Statue, in recent years, so as to preserve it from theft or vandalism. The marker is located to the south of the Mahanay Carillon Tower.

Floyd W. Mahanay Memorial Carillon Tower (1966):

The tower provides an excellent elevated viewpoint for viewing and interpreting the district, community and region. Like the common grain elevator, the structure is a visual landmark for many miles outside of the various routes that lead into Jefferson. The tower stands 168 feet in height, the equivalent of 14 stories. The building footprint is triangular with each side assuming a concave profile. The tower's exterior is divided into sixteen sections, each of which is surfaced with limestone panels cover the structure's exterior up to the glass enclosed viewing platform (located at 120 feet in elevation). The open bell support structure is centered atop the viewing level. The original carillon had 14 bells. The tower was a non-contributing structure when the courthouse square was previously listed on the National Register. It is a contributing structure within this district.

Darrell Robins Lindsey Purple Heart Memorial (placed on the square 1994):

This red granite memorial is located to the southeast of the courthouse, just east of the Lincoln statue. It stands four feet in height and is set on a concrete base. It is a non-contributing object on the courthouse square and as a part of this district given its recent date of installation.

Criterion G Justification:

The prominent presence of the Floyd W. Mahanay Memorial Carillon Tower requires that Criterion G be satisfied so as to make the tower a contributing structure within the district. The current 50-year cut-off point for determining historical significance is set at 1961. A contributing resource has to attained significance during the period of significance and has to be associated with one or more of the associated significance criteria. There is an indirect linkage between the tower and the context of commerce, in that the Mahanay family acquired the wealth that made the carillon possible as participating members of the city and county economy. There is also a more direct association with the context of community planning. Despite the wishes of the benefactors, it required a community consensus to place the tower on county controlled ground. The tower as an extension of the courthouse is embodied in the trade off that made the tower location possible. The courthouse gained an elevator in exchange for the installation of the musical control equipment in an attic room in the courthouse. The tower is the well-established landmark or trademark for Jefferson but that status was necessarily achieved after 1965. The National Register also values in service dates for resources in lieu of conception, design and construction dates. The original tower concept, for what it is worth, along with the specific public square location, was privately developed prior to World War II. The concept combined ecclesiastical values and architecture with a prairie setting, and symbolized the heritage of Jefferson and Greene County. The tower, given its actual construction, assumed a modern form that necessarily departs from the commercial and public architectural norms of Jefferson's town square. The actual tower design and construction, had its onset within a few years of 1961, and delays in the construction resulted in the belated in service date of 1966.

The tower looms above the prairie and offers a beacon from any direction to travelers in any mode of travel. It is starkly incongruous to the downtown and it is apparently a singularity in terms of its location on county ground at the heart of a county seat downtown. A carillon is otherwise usually the stuff of the university campus, or a park. Its landmark importance to Jefferson, while recently coined, celebrates the community centrality of the downtown and public square.

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District Integrity Evaluation:

The district as a whole retains all seven aspects of historical integrity, with particular emphasis upon the aspects of location, design, setting, feeling and association. No historic building has lost mass or form since its original construction and there are no vacant lots around the square itself. The key unifying characteristic for the district is its relatively early “completion date” in terms of its permanent brick commercial buildings (pre-World War I). As such the architectural language is more unified and there are few later buildings. The exceptions to this are the more recent remodelings of historic buildings rather than new construction. One of the key strengths of the district is its uniformity of building type, massing, and time period. Excepting the two examples where two historic storefronts were combined and completely refaced during the 1970s and 1980s (100 N. Wilson and 108 E. State), there is just one post-1960 building replacement (102 E. State), and just a single post-1930 building (123 N. Chestnut). There are no vacant lots.

The Mahanay Carillon occupies a prominent location of the southwest corner of the square. It is the tallest structure in the downtown and as such, serves as an over-sized courthouse square monument, albeit one that provides sound and offers a compelling vista.

The district retains its original location, that being the orientation of the courthouse square and the flanking commercial streets.

The district retains a good level of the original building design, apart from the changes to the storefront levels. Facades remain identifiable with very few consolidations.

Setting is retained with the courthouse square providing a tree-covered focal point to the larger district. The courthouse, carillon and the Lincoln statue express the proximity of the former Lincoln Highway along the south side of the square. The district remains entirely commercial and the commercial area continues to occupy its historic boundaries, with a few expansions away from the square. The courthouse and square provide a unifying core to the whole district and the associated street fronts are solidly and contiguously infilled with historic commercial buildings.

Historical materials predominate within the district. Brick is the common denominator as would be expected. The courthouse is stone veneered. These materials remain visible and uncovered for the most part. Storefront historical materials have largely been replaced, but the strength of the district, in terms of its materials, is that the upper stories remain relatively unchanged. Original materials are strongly represented in the upper facades, and parapet levels of the buildings.

Workmanship survives in the upper facades of the store buildings and in the building, structure and object that occupy the square. The corner buildings and the larger buildings have more ornate ornamentation in association with window openings and parapet lines. These are generally well preserved.

Feeling is readily retained by the continued commercial function of the downtown. The central business district continues to serve as Jefferson’s principal commercial node.

Association is retained by virtue of the preserved relationship between the residential and commercial areas of the town.



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**Master District Building Summation List:**

Street	Number	Date	Contributing	Non-Contributing	Style	Comments
North Chestnut	101	1914	1x		Commercial	
North Chestnut	105	1914		1x	Commercial	
North Chestnut	107	1914		2	Commercial	
North Chestnut	109	1914		3	Commercial	
North Chestnut	111	pre-1883	2		Italianate	
North Chestnut	113	pre-1883		4	Commercial	
North Chestnut	115	1912		5	Commercial	
North Chestnut	117	pre-1888	3		Commercial	
North Chestnut	119	pre-1930	4		Commercial	
North Chestnut	121	pre-1930		6	Commercial	
North Chestnut	123	1937	5		Commercial	
North Chestnut	207	1914		7	Commercial	
North Chestnut	219	1946	6		Commercial	Includes open parking to the south, vacated alleyway
North Chestnut	220	1939	7		Art Deco	
East Lincoln	101	1869, 1914	8		Commercial	
East Lincoln	103	pre-1893		8	Commercial	
East Lincoln	105	1913	9x		Commercial	
East Lincoln	107	1913	10		Commercial	
East Lincoln	109	1916	11		Commercial	
East Lincoln	111	1916	12		Classical Revival	
East Lincoln	119	1895	13		Queen Anne	
East Lincoln	119.5	pre-1893	14		Commercial	
East Lincoln	121	1888-1893	15		Romanesque	
West Lincoln	110	1920s	16		Commercial	
East State	100	1875		9	Italianate	
East State	102	1963	17		Commercial	
East State	104	pre-1883	18		Queen Anne	
East State	106	pre-1883	19		Queen Anne	
East State	108	pre-1883		10	Commercial	
East State	112	1912		11	Prairie	
East State	114	pre-1898		12	Commercial	
East State	116	pre-1889	20		Queen Anne	
East State	118	1884	21		Italianate	
East State	120	1888	22		Italianate	
East State	122	1885	23		Italianate	
East State	200	1880	24		Italianate	
East State	202-04	1904	25		Commercial	

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Street	Number	Date	Contributing	Non-Contributing	Style	Comments
East State	212	1884	26		Italianate	
East State	214	1945		13	Commercial	
West State	106-08	pre-1893	27		Commercial	
S. Wilson	115	1929		14	Commercial	
North Wilson	100	pre-1909		15	Commercial	
North Wilson	104	1926	28		Commercial	
North Wilson	106	1921	29		Commercial	
North Wilson	112	pre-1883	30		Italianate	
North Wilson	114	1893	31		Queen Anne	
North Wilson	116	1893	32		Queen Anne	
North Wilson	118	1893	33		Queen Anne	
North Wilson	120	pre-1883	34		Italianate	
North Wilson	124	1873	35		Italianate	
North Wilson	200	pre-1883	36		Italianate	
North Wilson	204	1909-15		16	Commercial	
North Wilson	205	1898-1908		17	Italianate	
North Wilson	206	1900		18	Commercial	
North Wilson	215	N/A			Commercial	Vacant lot, not counted
North Wilson	219	1913	37		Commercial	
Courthouse	Square	1917	Previously listed, not counted		Classical Revival	Listed, National Register of Historic Places, 1978
Lincoln Statue	Square	1918	Previously listed, not counted		N/A	Object, Listed, National Register of Historic Places, 1993
Lincoln Highway Marker	Square	Ca. 1917	1 object		N/A	Object
Carillon	Square	1966	1 structure		Moderne	Structure
Lindsey Memorial	Square	1994		1 object	N/A	Object
<b>Totals</b>			38 bldgs/1 structure/ 1 object=40	18 bldgs/1 object=19		

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**Architects/Builders, Continued:**

Marker, Harvey M.  
Proudfoot, William  
Rawson, Harry Dustin  
Klinger Construction Company  
LaPlant, Harvey M.  
Rowles Construction Company  
Trebard, W. F.

**8. Significance Statement:**

The Jefferson Square Commercial Historic District is historically significant on the local level for its primary association with commerce and a secondary associations with community planning and development (Criterion A). The period of significance is 1873-1966, and dates from the construction date of the earliest recognizable surviving building to the completion of the Mahanay Memorial Carillon Tower in 1966. The commercial success of Jefferson over time is directly reflected in the presence of a four street front square of substantial commercial buildings. Good fortune, an excellent fire department and substantial construction preserved the commercial district from the ravages of fire. The success of many long-term businesses was translated into imposing multi-fronted commercial blocks. The community planning association is based upon the fact that the commercial and governmental focus of the square was first at its north end, where all of the banks and the largest commercial blocks were established. The routing of the Lincoln Highway along the south side of the square reversed this focus and a replacement courthouse and its principal entrance, shifted south. This district also had its peak of growth and development between 1912 and 1917. This was the period during which Jefferson emerged as a “modern” city and substantially completed the building-up of the commercial rows around the square. The designation of and initial improvements of the Lincoln Highway during the pre-World War I years was instrumental in causing this substantial and final period of commercial building construction and a large proportion of new buildings erected during this period completed the solid commercial frontage around the square. The significant date of 1913 marks the year that the Lincoln Highway was established. The Mahanay Carillon, by virtue of its unusual if not singular placement on county ground on the square, attests to the significance of the square as the public venue in Jefferson. Placed in proximity to the Lincoln Highway route, it adds a vertical experiential dimension to Jefferson’s commercial core and serves as a monument to mark the square as a still vital commercial center.

The district embodies nearly all of Jefferson’s original commercial area, one that includes the four principal commercial blocks (and two diagonal corner quarter-blocks on the north end of square) that front upon the Greene County Courthouse and its associated public square. The historic Lincoln Highway route runs along the south side of the square, along Lincoln Way (formerly Main Street). The period of significance is extended beyond the 50-year cutoff point in order to include the Mahanay Memorial Carillon Tower (1966). This extension is based on the fact that the original concept pre-dated World War II and because the tower is the only known example to be found as a public structure of its type within a downtown context. A search of all recorded examples failed to disclose a similar example. While a national context for a downtown carillon tower is not the goal in this instance, this is the only Iowa example.

No Criterion C (architecture) significance claim is made due to the fact that the storefront levels of the commercial buildings around the square have been completely replaced or otherwise altered. In addition, a number of upper facades have been altered or covered. This does not mean to say that the district lacks a visually compelling series of imposing commercial fronts. The overall mix of storefronts, given the changes over time, is sufficiently compromised so as to preclude a Criterion C-based significance claim. Given the long-term success of the downtown this is not surprising and storefront replacement was underway throughout the history of the commercial district. Modernization fortunately focused on the storefront level and consequently the upper facades remain largely unaltered. Single-story commercial buildings were the most prone to losing

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transom areas or having their upper fronts covered up and these changes necessarily impact the entire storefront, given that there is but a single story to work with. It is possible that over time, as commercial storefronts and upper facades are rehabilitated, that the removal of infill materials and the discovery of hidden historical features occur, that a Criterion C claim may well be warranted.

The historical association with Criterion A-Commerce derives from the very successful retail and service history of Jefferson's downtown. This success is measured by the many retail and other businesses that enjoyed long and prosperous histories there. The downtown retains an enviable mix of retail businesses, particularly in the areas of home furnishings, specialty clothing and hardware, right up to the recent time. The commercial architecture attests individually and collectively to this success.

The historical association with Criterion A-Community Planning and Development is based upon two contexts. The first is the role of government on the county and municipal levels. The county courthouse was not only replaced with a splendid new building prior to World War I, but the old courthouse was relocated for two years to the side of the square while its replacement was constructed. The design orientation was reversed from north (the old courthouse) to south to reflect the reorientation caused by the designation and construction of the Lincoln Highway. The Lincoln statue supplemented this southward reorientation, as did the Carillon. The Carillon was, admittedly, more courthouse square oriented than it was to the highway (and the highway had been formally relocated to the north by that time anyway). The Carillon was built in orientation to the principal façade of the courthouse and consequently reiterated the south side of the square as its focal point. The square is notable for its lack of the usual expected array of military monuments, both historically and in the present. The only such monument, a very recent import from its original location in Germany, is also to be found fronting southward on the square. City government also evolved in its complexity and this transition is represented around the square by the three successive locations where city hall and fire department quarters were located. The second context, already alluded to, is the impact of the modernization movement on Jefferson and its downtown in particular. While the Lincoln Highway did not solely nudge Jefferson from village to town/city status, it was one of numerous factors that did so in the period 1912-17.

Jefferson's business district developed from its northwest corner and the fact that all of the city's historical period banks were located along the north side of the square. There were no major fires on the square and wood frame buildings were only gradually replaced, particularly on the west, south and east sides of the square. A competent local fire department, good fortune, and the early elimination of frame buildings all played a role in preventing the loss of a street front or more to fire. The south side of the square was the next complete street frontage to emerge with fireproof buildings, an accomplishment that was clearly attributable to the Lincoln Highway. The east side, or Chestnut Street, was the last to convert from frame to brick-veneered construction, a transition that was also pushed by the highway-related southward shift of commercial energy and investment. The fact that both courthouses briefly coexisted is of some particular interest and the fact that the present courthouse, wider than it is deep, had sufficient room with 35 feet to spare when both shared the square, is also impressive. Major commercial blocks are found on all but the east side of the square. Most of the multiple identical storefronts were built incrementally and this is also true of the Bofink Block on the northeast corner. It is also of interest that the square historically never had commemorative cannon or war monuments which is unusual, nor was there ever a National Guard armory presence on the square proper. The Lindsey Purple Heart Memorial was put in place in 1994, largely because it was in need of a home once its original military base in Germany was closed.

The buildings around the square exhibit both metal and brick cornices and these have survived for the most part. Pediments and finials have been lost, save on the opera house and the Columbian Block. The surviving buildings represent a the full time spectrum of the period of significance and nicely interpret the evolution of the commercial square, as does the courthouse, the Lincoln statue and the Carillon. There are just two buildings that postdate 1930. The relatively high number of non-contributing buildings is due to the presence of slip covers that cover all or most of the facades. The great majority of these buildings could be re-evaluated with regard to their contributing or non-contributing status once those coverings are removed.

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The Significance of the Floyd W. Mahanay Memorial Carillon Tower:

Given the near absence of any other American courthouse square free-standing carillon tower, the context for the Mahanay Carillon Tower is all other such towers. This example is typical, inasmuch as it was privately funded as a memorial structure, and yet atypical in that it is relatively late in date and is architecturally expressed in modern style. The “carillon movement” started in 1928 and today there are least 104 in the United States. These are located on university and other campus settings, and in association with churches, medical clinics, and parks. There are a great many memorial carillons, dedicated largely to their sponsors. While its construction dates to 1965—66, the concept pre-dated World War II. Floyd Mahanay (1886-1947) visited the Edward W. Box Carillon at Lake Water, Florida and it was love at first sight. That Gothic Revival structure, designed by architect Milton B. Medary, was designed and was built 1928-29.

Floyd Mahanay’s private vision was fully developed both conceptually and in terms of its preferred location, by the time of Floyd’s death in 1947. His wife, Dora Lorenzen Mahanay died in 1962 and her estate attorney discovered the plans for the structure attached to her will. The will mandated that the tower had to be on the Lincoln Highway, and preferably on the courthouse square as well. Also stipulated was the requirement that only sacred and patriotic music was to be played from the carillon. Floyd W. Mahanay was very successful in his business but he was also eccentric to a large degree and everybody in Jefferson had a favorite Mahanay story to relate. The community skeptics found the whole idea to be rather outrageous and thought that there were many far better uses for that amount of money, estimated at a third of a million dollars. The Greene County Board of Supervisors were initially equally unimpressed with having a structure on county property that wasn’t county owned. Time and trade-offs heal all wounds and the Supervisors were pleased finally to gain an elevator (that led to the carillon control room on the third floor of the courthouse) for their acquiescence, and by the time construction work finally began in August 1965 the Jefferson *Herald* noted “the attitude toward the tower has changed materially from that which prevailed when it first became known that the Mahanays had provided the funds.” The city also gained funds for most of a new storm sewer system, courtesy of the Mahanay estate. The Klinger Construction Company of Sioux City erected the 165 foot high structure (“History of the Floyd W. Mahanay Memorial Carillon Tower”).

The tower has an indirect association with the commerce criterion. Floyd Mahanay was a traveling salesman but his wealth was achieved in Jefferson and as a part of the larger prosperity that produced the commercial district. The tower is also a very direct expression of the community planning and development criterion. Its unusual location reflects the community planning and decision-making process that made it a reality. The co-joined working relationship between the courthouse and the carillon tower represents both a functional cooperation between county government and a private foundation, and an extension of the symbolic role of the courthouse. The tower supplements the already impressive vantage point that the courthouse rotunda provided. The interior perspective within the courthouse is very impressive, and the carillon tower turns that perspective inside-out, providing a singular overhead perspective of the square, the downtown, the community and the broader prairie.

Jefferson Historical Overview:

The history of Jefferson, through 1930, was the subject of Iowa historian Tom Morain’s book titled Prairie Grass Roots: An Iowa Small Town in the Early Twentieth Century. The book interrelates the local experience of this town with state and national historical trends. Morain’s basic focus was upon the economic determinism of agriculture, transportation, demographics, religion and politics. The residents of Jefferson were Protestant in faith (and white by race; the non-white headcount never exceeded 18 persons between 1870 and 1925) and as of 1904 just 129 of 1,998 town residents were of the Catholic faith (the Catholics, predominantly Irish, were clustered at Grand Junction to the east and they were numerous enough to support a parochial school). In terms of social class there was a thin veneer of the elite. When the Jefferson Country Club was established in 1910, its membership roster comprised 13 merchants, 9 bankers, 3 lawyers, 2 judges, 4 doctors, 2 dentists, 3 realtors, 2 newspaper editors, the telephone company owner, one auto dealer, a druggist, an insurance agent, a salesman and two

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retired farmers. Salaried employees rounded out this professional class, one that tallied (county-wide) 408 members in 1905, 321 in 1915 and 344 in 1925. Trades and transport workers similarly numbered 548 in 1905, 766 in 1915 and 613 in 1925. Manufacturing jobs totaled 487 in 1905, 511 in 1915 and just 252 in 1925. Laborers numbered 699 in 1905, 467 in 1915 and 852 in 1925. The declining professional numbers hint at a decline in the smaller towns during this time period. Similarly the manufacturing headcount decline marks the consolidation of manufacturing away from the county level to the larger urban centers. The increase in unskilled labor reflects the movement of the surplus farm population to the county's towns, as the number of farm workers declined from 3,483 in 1905 to 2,708 by 1925 (Morain, pp. 56-7).

Agriculture was the lifeblood of a county in Iowa, and absent other sources of wealth production (industry, mining), the economic fate of the county and particularly the county seat, rested upon the success of agriculture as it in turn depended upon weather, technology and the markets. Agriculture in Greene County peaked in 1900 as measured by population (17,820 county population, or 31.32 persons per square mile in population density). Already, owner-occupied farms were declining proportionately and by 1905, just 51 percent of the county farms were so held (Morain, pp. 28-29).

The 1900 high point coincides with the onset of what is termed "The Golden Age of Agriculture," an era that lasted from the late 1890s until 1919. Commodity prices rose faster than did the costs of farming during these years. There were economic interruptions, particularly ca. 1907, but the good days improved all the more when American farmers became the replacement food producers as Europe entered into World War I in 1914. It was the war that extended the good times, as some historians believe that production had matched or exceeded domestic demand by 1914. Land values soared, the average Iowa per-acre cost of \$50 in 1901 crested at \$260 in 1920 (plunging to \$180 by 1925 and back to \$70 by 1935). In Greene County the total value of farm equipment rose from \$584,070 in 1900, to \$1,028,373 by 1910 and \$3,434,629 by 1920. Corn production jumped by two million bushels between 1915 and 1920, 4,500,000 to 6,500,000 bushels. Heightened wartime food production, and particularly hog production in Greene County pushed upwards in response to government price guarantees. Inflation was the natural market response as wages rose in response to rising cost of living. Taxes increased as government services grew and inflation increased the costs of those services. Property taxes paid in Greene County in 1918 totaled \$59,241 and \$79,000 just two years later. County taxes jumped from \$122,580 to \$188,711 over the same two-year period. Adding township and school taxes, total taxes paid increased from \$532,605 to \$905,609. Farmers became over-extended in terms of adding acres and debt and when commodity prices collapsed during the post-war transition period, everybody suffered. The impact in fact was an economic recession that began ca. 1920-21 and which was barely ending when the Great Depression struck a decade later. The collapse of commodity prices triggered a wave of foreclosures. Farm income tanked and Jefferson lost all five of its banks, beginning in late July 1920 with the City Bank. The immediate problem was a railroad "car famine" and farmers sought loans to cover their shipping expenses. When the bank sought money to cover its exposure, rumors of failure took it down. This was the county's first bank failure. The final loss was \$150,000. Farmers and Merchants Bank (a national bank) collapsed in June 1922. The First National Bank closed in early December 1925 and removed the Head family (Mahlon and Roscoe Head) from its leading commercial role that dated back to the early 1880s. These successive failures caused a run on the final bank, the Jefferson Savings Bank, which closed in January 1926. Thus the largess of agriculture pushed the substantial re-building of two sides of the square during the pre-World War I years. Its collapse did the opposite, ridding the city of its five banks. Within two months, the Iowa State Bank (new building at 114 N. Wilson Street) replaced the First National Bank and the Jefferson State Bank reorganized. The Home State Bank was organized in 1934 and replaced the already failed Iowa State Bank in its former quarters (Morain, pp. 212-31; [www.offenburger.com](http://www.offenburger.com)).

The Great Depression removed several county banks but none in Jefferson. Politically Greene County went Democrat for the first time, delivering a plurality for Franklin D. Roosevelt in 1932. Jefferson did not, casing a 128-vote margin for Hoover. The county went Republican for governor and U. S. Senator but it was a Democratic year statewide. The county was as dry as it was Republican. In 1882, male voters in Green County favored prohibition 2,201 to 1,305, but the issue lost statewide. In the final vote on the 21<sup>st</sup> Amendment, which was to end prohibition, the county polled 2,668 votes against repeal and just 1,551 in favor of it (Morain, pp. 154-55, 251, 257-58).

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Jefferson had 703 residents as of 1869, having received railroad service (Chicago and North Western Railway) in 1866 and was incorporated in 1872. Its plat pre-dated the railroad and the railroad(s) had no impact on the downtown due to their fairly remote location vis-à-vis the downtown. From one perspective, Jefferson's history and its commercial history were pretty much uneventful in terms of local disasters (fires) and the city enjoyed a continuously successful commercial growth and history. There were no disastrous fires, which is to say multiple-building losses. The fire department, formed in 1882, and permanently reorganized in 1884, was always efficient and the community was simply fortunate. There still were many, many small fires and many individual buildings were lost, but there were no multiple building fires. The 1907 county history noted that the city had been "exceedingly fortunate in the matter of fire." It even tallied them up, with four "serious" fires having occurred over the past 35 years. There is consequently no unified architectural reflection of massive rebuilding of a full or partial block around the square. Apart from the largely early process of replacing original frame storefronts with more substantial ones, any new construction required the demolition or alteration of an existing building (Stillman, p. 100).

Also lacking in the city's history is the presence of any sizeable ethnic minority or even of a larger class of industrial workers. The city largely shunned industry in the later years because of an opposition to having factory workers as residents (post-World War II) and when it finally experimented with the idea during the 1980s, it was bad timing and too late for much of any success to be realized.

The theme of transportation plays out in Jefferson in a greater than average manner. While it was early (1866) a railroad town, the railroad came to the town and not vice versa, and the two railroads and their associated depots were located well away from the downtown proper. Two railroads were gained by the 1890s, with the Chicago & North Western Railway's east/west route and the Des Moines & North Western's north/south route passed through the east edge of the town. The theme of automotive transportation was central to the town's growth and retail dominance. As of 1905 Jefferson residents owned just five automobiles and two motorcycles. Jefferson was well positioned for future automotive and highway growth given its central geographical location so the natural east-west route across Iowa, located just to the north of the central cross-state route, literally had to go through Jefferson. It didn't hurt that Jefferson banker Henry Haag headed the Iowa Transportation Road Association as of early 1910, which laid out the "Iowa Official Trans-Continental Route," the same route adopted by the Lincoln Highway Association in 1913. The Lincoln Highway, designated in late 1913 and functioning by the following year (and finally fully paved in 1927) accomplished this critical link between Jefferson and the emerging automotive grid of improved highways, also termed the "good roads movement." The details of the highway's designation and improvements are discussed later on in this document. Greene County was particularly fortunate, having a flat and fairly well drained topography. Its unimproved roads were very serviceable once spring had ended. The county was the first one in Iowa to receive state highway paving funds (April 1919) and its good roads also made the county one of the first to institute rural "free" mail delivery. Charles Louk of Jefferson offered an innovative service, the renting of an automobile. His business was quartered on the east side of the square ca. 1904-05. That side of the square would house a range of garages, all of which occupied pre-existing commercial buildings. Otherwise the Lincoln Highway proper, to the south side of the square, was the domain of the auto garage proper. Garages located on either side of the highway, in both directions (east and west) from the square. The small building at 121 West Lincoln Way, likely built as a service station, is the only district building that was specifically built for automotive related purposes (Morain, pp. 110-12, 121-22).

The early downtown boasted a good number of substantial brick store buildings, many of which were multi-storied. A fairly common approach in Jefferson was for separate owner/builders to construct unified commercial storefronts. At the same time, the commercial history of Jefferson always favored the individual storefront, particularly in the era prior to the emergence of chain stores. Basement retail areas were very common and corner buildings tended to have exterior basement stairways and separate smaller businesses operating in their lower levels. The early downtown was focused to the northern side of the courthouse square. The first courthouse (1870) fronted in that direction with its colonnaded portico and the largest and most substantial buildings, including all of its banks, clustered on or near State Street.

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The Sanborn Maps between 1909 and 1915 (not included) depict the periods of downtown re-building that occurred within the district during this final period of growth. Apart from the initial large-scale construction of many blocks prior to the mid-1890s, the final rebuilding push came in the years prior to World War I. It is this period that was intensively documented for the purposes of this nomination, given that so many buildings went up at that time.

Jefferson was perfectly located within Greene County in two respects. By virtue of being at the county center point, it was the unchallenged county seat throughout history. It also was particularly fortunate with regard first to rail connections, and then automobile/highway links. The Lincoln Highway, as a major coast-to-coast automobile route, has enjoyed considerable historical interest during the present generation and Jefferson has been front and center in this phenomenon. The historical record shows that this highway designation was directly linked to Jefferson's emergence as a "modern" city. The commercial architecture that developed in response to it, on the south and east sides of the square, was largely automobile focused inasmuch as it was single-story for the most part, with horizontally-focused identical individual storefronts and the new buildings all sought proximity to the new highway. The overall focus of the square was reversed. The new courthouse, while double-fronted, had its principal façade focused to the new highway and away from the banks to the north. This new orientation was underscored by the placement of the Lincoln statue and finally by the Mahanay Carillon in 1966.

The town square was the principal setting for all of the community's special events. If there was a parade, it formed along the sides of the square, usually proceeded around a park, and then returned to the square to conclude the route. A most unusual public event that was held in the latter part of May in 1913-1915 was the "May Fete." This outdoor festival featured a substantial floral parade, a May pole and the crowning of a queen atop "Nature's throne." Each year a film crew was brought to Jefferson to produce a 1,000-foot long documentary film (and some still frame images from 1914 or 1915 appear in this nomination). The event was called "one of the finest spectacles ever witnessed in Jefferson." The parade formed around the square and then proceeded to Russell Park, located south of the downtown. The cause for 1913 was the establishment of a public restroom in the downtown and the Federated Women's Club was the principal sponsor. A related improvement was the replacement of the four public drinking fountains that were located on either side of the square. The July 4 parade also focused its events at the park but passed twice around the square along the way. The 9<sup>th</sup> annual Chautauqua was held in mid-August (Jefferson *Bee*, May 7, July 2, August 13, 1913).

Greene County established a county road system under the direction of the new state highway law. In Jefferson the first sanitary sewer system with a sewage purification plant in Iowa, was designed and funded. The ordinance followed in May 1914 and throughout 1913-14 massive excavation machines tore up the streets, including the digging of a major lateral sewer line along the south side of the square. The Standard Oil Company oiled the city's streets in 1912 and repeated that same work the next year. First the dust and detritus were swept away, exposing the hard surface, and then the oil was applied. Beginning in the latter part of August 40 blocks of the city streets were graveled. The road surfacing was so popular that just a dozen citizens challenged their assessments. Two new buildings, 112 East State, a Prairie style bank design, and 115 N. Chestnut, the new post office, were built in 1912. During 1913 a new commercial building went up at 219 North Wilson and there was at least one storefront remodeling (Jefferson *Bee*, January 3, 10, April 23, June 25, July 2, August 20, November 20, 1913; April 15, 1914).

The city had no jail of its own and depended upon the county jail for that purpose. Vagrants could not be housed with the county under state law. The city hall was in leased space in the Odd Fellows Hall and the building owners not only raised the rent but also complained about tramps being housed in the fire department's rooms in their building. The first of many pushes for a city hall building, in the form of a petition drive, unfolded in early 1913. Another reason prompting these calls was the departure of the post office to the east side of the square, to its new building (Jefferson *Bee*, January 10, 1913; April 28, 1914).

Greene County did have a very decrepit courthouse that was built in 1870. Resident attorney James M. Forbes editorialized in mid-October 1913 that the courthouse was a blemish on the "pride of a rich county like our own. He recalled



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that in 1910 county voters had defeated a bond issue for a new courthouse, the sentiment being that it largely favored Jefferson. Forbes added "we believe that there is very little such sentiment in existence [now] and "there is and never has been any question of changing the seat of government" (Jefferson *Bee*, October 9, 1913).

The first local newspaper reference to the Lincoln Memorial Highway came at the same time. The county's estimated construction cost for the route was put at \$300,000, and it was said that the relatively level county would reduce construction costs. The promise of five to ten thousand visitors passing through Jefferson was used to generate local support. In March 1908, Jefferson's residents had been entranced by the first cross-county automobile race at a time when there were just three participating machines. Already the town was in the right place vis-à-vis coast to coast automobile travel. Grading and gravelling contracts, along with contracts to construct six bridges within Greene County, followed in early April 1914. By mid-year the *Bee* carried a photograph of a concrete highway bridge in Tama, Iowa, with sidewalls that were punctured to form the letters "LINCOLN" (Jefferson *Bee*, October 13, 1913; April 8, May 20, 1914; Taylor, p. 23).

One cooperative commercial sales arrangement that was started in January 1914 was the collective designation of every Tuesday (Wednesdays beginning in mid-May) as a major sales or bargain day. The merchants paid for a full-page advertisement and the center section of each advertising page was framed around some special event that was scheduled for the downtown. The *Bee* observed that the collective advertising campaign would help in "the building up of the home towns and their commercial interests, builds up the county and adds to the value of all its property. It means better markets, better schools, better trading points and better everything." The idea survived the year but was not attempted in 1915 (Jefferson *Bee*, January 7, 14, May 13, 1914).

The recently organized Jefferson's Commercial Club reflected a local need to promote Jefferson in a modern and collective fashion. Even then, state experts on merchandising gave classes to the merchants. Forty Jefferson merchants attended such a gathering, sponsored by the Commercial Club, in early May 1914, when two Iowa State University specialists gave a presentation about book keeping and store keeping. General mail delivery was an innovation and the square was to gain mail deposit boxes. The town as a whole would get 16 new boxes and the last mail collection was to be made in time for the final departing train each day. On the corners of the square, brick crossings between important buildings kept pedestrians up out of the mud. The one on the northwest corner, first donated by the Haag family, was replaced. It linked two of the three town banks on that corner (Jefferson *Bee*, February 11, April 28, May 6, 13, 1914).

The year 1914 witnessed the construction of several new commercial buildings, five new storefront replacements, an improved retail basement level in one store, and two rear commercial additions. The new buildings included a new movie house at 101 N. Chestnut, and a massive 116 feet by 80 feet single story six-storefront on South Cherry Street (it burned in the 1960s and is non-extant). Two single-story matched front stores were built at 105-07 N. Chestnut and that end of the street drew the notice of the *Bee*, which observed "These additions to the 'east side' make that part of town 'look up' in a particularly prosperous way." Fires destroyed several buildings, including the Enfield Auto Garage in mid-March and the city's ice plant and a pop factory in April, and these were rebuilt. The new rage was the addition of very deep display windows with recessed entrances. New state hygienic laws mandated enclosed display windows for the vendors of foodstuffs. Mark Wood, a furniture dealer at 120 N. Cherry Street, remodeled his storefront and added a sloped recessed entry that was 12 feet back from his frontage (Jefferson *Bee*, February 18, March 4, 18, April 1, 22, December 9, 1914).

By late May 1914 the sanitary sewer work was nearly complete. The Masons purchased the lower level of the opera house and pledged substantial improvements, including a new heating plant (Jefferson *Bee*, May 27, 1914).

The *Bee* prominently presented the advice of a visiting booster C. A. Robison, who wrote: "You [Jefferson] now have the three important things to change a farm village into a city, namely, electric light plant, water and sewer system, and last but not least a fire company." What remained to make the transition was paved and curbed streets. Robison lauded the just-

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concluded May Fest, which he termed “a very elaborate affair which shows a very intelligent and pains-taking class of citizens of your city and surrounding county, an affair that would have given due credit to a much larger city” (Jefferson *Bee*, June 10, 1914).

Fifty new houses were built in Jefferson in 1914 and the Brackett & Smith residential subdivision was platted and improved. The *Bee* termed Jefferson “the City of homes.” The Commercial Club listed its principal accomplishments at year’s end and the list included electric streetlights, a county agricultural agent, the new mail delivery system, the initial Lincoln Highway improvements, and the fact that the club now had a paid secretary. They also conducted a city census in anticipation of the 1915 state census. They tallied 3,030 residents as of early December and this figure was compared to the 1910 federal census headcount of 2,477 residents. The 1915 census total was 3,079, later finalized at 3,189. The town’s population was 2,601 in 1900, fell to 2,456 by 1905, and was 2,477 in 1910. The state census put Jefferson at 70<sup>th</sup> place among all Iowa cities and towns and 4<sup>th</sup> in percentage of gain since 1910. The initial 35 electroliers were installed four lights to a block between the square and the two passenger depots. The Federated Women’s Club provided the \$1,000 funding that was raised at the May Fest. The *Bee* noted “The value of the proposed system of lighting, as a means of advertising Jefferson, to travelers, would be incalculable.” Another retail endeavor by the ladies was the establishment of a “ladies exchange” on the square that was to sell homemade goods including food, fancy work and hand painted china (Jefferson *Bee*, September 30, November 11, 18, December 9, 1914; January 6, April 21, May 26, September 23, November 10, 1915).

The Grand Jury condemned the old courthouse vaults in early February 1915 and the Board of Supervisors voted for a public vote to issue \$150,000 in county bonds to replace it. The countywide vote had a plurality of 708 votes, 1,330 to 708 (the unsuccessful 1910 courthouse vote had failed 729 to 1,851). It was duly noted that without counting any Jefferson votes, the margin of victory was 17 votes. The response on the part of the old courthouse was immediate, when a chunk of stone coping fell to the ground. It was displayed in O. L. Dick’s store window. The *Bee* celebrated the victory, stating: “Situated as this Court House will be, on the greatest route of overland travel in the United States, there is nothing that the County could have done to advertise her progress and her prosperity as much as the replacing of the ancient court house by a new and modern building.” A Jefferson vote for a new high school failed however, the old building being but 10 years old (Jefferson *Bee*, February 3, March 3, 24, 31, May 19, 1915; May 10, 1916).

It would take 18 months to complete the new courthouse and the county was faced with the need to provide an interim courthouse building. The solution was to move the existing building west to Cherry Street, place a new foundation and heating plant beneath it, and to use it until the new building was ready. E. W. LaPlant & Company of Cedar Rapids, partnered with Shultz & Company of Jefferson, got the contract for the work on a bid of \$4,500. The task was to be completed by October 1. By mid-August the old building was in its new location, up in the air. The new foundation was being finished by mid-September. The new courthouse provided an opportunity for more notable architects to make their mark on Jefferson. The plans of Des Moines architects Proudfoot, Bird and Rawson, being nearly identical to their Jasper County courthouse design in Newton, Iowa, were accepted in early August. The same architects would design a new bank (not built) for the Farmers and Merchants’ Bank, and a replacement high school. The school was finally built after several bond issue measures were rejected by voters (Jefferson *Bee*, June 23, August 4, 16, September 8, 1915).

The “Lincoln” namesake was in active use by mid-1915. The Lincoln Cafe was on the south side of the square and the Lincoln Highway Garage, said to be “one of the largest in the state for the purpose intended,” located on the southeast corner off the square (non-extant) was already in operation when it was sold for the first time in late April 1915. The Lincoln Theater, 101 N. Chestnut, seems to have been the first business to take on the highway’s name, in early 1914. Main Street was re-designated Lincoln Way in early September 1915. Four “official” Lincoln Highway automobiles, bearing a moving picture promotional exhibit about the highway, garnered “considerable attention” when they passed through in mid July. The Smith Garage (non-extant, W. State Street) was nearing completion at this time. The first gravel to be spread on the new route was put down in the county in early August. The Board of Supervisors pledged to match the donations of any entity for paving and the

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Jefferson Branch of the Lincoln Highway Association was the first to do so, funding the surfacing of one mile of right-of-way. There was already much of interest to see in the way of automobiles:

One sees cars from most every point of the compass these days, as they pass through over the Lincoln highway. Yesterday "West Virginia No. 26" went through Jefferson, while last week a car from the island of Porto Rico visited this section. The driver claimed to be carrying the same air in three tires that he left the island with a number of weeks ago.

There was at least one bipedal attraction, when J. M. Carter "the champion walker" passed through on his way to San Francisco. He duly checked in with the postmaster to document his arrival in Jefferson. An interesting auto race, held in mid-December, was a cross-state competition on the four state highways (Iowa Official Trans-Continental Route, aka "The Great White Way," River to River, Lincoln and Hawkeye Trail). One driver would follow each route with the goal of setting a state record on their respective courses. John Thompson drove the Lincoln Highway and had the most miles to cover, but he also has the "smoothest" course. He had driven the same route the previous year. It wasn't until the latter part of 1916 that the *Bee* began to sense the downside of improved highway access to Jefferson. It headlined an editorial as "The Motorized Tramp." The newspaper chastised the hired "paint slingers" who came through town, superficially refreshing the highway's directional signs and posts, at the rate of five markers each mile (Jefferson *Bee*, April 21, 28, July 14, 21, August 25, September 1, 8, November 17, December 15, 1915; September 13, 27, 1916; July 11, 1917).

One critical town need was that of a public hospital. Lacking the means to build one, Dr. Franklin set one up on the square, in the upper level of 101-03 E. Lincoln Way. The remodeling of the lower storefronts provided the opportunity and five patient rooms were set up, along with an operating room and laboratory, bath and kitchen. It opened in November 1915 (Jefferson *Bee*, November 24, 1915).

The City Council resolved in early September 1915, to use bitulithic paving to pave its streets, including the Lincoln Highway from the Chicago, Milwaukee & St. Paul Railroad depot to the Grimmel Highway or Road, which ran north/south a block west of the square. The important fact was that the highway route, past the square, was receiving a paved surface. They also contracted to pave the square and the first of a number of paving districts. The same material was used to form curbing. In May the traffic pattern around the square had been reconfigured to a "keep right" rule. The paving around the square had a ten-inch high crown in the center. Curbing work started during the fall and the old curbing around the square was removed, exposing several town wells located along the square perimeter. Lincoln Way was paved 40 feet wide, while the other streets were paved a width of 28 feet. A proposal to do a boulevard parking with an unpaved central parking area on Lincoln Way was dismissed due to public opposition. One Council decision impacted the square's sidewalks and that was the order to widen all sidewalks to 16 feet in width. This necessarily narrowed the streets and moved the curbings outward, presumably in conjunction with the paved 28 feet width. Work halted in mid-November and was resumed the next spring. The old brick "crossings" on the corners of the square were removed and the city engineer reported that there was sufficient brick to build a new city hall. The paving also forced the street surfaces to be placed at their City Council mandated official grades. This grade change caused many old sidewalks to be re-laid. A stone sidewalk on the northeast corner of the square, on the south and east sides of the Bofink Block (118-22 E. State), laid in 1885 with stone shipped from Missouri, was replaced with a concrete walk in mid-August 1917. New walks were laid on the north end of the west side of the square as well (Jefferson *Bee*, May 26, September 1, 8, November 17, 1915; April 5, 19, 1916; August 15, 1917).

The year's first snow, in mid-October 1916, sent the fear of full-blown winter weather into both the courthouse workers and the paving crews. It turned out to be a tease and the streets were mostly given their finished surface coat and the courthouse was successfully enclosed to allow for the interior work. The walls were done by early November and roof work could be carried out regardless of the temperature. Window frames followed at month's end and the dome was the only remaining void. New street signs celebrated the new pavement and the *Bee* thought them to be "nifty and knobby." Ford Paving Company, the

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unfortunate pavers, certainly rued the day they came to Jefferson. Their returning to redo their work negated any chance for making a profit. Likely the underlying problem was laying the pavement on bare dirt with no underlayment. The company returned in early 1917 to finish the paving job and did so by the end of May. In mid-June the City Council rejected 28 blocks of their work, citing cracks. The City prevailed and in August the company agreed to return to redo the top surface (Jefferson *Bee*, October 18, November 8, 29, December 20, 1916; May 30, June 13, August 29, 1917).

Spurred on by the very positive census figures, the *Bee* cajoled the townspeople to push on, stating: "Jefferson is on the way to the 4,000 mark, and will reach it before another census is taken, if we continue to progress as we have in the past two years." By November the same source thought that the town's population was at the 3,300 mark "with several new residence additions opened up this year, and with the tremendous building boom in the residential section of Jefferson." The Emmetsburg, Iowa, boosters visited and drew an audience of 100 townspeople. They explained the success of their local building and loan association and that model was immediately adopted, with the near-immediate subscription of \$110,000 in stock. The idea combined an attractive investment opportunity with the low-cost funding of new homes for buyers. Two new residential additions were platted, the Sunnyside Addition, which started selling lots in early July. Another coup was a high-powered electrical transmission line, which transformed the local private power plant into a backup electrical service. Another achievement, on the county level, was the holding of the most profitable county fair in history in the fall of 1915 (Jefferson *Bee*, May 5, 12, July 7, August 16, September 1, 22, November 10, 1915).

Jefferson was a dry town in terms of temperance and when the state prohibition amendment to the U. S. Constitution was voted on in 1917, it passed with a plurality of 897 votes, carrying all three wards (Ward 2 prevailed by just 16 votes however). There are no references to saloons in the downtown prior to or during this time. A decided local embarrassment was the discovery of a half-gallon jug of whiskey, cemented into the old courthouse's foundation. The construction contracts drew 18 general bidders and bids ranged from \$124-155,000. Rowles Construction Company of Onawa, Iowa, was the final contract recipient. Work to remove the old stone foundation began in late October and Jay G. Jackson, the "famous dynamite man" was brought in to dislodge some of the massive blocks. All went well until one blast put a brick through the Oppenheimer store window on the north side of the square. The dirt from the massive foundation piled up and 2,500 loads of sand and gravel were piled up along the south side. The first of 750,000 subwall brick began to arrive in late January 1916, to be followed by the exterior stone, beginning in early March. The worksite was finally fenced off in mid-May 1915 to hold back the curious and the foundation work started in late March 1916. The *Bee* observed: "In this great and free American county where there are no bulletin boards announcing the 'death losses at Verdun,' we are glad to have a new court house operation to look at." The cornerstone was laid and dedicated on May 15, 1916. The building's superstructure arose through the summer of 1916 and supplemental funds were raised to pay for the courthouse clock. The building was enclosed by late December 1916. Curiously the larger trees on the square were cut down, save for some maple trees, in early June 1917. They had survived all of the construction and were now being sacrificed? The grounds were graded in late August and the *Bee* noted "It certainly is an improvement after two years of looking at ugly piles of dirt and materials." The formal dedication was delayed until October 27, 1917, due to delays in the delivery of interior marble. It was claimed that no Iowa county had as good a courthouse for so low a price. There were no bidders to buy and remove the old courthouse when it was offered in mid-November 1917. W. H. Dudley finally salvaged and demolished it, beginning in early December. By mid-February 1918 the last of the brickwork had disappeared (Jefferson *Bee*, May 10, July 7, 1915; January 26, March 1, 29, May 3, 1916; June 6, August 29, September 5, 27, October 17, 20, 27, November 3, 14, December 5, 29, 1917; February 13, 1918).<sup>1</sup>

The courthouse construction might have reduced parking around the square but at any rate, Captain Head leased an open portion of his property, the southwest corner off of the square, as a hitching rack area, having a capacity of 50-60 horses, and presumably their associated vehicles (Jefferson *Bee*, November 24, 1915).

<sup>1</sup> The cornerstone was placed in the northeast corner of the building because, it was explained, this was the arrangement in Solomon's temple (Jefferson *Bee*, May 10, 1916).

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For the city that claimed to have had no fires, there were a number of them in December 1915. One of these was instrumental in forcing the south side of the square to finally "fireproof" with a solid row of brick buildings. The fire took out two frame buildings, so it was still a fairly minor blaze. The *Bee* celebrated, noting that this was "a plan which would give the south side a solid fire-proof row. The elimination of the old frames from the business part of town means a doing away with future conflagrations, at least those of the kind that would burn for any considerable distance." The burned south side frame stores were L. B. Kendall's billiards hall (111 Lincoln Way) and Stidwell's adjoining building (109 State Street) that housed the Lincoln Cafe. A week later Ross Potter's furniture store at 116 E. State Street was gutted, but the brick building survived. Potter proceeded to relocate to the Opera House, received his insurance payment and then was arrested and convicted for arson (Jefferson *Bee*, December 22, 29, 1915; January 12, February 2, 1916).

The year marked both the dropping off of commercial building construction and the cancellation of three building efforts. Just two commercial buildings were put up, due to fire loss on the south side of the square. Two potentially notable planned buildings collapsed. The Hutchinson garage on E. Lincoln Way, a Prairie style two story brick design designed by architect Wilfred Holtzman of Adel, and the replacement Farmers' and Merchants' bank, 200-02 N. Cherry, designed by Des Moines architects Proudfoot, Bird and Rawson, was cancelled when bids were deemed to be excessive. Furniture dealer Mark Woods announced plans to add a second story to 122 N. Cherry Street and a third story to his other building (120 N. Cherry Street) but nothing finally came of the plans. Three large residential additions encouraged house building. The Sunnyside plat was finally auctioned off as noted. The Fair Acres plat, with 90 lots and Gallup Acres (12 acres in size with a purported range of lot values of \$520-950) were both platted and offered, but there are no figures available that show any house building on the scale of 1914 (Jefferson *Bee*, June 14, 21, 1916).

The failure of the three-story Farmers' and Merchants' bank was a severe blow to the north side of the square. The building was to have been "plain but substantial" in appearance and would have cost \$20,000-25,000. The planned building would have reasserted the financial primacy of the northwest corner of the square and it also represented changes in commercial building design and use. The *Bee* noted "The idea is to erect a building that will support a demand becoming more insistent each day in Jefferson for better equipped office rooms." The plans looked very promising and the building tenants even evacuated the old building to other points, beginning in early July. The architects prepared new specifications and the demolition was delayed only until the street paving in the area was done. Construction bids were opened in late July and it is likely that the resulting sticker shock reflected the inflation of labor and building materials. It was announced that the new building "might not be built till spring" but that was the final word on the subject and the ousted tenants returned to their former haunts in early November (Jefferson *Bee*, June 14, 21, July 7, August 2, November 1, 1916).

In early September the *Bee* lauded the "good modern stores [gained] over the past few years." F. E. Gamble & Brother, 118 N. Cherry Street, used an architect's skills to completely revamp their store interior, tripling its capacity and adding a sizeable lobby and two dressing rooms. The *Bee* observed that "Jefferson business property is beginning to boom and with the completion of many city improvements in view will no doubt advance rapidly in value (Jefferson *Bee*, March 22, September 6, 1916).

A special five car "good roads" train visited Jefferson on March 20, 1916. It was officially titled the "Iowa Good Roads Education Special" and there was an exhibits car, and two moving picture lecture hall cars (Jefferson *Bee*, March 15, 1916).

The city hall wasn't replaced but a new fire whistle was added to its roof in mid-April 1916. The experiment was less than successful at first, and townspeople preferred the 80-horsepower alarm that was located at the water pumping plant. A report circulated that there were "papers circulating" to organize a local labor union but nothing came of it. Inflation, driven by the war in Europe, was having its impact. The *Bee* complained that newsprint had jumped in cost from \$45 to \$80 per ton, and slug linotype metal from \$160 to \$300 a ton (Jefferson *Bee*, April 12, 19, 26, 1916).

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There was some preliminary talk about building a new hotel, an indication that the existing hostelrys were not quite up to snuff for modern times. A belated downtown coup was finally getting a Western Union telegraph office on the square. It had been located at one of the passenger depots. The new service squeezed into W. E. Thomas' jewelry store in mid-February 1917. Jefferson was proclaimed as a "seed center" in mid-1916. The Ratekin Seed Company relocated to Jefferson from Shenandoah, Iowa, and built two large buildings. By February 1917, the company mailed out 75,000 catalogues and was enjoying a "big trade." The entire plant burned in October 1917 but was promptly rebuilt on a larger scale. When the new Jefferson Motor Company garage opened in early September, 2,000 locals attended, drawn in part by a Hawaiian band, fresh from the Iowa State Fair (*Jefferson Bee*, July 26, November 1, 1916; February 7, September 5, October 31, 1917).

As the following *Bee* progress note indicates, construction during 1917 was clearly dominated by the Lincoln Highway market in the form of garages, and there were two new storefront improvements around the square. One of the garages was on the site of the cancelled Hutchinson garage of 1916. E. B. Cutler built a scaled down (single-story) edifice, with the same large footprint (66 feet by 132 feet). Its exterior walls consisted largely of all glass on three of its four side walls (219 E. Lincoln Way).

While residence building has been rather on the wane this spring the activities in the business part of town are continuing unabated. Three new garages are now in course of erection, remodeling of the Carter building is in progress, while new sidewalks are becoming a real 'rage.' It is probable that, during the course of the summer, most of the sidewalks about the square will be re-laid to correspond with the paving curbing

The sidewalks were being changed in terms of width, grade and materials. Recall that the City Council had set an impressive 16 feet as the new standard. The new paving had adjusted the street grade, leaving sidewalks either too high or too low. Most existing walks were already of concrete construction (based on photographs), although the Bofink Block had sandstone walks, the stone having been shipped from Missouri 30 years earlier. The new material of choice, evident in period photographs, was concrete. New sidewalks were reported all across the north end of the square. A 1917 building cancellation was that of a new city hall and jail building. Likely located on Block 9, northeast of the square, a site option was obtained and plans were prepared. The building was to have included a public rest room and the site was to provide storage for the growing array of municipal street equipment (*Jefferson Bee*, May 16, August 5, 22, September 19, 1917).

The *Bee* was a Democratic newspaper and it maintained an anti-war in Europe position for as long as it could. It criticized President Woodrow Wilson for his actions that finally took the country to war, but as developing public opinion was marshaled in favor of military action, those feelings having been greatly influenced by the Mexican border mobilization, the newspaper assumed a supportive position so that it could survive. The "War Bug" was discussed as early as November 1915, and local sabers were rattled as several ineffectual efforts were made to raise military companies. A nitroglycerine train of 18 loaded cars passed through Jefferson in late March 1916, carrying a war munitions shipment that was destined for Russia. But it wasn't until the spring of 1917 that Jefferson was engulfed in mobilization activities. An American ambulance driver, returned from service at Verdun was the featured Chautauqua speaker. The war came to Jefferson in the form of a small National Guard force that was charged with protecting the railroad viaduct just west of town. The hysteria of the times was only heightened when some group actually exchanged fire with the guard in late April. Local war-related activities were centered more or less on the courthouse square. These efforts included the organizing of a local Red Cross chapter and finally reorganizing the community band. The latter undertaken was accomplished by the Commercial Club. A series of patriotic band concerts, held on the west side of the square were the fruits of the new band corps. A campaign was undertaken to farm vacant town lots to increase food production. A drill corps was formed and drilled on the square. In October 1918, the Federation of Women's Clubs held a "Hooverized" lunch that represented the austerity diet that was being championed by the U. S. Food Administration. The *Bee* joined the public fray in mid-April 1917 by observing that the square boasted too few flags implying that a greater supply "makes for [the] rising patriotism." As the military draft proceeded, the city's service flag was displayed in the Presbyterian Church, with a star for each service person. A federal movie ticket tax of ten cents was levied on, the

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viewers and beginning in late December 1917, the number of city illuminated street lights were reduced by three quarters during two "lightless nights" each week. In 1924 the City Council renamed Cherry Street as Wilson Street. The action had nothing to do with the wartime president Woodrow Wilson, as might be expected. Rather it was the local benefactor, E. B. Wilson, the donor of the Lincoln statue who was being recognized. The action bestowed a special honor on a local individual and violated the practice of naming north-south running streets after tree species (Jefferson *Bee*, November 3, 1915; March 29, 1916; March 28, April 4, 11, 18, 25, May 2, 23, December 19, 26, 1917; interview, James H. Andrew).

As the war became far more serious for Americans, there was at least one commercial hint of changes to come. Grocer Fred W. Miller caught the franchising bug and reorganized his south side business as "Miller's Marco Cash Grocery." Miller's business had not only accepted credit but its employees went door to door to secure orders and these were delivered for an extra dime's expense. The real change in the entrepreneur's vision was the self service grocery, where the customer actually selected purchases without an employee as an intermediary. It was therefore a Jefferson businessman who brought the now accepted self service idea to Iowa. Miller set to work organize 8-10 similar chain stores across the region. Locally he leased the former Ford warehouse to store his stock and set about building a new type of business. By late 1918 he had stores established nearby Boone, Perry, Ames and Webster City and seven stores were in Des Moines, all under the chain title of "Red Ball Stores" (Jefferson *Bee*, December 26, 1917; Des Moines *Register*, November 24, 1918).

This concludes the intensive investigation of the final growth period of Jefferson's downtown. Just eleven more surviving downtown buildings were yet to be built in the years 1919-66. Most of these would be built on the west and east sides of the square, removing the last frame survivors. Two buildings would be two stories in height. As a whole, though the district was largely in place by the end of World War I and just one building would burn and be replaced up to the present time. Nearly half of the remaining commercial buildings would go up prior to the Great Depression, once building construction resumed post-World War I.

As a whole, the Jefferson downtown would enjoy a strong and long-enduring market, one that endured up to the very recent past. A symbolic blow was the relocation of Highway 30 to the north of the city in 1963. It was symbolic inasmuch as commercial competition did not immediately gravitate to the new highway or away from the square. When the Jefferson centennial was celebrated in 1966, the *Bee and Herald* organized its historical sections into four "contexts" or periods, these being the "years of awakening, 1866-1900;" the "years of growth, 1900-1930;" "years of crisis, 1930-50;" and "years of progress, 1950-1966." The 1985 Pictorial Atlas of Greene County described Jefferson as a "most extraordinary smaller American city."

District Architects and Builders:

The noted Des Moines architects William Proudfoot and Harry D. Rawson, who became partners in 1910, left their mark on Jefferson principally through their courthouse design (1916). This design was a virtual copy of the Jasper County courthouse (Newton, Jasper County), but it did have design continuity with the removed 1870 courthouse with its interior lobby and glassed dome. The particular feature of interest in their design was the "horn of plenty" corn design that replicated the Iowa corn exhibit at the Pan American Exposition in San Francisco of 1915. The design was locally produced and was approved by County Auditor B. S. McCully. The symbol, executed in the floor below the rotunda, truly made the courthouse Greene County's own. This commission led to others in Jefferson, one for the Farmers' and Merchants' Bank that was not built and one for the replacement high school (non-extant) (Jefferson *Bee*, May 10, 1916).

Harvey M. Marker was a prominent contractor as of 1913 and he was responsible for building most of the new commercial buildings on the east and south sides of the square in subsequent years. He certainly did the design work and by the spring of 1914 he was briefly partnered with a Mr. DeWitt. Within a month's time he was advertising himself, in partnership with a Mr. Ipsen, as an architect and so listed himself in the 1920 census. The boom in Jefferson's commercial architecture

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allowed Marker to elevate himself from builder to designer (Jefferson *Bee*, April 8, May 30, 1917; 1920 federal census, T625, R491, p. 79).

William F. Bodenstein resided in Jefferson as early as 1900 and was listed in successive censuses as a brick mason. He built a good many of the new commercial buildings that Marker designed (refer to the building histories, below (1900 federal census, T623, R433, p. 104; 1910 federal census, T624, R403, p. 97; 1920 federal census, T625, R491, p. 95).

**Individual Building Histories:**

East Side of the Square:

101 North Chestnut Street, Battles Building/Lincoln Theater (1914):

Al Battles, who let the construction contract to local contractor/architect H. M. Marker, built this building in 1914. Will Bodenstein did the brickwork. It was to house the Gem Moving Picture Company. The building was in operation by mid-August 1914. Mart Taylor's real estate office was located in the front basement. This movie house first competed with the "Busy Hour" theater located on the north half of the same block. The Opera House also began to show films. Jay Wiggins ran both of the latter by the fall of 1916 and owned all three by mid-October 1917 (Jefferson *Bee*, February 18, 1914; September 20, 1916; October 10, 1917).

It first appears on Sanborn maps in 1915. Sanborn maps identify its use as a nearly fireproof movie theater in 1915, and the back of the building was in use in tire vulcanizing as of 1930-38. The town's first gas station was at the back of this lot. The tile rear addition dates prior to 1930 when it appears on the Sanborn map. It was built to house a movie theater. By 1927 Joen's Erikson Hardware was here, being followed by Gamble's Department Store (1940), the Joy Cafe (1945), Peacock's Tavern (1950), the Horsecollar (1980) and the Last Draw Saloon (2007).

105 North Chestnut Street, Al Battles Building (1914):

This frame single-story double storefront had a large storage room behind the shallow frontage as of 1915. The southern storefront housed a restaurant, the Dew Drop Inn as of November 1915 and then the Lincoln Cafe when that business was displaced from the south side of the square in April 1916. A tailor shop occupied the north storefront and Lloyd Ridnour was a tenant. As of late January 1917, the Peek Restaurant and Kennedy's Barber Shop occupied the two storefronts (Jefferson *Bee*, January 31, February 7, March 21, 1917).

This building was built in 1914 and it first appears on Sanborn maps in 1915. One of several identical single-story fronts, this was the first one to be built. Sanborn maps identify its use as a double storefront as of 1915, with a tailor shop in the north half and a restaurant in the south half. It is still split as of 1930 and 1938. A separate rear building, attached to the building to the north, is shown by 1930. Known tenants were Barker Auto (1914), Smith-Engels Hudson Garage (1922), the Buick Garage (1940), Hoffman's Coast-to-Coast Hardware (1975) and Air Temp (2007) (Jefferson *Bee*, July 8, 29, August 19, December 9, 1914).

107 North Chestnut Street, E. H. Carter Building (1914):

As noted above, this building was to have been built simultaneously with 109 N. Chestnut in mid-1914. Carter owned a frame building on this site and it housed the W. H. Barker Automotive Company (that firm returned to the new building in early December 1914). The frame building was demolished in mid-August. The Carter-Marquis buildings were simultaneously



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announced in early July 1914. The buildings, with matching fronts, were to be two stories high, 100 feet in depth, with a proper basement (Jefferson *Bee*, July 8, 29, August 19, December 9, 1914).

This building was built in 1917 and it first appears on Sanborn maps in 1930. It appears that there was an auto garage on this site as of 1915. What appears to be an all-new building houses a garage and tire repair and the maps show a balcony along the south side wall in 1930-38. Tenant firms were Coast to Coast Hardware (see 105 North Chestnut) (1937), Harvey's Repair Shop (1940), and Campus Ease (2007).

109 North Chestnut Street, Marquis Building (1914):

This building was built in 1914 as is confirmed by the 1915 Sanborn map. It was to house Warren Adam's dry goods company. A lease that expired September 1 held up work on this building, and work was then started on it. This building had just a partial cellar for a furnace. It first housed a variety store and cobbler shop in 1915. The rear addition is dated to 1937 and it first appears on the 1938 map. Tenant firms were Saba Bakery (1937), Golden Crust Bakery (1945), Ace Pizza (1985), Pizza Land (1990) and the VFW (since 2007) (Jefferson *Bee*, July 8, 29, August 19, 1914).

111 North Chestnut Street (pre-1883):

This building was built prior to 1883 and it first appears on Sanborn maps in 1883. Sanborn maps identify its use as a confectionery in 1883 with a small rear addition, as vacant in 1888, as a furniture store in 1893 (by which time the two-story core has been enlarged-which might indicate an all-new building post-1888), a furniture and undertaker in 1898, as a hardware store in 1909, and as a boots and shoes store in 1915. Tenant firms were Western Auto (1960), Montgomery Ward (1980), a second hand store (1985) and Iowa Realty (2007).

113 North Chestnut Street (pre-1883):

This building was built pre-1883 as it first appears on Sanborn maps in 1883. Sanborn maps identify its use as a grocery in 1883, selling general merchandise in 1888, as vacant in 1893, selling flour, feed and baled hay in 1898, as a garage in 1909 with a metal ceiling, as a movie theater in 1915, and as a restaurant in 1938. Tenant firms were the Waterman Cafe (1935), Ludahy Paint (1945), Ludahy Decorating (1975) and Wet Goods (2007).

115 North Chestnut Street (1912):

This building was built in 1912 to house the post office and it first appears on Sanborn maps in 1915. Sanborn maps identify its use as the Post Office with a basement barbershop in 1915-1930. Subsequent tenants firms were Baller Auto (1937) and Office Select Systems (2007).

117 North Chestnut Street (pre-1888):

This building was built pre-1888 and it first appears on Sanborn maps in 1888. Sanborn maps identify its use as a general merchandise store in 1888-98, selling groceries and queens ware in 1909-15. Tenant firms were Hird's Hardware (1960), Sears (1980) and Town and Farm Realty (2007).

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119 North Chestnut Street (pre-1930):

This building was built pre-1930 and it first appears on Sanborn maps in 1930. Sanborn maps identify its use as an unspecified store in 1930-38. Tenant firms were J. M. Rhoads' Book and Job Printing (1910), Iowa Electric (1952) and Bunker's Dunkers (2007).

121 North Chestnut Street (pre-1930):

This building was built pre-1930 and it first appears on Sanborn maps in 1930. Sanborn maps identify its use as an unspecified store in 1930-38. It matches the building to the south. Tenant firms were Miller Shoes (1930), Case Music (1965), Kid's Stuff (1985) and Don's Ace Hardware (2007).

123 North Chestnut Street (1937):

This building was built in 1937 and it first appears on Sanborn maps in 1938. Tenant firms were Joen's Hardware (1928), Dick's & Jim's Hardware (1965), and Don's Ace Hardware (2007).

219 North Chestnut Street (1946):

This building dates to 1946 and was built as an International Harvester showroom.

220 North Chestnut Street (1939):

The local power company built this building in 1939 and more recently became the Jefferson City Hall and fire department.

South Side of the Square:

101 East Lincoln Way, H. B. Wyncoop Building (1869):

The Wyncoop family maintained a presence in Jefferson's commercial life from 1864 until mid-1915, a period of 52 years. H. B. Wyncoop purchased this property in 1868 and built this building. The *Bee* in 1914 noted, "this store is one of the landmarks in Jefferson." His son O. G. Wyncoop substantially remodeled it in 1914, along with 103 East Lincoln Way, immediately east, and both buildings were opened in early September. The buildings housed the family's dry goods department. Wyncoop was visiting in Los Angeles in early 1916 when he was caught in a film crossing the street, much to the delight of his fellow citizens who caught his appearance while watching the film at the Liberty Theater (Jefferson *Bee*, September 2, 9, 1914; August 16, 1915; May 24 1916).

This building is said to date to 1869 and was the square's first brick building (this date is not used as the beginning date for the district's period of significance because the original building is not recognizable). However, its present façade is of a much later era. It appears on Sanborn maps perhaps as early as 1883 although the rear additions shown in 1883-88-93 vanish by 1898 and later maps. Sanborn maps identify its use as a hardware store with a tin shop in 1888-93, as vacant in 1898, the entry is illegible as of 1909, and a millinery shop is there in 1915. There was a shoe store there as of 1940. Tenant firms were Brown's Shoe Fit (1960), O'Brien's Shoe Store (1965), Parker's Shoe Store (1980), Men's Clothing Establishment (1985) and the Peony Restaurant (2007).

Charles Bofink purchased the building from J. D. Hall, of Perry, Iowa, for \$2,250 in mid-1898, at which time C. F. Elliott occupied the building (Perry *Daily Chief*, May 21, 1898).

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103 East Lincoln Way (pre-1893):

This building is also given an early construction date (1884) but it seems to first appear on Sanborn maps in 1893. Its façade received a bay window on one side of the upper level in 1916 (see 101 E. Lincoln Way). Sanborn maps identify its use as a dry goods store in 1893, groceries and dry goods in 1898, general merchandise in 1909, and dry goods in 1915. Tenant firms were Ross's Cafe (1935), Thomas Jewelry (1940), the Harding Sisters Dress Shop, France's Apparel (1960), Leon's Dress Shop (1965), Under Insurance and Midland Realty (2007).

105 East Lincoln Way (1913):

This building was built in 1915 and it first appears on Sanborn maps in 1915. Sanborn maps identify its use as a jewelry store in 1915. A short rear tile addition is present by 1930. Tenant firms were W. Thomas, Watchmaker, and the Ferguson Barbershop (1920), the Justice Barber Shop (1965), the Martin Law Office (1970), Dad's Diner (1975), the Lunch Box (1980), and Rasmussen Law Office (2007).

107 East Lincoln Way (1913):

This building was built in 1913 and it first appears on Sanborn maps in 1915. Sanborn maps identify its use as a grocery in 1915. A tile rear addition is present by 1930. Tenant firms were Aldera's Variety Store (1935), Crowley's Variety Store (1970), Lette Kay's Women's Clothing (1975), Fountain's For Men (men's clothing) (1995) and Printer's Gifts (2007).

109 East Lincoln Way, The Stidwell Building (1916):

An earlier frame building on this site burned along with 111 East State Street in late 1915 and this single-story brick replacement was built in 1916. This building had the same architect, contractor and construction sequence as 111 E. Lincoln (see below). The Stidwell Meat Market occupied the new building in early September 1916 and the *Bee* noted that its display windows were in conformity with state hygienic laws and were "a pride to Jefferson." A tile rear addition is present by 1938. Tenant firms were the Dairy Lunch (1914), the Lincoln Cafe (1914-15), Stidwell's Meat Market (1916), Stone Brother's Grocery (1928), Stidwell Market (1940), Garden Cafe (1945), Gilmore Cafe (1955), Mary Jane's (ladies' clothing, 1960), and Bredeaux Pizza (2007) (Jefferson *Bee*, December 29, 1915; March 1, May 17, June 7, July 5, August 2, September 6, 1916).

111 East Lincoln Way, -L B. Kendall's Billiard Parlor and residence (1916):

The preceding frame Kendall building burned in late December 1915 and it was replaced, in conjunction with the Stidwell building to the east, in brick form. This building was two full stories and a basement (to hold a bowling alley). The original building had an external alleyway stairs to the upper floor, and a basement side entrance. The architect was H. M. Marker. Contractor Will Bodenstern did the brickwork. The burned site was cleared in early March 1916 and the foundation was dug in May-June and the buildings were done by early August. C. N. Lentz of Grand Junction did the interior carpentry work. Kendall's new poolroom featured a front smoking room and seven billiard tables. The *Bee* termed them "the finest pool rooms in Iowa." The business reopened in mid-October, 1916. Kendall planned a bowling alley for the basement and it wasn't until late May 1917 that the alleyway exterior basement stairway was finally added. The bowling alley was to open that summer. By 1930 the building had a full-length tile rear addition but the 1916 accounts stated that this building originally extended to the alley. Tenant firms were Kendall's Billiard Parlor (1915-1955), Mode-O-Day (1965) and Linda's Fashions (2007) (Jefferson *Bee*, December 29, 1915; March 1, May 17, June 7, July 5, August 2, September 6, 1916; May 25, 1917).

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119 East Lincoln Way, -Head House-Lincoln Hotel (1895):

This building was built in 1895 and it first appears on Sanborn maps in 1898. The building contains two “bookend” storefronts. Sanborn maps identify the storefront uses as an office in the west end in 1898-1938; and as millinery store in the east storefront, 1898-1915. Identical rear addition patterns are shown through 1915, at which time a small alley-side extension appears in the southwest corner. Tenant firms were Fudge’s Flowers (1930), Lincoln Square (1980), and Jefferson Eye Care, Head Masters, M & M Appliqués, American Family Insurance, Polking Realty and the Wilcox Law Firm (all 2007).

The original Head House was built by Captain Albert Head in 1854 and it was demolished in mid-1895, by which time it was rated “one of the oldest hostelries in central Iowa.” The new building cost \$20,000 and was begun immediately (Semi-Weekly Cedar Falls *Gazette*, May 31, 1895).

What might have been a disastrous fire, the burning of the hotel’s bus barn and the Hamilton Brothers feed barn, in August 1900, was squelched by the hotel’s water hoses (Waterloo *Daily Courier*, August 21, 1900).

This building was apparently built in response to the building of the Jefferson House, on North Wilson Street, in 1894 by John McCarthy. The town couldn’t support two large hotels and Captain Head acquired the Jefferson for half of its cost, \$12,000, in 1900. Carroll attorney Charles Reynolds acquired the hotel in early 1926 and substantially remodeled it at a cost of \$10-12,000, reducing the room count to 45 larger units (Des Moines *Daily News*, August 29, 1900; The Emmetsburg *Democrat*, April 14, 1926).

119.5 East Lincoln Way, (pre-1893):

This building was built pre-1893 as part of a triple storefront block and it first appears on Sanborn maps in 1898. Unlike the double front to the east, this building had a single-story rear addition. Sanborn maps identify its use as a drugstore from 1883 through 1930. Tenant firms were Watkins’ Drugs (1940), Lyon Drugs (1955), Tucker’s Pharmacy (1975), Printer’s Box (1985) and Curves (2007).

121 East Lincoln Way, Maloney Building (1888-1893):

This double storefront building was built by 1893 and it first appears on Sanborn maps in 1898. The building was very deep in plan and wooden columns divided the unified storefront on the ground floor. Sanborn maps identify its use as a general merchandise store 1893-1915, with a barbershop in the basement as of 1915.

McCully’s Dry Goods was here as of 1890. The J. C. Penney Company sought a store on the square for a number of years previous to 1928-29, when it finally secured this building with a ten-year lease. The building received a new basement, new first floor and a partial façade remodeling and opened the spring of 1929. McCully and Osgood were the previous tenants. Mary Ann’s occupied the building in 2007 (Jefferson *Herald*, February 21, 1929).

110 West Lincoln Way (ca. 1920s):

This building was built between 1915 and 1930 and it first appears on Sanborn maps in 1930. Sanborn maps identify its use as a store in 1930-1938.

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100 East State Street, Centennial Block/City Bank (1875):

This building was built in 1875 to house the City Bank, with shops in the basement and offices upstairs and it first appears on Sanborn maps in 1883. Sanborn maps identify its use as a bank 1883-1915. A rear addition (see 205 North Wilson Street) extended the building, full height, to the alley. This building was lowered and remodeled in 1928 when it was owned by M. G. Huffard. The building to the north was also lowered. The LaPlant Shoate Company, a Cedar Rapids firm, did the work. At this time the upstairs use was changed to residential apartments. A butter plant occupied the basement 1883-88, followed by a barber shop (listed through 1915). Insurance and abstract companies co-existed with the bank. The bank failed July 23, 1920, being the city's first to collapse. This building also initially housed the Jefferson Savings Bank, organized in early 1893. It remained just one year before relocating. Huffard's shoe store followed it but the bank vault wasn't removed until the 1928 remodeling work. A variety store followed and Ned Aldera bought that business in April 1932. The IGA Grocery was there 1933-39, followed by the Federal Land Bank and the Chamber of Commerce. The Davis Paint Store was there as of 1948. Mode-O-Day, a women's clothing store, was here from 1955 until the early 1960s. The fire at 102 East Main put it out of business. The Weinknecht brothers operated a card room, newsstand and cigar shop here during the latter 1960s. Toal Paint Store opened in 1971 and the two upstairs apartments were remodeled. During the 1970s several short-term firms included a blue jeans store, an exercise salon, and the Area 12 Alcoholism Center, the latter remaining through 1983. The Tea Garden was here in 1995 and the 2011 tenant was Angie's Tea Garden.

North Side of the Square:

102 East State Street (1963):

This building was built in 1963. A single-story frame storefront previously occupied this site and it burned as a tavern, causing smoke damage to the building to the west. Tenant firms were the Jefferson Cigar Factory (1910), Muga's Cigar Store and Restaurant (1930), Schmidt's City Club (1940), the Pud Grey Tavern (1950), Charles' Tavern (1955), Lindhart Accounting (1970), KDLS Radio (1995) and Henkel and Associates (2007).

104 East State Street (pre-1883):

This building was built prior to 1883 and it first appears on Sanborn maps in 1883, as the west half of a matching double-storefront building. Sanborn maps identify its use as a jewelry/drug store as of 1883-98, with offices upstairs, as a drug and wallpaper store in 1909, and as a drug store 1915-1938. Tenant firms were Shuey Drug (1890), Jack Hawn Accounting (1980), State Farm Insurance (1990), and Good Things (2007).

106 East State Street (pre-1883):

This building was built prior to 1883 and it first appears on Sanborn maps in 1883, as the east half of a matching double-storefront building. Sanborn maps identify its use as a general merchandise store with an upstairs photo studio in 1883-88, as a dry goods and boots and shoes dealer in 1893, as vacant with the upstairs photo studio in 1898, selling boots and shoes with the studio (and a skylight) in 1909, and selling books and stationery in 1915. Tenant firms were O. L. Dick's Bookstore (1915), Gambles (1945), the Greene County Historical Society (1995), and an antique store (2007).

108 East State Street (pre-1883):

This building had its origins as a double storefront, prior to 1883, but the facades were not identical and the east half appears to have been of frame construction. Still the two buildings shared a rear stairway. Both buildings gained matching rear additions between 1898 and 1909. Sanborn maps identify the west building uses as a boots and shoes store in 1883-88, as a

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Greene County, Iowa

grocery in 1893, as a bookstore in 1898, as a books, wallpaper and paints store in 1909, and as a dry goods store in 1915. Sanborn maps identify the east building uses as a general merchandise store in 1883, as a dry goods and groceries store, with a Knights of Pythias Hall upstairs in 1888, as a clothing store in 1893-1915. The present building incorporates both buildings. Tenant firms were Bower's Bookstore (1915), Shoppe Cafe (1951), Oppenheimer's Clothing (1955), Durham Clothing (1960), Brookes & Company (2006) and Jackson Hewitt-Brooks & Company (2007).

112 East State Street (1912):

This building was built in 1912 to house the Jefferson Savings Bank. The bank occupied its own building for the first time the first week of January 1913. It was organized February 21, 1893 with 25 stockholders and a capital of \$25,000. It was first housed in the City Bank building (101 E. State). Sanborn maps identify its continued use as a bank through 1938 and shows the rear addition as of 1930. Tenant firms were Jefferson Savings Bank (1926), Jefferson State Bank (1997) and the Horak Law Firm (2007).

114 East State Street (pre-1898):

The Square Deal Grocery occupied 114 East State Street as of 1933 (*Jefferson Bee*, January 3, 1913).

116 East State Street (pre-1889):

This building was built pre-1898 and it first appears on Sanborn maps in 1898. Sanborn maps identify its use as a restaurant and bakery in 1898-1915, with a detached bake shop at the back of the lot. Tenant firms were Lyon's Barber Shop (1935), Lyon's Sporting Goods (1950), Lyon's Camera (1960), Lyon's Computers (1985) and KGRA Radio (2007).

118 East State Street, Bofink Block (1884):

This building was built in 1884 as the westernmost section of what would become a triple commercial block, and it first appears on Sanborn maps in 1888. Sanborn maps identify its use as a drug store in 1888, as vacant in 1893, as a grocery and queens ware store in 1898, and as a grocery in 1909-15. Tenant firms were E. E. Gallup, grocer (1917), Sidney Jewelry (1947), Glen's Jewelry and the Rondo Beauty Salon (1985), and Home Plate (2007).

120 East State Street, Bofink Block (1888):

This building was built in 1888 as the middle and final portion of what would become a triple commercial block, and it first appears on Sanborn maps in 1893. Sanborn maps identify its use as a dry goods store in 1893-98, as a millinery store as of 1909, and as a dry goods store in 1915. Tenant firms were Schroeder (1917), Beusch Clothing (1945), Patterson Clothing (1960), Olson Clothing (1980), Fudge's Flowers (2007).

122 East State Street, Bofink Block (1885):

This building was built in 1885 as the eastern and second portion of what would become a triple commercial block and it first appears on Sanborn maps in 1888. Sanborn maps identify its use as a hardware store with stoves on the upper level and a rear tin shop in 1888-1915. Tenant firms were Bofink Hardware (1885), Smith Hardware (1917), E. S. Waple's Hardware and Cutlery, Goodrich Meat Market (1928), an implement dealer (1945), Waple's Optometry (1955), Fudge's Flowers (1980), Latchlight Photographs (1985), Jefferson Hearing Aid Center (2007).

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200 East State Street (1880):

This building was built in 1880 and it first appears on Sanborn maps in 1883. Sanborn maps identify it as a double storefront with the upstairs entrance being centered on the plan. The west storefront housed a bank and insurance office on the ground floor and offices upstairs in 1883-1915. The east storefront housed a harness shop in 1883-98, a garage in 1909, a restaurant and telephone exchange in 1915-38. An upstairs IOOF Hall was first noted in 1888 and was placed above 202 East State as of 1909.

202-04 East State Street (1904):

The façade of this building is dated 1904 and it is probable that an earlier building was re-fronted. The west half of this building was built pre-1883 and it first appears on Sanborn maps in 1883. Sanborn maps identify the use of the west half as a school in 1883, as a hand printing office in 1888-98, as a plumbing shop in 1909-38; an upstairs IOOF Hall was first noted in 1909, and present through 1938. The east half of the building housed the City Hall as of 1888-1909. The fire department was added as another tenant by 1893 and remained until the 1920s. The IOOF Hall was upstairs as of 1909. A tin shop is listed upstairs as of 1930-38.

212 East State Street-Head's Opera House/Masonic Hall (1884):

This combination Masonic Hall and opera house was built in 1884 and was dedicated on December 17, 1884. The Jefferson Engine Company #1 held a Christmas dance in the new hall, with the Carroll band as entertainment, in 1884. E. E. Gallup and E. M. Troxell supervised its construction. The Masons, who owned the upper level, purchased the entire building for \$4,500 from C. E. Colbert. They installed a new heating plant and they substituted beams for an internal system of post supports (The Carroll *Sentinel*, December 19, 26, 1884; Jefferson *Bee*, May 27, 1914).

214 East State Street (1945):

This building was built in 1945. It was built as a telephone exchange building.

106-08 West State Street (pre-1893):

This building first appears on Sanborn maps in 1893. The Jefferson Academy was on this site as of 1883. Sanborn maps identify its use on the west half of a harness shop, and the east half as a meat store, 1888-1915.

West Side of the Square:

115 South Wilson Street (1929):

This building was built as a lumberyard office and warehouse in 1929.

100 North Wilson Street (pre-1909):

This building was built pre-1909 and it first appears on Sanborn maps in 1909. Sanborn maps identify its use as a notions store in 1909, as a clothing store in 1915. Tenant firms were Smith Brothers' Men's Clothing (1920), Potter's Drug and Louie's Candy Kitchen (north half), Woodruff Drugs (1985), Drugtown (2006), Hy-Vee (2007).

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104 North Wilson Street (1926):

This building was built in 1926 and it first appears on Sanborn maps in 1930. Sanborn maps identify its use as a bank in 1930-38. Tenant firms were Iowa State Bank (1926) and Home State Bank (1934).

106 North Wilson Street (1921):

This building was built in 1921 as a double storefront and it first appears on Sanborn maps in 1930. Tenant firms were Blaess Shoe Store (1990), Home Care Medical (1995), and Radio Shack (2007).

112 North Wilson Street (pre-1883):

This building was built pre-1883 and it first appears on Sanborn maps in 1883. Sanborn maps identify its use as a millinery in 1883-88, as a dry goods store in 1893, as a millinery and telegraph office in 1898, as a racket shop in 1909, and a restaurant as of 1915. The rear addition is present by 1909. Tenant firms were McCartney's Men's Store (1940), Gately's 5 & 10 (1958), Places (1980), Ben Franklin (2007).

114 North Wilson Street, Columbian Hall (1893):

This building was built in 1893 as the south section of a triple block and it first appears on Sanborn maps in 1893. Sanborn maps identify its use as vacant in 1893, as a dry goods, notions, boots and shoes store in 1893-1915. The rear addition to the alley is present by 1930. Tenant firms were Ben Franklin & Son Furniture (1935), Woodworth Department Store (1945), Anthony's Department Store (1970), the Sewing Box (1975), Treasures of the Heart (2006), and Prairie Blue (2007).

116 North Wilson Street, Columbian Hall (1893):

This building was built in 1893 as the middle section of a triple block and it first appears on Sanborn maps in 1893. Sanborn maps identify its use as a restaurant in 1893, as being vacant in 1898, as a grocery with a photo studio on the second floor in 1909, as a boots and shoes store with the studio in 1915. The rear addition to the alley was built by 1930. Tenant firms were Davis Thomas Bakery (1893), Saba's Bakery (1930), Bon Ton Shoppe (1960), Royer's (1985), Sears (1990) and John's Appliances (2007).

118 North Wilson Street, Columbian Hall (1893):

This building was built in 1893 as the north section of a triple block and it first appears on Sanborn maps in 1893. Sanborn maps identify its use as being vacant in 1893-98, as a clothing store in 1909-15, and as having a second story lodge hall as of 1930. Tenant firms were Gamble's Clothing (1930), A&P Grocery (1940), Down's Style Shoppe (1945), Finneseth Card Shop (1975), Ryerson's Clothing (1980), Walt's Hallmark (1995), Home Medical Care (2007).

120 North Wilson Street (pre-1883):

This building was built pre-1883 and it first appears on Sanborn maps in 1883. Sanborn maps identify its use as a clothing store and Masonic Lodge (upstairs, 1883) in 1883-98, and as a furniture store 1909-15. A mezzanine level along the north wall is shown as of 1930-38. Tenant firms were Mark Wood's furniture store (1913-17), A&P Grocery (1920), Wright Funeral (1935), Hill Furniture (1945) and Figenshaw Furniture (2007). Wood remodeled his display windows and added a recessed entry with sloped sidewalls in 1914 (*Jefferson Bee*, April 1, 1914).



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124 North Wilson Street (1873):

This building was built in 1873 and it first appears on Sanborn maps in 1883. Sanborn maps identify its use as an insurance office, hardware store with upper level offices, with a basement tin shop in the back of the plan in 1883, as a hardware store and tin shop in 1888-1915, and with a plumbing store/tin shop in the back as of 1930. Tenant firms were Barker Hardware (1930), Strock Hardware (1940), Seela Hardware (1970), Muir Embroidery (2007).

200 North Wilson Street (pre-1883):

This building was built pre-1883 and it first appears on Sanborn maps in 1883. Sanborn maps identify the southern storefront as housing a grocery in 1883, books and toys store in 1888, books and stationery in 1893, a bank in 1898-1915. A rear office was shown by 1909 and this is divided into two south-fronting offices by 1915, at which time a Western Union telegraph office occupied the west front, remaining through 1938. The north storefront housed a general store in 1883, the Post Office in 1888-93, a warehouse in 1898, a cigar factory in 1909, and a grocery in 1915.

204 North Wilson Street (1909-15):

This building was built between 1909 and 1915 as part of a matching double storefront, and it first appears on Sanborn maps in 1915. Sanborn maps identify its use as an office 1915-38.

205 North Wilson Street (1898-1908):

This building might be treated as an addition to 101 East State although it is in separate ownership today. It was built between 1894 and 1909. Sanborn maps show it as vacant in 1898, with a large furnace in place. It housed a music and auto supplies store as of 1909, and a harness shop in 1915.

206 North Wilson Street (ca. 1900):

This building contains three well-preserved historic storefronts, dating to ca. 1900. A slip cover covers their facades at present.

215 North Wilson Street:

This is the site of the Hotel Jefferson. It is now a vacant lot used for parking. It is included so as to include 219 North Wilson, to the north.

219 North Wilson Street (1913):

Just prior to the construction of this building, Jesse Cadd had leased his brick building to a Boone, Iowa, partnership that planned to produce concrete silo blocks. This might have been the Jefferson Tile Factory, which advertised in late 1913 and produced "cement staple fence posts" for farm fencing (*Jefferson Bee*, March 5, October 13, 1913).

This building long housed the city hall prior to the fairly recent move to 220 North Chestnut, due east.

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**Courthouse Square Building, Structure and Objects:**

Greene County Courthouse (1917) and Square:

The Greene County Courthouse was built 1915-17 and is listed on the National Register of Historic Places (December 14, 1978) as a part of an Iowa courthouse thematic nomination. Proudfoot, Bird and Rawson of Des Moines, were the architects and the general contractor was the Rowles Company, of Onawa, Iowa. This is the third Greene County courthouse building. The present courthouse was built to the south of the second courthouse and the latter was then demolished. The building was dedicated October 27, 1917 (Dedication of Greene County Courthouse...1917; National Register Nomination). The square has a tree canopy on three sides (north, east and west) and an east side parking area with entrance and exit drives at the northeast and southeast corners. There are a few minor markers on the north part of the square that relate to commemorative trees no longer present.

The Floyd W. Mahanay Memorial Carillon Tower (1966):

This carillon tower was built principally by the Mahanay Estate (William Floyd and Dora L.) in 1966. It is included in the Jefferson Square National Register listing. The history of the tower is more extensively treated on page 25.

Abraham Lincoln Statue (1918):

A female resident of Jefferson had the idea of placing this statue on the square, facing the Lincoln Highway and benefactor E. W. Wilson provided the funds and the energy to fabricate and install it on the south side of the courthouse. The statue was finished and delivered by mid-May 1918 and was stored in the courthouse hallway until it was quickly installed and dedicated on September 22, 1918, the day before Wilson departed for service in France with the Y.M.C.A.

Lincoln Highway concrete route marker (1928):

The Lincoln Highway was so designated on September 1, 1928. That name-change was symbolized by the placement of 2,400 concrete directional posts along its national route. The Boy Scouts produced and placed the signs as their contribution to the rededication of the highway. This marker was salvaged and reinstalled on the courthouse square in recent years.

Darrell Robins Lindsey Purple Heart Memorial (placed 1994):

This is a red granite memorial that honors Lindsey, who died in 1944 serving in the Eighth U. S. Air Force, in France. By remaining aboard his burning bomber, Lindsey allowed all of his crew members to safely parachute away from it. This monument was transferred to this site in 1993-94 when its original site at an air base in Germany was decommissioned. The marker is located to the east of the Lincoln statue.

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“History of the Mahanay Memorial Carillon Tower” (n.p., n.d)

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Iowa State Gazetteer and Business Directory for 1901-02. Des Moines/Detroit/Chicago: R. L. Polk & Company, 1901

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*Atlas of Greene County, Iowa, 1918.* Jefferson: The Jefferson Bee, 1918

*Atlas of Greene County, Iowa, 1921-22.* Jefferson: The Jefferson Bee, 1921

*Atlas of Greene County, Iowa, 1928.* Jefferson: The Jefferson Bee, 1928

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*Atlas of Greene County, Iowa, 1935.* Jefferson: The Jefferson Bee, 1935  
*Atlas of Greene County, Iowa, 1936.* Jefferson: The Bee & Herald, 1936  
*Atlas of Greene County, Iowa, 1947.* Jefferson: The Bee & Herald, 1947  
*Atlas of Greene County, Iowa, 1950.* Jefferson: The Bee & Herald, 1950  
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*Atlas of Greene County, Iowa, 1963.* Jefferson: The Bee & Herald, 1963  
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*Plat Book of Greene County, Iowa, 1896.* Des Moines: Northwest Publishing Company, 1896  
Sanborn Maps, 1883, 1888, 1893, 1898, 1909, 1915, 1930, 1938

Newspaper Sources:

Jefferson Bee:

1913: January 3, 10; April 23; May 7; June 25; July 2; August 13, 30; October 9, 23; November 20

1914: February 11, 18; March 4, 18, April 1, 8, 15, 22, 28; May 6, 13, 20; June 10; September 30; November 11, 18;  
December 9.

1915: January 6, February 3, 24, 31; April 21, 28; May 5, 10, 12, 19, 26; June 23; July 7, 14, 21; August 4, 16, 25;  
September 1,  
8, 22, 23; November 3, 10, 17, 24; December 15, 22, 29.

1916: January 12, 26; February 2; March 1, 15, 22, 29; April 5, 12, 19, 26; May 10; June 14, 21; July 7, 26; August 2;  
September 6, 13; October 18; November 1, 8, 29; December 20

1917: February 7; March 28; April 4, 8, 22, 28, 25; May 2, 16, 23, 30; June 6, 16; July 11; August 5, 15, 22, 29;  
September 5, 19, 27; October 17, 20, 27, 31; November 3, 14; December 5, 16, 26

1918: February 13

Des Moines Register, November 24, 1918

Jefferson Bee Centennial, 1866-1966 (Four sections titled "Years of Awakening, 1866-1900," "Years of Growth, 1900-1930,"  
"Years of Crisis, 1930-50," and "Years of Progress, 1950-66")

The Jefferson Bee Centennial, "This is Your Centennial." (December 26, 1966)

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Interviews by James E. Jacobsen:

Bob Schwarzkopf with James H. Andrew, October 18, 2010

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10. Geographical Data:

UTM References, Continued:

Zone 15

	<b>Easting</b>	<b>Northing</b>
E	380120	4652180
F	380180	4652180
G	380180	4652080
H	380280	4652120
I	380280	4652280
J	380350	4652280
K	380370	4652290

District Legal Description:

- Block 9, Lot 91 (except for the west one third) and Lot 92
- Block 10 (the entire block, Lots 73-76, 93-96)
- Block 11, Lots 71-72, 97-99
- Block 18, Lots 127-128, 145-146
- Block 19, Lots 129-130, 143-144
- Block 23, Lots 177-180, the northern two-thirds of Lots 197-198 (115 S. Wilson)
- Public Square

Verbal Boundary Description:

The district boundary follows the center lines of the streets as well as alley center lines so as to include the north half of Block 23, south of the square, the northern two thirds of the southwest quarter of Block 23, the west half of Block 18, east of the square, the east half of Block 19, west of the square, the square itself, the southeast quarter of Block 9, northwest of the square (excluding a vacant lot along its west side), all of Block 10, north of the square, the west half of Block 11, northeast of the square (including the building at 214 East State on Lot 99).

Boundary Justification:

This district's boundaries were established on the basis of including all contiguous commercial buildings that front onto the public square, regardless of contributing or non-contributing status, and also including those commercial buildings located on the diagonal corners off of the square that retained their historical integrity or that had known historical facades beneath their current facades. Just one vacant lot was included in the district (215 N. Wilson). This was done so as to include the former city hall to the immediate north. The other is south of 219 N. Chestnut, which allowed for the inclusion of that address. Contiguous non-contributing commercial properties having a probable historical integrity that is hidden beneath slip covers or is minimally compromised by storefront alterations or other coverings, were included within the district.

Maps:

Map: (see Figures 41-44)

Proposed district boundary (black line)

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Photographs:

Name of Photographer: James E. Jacobsen  
Date of Photographs: April 23, 2010  
Location of Original Negatives: City of Jefferson

Description of views:

Frame:	Direction:	Description:
1	northwest	Courthouse, Carillon and Lincoln Statue
2	southeast	E. Lincoln Way, south side of square from Carillon
3	south	E. Lincoln Way, south side of square from Carillon
4	west	N. Wilson Street, west side of square from Carillon
5	northwest	N. Wilson Street, west side of square from Carillon
6	west	N. Wilson Street, west side of square, west end of State Street from Carillon
7	north	E. State Street, north side of square from Carillon
8	east	N. Chestnut Street, east side of square from Carillon
9	southwest	E. Lincoln Way, south side of square from N. Chestnut Street
10	southeast	E. Lincoln Way, south side of square from N. Wilson Street
11	northwest	N. Wilson Street, west side of square from E. Lincoln Way
12	southwest	N. Wilson Street, west side of square from E. State Street
13	northwest	W. State Street, northwest corner off square, from square
14	south	N. Wilson Street, from north of State Street
15	northeast	E. State Street, north side of square from N. Wilson Street
16	northwest	E. State Street, north side of square from N. Chestnut Street
17	south	N. Chestnut Street from north of E. State Street
18	west	E. State Street from east of N. Chestnut Street
19	northeast	E. State Street, northeast corner off square, from N. Chestnut Street
20	northeast	E. Chestnut Street, east side of square from E. Lincoln Way
21	southeast	Chestnut Street, east side of square from E. State Street
22	southeast	Chestnut Street, east side of square from point just north of center of block

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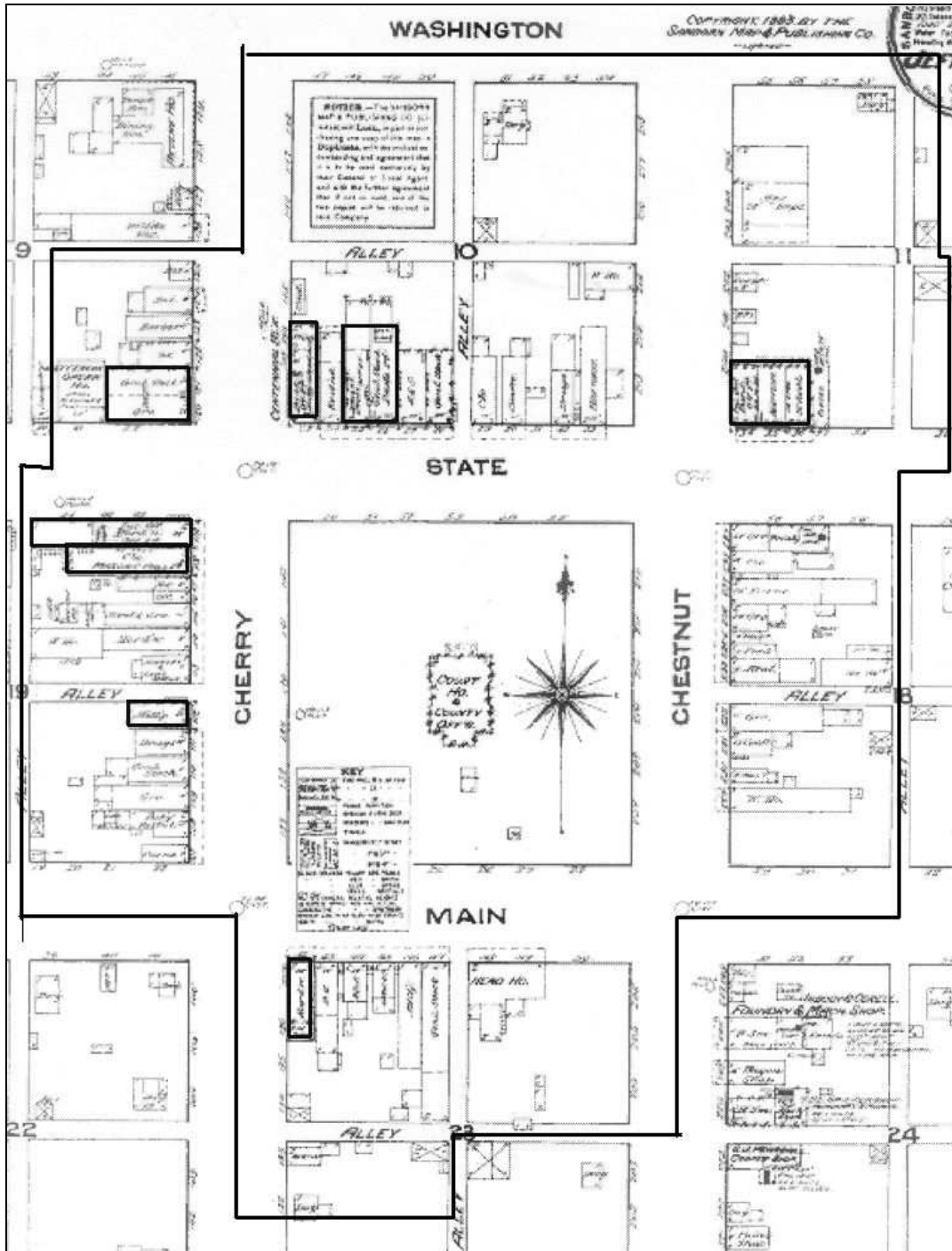


Figure 1: 1883 fire Insurance map (Sanborn Map Company)

Key: Extant buildings are indicated by black rectangles and the district boundary is marked with a black line

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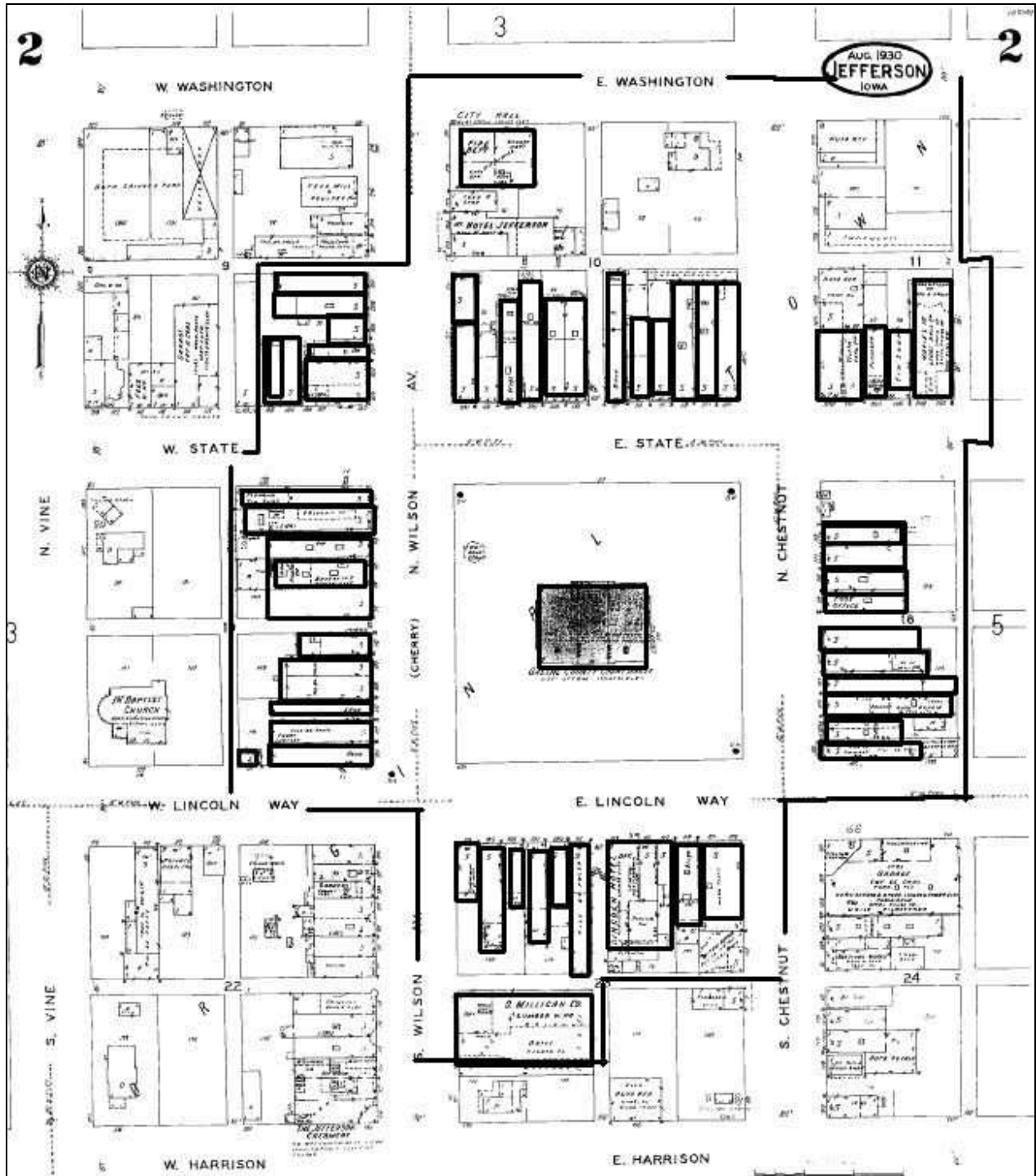


Figure 2: 1930 fire Insurance map (Sanborn Map Company)



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Key: Extant buildings are indicated by black rectangles and the district boundary is marked with a black line

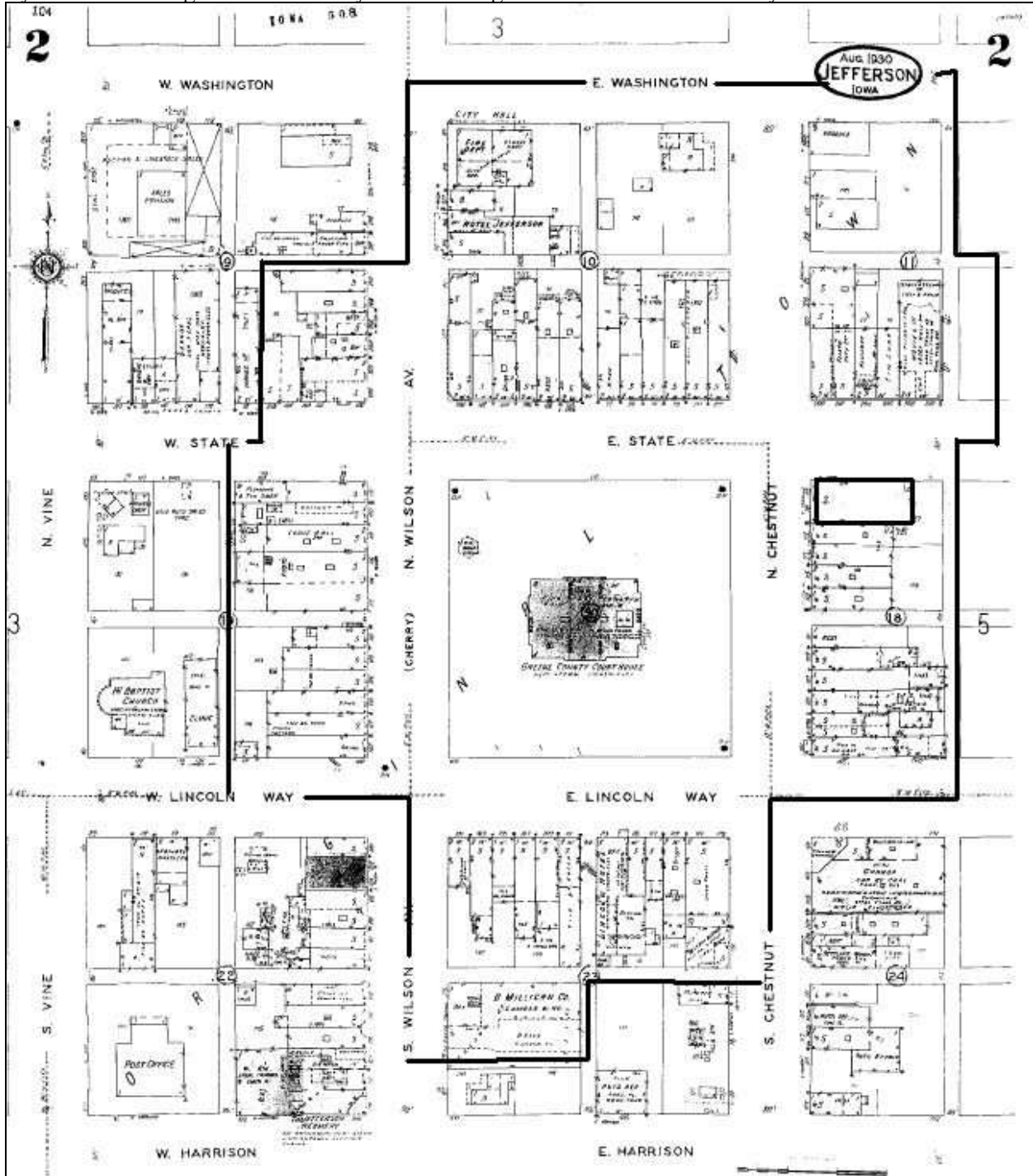


Figure 3: 1938 fire Insurance map (Sanborn Map Company)

Key: Extant buildings built between 1930 and 1938 are identified by black rectangles

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and the district boundary is marked with a black line

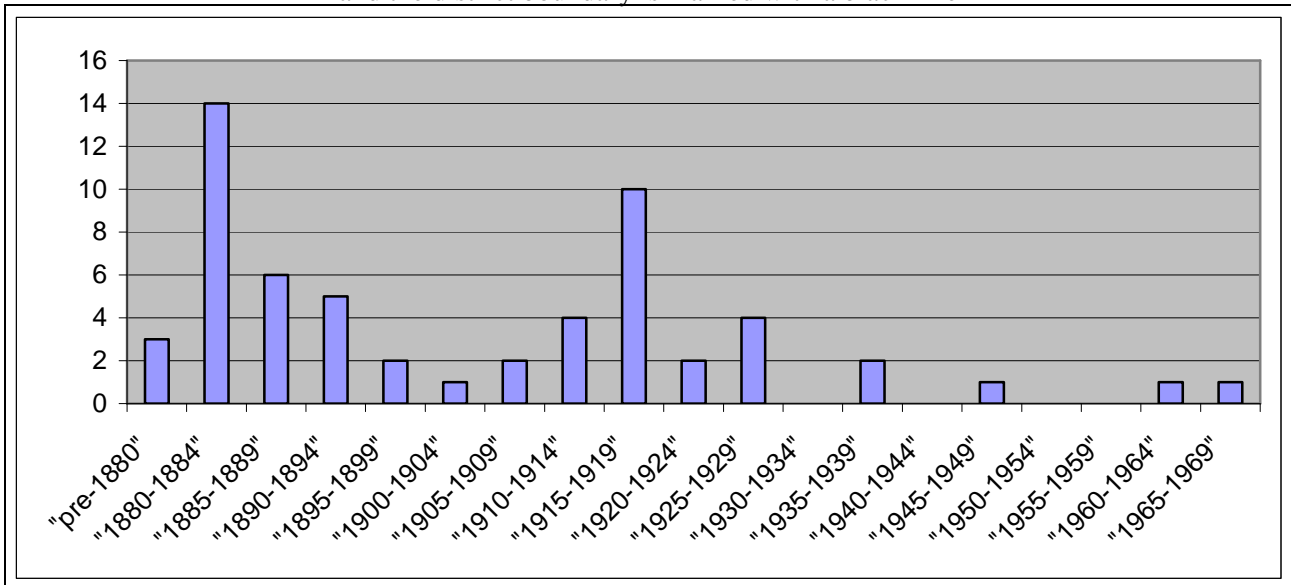


Figure 4: Chronology of existing district building dates  
(in instances where only date ranges are known, the midpoint of the range is used)



Figure 5: Panoramic view east from the northwest corner, ca. 1912, Wilson runs north to the left, and south to the right, State Street is centered in the image (<http://jeffersoniowanews.com/News/photoarchives.htm>)



Figure 6: Panoramic view from the southeast corner ca. 1912, looking northwest, Lincoln Way runs west at the left and east at the right, Chestnut Street is centered in the image (<http://jeffersoniowanews.com/News/photoarchives.htm>)

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Figure 7: 1937 aerial view to the northeast, note the post office at lower left, the armory lower center  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)



Figure 8: 1960 aerial view to the southeast, note the heavier tree canopy on the square since 1937  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

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### Courthouse Photos:

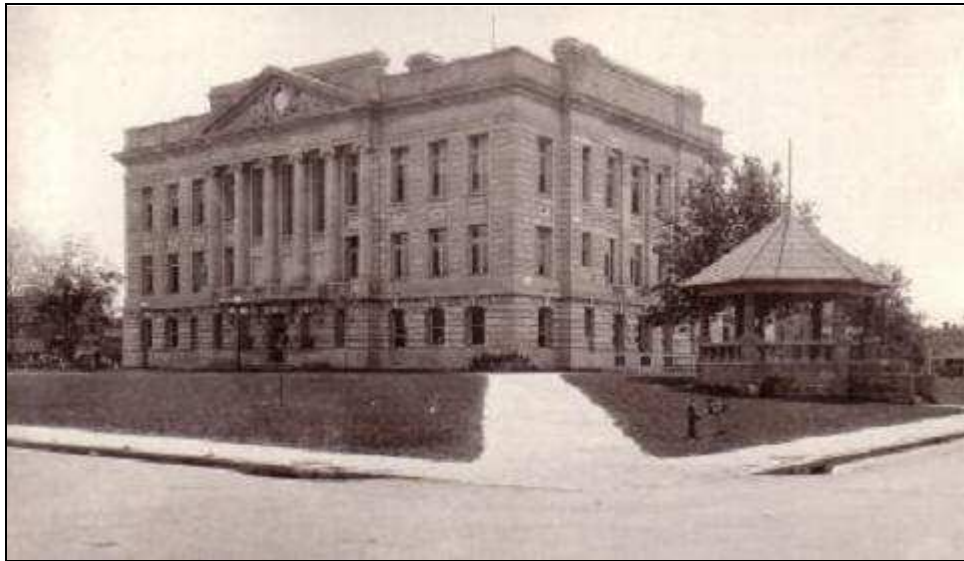


Figure 9: The new courthouse, view southeast, ca. 1918, note the meager tree cover on the square  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)



Figure 10: Lincoln statue dedication, September 1918, view north  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

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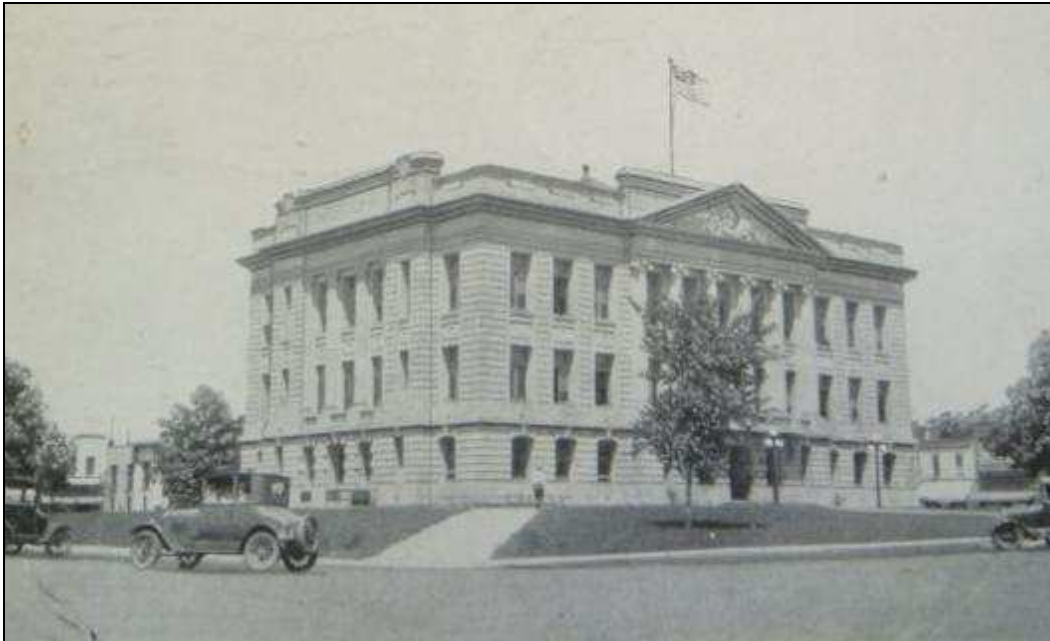


Figure 11: New courthouse, view northeast, 1918  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

Streetscapes on the South Side of the Square:



Figure 12: View west along Lincoln Way, ca. 1912 (<http://jeffersoniowanews.com/News/photoarchives.htm>)

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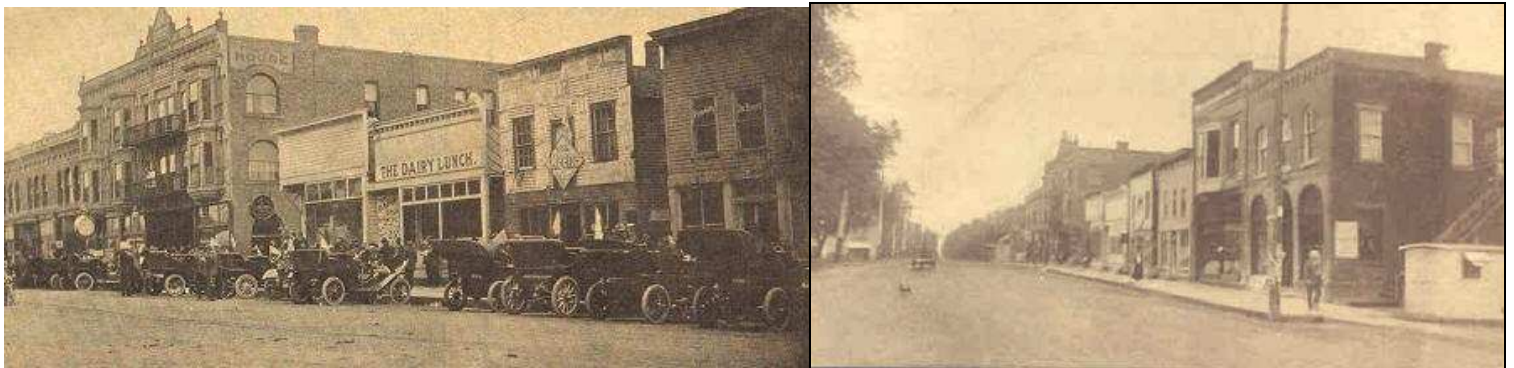


Figure 13: Left photo, view southeast, ca. 1912-13; right image, same view, ca. 1914 with popcorn stand at right (<http://jeffersoniowanews.com/News/photoarchives.htm>)

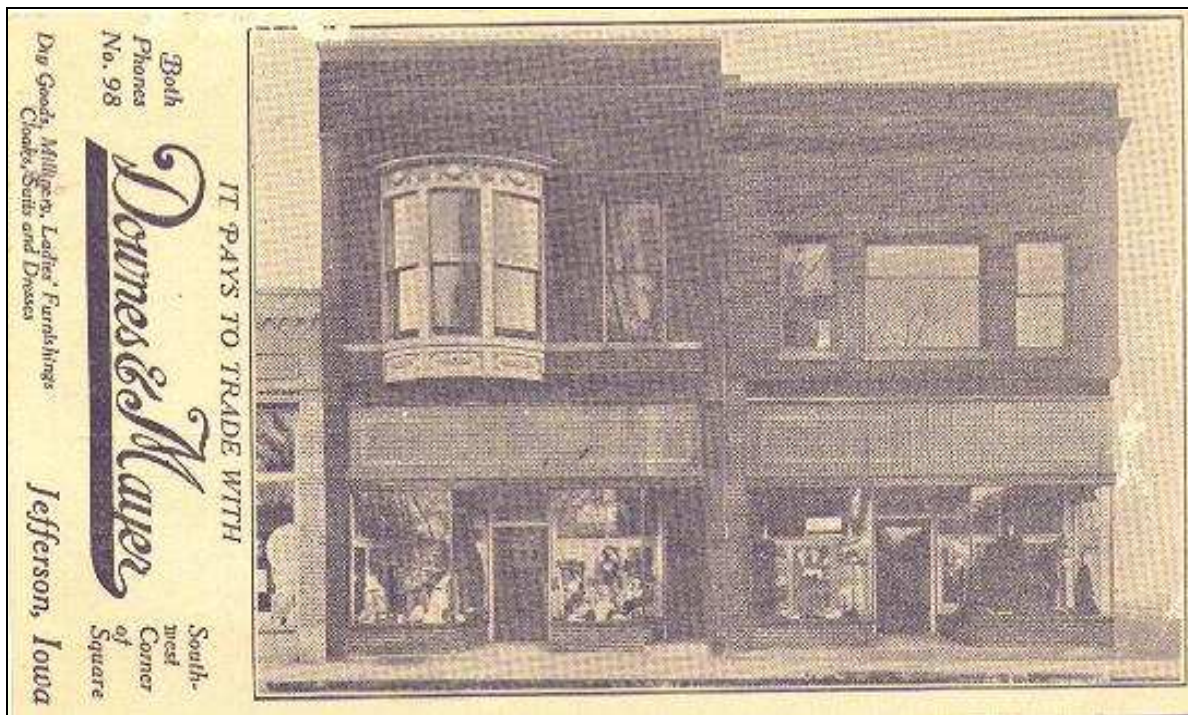


Figure 14: Remodeled storefronts, 101-03 E. Lincoln Way, view south, this image appeared in the *Jefferson Bee*, January 7, 1916 (<http://jeffersoniowanews.com/News/photoarchives.htm>)

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Figure 15: Lincoln Way, view southwest, ca. 1917, the entire frontage is “fireproof, note the traffic bump in the street intersection <http://jeffersoniowanews.com/News/photoarchives.htm>



Figure 16: Lincoln Way, view southeast, ca. 1918-20  
<http://jeffersoniowanews.com/News/photoarchives.htm>

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Figure 17: Lincoln Way, view east, ca. 1925  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)



Figure 18: Lincoln Way, view west, ca. 1925-30(<http://jeffersoniowanews.com/News/photoarchives.htm>)



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Figure 19: Lincoln Way, view east, ca. 1940 (<http://jeffersoniowanews.com/News/photoarchives.htm>)



Figure 20: Lincoln Way, view southeast, ca. 1975  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

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Figure 21: Lincoln Way, view southeast, ca. 1975  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

Streetscapes on the West Side of the Square:



Figure 22: Cherry/Wilson Street, ca. 1910, view northwest, note frame storefronts south of the alley  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

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Figure 23: Cherry/Wilson Street, overlapping views to the southwest, May 1914,  
note the ornamental ironwork in the storefronts  
(George Shane Collection, State Historical Society Of Iowa, Des Moines Branch)



Figure 24: Cherry/Wilson Street, view southwest, ca. 1915  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

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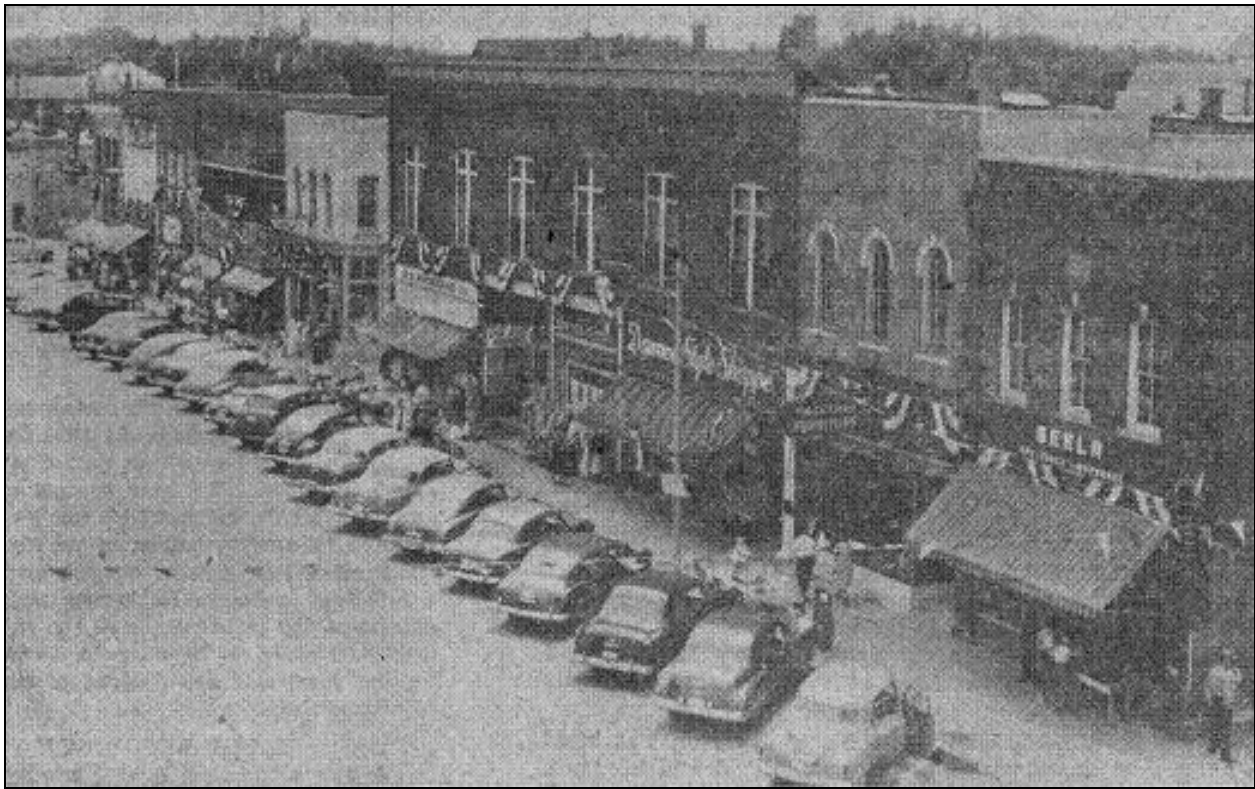


Figure 25: Wilson Street (formerly Cherry), view southwest, ca. 1950  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)



Figure 26: Wilson Street, (formerly Cherry), views southwest, left ca. 1950, right, 1975  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

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Streetscapes on the North Side of the Square:



Figure 27: State Street, view northeast, note the frame storefronts, ca. 1900  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)



Figure 28: State Street, view northeast, 1914 (George Shane Collection, State Historical Society of Iowa, Des Moines Branch)  
(the next two images comprise a panoramic shot, moving north to south, all taken at nearly the same time)

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Figure 29: State Street, view east, 1915, Chestnut Street buildings are visible at the far right (George Shane Collection, t



Figure 30: State Street, parking along north side of the square, view southeast, 1915, Methodist Church, at far left, is non-extant, (George Shane Collection, State Historical Society Of Iowa, Des Moines Branch)

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Figure 31: State Street, viewed northeast, note storefronts later obscured, also note fire siren atop City Hall, far right  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)



Figure 32: Wilson Street at State, view northeast, note original storefront at 205 North Wilson at left  
(State Historical Society of Iowa, Des Moines Branch)

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Figure 33: State Street, view northeast, ca. 1960  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

Streetscapes on the East Side of the Square:



Figure 34: Chestnut Street, view north, May 1915  
(George Shane Collection, State Historical Society Of Iowa, Des Moines Branch)



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Figure 35: 111 Chestnut Street, May 1915 photos, view southeast, Frederick Fahrbach's moveable popcorn stand (George Shane Collection, State Historical Society Of Iowa, Des Moines Branch)



Figure 36: Chestnut Street, view northeast, ca. 1916  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

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Figure 37: Chestnut Street, view north, ca. 1930s, State Street visible at rear left  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)



Figure 38: Chestnut Street, view northeast, ca. 1958  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

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Figure 39: Chestnut Street, view southeast, 1975  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)



Figure 40: Chestnut Street, north of alleyway, view northeast, 1975  
(<http://jeffersoniowanews.com/News/photoarchives.htm>)

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Figure 41: Boundary (Iowa Geographical Map Server, ortho.gis.iastate.edu, 2009, annotated)

Key: Black line denotes district boundary

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Figure 42: District addresses (Iowa Geographical Map Server, ortho.gis.iastate.edu, 2009, annotated)

Key: Black line denotes district boundary

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Figure 43: Contributing and non-contributing resources  
(Iowa Geographical Map Server, ortho.gis.iastate.edu, 2009, annotated)

Key: Black line denotes district boundary, black rectangles locate non-contributing buildings

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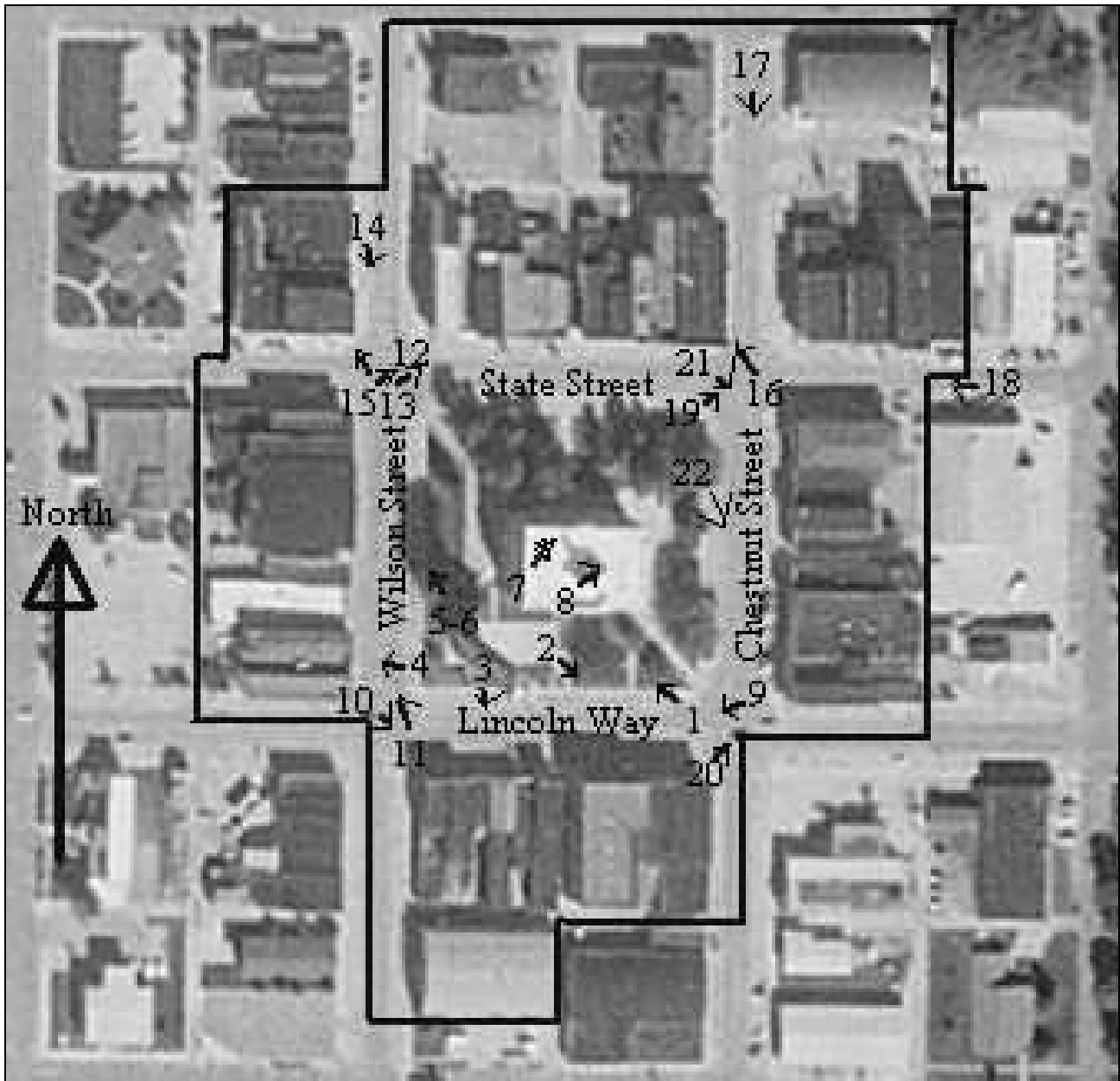


Figure 44: Photo map (Iowa Geographic Map Server, ortho.gis.iastate.edu, 2010, annotated)

Key: Black line denotes district boundary

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**Greene County, Iowa**

<b>Property Owner List</b>	<b>Owner Address</b>
F. DEAN & LOIS JEAN MCATEE TRUST	100 E. State Street Jefferson, Iowa 50129
JOHN S. COPELAND	100 E. State Street Jefferson, Iowa 50129
TONG C. LONG INC.	101 E. Lincoln Way Jefferson, Iowa 50129
OUR BUILDINGS LLC & LEEJAY LLC	102 E. State Street Jefferson, Iowa 50129
VIRGINIA UNGER	103 E. Lincoln Way Jefferson, Iowa 50129
KATHERINE L. THOMAS	104 E. State Street Jefferson, Iowa 50129
ROBERT & LORI SMITH	104 N. Wilson Street Jefferson, Iowa 50129
MARK J. RASMUSSEN	105 E. Lincoln Way Jefferson, Iowa 50129
AIR-TEMP PLUMBING, HEATING & COOLING, INC.	105-07 E. State Street Jefferson, Iowa 50129
RICHARD E & MARJORIE A. LAMBERT	106 N. Wilson Street Jefferson, Iowa 50129
DONALD FELDMANN J. & JEAN A MCATEE-FELDMANN	107 E. Lincoln Way Jefferson, Iowa 50129
MACDONALD LLC.	108 E. State Street Jefferson, Iowa 50129
WAYNE A & ELIZABETH A. HOUGHMAN	106-08 W. State Street Jefferson, Iowa 50129
DOUGLAS G. & KAREN MEINECKE	109 E. Lincoln Way Jefferson, Iowa 50129
VETERANS OF FOREIGN WARS #9599	109 N. Chestnut Jefferson, Iowa 50129
HY-VEE INC	100 N. Wilson Street Jefferson, Iowa 50129
DIVERSIFIED HOLDINGS & SERVICES LLC.	111 E. Lincoln Way Jefferson, Iowa 50129
CRAIG RYAN	111 N. Chestnut Jefferson, Iowa 50129
STEVEN S & SHERRI L. SCHWALLER	112 N. Wilson Street Jefferson, Iowa 50129
ASHWORTH INVESTMENTS LTD.	112-14 E. State Street Jefferson, Iowa 50129
DAVID & LINDA REDFERN	113 N. Chestnut Jefferson, Iowa 50129
NICOLE SCHILLING	114 N. Wilson Street Jefferson, Iowa 50129
ROBERT V. PEDERSEN	115 S. Wilson Street Jefferson, Iowa 50129
DALE W. HOYT	115, 117 N. Chestnut Jefferson, Iowa 50129
COON VALLEY COMMUNICATIONS, INC.	116 E. State Street Jefferson, Iowa 50129
RAYMOND LEE SLOAN TRUST	116 N. Wilson Street Jefferson, Iowa 50129
WEDEMEYER, DONNA M.	118 E. State Street



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<b>Property Owner List</b>	<b>Owner Address</b>
PHILLIP J & SHARON K LEITING MARKWAY	Jefferson, Iowa 50129 118 N. Wilson Street Jefferson, Iowa 50129
LINCOLN BUILDING	119 E. Lincoln Way Jefferson, Iowa 50129
RANDY BUNKERS	119 N. Chestnut Jefferson, Iowa 50129
HARJEHAUSEN REVOCABLE TRUST	120 E. State Street Jefferson, Iowa 50129
WILLIAM J. FIGENSHAW	120 N. Wilson Street Jefferson, Iowa 50129
JEAN FOUNTAIN	121 E. Lincoln Way Jefferson, Iowa 50129
DON & LAVERN & BONNIE ORRIS/SKY BLUE PROPERTIES LLC	121 N. Chestnut Jefferson, Iowa 50129
JAMES T. AND LORA K. KOCH	207 N. Chestnut Jefferson, Iowa 50129
ANTON TITTJUNG	122 E. State Street Jefferson, Iowa 50129
TODD & ROXANNE MUIR	124 N. Wilson Street Jefferson, Iowa 50129
MARGARET E. ROBERTS	200 E. State Street Jefferson, Iowa 50129
GREENE VENTURES LLC.	200 N. Wilson Street Jefferson, Iowa 50129
FRIDLEY THEATERS, INC.	210-12 E. State Street Jefferson, Iowa 50129
DIVERSIFIED HOLDINGS & SERVICES LLC.	202-04 E. State Street Jefferson, Iowa 50129
DIVERSIFIED HOLDINGS & SERVICES LLC.	204 N. Wilson Street Jefferson, Iowa 50129
ERLING O. NELSON	205 N. Wilson Street Jefferson, Iowa 50129
PIZZA RANCH INC.	206 N. Wilson Street Jefferson, Iowa 50129
KEVIN DIEH	214 E. State Street Jefferson, Iowa 50129
JUANI GILROY	214 E. State Street Jefferson, Iowa 50129
GREENE COUNTY DEVELOPMENT CORPORATION,	219 N. Chestnut Jefferson, Iowa 50129
KENNETH & KAREN K. HIGGENS	219 N. Wilson Street Jefferson, Iowa 50129
CITY OF JEFFERSON	c/o Michael Palmer 220 N. Chestnut Jefferson, Iowa 50129
GREENE COUNTY BOARD OF SUPERVISORS	Courthouse Jefferson, Iowa 50129
MAHANAY MEMORIAL CARILLON	Jefferson, Iowa 50129