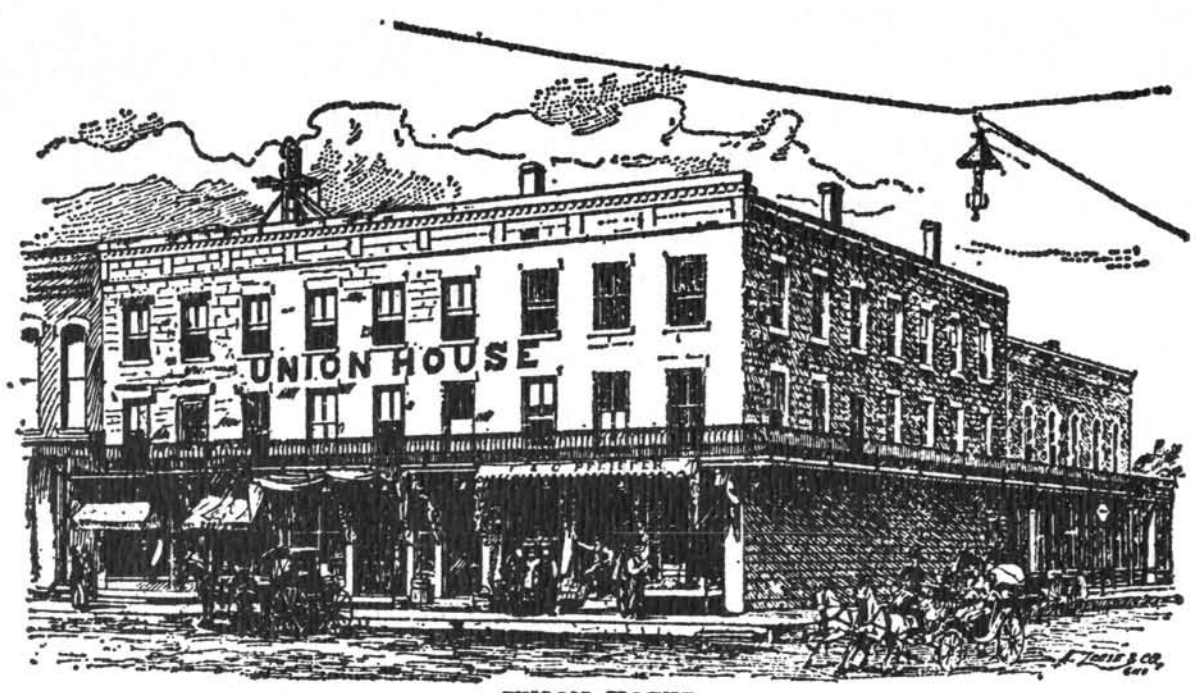


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# CHARLES CITY, IOWA

## A HISTORIC INVENTORY



UNION HOTEL.

**CITY COUNCIL**

Leo J. Schula, Mayor  
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**CHARLES CITY, IOWA:  
A HISTORIC INVENTORY**

1976

## Preface

Charles City's growth and heritage is intertwined in many ways with our country's history. Many of the events, personalities, and structures which have shaped our City's history have also played a large role in our Nation's growth and development. It is therefore timely that this publication, inventorying our City's architectural and cultural assets, be issued in conjunction with our Nation's Bicentennial celebration.

A handwritten signature in black ink, reading "Leo J. Schula". The signature is written in a cursive style with a large initial "L" and a long horizontal stroke at the end.

Leo J. Schula, Mayor  
1976



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Milo Gilbert House (identification no. 16), circa 1863, built of native limestone.



## CHARLES CITY DEVELOPMENT

Charles City, Iowa, located on the (Red) Cedar River in Floyd County has a population of under 10,000 but has as many, if not more, structures of historical and architectural merit than many cities in Iowa several times its size. This is attributable to several factors. The major factor has been the growth pattern of Charles City.

### EARLY GROWTH

The town site, a campground for the Winnebago Indians, was seen in 1850 by the first white man, Joseph Kelly, the founder of Charles City. The first settlers, approximately twenty-five families, came in 1852 and built on each side of the river. John Blunt built the first house on the north (east) side of the river at the southwest corner of Joslin and Hulin Streets. He also built the first store, which later became the post office. Dr. Robert Freeman built the first structure on the south (west) side of the river near Gilbert and Hildreth Streets. Freeman operated a store and post office. A small settlement grew about his store and was known as Freeman. Joseph Kelly built a saw mill in 1852 on the north (east) bank of the river and, together with the post office relocation to the mill side of the river, stimulated growth so that Kelly's growing town of Charlestown, named after Kelly's son, absorbed Freeman. Charlestown was changed to the name "St. Charles" when it was found there was another Charlestown in the state. Similarly, the name of St. Charles also duplicated the name of another town in the state, so the name again was changed—this time to Charles City.

A group of capitalists from Rockford, Illinois moved to Charles City and bought a large interest in the town from Kelly in 1854. The proprietors of the town in 1855 were Joseph Kelly, Duncan Ferguson, R. Miles Waller, Milo Gilbert, William Hulin, Luke Joslin, R. M. Brantingham and William Sprague (Sprigg). Streets are named after all these men.

The business district developed near the river along Mill Street (now Main Street). In 1862, a large fire destroyed many of the commercial buildings and the business center had to be rebuilt. Incorporated in 1869, Charles City grew rapidly. It was an important commercial center for north central Iowa and, for a time, rivaled Mason City as the dominant center of the region. By 1880, it had a population of 2,421 people as compared to 2,510 people in Mason City. A growth spurt in the 1890's raised the population to 4,227 in 1900 (compared to 6,746 people in Mason City). This growth, spurred by the growth of the Hart-Parr Company continued until the population reached 7,350 in 1920. However, Mason City mushroomed to 20,065 by 1920 and became the major city of north central Iowa. The maximum recorded population of Charles City was 10,309 in 1950. Since then the population has decreased to the 1970 figure of 9,268 people. These figures confirm the fact that Charles City grew rapidly at an early period and was an important city at one time. This growth pattern produced considerable early architecture of significance; and the diminished and, later, declining rate of growth allowed much of this early construction to remain. In many other cities (such as Mason City), the earliest buildings, historically located near the city center,

were subsequently replaced by larger buildings during growth. Unfortunately, a natural calamity, the tornado of May 15, 1968, destroyed many of the fine old structures of Charles City. The tornado left a path of destruction of four to six blocks in width for about three miles through the main business district and residential areas. Thirteen people were killed. About sixty commercial buildings, three schools, six churches and more than 500 homes were destroyed. Cost of damages exceeded 20 million dollars. However, many other important historic buildings survived or were spared and still remain.

Perhaps another major factor in the uniqueness of the early structures of the city was the uniqueness of the people themselves (the clients) and the early builders and architects.

### BUILDERS AND ARCHITECTS

The first builder, by profession, to come to Charles City was Ira Brackett in 1855. Others soon followed and the builders and architects listed in the newspapers from 1856 to 1860 included Theodore Mix, James Jackson, and the firm of Cole and Jackson. The 1875 Business Directory identified Arthur Campbell, Builder; W. M. Dennis and F. R. Swift, Carpenters; Anson H. Brackett, Lumber Dealer (he also was a builder and the son of Ira Brackett); Charles P. Collins, Mason; and, Andrews and Smith, Manufacturers of sashes, doors, brackets, and mouldings. Very few of the buildings in town have been documented with the builder and/or architect identified, but certainly most of the early structures were the labors of the above men.

Andrews and Smith, founded 1870, became the George P. Smith Company. The Smith Company was important to the building art in Charles City. Many of the buildings of the city were designed by draftsmen of the company and most of the ornate woodwork in the city was the product of the millwork plant that was located at 1200 North Grand Avenue. The company continued to make and carry for years, a large inventory of (historic) millwork pieces such as brackets. Therefore, many building additions and "new" buildings matched the original structures, making dating and determinations of buildings more difficult for the historian. Many buildings of this century in Charles City were designed by William Fairbanks, who came to Charles City in 1900 and became president of the George P. Smith Company, and Ben Taylor, a designer with the company for many years. The George P. Smith Company closed in 1968 upon destruction of its plant by the tornado.

### MATERIALS

Another factor that characterized the early buildings was the use of native materials. After the initial construction of log cabins, many of the early buildings of Charles City were constructed of readily available local limestone. After the fire of 1862 destroyed much of the

business district, the commercial buildings were rebuilt in stone. The first stone was quarried from what is now Waverly Hill Park, bounded by Sixth, Beck, Seventh, and Allison Streets. A quarry, located west of town near the County Fairgrounds started operations about 1863; it was a major source of limestone for downtown buildings. Another quarry, located east of town at the bend in the river, was opened a few years later by the Charles City Marble Company. Some actual marble is believed to have come from this quarry. C. R. Jones says, "It was called 'Madripore Marble' and contained fossil shells. The museum has a couple of samples and there are slabs of it on the tables at Wildwood Park." In the European fashion, most of the houses were eventually covered over with stucco. The use of stone for the early structures in the city gave Charles City a distinctive flavor and identity.

Much of the housing, however, was like much of the housing elsewhere in the midwest at that time with the use of wood stud balloon framing and wood siding.

Except for a few prestigious houses, brick was not commonly used in Charles City until the 1890's. The pitched roofs of the houses were covered with wood shingles. Around 1920, a fire ordinance was passed so the wood shingles were generally replaced with asbestos slates. A roofing contractor by the name of Hoger did much of this work. Many roofs of hexagonal or diagonal (French) asbestos remain in Charles City although they too are being replaced by asphalt shingles.

## STYLES

The earliest buildings in Charles City were of simple, utilitarian design and made extensive use of native limestone. The earliest stylistic adaptations were of Greek Revival. The interest in Greek democracy undoubtedly sparked the intense use of the style in the United States in the first half of the nineteenth century. The few

buildings of the style (interpretation) remaining in Charles City are characterized by simple lines, gable roof with heavy cornice line or entablature; pilasters at corners; and end gables, either with entablature return or fully pedimented. A "fan shaped" attic window in the end gables was often designed.

The Gothic Revival was popular in the mid-nineteenth century in America. It originated in England as a reaction to and rejection of early industrialized society there. It glorified the medieval age with its emphasis on individual handicraft and arts. The style in America was characterized by the stress on verticality, pointed or Gothic-arched windows, steep roofs, bargeboards (many times of ornately cut wood—"Carpenter's Gothic"), and heavy mouldings around windows and doors. If the building was frame, it was often of vertical wood board and batten siding.

Another style popular in America from about 1850 to 1875 was the Italianate. It had the characteristics of arched or round-headed windows and brackets under projecting eaves of low-pitched hip roofs. It was used, in Charles City, mostly on commercial structures.

The Renaissance Revival style was very popular in Charles City and many of the houses in the 1860's were built in this style. Like the Italianate it derived from the Italian architecture of the fifteenth and sixteenth centuries. Similar to the Italianate, it differed by use of square headed windows, pilasters at building corners and square porch posts.

Another popular and commonly found style in Charles City is the Queen Anne. It was named after the English queen, during whose reign the steeply pitched roofs of the style were popular. Queen Anne characteristically had an irregular massing with projecting sections, irregular roof line with steep gables and dormers, prominent chimneys, and walls of a variety of materials and patterns, such as wood shingles—an American emphasis. Porches were of turned woodwork with spindle-like decoration. Queen Anne was commonly used in the late nineteenth century and used extensively in Charles City in the 1890's.

After the turn of the century, the prevalent architectural designs were eclectic, generally based on Classical, Georgian, and Colonial styles.

View of N. Main Street, looking north from Clark Street, circa 1899. Building at left foreground is J. W. Smith Block (identification no. 6). Post card view from Lee Albaugh collection.





Addition built in 1877 to the 1863 Gilbert's Stone Block/Union House (identification no. 5).

## PRAIRIE SCHOOL

Eclecticism, or the borrowing of styles from other cultures and periods, was opposed by an enlightened group of midwestern architects. In the 1880's and 90's, a new architecture developed in Chicago that combined the advances in technology with a new and original design approach of simplicity and direct expression. The designs were first applied to high-rise commercial buildings because of their utilitarian nature and the willingness of the clients to permit experimentation for economy and function. The new architecture became known as "The Chicago School" and a leader of that movement was Louis Sullivan.

A second generation of architects applied the new approach to domestic architecture. The result was a free-flowing plan, spaciousness, respect for natural materials and harmony with the natural setting. The movement, termed the "Prairie School," was the forerunner of modern architecture. The acknowledged leader was Frank Lloyd Wright, a pupil of Louis Sullivan. Other leaders were Purcell and Elmslie, former employees of Sullivan.

Charles City is unique in that it has examples of work by Wright as well as Purcell and Elmslie. The Dr. A. L. Miller House (number 72) is a late example, 1951, of Wright's work; while the A. B. C. Dodd House (number 100) was done by Purcell, Feick, and Elmslie in 1910.

A few magazines of the period, **The Western Architect**, published in Minneapolis, and **The Craftsman** popularized the new movement so that some builders and other architects embraced the style. One of these young architects was Morton B. Cleveland of Waterloo, Iowa.

Cleveland attended Cornell University and the University of Illinois and graduated in 1908. He was successful in obtaining commissions in Charles City and designed Prairie School style houses in the 100 block of Ferguson and Blunt Streets.

Like many others, Cleveland turned to eclectic architecture design later when the new movement lost favor due to a combination of several factors. These included domination of the architecture scene by eclectic eastern architects and their powerful clients (who wanted readily identifiable symbols of wealth — i. e. styles of palaces of French kings, etc.); the First World War; and, perhaps most of all,





A. B. C. Dodd House (identification no. 100) of 1910 by Purcell, Feick, and Elmslie, Architects.

the adverse national publicity of Frank Lloyd Wright's illicit love affairs and early personal tragedies.

Cleveland, later joined in partnership by his son, did many commissions in Charles City—but they were of eclectic style and, generally, not as successful in design as his earlier houses. These commissions include:

- Washington Grade School (1913)
- W. B. Johnson House, 401 Sprigg Street (1914)
- Burnham Manufacturing (1920)
- Central School remodeling (1926)
- Charles City Country Club (1926)
- Cook Garage Company (1926)
- Methodist Church (1927)
- Melvin Ellis remodeling (1930)
- Salsbury Building (c. 1930)
- Ellis and Ellis (N. Main & Kelly Streets) (1935)
- Cedar Valley Hospital addition (1936)
- St. Charles Hotel (Raymond YMCA) (1936)
- Lincoln School remodeling (1938)
- Farm Bureau Service Station (1938)
- McKinley School remodeling (1940)
- Dr. Salsbury House (1940)

## NEED OF INVENTORY

A valuable resource of Charles City is its historic buildings. However, many buildings have been destroyed or altered and documentation has been insufficient. An inventory was needed. In July of 1975, The Department of Community Development, City of Charles City, directed an inventory be made to determine and assess the status of architectural and historic buildings and sites within the city.

# SURVEY AND INVENTORY

The survey was conducted for the purpose of formulating a comprehensive inventory of historically and architecturally significant buildings within the entire city. The structures and sites, thus identified, make comprehensive planning, building rehabilitation and specific work objectives of the Department of Community Development and other public agencies possible within a context of knowledge and respect for historically important structures and sites. In addition, the public's and property owners' awareness to the inventory and importance of their buildings may prove equally beneficial. The prime objective of the survey was to locate and define structures worthy of preservation. The criteria for identification, in accord with those of the National Register, are as follows:

1. buildings and sites that are associated with events that have made a significant contribution to the broad patterns of history;
2. buildings and sites that are associated with the lives of persons significant in the past;
3. buildings that have distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values;
4. buildings and sites that have yielded or may be likely to yield information important in history.

Additional criteria applied and evaluated for judgment included:

5. structures of an architectural style or aesthetic quality which have survived in more or less original condition—especially those which still serve a useful purpose in the community;
6. buildings or sites of historical importance for their association with people, institutions or events which contributed to the development of the city, the state, or the nation;
7. buildings, and particularly groups of buildings, of aesthetic and historical quality which contribute significantly to the visual character of the city.

The survey evaluation was only for the exterior of the buildings within the city limits, except for any additional information on the interiors of structures readily obtained from available sources. The structural condition information was based on the surveys. Among the structures excluded from the survey are: those of a very recent date; those that do not contribute, or perhaps even distract from areas of significance; and older buildings which have been so thoroughly remodeled and altered that their original appearance is all but destroyed.

The survey was undertaken in four phases.

## PHASE ONE: RECONNAISSANCE SURVEY

A reconnaissance or preliminary survey, undertaken in July of 1975, was the first step in preparing an inventory of historic and architectural resources.

This phase was designed to produce a complete list of all potentially valuable buildings or sites, which, after further research and study, might prove to be of historical or architectural importance.

The first step of Phase One was a windshield and sidewalk survey of all structures within the city. A general checklist helped in selecting the buildings of initial concern. Basically, those appearing to have any architectural value at all or having any possible historical background were included. They were indicated by address, use, general condition, and approximate age.

A list was made of all properties, identified in the reconnaissance survey, for further investigation and for a definitive survey as part of Phase Two.

## PHASE TWO: COMPREHENSIVE SURVEY

For the second phase, undertaken in July, August, and September of 1975, a definitive survey was taken of each structure selected from the Phase One Reconnaissance Survey. It consisted of a separate survey form and one or more photographs of each building. Also in this phase, research of selected properties by staff members (mostly college students working in the summer employment program) of the Department of Community Development helped provide valuable information. In addition, interviews produced some helpful information. The staff conducted interviews with owners and tenants of the designated structures and interviewed people knowledgeable in

local history and events. Previously collected historical information of certain structures, such as found in C. R. Jones' book, **Charles City, Iowa—Its Architectural Heritage**, 1963, further aided in the effort.

Factual data was obtained primarily from public records and the public library. Names, dates, and historical accounts were researched to substantiate both the historical and architectural significance of the structures. In other instances, published articles were of assistance. All collected information and sources of information were then recorded onto the comprehensive survey forms for final evaluation.

## PHASE THREE: EVALUATION

A weighted system of evaluation was devised in order to uniformly and objectively assess the landmark value of each of the buildings and sites. The criteria basically follows the criteria adopted by the National Trust for Historic Preservation for the determination of historical and architectural significance in buildings and sites. While this system was helpful, it was, nevertheless, often difficult to come to final conclusions without some subjective thought. Local feeling toward particular properties may at times be at odds with the evaluation score. However, the evaluation score was and should be the basis for determination of importance and significance of the various buildings.

The categories listed below allow for the inclusion of a number of levels of significance. By assigning a series of numerical values to certain categories of information on the survey form, it was possible to determine a group priority designation or preservation value for each entry included in the survey. The values assigned and the categories used in determining priority are as follows:

### NATURE OF SITE

Building	5
District	10
Site	5
Other	5

Buildings, sites, objects, etc., are all valued equally, but a structure important as part of a district or grouping of buildings could be valued more highly.

### SOURCE OF INTEREST

History	10
Architecture	5
Other	5

Structures interesting for their architectural value or for some other quality are ranked equally, while a building also of historical interest is given more weight.

### ARCHITECTURAL QUALITY

Exceptional	20
Excellent	15
Good	10
Fair	5
Poor	0

Buildings rated "Exceptional" include major landmarks in the development of American architecture. Buildings so designated would probably be candidates for National Register status on their architectural merits alone.

Buildings rated "Excellent" are examples of significant architecture. This category includes the best examples of a particular stylistic trend.

A "Good" rating indicates an above average level of architectural design. The category includes good examples of a particular style or trend and those structures which contribute to the visual quality of the city.

Structures rated "Fair" generally are of an average level and/or local significance.

"Poor" architectural quality indicates no significance at all, or detracting from the surrounding architectural environment. It also may include an important building which has been so altered by remodeling that its historic integrity is compromised.

## URBAN DESIGN VALUE

Exceptional	20
Good	15
Moderate	10
Minor	5

To merit "Exceptional" or "Good" a building must be part of a grouping of structures which together form a grouping or district of visual integrity and continuity.

A building of "Moderate" urban design value contributes to the attractiveness of the area, but may not be part of a large concentration of buildings of similar style and scale.

Buildings of "Minor" urban design value are those which are isolated from other structures to such an extent that they are not part of a cohesive visual unit.

## SIGNIFICANCE

Neighborhood	1
City	5
State	10
National	25

The ratings indicate the relative importance of buildings—from those significant only as a neighborhood element to those of potential National Register status.

## CONDITION

Standard	5
Minor Deficient	4
Major Deficient	2
Substandard	0

Although structural condition is frequently a matter of concern in preservation efforts, giving it too much importance in the value system can be misleading since age and poor condition are often closely related. The oldest buildings in a community are often the most important historically and architecturally. Consequently, while a category on building condition was included, it was not weighted as heavily as any other category.

## GROUPING BY PRIORITY

Compilation of numerical scores on each building or site surveyed allowed for a ranking and grouping. The grouping indicates a system of priorities. It indicates which structures are most important in the city for historic or architectural reasons. The buildings and sites, with adjusted scores as required, were placed into four major groups:

### Group I (60 points or more)

Buildings of National Register status or potential which should be carefully protected from alteration or demolition; irreplaceable examples of the architectural or historical heritage.

### Group II (45 to 59 points)

Buildings of great significance which contribute in large measure to the cultural heritage and visual character of Charles City.

### Group III (37 to 44 points)

Buildings that are more common or have less aesthetic value but contribute to the overall character of the city; they are worthy of protection and preservation if possible—especially where there are groupings of such structures.

### Group IV (0 to 36 points)

Similar to Group III but of less importance.

## PHASE FOUR: FINDINGS AND INVENTORY

The following list of 107 historically and architecturally significant structures and sites in Charles City represents the completed inventory. Relatively few of these have sufficient merit to be considered outstanding landmarks. Many of the others with lesser degrees of interest are, however, still important to recognize as being part of the historical scene of the city. Some of these include old stores and many older homes having various interesting elements of period-architecture design.

After the final evaluation, six properties were identified as being particularly valuable. They comprise Group I and it is within this group that first priority preservation should begin. Although probably not of national significance, the thirty-three properties in Group II are also important. Every effort should be made to assure that they continue to be recognized as historical structures and be maintained or restored in a manner to enhance their original character.

Finally, the buildings of secondary significance, those of Group III (forty-eight properties) and Group IV (twenty properties), deserve consideration. Many are well preserved, well taken care of, and are of value as part of the total scene. Others have been altered detrimentally by false fronts, signs that are out of scale, poor choice of materials, and other unsightly alterations. Some have simply not been kept up properly and have visibly and functionally deteriorated over the years. Rehabilitation efforts should be directed toward these in order to preserve or restore as much of their original character as possible.

The following pages summarize each property listed in the historic inventory for Charles City. For reference, each entry has an inventory identification number and gives the address, historic name, and, in parentheses, name by which the property is commonly known today. The inventory is grouped into four major geographic areas: North Main Street Area, West of North Main Street Area, South (West) of River, and East of North Main Street Area. (See also pp. 25-28 for abbreviated listings and a reference map.)





View of west side of N. Main Street between Clark and Kelly Streets.

## NORTH MAIN STREET AREA

The North Main Street Area encompasses the central business district. It includes a National Register historic district along North Main Street as well as other buildings in the immediate vicinity. These buildings are mostly scattered along North Jackson Street.

The Central Park—North Main Street Historic District (see detail map, p. 27) comprises the historical downtown business center of Charles City and reflects the city's prominence as an important nineteenth century commercial center for northern Iowa. The historic district includes two virtually intact frontages of commercial buildings that, as a whole, create a unique example of continuity of form and scale characteristic of downtowns of early industrialized America. In addition, the commercial frontages are contiguous with the original village square of Charles City, now Central Park, and an adjacent Jackson Street frontage of three buildings which are also significant in their own right. The combination of all elements constitutes a unified place that has historical, social, and architectural significance while successfully utilizing and, generally, respecting its early styled architecture and materials in a contemporary environment.

The intrusions in the historic district frontages are the two vacant parcels which are owned by the City of Charles City. The parcels are the result of demolition of tornado damaged properties. The northern parcel (215 N. Main) is proposed to be a pedestrian walkway connecting North Main Street with the rear city parking lots along the east side of North Jackson Street. The southern parcel, in the 100 block of North Main, is proposed for commercial development. With proper design, as city policy requires, these two parcels may become positive factors in the district and may not necessarily be intrusions.

The Central Park—North Main Street Historic District consists of the following sixteen architecturally or historically significant buildings and Central Park. Seven of the buildings, all of expert masonry work utilizing native limestone (one has been covered over), were built prior to 1872. The remaining buildings were built from 1877 up to 1914 and are of brick except for one frame house. All buildings, with three exceptions, were built as commercial structures. The exceptions are the public library and two houses which are now commercial with residential uses.



1

101-103 N. Main Street, Farmers Trust and Savings Bank<sup>1</sup> (Bill Harrold Real Estate<sup>2</sup>): Circa 1900, Queen Anne style influence; two stories; brick with upper story window heads of limestone and corner bay of decorative tin cladding. The original bank vault and the teller station are intact, but the ground floor storefronts have been altered. Maintenance and condition of the building, which now houses a realtor office and community college center, are good.

<sup>1,2</sup> For each entry, the historic name is given first, followed by the common name in parentheses, unless both names are the same. Any exceptions are noted.



2

105 N. Main Street, Legel Building (N.I.A.C.C. Center): Built in 1893, Queen Anne style influence; two stories; brick with limestone trim, and ornate tin cornice; ground floor storefront altered. Originally, the building was the grocery and drug store of John Legel; it is now used by Northern Iowa Area Community College as their Charles City Center. The building is in good structural condition and is excellently maintained.

The Legel Building housed John G. Legel's drug and grocery business (founded in 1884 with the acquisition of Edward Berg's 1873 business) until the early 1920's when Legel moved next door.



3

107 N. Main Street, Legel Drug Store (Floyd County Historical Society Museum): Built in 1913; two stories; brick with a parapet of decorative brickwork. The storefront has a leaded glass clerestory although a portion was destroyed by the 1968 tornado. Built originally for the Casino Theatre, the fair condition building was remodeled in the early 1920's for John Legel's drug store which moved from next door.

The Legel Drug Store continued its "old-time" operation at this address until 1961 when John G. Legel, Jr. presented the building and its contents to the Floyd County Historical Society which preserved the "antique" drug store and its contents as a museum. The interior is intact and the original shelves and prescription counter are filled with a collection of quaint medicines and remedies dating back to 1873. In addition, there are rare balances, pill machines, and other unique and rare mechanical devices and artifacts. Other museum exhibits and displays of early history occupy the second floor and basement. However, the antique drug store is the outstanding feature of the museum.



4

109 N. Main Street, Herrington Building (Cowell's Bar): Circa 1902; two stories; brick; second floor windows have flat-arches of projecting brick. The parapet has been rebuilt to replace the original tin cornice ripped off by the 1968 tornado. Cowell's Bar now occupies the poorly maintained building.

GILBERT STONE BLOCK/  
UNION HOUSE

5



119-123 N. Main Street, Gilbert's Stone Block/Union House (Gilbert Hotel/Ray's Pastime): Constructed in 1863 for Milo Gilbert, the first mayor of Charles City. Gilbert was also a banker and owned a lumber mill on Kelly Street. The contractor of the building was Ira Brackett who came to Charles City in 1855. In 1857, Brackett built the first county court house which was destroyed by fire in 1881. The designer for the Gilbert's Stone Block was probably Brackett although it may have been Theodore Mix, an architect who designed the court house and resided in Charles City at the time.

Stores and shops occupied the ground floor and faced Main Street, their doors flanked by large wooden brackets (since removed) of jigsaw-cut design. Native white limestone blocks which have been carefully squared, dressed, and laid in coursed range ashlar make up the main front wall while the north facade, also laid in regular courses, has a rusticated appearance with quarry face limestone. The east parapet has some simple decorative stonework while the north wall has two courses corbelled out to cap the facade.

In 1877, a two-story addition was added on the west. The addition reflects the Italianate styling of the Smith Building across the street. The street facade is of limestone laid in coursed broken-range ashlar with dressed corner and window quoins. The second floor windows are fully arched. The ground floor storefronts were of cast iron, glass, and wood. One storefront was removed and the opening closed up with cement plaster in recent years. The 1877 alterations included a second floor balcony with an ornate cast iron railing of Renaissance

Revival styling and supportive brackets by William Moss. The balcony was extended around the street facades of the original building and those portions were removed around 1900. The 1877 west addition contained the hotel office, sample rooms, a billiard room, second floor dining room, kitchen, and a cellar laundry. The addition and alterations undertaken by Charles Shaw in 1877 completed a facility that was called the finest in northern Iowa at that time. Originally called the Union House, the hotel was later renamed the Gilbert Hotel.

Additional alterations include the following. Fire escapes have been added. The basement and ground floor stone bearing walls that separated the stores of the original building were removed during the 1920's and steel beams were installed to carry the wood floor joists. The storefronts also were altered at that time under the direction of Ben Taylor of the George P. Smith Company. Two small recent additions complete the complex: a small one-story brick wing with basement boiler room filled in the southwest corner; and, in 1974, a small one-story, rear entry vestibule of brick with wood shakes on a mansard roof was added facing the new city parking lot on the west. Because of damage incurred from the 1968 tornado, which collapsed the central chimney and tore away much of the roof, the hotel had new interior finishes installed, including plaster walls and ceilings. Most of the ground floor was remodeled in 1972 upon change of ownership to accommodate a combination bar-restaurant.







## 6

201-203 N. Main Street, J. W. Smith Block (Winterink Building): Built in 1866, Italianate style; two stories; native limestone; corner and window quoins, arched windows, and decorative tin cornice (added before 1900). The original windows have been replaced. The building is in good condition with shops on the ground floor and residential units above. A recent, one-story brick wing houses public restrooms. The large, three-story building is an outstanding example of Italianate style applied to a commercial structure. The masonry work is superb. Dr. Joel Washington Smith commissioned the construction of the building. His residence was also of Italianate style—a large, stone house (later used as a lodge hall by the Elks) at 511 Wisconsin Street which was destroyed by the 1968 tornado.



## 7

205-209 N. Main Street, Lindon-Commercial Bank-Dyke Building (HE/KCHA/Trading Store): Built in 1877, modified Italianate style; two-story cream-colored brick with flat and round arched windows, iron window caps and tin cornice. An original, center-bay, iron balcony has been removed. The building, in fair condition, contains stores on the ground floor; the second floor is vacant.



## 8

211 N. Main Street, Waller Building (Van's Hardware): Circa 1897; a simple two-story brick commercial building with limestone window lintels. Sheet plywood replaced the original tin cornice destroyed in the 1968 tornado. The property is in poor condition. Only the building's ground floor store space is occupied.

213 N. Main Street, May Building (Meusel Hardware): Built in 1914; an eclectic building stylized with Renaissance and Jacobean features, two-story brick with stone trim and decorative work. The building is in fair condition. A hardware store, with basically original finishes, occupies the ground floor.

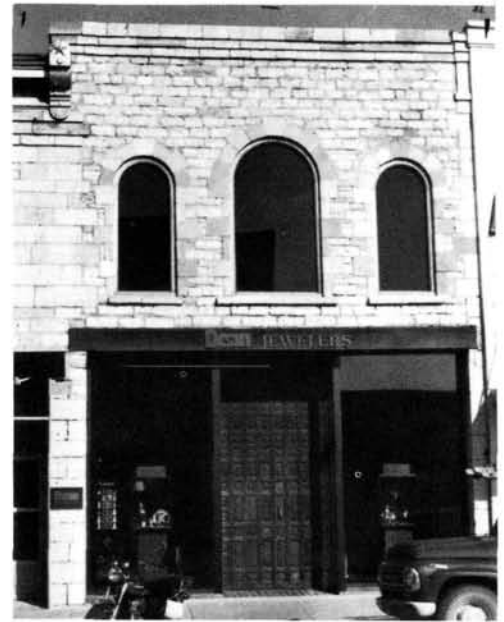
## 9





## 10

217 N. Main Street, John Kuck Harness Shop (B. G.'s Shoppe): Built in 1865; a simple two-story commercial building with native limestone, dressed and squared and laid in coursed range ashlar. The original gable roof was rebuilt as a flat roof and a tin cornice added before the turn of the century. The building now houses a gift shop and is well maintained.



## 11

219 N. Main Street, Carl Merckel Hardware (Dean Jewelers): Built in 1865; a handsome, two-story, Italianate style building of local limestone laid in broken range ashlar with dressed stone quoins and trim. The well-maintained building had extensive, but sensitive, alterations in 1972 for a jewelry store. The changes included: removal of the second floor to create a high-ceilinged store space; a new ground-level storefront; and, replacement of the original window tracery of the three second-floor arched window openings with solar plate glass.



## 12

221 N. Main Street, J. W. Lehmkuhl (McDermott TV): Built in 1864, a two-story building remodeled in 1957 with a billboard-type wood siding applied over the front facade. The original dressed limestone walls and windows are reputed to be intact under the cladding. Of fair condition, the building houses a TV sales and service operation. Originally built for J. W. Lehmkuhl, the store had several owners over the years until 1957 when the Gibbons business moved out. The property remained vacant until 1964 when the present owner, McDermott's, occupied it and sided over the original limestone.

## 13

223 N. Main Street, First National Bank (Uptown Cafe): Built in 1871-72; a two-story native limestone building with arched windows and a bracketed cornice. Remodeled extensively in 1962 and again in 1970, some of the original Italianate style features have been removed and replaced by a wood storefront and upper-story metal siding on the front. The irreplaceable components that were removed included: the ornate iron railing of the balcony, front windows with iron caps, and the iron-bracketed canopy and storefront. The balcony has new metal railings, and the visible stone building walls have been painted white. Much of the original work, however, still remains and the styling comes through despite the alterations. The building, in fair condition, is now occupied by the Uptown Cafe.





**14** 301 N. Jackson Street, Public Library (Public Library): Built in 1904; an eclectic building having a rusticated granite boulder base and flanking entry piers. The walls are of brick with dressed stone window lintels, trim and tuscan columns about the entry door. The main gable roof is tiled while the rear wing is flat-roofed. The building is in good condition.

The Public Library was dedicated on November 25, 1904. It was built with Carnegie funds of \$12,500 after a public subscription raised \$4,000 for the land purchase. The architects for the building were Patton and Miller of Chicago, Illinois, and the H. E. Potter Company was the contractor. In 1941, the library was given the personal art library and art objects of Arthur Mooney, a photographer who was with Eastman Kodak and a former Charles City resident. Many of the books and prints are rare and unusual. The collection is housed in a special room in the building. Carrie Chapman Catt, a native of Charles City and an early national leader of the women's suffrage movement, donated a bronze statue housed within the building. A large meteorite, found locally, rests in the south yard. The building itself displays a rare "romantic" eclecticism utilizing, for the most part, Georgian and Jacobean stylistic features.



305 N. Jackson Street, H. J. Fitzgerald Home (Welton Real Estate): Built in 1903; a large, two-and-a-half story frame house with gambrel roof; full-width front porch and a centrally located upper-story porch. Built of Classical Revival design, the house has full two-story high stylized ionic columns dominating the front facade. The corner pilasters, bay windows, overhanging cornice, and roof dormers extensively utilize Classical motif. The interior is rich with wood paneling and the entire house is opulent with ornate woodwork—inside and out. In good condition, the building is now used as a realtor office on the ground floor with residential quarters above. The Fitzgerald family was wealthy and prominent in Charles City.

**15**



**16**

307 N. Jackson Street, Milo Gilbert House (Stone House Books/Schrup): Circa 1863, a simple, two-story building of local limestone, dressed and squared and laid in coursed range ashlar, a "fan" window in the end gable. The building extension to the south has ornate lattice-work inset in its gable overhang. The full-width porch, which replaced a small one on the south wing, was added around 1910; and subsequently, the classical porch roof railing was removed. In good condition, the house is also partially occupied by Stone House Books.

Milo Gilbert was an influential early citizen of Charles City, a banker and owner of a saw mill on Kelly Street. He became the first mayor of Charles City in 1869 upon incorporation as a city.



Bounded by Blunt, N. Main, Kelly, and N. Jackson Streets; Public Square (Central Park): A park established in 1855, occupying a square block; scattered small flower beds and random placement of various sizes and species of trees. Diagonal concrete walks connect the four corners and intersect at the park center. Slat benches are located occasionally along the walks. A bandstand, located at the N. Jackson Street side, and a central fountain previously stood in the park but have been removed. The tornado of 1968 took a heavy toll of mature trees; now only a few stately elms remain in what once was a densely wooded area.

17



The original plat of Charles City was dedicated by Joseph and Malinda Kelly on January 18, 1855. The city plan that Kelly laid out was a simple grid-iron with streets oriented in relation to the (Red) Cedar River. The major street, Mill Street (now North Main Street), was generally aligned with the river ford. The third block (Block 9) from the river along Mill Street was envisioned by Kelly to be the center of the city so he set it aside as the public square, and it has ever since remained open as public land and park. It is now named Central Park.

### OTHER BUILDINGS OF INTEREST IN THE NORTH MAIN STREET AREA



18

504 Blunt Street, Masonic Temple: Built in 1912, a simple brick building with a Greek Revival portico set on a brick base. The classical porch has Doric columns and (flat) pilasters engaging the brick front wall. The builder was "Jake" Mark. In fair condition, the building is still used as the Masonic Temple.

19

500 N. Main Street, Post Office: Built in 1917. The eclectic building, with a monumental front colonnade of Ionic columns, is a good representative of a building type and style once common to American cities. The (acting) supervising architect was James A. Wetmore. The original interior public spaces are generally intact.



## 20

401 N. Jackson Street, Thomas Fitzgerald House (J. Guthart House): Circa 1900; a large, wood-sided and shingled house of Queen Anne style with Classical Revival porches. The original porch wrapped around the front and side of the house. The house, in good condition, has had other exterior changes including relocation of doors and window alterations. The dormers, with cupola roofs, and second-floor bay window, framed by the pointed arch of the front gable, are unique features.



## 21

407 N. Jackson Street, Ely House Hotel (R. Riordan House): Built in 1868 as a hotel. The house is historically significant although its original Gothic Revival style has been altered considerably by modernizations including window replacement, porch post replacement, and re-siding with aluminum. The well-maintained house's distinguishing feature is a second-floor room located centrally above the full-width front porch.



## 22

507 N. Jackson Street, A. B. F. Hildreth House (Muller Apartments/Mayor Schula House): Circa 1860; a simply styled house. This house is believed to be the first of several owned by A. B. F. Hildreth. Hildreth was the first newspaper publisher in Charles City and a state legislator active in improving education. A prominent citizen, he owned the imposing Hildreth Hotel on N. Main Street which was destroyed by fire in 1935. This well-maintained house has had numerous alterations including room additions, a Colonial Revival porch addition and re-siding with asbestos shingles.



## 23

506 N. Jackson Street, Congregational Parsonage (Bluhm Apartments): Circa 1900; a fair-maintained stucco and wood-sided building of transitional style with Queen Anne influences and introduction of Classical Revival features such as the eave and dormer treatment.



## WEST OF NORTH MAIN STREET AREA

The area west of North Jackson Street, south of the railroad and northeast of the river, is historically the "prominent" section of town. It is here where many of the oldest, largest, and more interesting residential structures in the city can be found. However, the area developed over a long period of time so many newer homes of various

designs and styles have been built as "in-fill" among the older residences. The overall result is a pleasant, livable environment but one without a cohesive age and style. The area has various age structures which are representative of most styles popular in past American architecture.

### 24

500 Hulin Street, Charles H. Parr House (John Hayes Apartments): Circa 1900. The house is probably much older, as indicated by its Renaissance Revival style, but available evidence traces it only to Parr's ownership. Distinguishing characteristics include the broad roof overhangs with paired open brackets and the unique corner bay at the rear first floor which definitely dates to 1900. The exterior of the fair-condition structure appears much the same as originally built although the interior has been converted to apartments.



### 25

500 Spriggs Street, historic name not known (Raymond Hughes House): Circa 1890. The house appears to have been built originally as a duplex. Of Queen Anne style, the structure is rich with textured siding materials characteristic of the period. The splayed building corners have decorative brackets to carry the roof gables. Except for painting and one-story rear additions (1966), the structure, in fair condition, maintains its original appearance.

### 26

501 Spriggs Street, Waterbury House (Lucille Erion House): Built in 1900-01; Renaissance Revival style brick house. This house is a good example of the large mansions of the period. Except for a one-story rear wing and encasement of the two-story side porch plus a portion of the full-width front porch with aluminum siding, the exterior appears virtually as originally built. The interior of the good-condition structure has been converted to apartments.





27

403 Richings Street, Henry Webster House (N. Musser House): Circa 1896; a charming cottage, inspired by French farmhouses, of Queen Anne and second Empire influences; excellent lattice-work on porch; upper story rich with scallop shingles and intricate patterned let-in woodwork. The porch and one-story kitchen wing have mansard roofs. Some small, but handsome, windows are of stained glass and cut glass. Alterations to the fair-condition house are minimal, but include a smaller window replaced in the kitchen, small rear porch enclosure, and replacement of the tornado-damaged original chimney.



28

301 Spriggs Street, Taylor House (Louis Koenigsfeld House): Circa 1868; a simple Renaissance Revival style house with added decorative ironwork by William Moss. Only the ironwork on the entry porch survives, however, as the decorative iron railings on the roof deck (widow's walk) and atop the side bay window have been removed. The only other exterior changes of the fair-condition structure are the removal of the original roof brackets and window trim alterations.

29

701 N. Iowa Street, Bishop House (William Dotson House): Circa 1860. The house originally was built as a two-room cottage but was later enlarged. The original living room became a music room and a dining room and kitchen were added to the first floor. The upstairs was enlarged also, and a huge brick fireplace was built at one end of the house. The house is an exceptional example of Gothic Revival style. The second-story windows in the end gables have Gothic pointed arches; the east window even has wood tracery. The roof dormers are unique as they engage the walls as bracketed bays. Scrollwork bargeboards along the roof gables are highly decorative in the Gothic manner. The original roof finials have been removed. The large front porch of Classical Revival style was probably added around 1905 and later enclosed. The Classical balustraded railing on

the porch roof was removed in 1968. The metal fence around the property is also of Gothic Revival design with overlapping pointed arches; it is one of the few surviving original fences in the city. The structure, in fair condition, is now sided with stucco which was applied about 1927.

Built originally by a family named Bishop, the house has had many subsequent owners. Among the early owners were Edson Brown and Charles G. Patten. Patten owned a large nursery, located south of town and along the river, and was known for his work in pomology. In 1905 Patten was given the highest award from the American Pomological Society for his work in the cross-breeding of fruits. One of the fruits was named the Patten Greening.



### 30

400 Spriggs Street, Bishop House (Judge Frye House): Circa 1860; handsome brick structure with segmented-arched window openings and a full-arched attic window. The house is in fair condition. In 1951, a garage, designed by Ben Taylor while he was with the George Smith Company, replaced the original summer kitchen and laundry addition.



### 31

609 N. Johnson Street, Melrose House (Leo Girard House): Circa 1870. The original house was of Renaissance Revival style; roof brackets, corner pilasters, and window trim still survive. Colonial Revival alterations made about 1905 included: roof raising; adding dormers and an entry porch; and replacing the original porch with a sun porch. The house is well maintained.

400 Hulin Street, Judge G. R. Reiniger House (Gertrude Hamm House): Circa 1860, a simply styled frame building with Greek Revival influence. The original building was the portion to the west; the east wing was added later. All of the second-floor walls have been re-sided for uniform appearance. In less than fair condition, the structure has been converted to apartments.

### 33



### 32

507 N. Johnson Street, Hamilton House (D. McMains House): Circa 1865. The one-story south wing of local limestone was the original structure on the site. The main two-story portion of the house was added later and all of the exterior walls were then covered with stucco. In good condition, the house was altered in appearance five years ago by the Moltz Construction Company by additions of a front porch, a new entry, and decorative wrought iron.





**34** 505 Kellogg Avenue, May Hospital' (Guthart Apartments): Moved and rebuilt in 1907; crude Colonial Revival styling. Originally built as a stable at 401 Blunt Street, the structure was moved to its present location and rebuilt as the May Hospital; (some sources put the date of hospital establishment as 1908 or 1909). The May Hospital, a private institution and the first hospital in Charles City, operated until 1916 or 1917. The building, in fair condition, was re-sided recently and now houses four apartment units.

**RIVERSIDE CEMETERY**



**35**

Riverside Avenue, Riverside Cemetery: Established in 1857. The Riverside Cemetery (35) contains the grave sites of many of the city's early settlers and leading citizens. The cemetery grounds, on the banks of the (Red) Cedar River, are beautifully landscaped and maintained with gravel drives meandering among the stately trees. The cemetery is the responsibility of the Cemetery Association, an agency of the city; the Ladies Cemetery Association, organized in 1882, has had responsibility for beautifying the grounds.

The Riverside Cemetery Chapel (36) was built in 1907 and dedicated in July of 1908. The architect was J. G. Ralston, of Waterloo, Iowa, who signed a contract on March 15, 1907 with the Women's Cemetery Improvement Association. The Association selected Ralston after an exhaustive search for a suitable architect. The contractor for the building was Woodworth Marks. The building cost \$2,550 to build after substitution of local limestone for the proposed walls of concrete block. The concrete block was determined to be too new and untried a material to use at that time. The original building budget was \$2,500.

The chapel is a simple stone structure of Tudor Gothic influence with engaged buttresses and wood timber work. A rose window graces the north gable. Instead of pointed Gothic arches, window openings are flat-arched with stone soldiers. The limestone is ashlar laid in interrupted coursed random range. A dressed stone water table subtly emphasizes the horizontal line and, together with the simplicity of design and use of natural materials, suggests a Prairie School influence as well as the Tudor style.

The sloping site exposes the basement walls on the north allowing grade access to the basement. Originally designed to be a burial vault, the basement is used for tool storage. The chapel is used for storage of cemetery records. The original red tile roof of the well-maintained building was replaced in 1964 with red asphalt shingles.



**36**







**37** 102 Ferguson Street, Kannengeiser House (Bernard Faught House): Circa 1865; a simply styled house of local limestone and long covered over with stucco. The attic window is fan-shaped. In good condition, the house has undergone interior alterations including removal of some interior walls.

106 Ferguson Street, historic name not identified (Larry Frahm House): Built in 1916; probably designed by Morton B. Cleveland, Architect, of Waterloo, Iowa. The house is a good example of Prairie School design adapted for standard housing units. The restful horizontal line is emphasized by broad, overhanging hip roofs; grouping of repetitive upper-story windows in a wide horizontal band of stucco; and a lower story of warm brick. The casement windows at the first-floor front were also a common feature of Prairie School houses. In good condition, the house appears much as originally built.

**38**



107 Ferguson Street, historic name not identified (Elbert Willson House): Circa 1921, a duplicate of an earlier house built in 1914 at 103 Blunt (47). The builder, Guiwits, undoubtedly used the same plans which were probably drawn by Morton B. Cleveland. The house follows Prairie School idiom except for the dormer which compromises the characteristic hip roof common to this style.

**39**



203 Ferguson Street, Angel House (Don C. Molitor House): Built in 1911 at 608 Wisconsin Street; moved to its present location in 1970. Of Renaissance Revival style, the house was designed by Morton B. Cleveland, Architect of Waterloo, Iowa, before he started designing in the Prairie School idiom. The house was originally built with a two-story front porch using four pairs of supportive classical columns. In 1950 the porch was replaced with the present structure, using a design prepared by William Fairbanks. The house was damaged by the 1968 tornado.

**40**





**41**

206 Ferguson Street, Lanz House (Ralph Kvidera House): Circa 1890; a Queen Anne style house with panelized exterior wall treatment of various siding materials. Splayed corners with brackets support the gable ends. The house is excellently maintained although its original appearance has been considerably changed through alterations and additions.



**42**

300 Ferguson Street, Lucius Lane House (Lee Albaugh House): Built in 1896 for the parents of Carrie Lane Chapman Catt, a national leader of the early women's suffrage movement. Her girlhood home is about three miles southwest of the city and she later frequented this house.



**43** 303 Ferguson Street, Slocum House (Roger Kottke House): Circa 1870; a simple Renaissance Revival house: paired roof brackets and window caps. The house is well preserved. A Colonial style entry and porch have been added.

307 Ferguson Street, Waterbury House (Keith Hadley House): Circa 1870; a large Renaissance Revival house in good condition. Exterior alterations include a Colonial style entry porch, the addition of shutters, some window modifications, and a rear wing.

**44**



400 Ferguson Street, George P. Smith House (Mark Ferguson House): Circa 1880; a large house built and probably designed by George P. Smith. Smith was a partner in the wood mill of Andrews and Smith which later became the George P. Smith Company. A 1935 fire in the house resulted in some remodeling. Some windows and a bathroom, installed in 1885, are now on display at Floyd County Historical Society museum.

**45**



# INVENTORY OF HISTORIC STRUCTURES AND SITES BY GEOGRAPHIC AREA

The listings below comprise the inventory of historic structures and sites in Charles City. Grouped by geographic area, each listing gives: its identification number on the accompanying map (pp. 26-27), address, common name, date of construction, and group priority

number. The common name is given here to facilitate the use of this section during walking tours. For the historic name and more detailed description of each property, refer to the same identification number in the text.

## NORTH MAIN STREET AREA

1. 101-103 N. Main: Bill Harrold Real Estate (c. 1900); II
2. 105 N. Main: N.I.A.C.C. Center (1893); II
3. 107 N. Main: Floyd County Museum (1913); I
4. 109 N. Main: Cowell's (c. 1902); III
5. 119-123 N. Main: Gilbert Hotel & Ray's (1863); I
6. 201 N. Main: Winterink Building (1866); II
7. 205-209 N. Main: HE/KCHA/Trading Store (1877); II
8. 211 N. Main: Van's Hardware (c. 1897); III
9. 213 N. Main: Meusel Hardware (1914); III
10. 217 N. Main: BG's Shoppe (1865); II
11. 219 N. Main: Dean Jewelers (1865); II
12. 221 N. Main: McDermott TV (1864); IV
13. 223 N. Main: Uptown Cafe (1872); II
14. 301 N. Jackson: Public Library (1904); II
15. 305 N. Jackson: Welton Real Estate (1903); III
16. 307 N. Jackson: Stone House Books/Schrup (c. 1863); I
17. Blunt-N. Main-N. Jackson-Kelly: Central Park (1855); III
18. 504 Blunt: Masonic Temple (1912); II
19. 500 N. Main: Post Office (1917); II
20. 401 N. Jackson: J. Guthart House (c. 1900); III
21. 407 N. Jackson: R. Riordan House (1868); III
22. 507 N. Jackson: Muller Apts./ Mayor Schula House (c. 1860); III
23. 506 N. Jackson: Bluhm Apartments (c. 1900); IV

## WEST OF NORTH MAIN STREET AREA

24. 500 Hulin: John Hayes Apartments (c. 1900); III
25. 500 Spriggs: R. Hughes House (c. 1890); III
26. 501 Spriggs: L. Erion House (1900); III
27. 403 Richings: N. Musser House (c. 1896); III
28. 301 Spriggs: L. Koenigsfeld House (c. 1868); III
29. 701 N. Iowa: W. Dotson House (c. 1860); II
30. 400 Spriggs: Judge Frye House (c. 1860); II
31. 609 N. Johnson: L. Girard House (c. 1870); III
32. 507 N. Johnson: D. McMains House (c. 1865); IV
33. 400 Hulin: G. Hamm House (c. 1860); III
34. 505 Kellogg: Guthart Apartments (1907); III
35. Riverside Avenue: Riverside Cemetery (1857); IV
36. Riverside Cemetery: Chapel (1907); II
37. 102 Ferguson: B. Faught House (c. 1865); III
38. 106 Ferguson: L. Frahm House (1916); II
39. 107 Ferguson: E. Willson House (c. 1921); III
40. 203 Ferguson: D. Molitor House (1911); III
41. 206 Ferguson: R. Kvidera House (c. 1890); IV
42. 300 Ferguson: L. Albaugh House (1896); II
43. 303 Ferguson: R. Kottke House (c. 1870); III
44. 307 Ferguson: K. Hadley House (c. 1870); IV
45. 400 Ferguson: M. Ferguson House (c. 1880); III
46. 100 Blunt: M. G. Smith House (1906); III
47. 103 Blunt: Methodist Parsonage (1914); III
48. 104 Blunt: J. Willeke House (c. 1918); II
49. 106 Blunt: R. Austin House (c. 1913); II
50. 107 Blunt: W. Banish House (1916); III
51. 205 Blunt: M. Freitag House (1940); IV
52. 301 Blunt: D. Sullivan House (c. 1865); III
53. 306 Blunt: H. Emmel House (c. 1860); IV
54. 407 Blunt: White House (c. 1897); III
55. 200 Kelly: R. McCartney House (c. 1915); III
56. 202 Kelly: R. Thornton House (c. 1880); IV
57. 204 Kelly: R. Jones House (c. 1890); III
58. 301 N. Joslin: R. Cooper House (c. 1890); III
59. 300 Kelly: P. Garthwaite House (c. 1868); II
60. 305 Kelly: J. Williams House (c. 1866); III
61. 306 Kelly: G. F. Wessels House (c. 1870); II
62. 402 Kelly: Goen House (c. 1870); II
63. 301 N. Johnson: Dr. VonBerg's Off./ McQuillen House (1869); II
64. 500 Kelly: Boyd Hayes Office (c. 1860); II

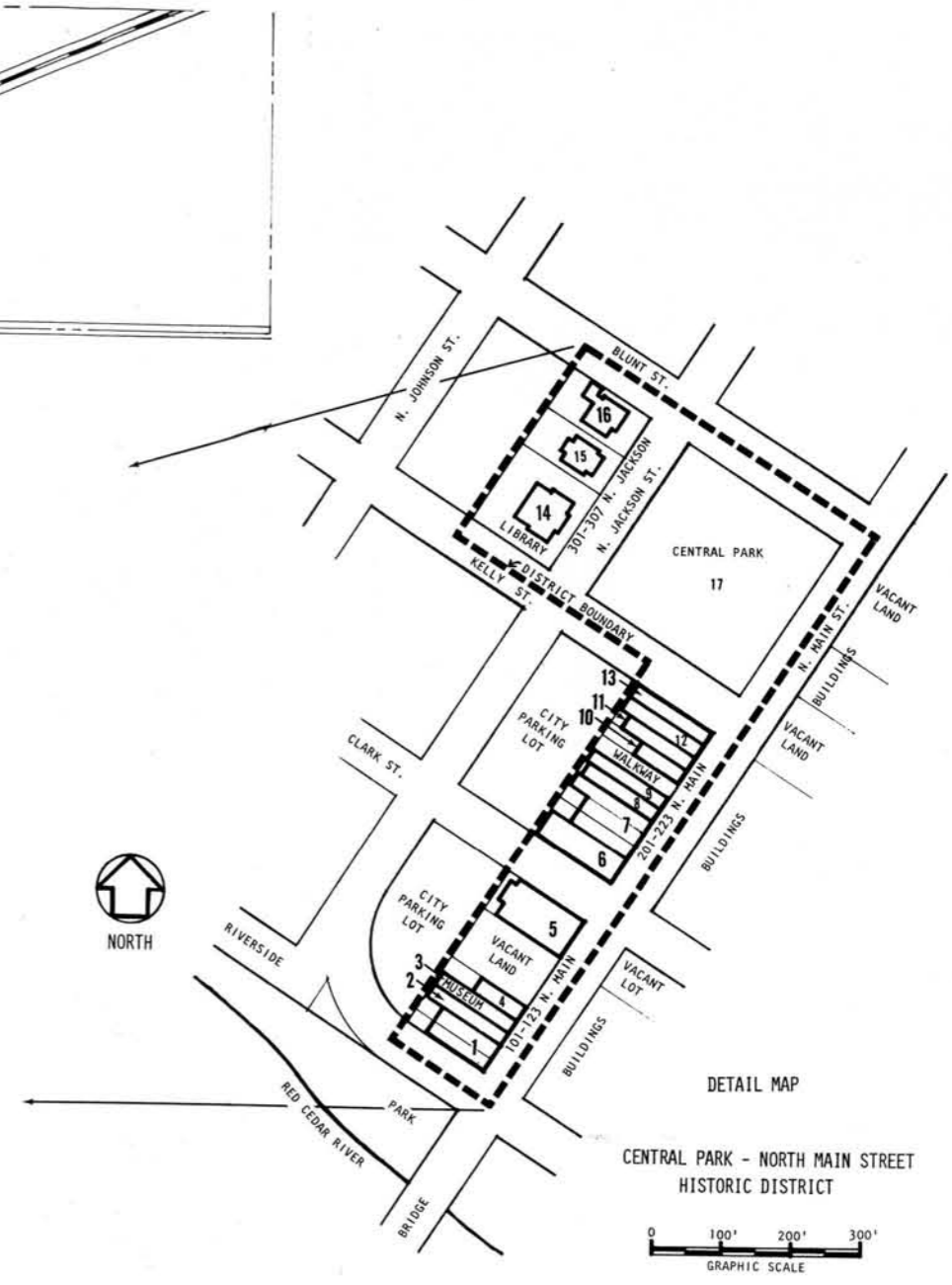
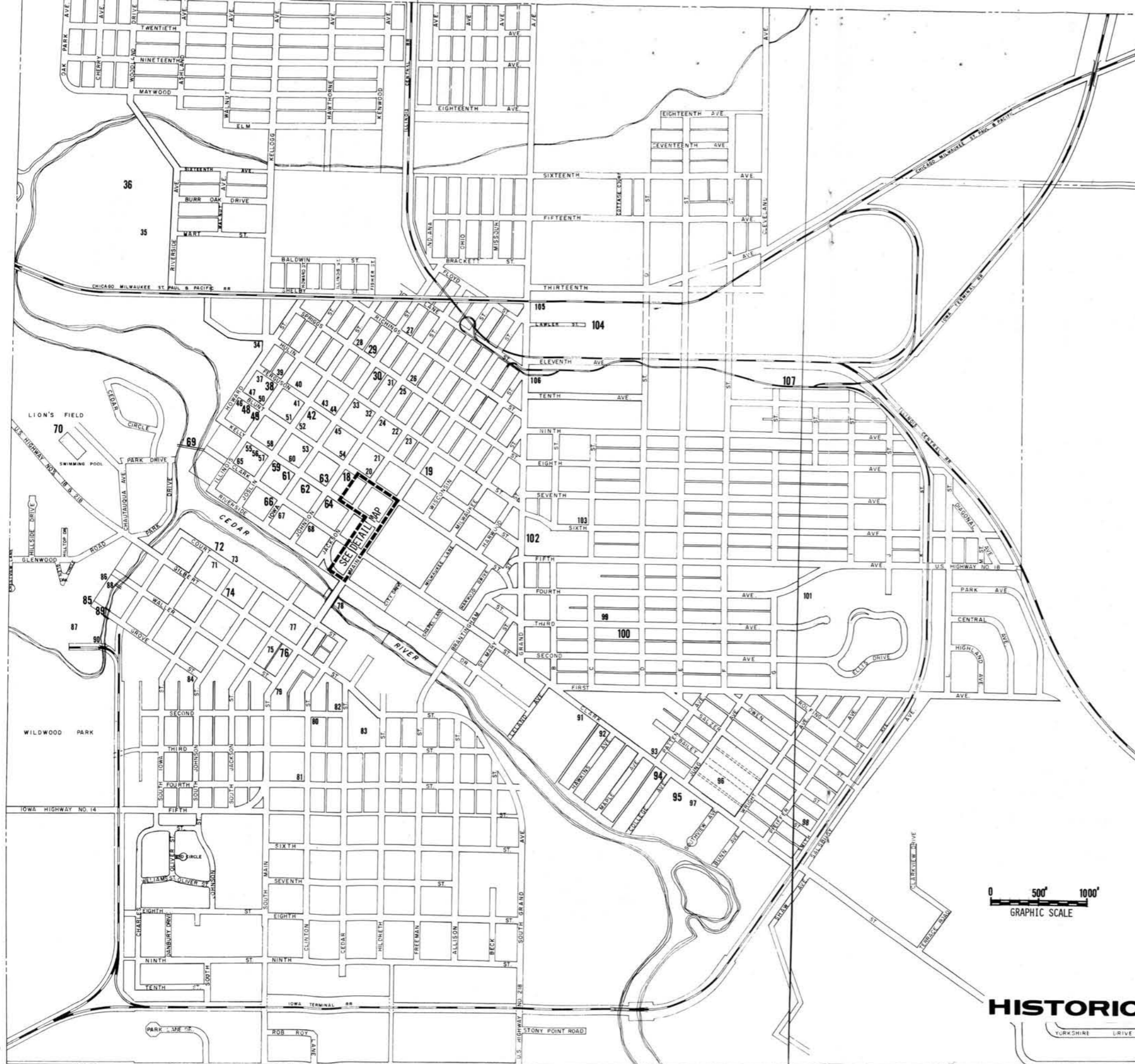
65. 201 Clark: R. Havey House (1907); IV
66. 306 Clark: E. Korinke House (c. 1893); II
67. 106 N. Iowa: Don Molitor Building (c. 1855); IV
68. 500 Clark: W. Bartelt Apartments (c. 1870); III
69. End of Clark at River: Foot Bridge (1906); I

## SOUTH (WEST) OF RIVER

70. Chautauqua Avenue: Lions Field (c. 1859); II
71. 1104 Court: F. Queel House (c. 1856); IV
72. 1107 Court: L. Arnold House (1951); I
73. 1103 Court: W. Kruck House (c. 1858); IV
74. 1005 Gilbert: Richard Allen Co./F S Gas (c. 1924); II
75. 812 Gilbert: Hobert's Cabins—House (c. 1870); III
76. 800 Gilbert: W. Kach House (c. 1888); II
77. 101 S. Main: Floyd County Court House (1940); III
78. Main St. Bridge: Main Street Bridge (1909); III
79. 402 S. Main: R. Reinhardt House (c. 1870); IV
80. 500 Clinton: J. Shepley House (c. 1856); III
81. 611 Clinton: S. Dralle House (c. 1900); III
82. 411 Cedar: V. Martin House (c. 1900); III
83. 3rd-2nd-Cedar-Hildreth: McKinley School Grounds (c. 1854); III
84. 401 S. Johnson: J. Shriver Apartments (c. 1873); IV
85. 1300 Grove: Sherman Nursery Office (1906); II
86. 1300 Grove: Sherman Nursery Packing Shed (c. 1905); III
87. 1300 Grove: Sherman Nursery Outbuildings (c. 1884-1910); III
88. 1300 Grove: Sherman Nursery North RR Bridge (1913); III
89. 1300 Grove: Sherman Nursery Main Bridge (1884); II
90. 1300 Grove: Sherman Nursery South RR Bridge (1913); III

## EAST OF NORTH MAIN STREET AREA

91. 1414 Clark: C. Miller House (c. 1885); IV
92. 1420 Clark: Kaste House (c. 1900); III
93. 1515 Clark: S. George House (c. 1885); III
94. 117 College: E. Winterink House (1910); II
95. 1700 Clark: CrestView (1913); II
96. Jung, Clark, Salzer & Wright: College Ground (1891); III
97. 1706 Clark: A. Wiggs House (c. 1885); IV
98. 1909 Bailey: A. Hunt, Sr. House (c. 1856); IV
99. 303 Third: W. Guthart House (1913); IV
100. 310 Third: Thomsen House (1910); I
101. 800 Third: Roger Ott House (1911); III
102. 500 Grand: Junior High School (1932); II
103. 209 Sixth: L. McLean House (c. 1898); III
104. 300 Lawler: White Farm Equipment (1900); II
105. 1120 N. Grand: C.M.St.P. & P. RR Office (c. 1912) III
106. 1006 N. Grand: Iowa Terminal RR Office (1911); IV
107. 1006 N. Grand: Iowa Terminal RR (1910); II



LEGEND  
 GROUP 1 & 2    83 (LARGE NUMBERS)  
 GROUP 3 & 4    83 (SMALL NUMBERS)

**LOCATION MAP**  
**HISTORIC STRUCTURES AND SITES**  
**CHARLES CITY, IOWA**



# INVENTORY OF HISTORIC STRUCTURES AND SITES BY GROUP PRIORITY

The listings below comprise the inventory of historic structures and sites in Charles City, arranged by group priority. Within each group, the listing gives: its identification number on the accompanying map

(pp. 26-27), address, common name, and date of construction. For the historic name and a more detailed description of each property, refer to the same identification number in the text.

## GROUP I

3. 107 N. Main: Floyd County Museum (1913)
5. 119-123 N. Main: Gilbert Hotel & Ray's (1863)
16. 307 N. Jackson: Stone House Books/Schrup (c. 1863)
69. End of Clark at River: Foot Bridge (1906)
72. 1107 Court: L. Arnold House (1951)
100. 310 Third: Thomsen House (1910)

## GROUP II

1. 101-103 N. Main: Bill Harrold Real Estate (c. 1900)
2. 105 N. Main: N.I.A.C.C. Center (1893)
6. 201 N. Main: Winterink Building (1866)
7. 205-209 N. Main: HE/KCHA/Trading Store (1877)
10. 217 N. Main: BG's Shoppe (1865)
11. 219 N. Main: Dean Jewelers (1865)
13. 223 N. Main: Uptown Cafe (1872)
14. 301 N. Jackson: Public Library (1904)
18. 504 Blunt: Masonic Temple (1912)
19. 500 N. Main: Post Office (1917)
29. 701 N. Iowa: W. Dotson House (c. 1860)
30. 400 Spriggs: Judge Frye House (c. 1860)
36. Riverside Cemetery: Chapel (1907)
38. 106 Ferguson: L. Frahm House (1916)
42. 300 Ferguson: L. Albaugh House (1896)
48. 104 Blunt: J. Willeke House (c. 1918)
49. 106 Blunt: R. Austin House (c. 1913)
59. 300 Kelly: P. Garthwaite House (c. 1868)
61. 306 Kelly: G. F. Wessels House (c. 1870)
62. 402 Kelly: Goen House (c. 1870)
63. 301 N. Johnson: Dr. VonBerg's Office/ McQuillen House (1869)
64. 500 Kelly: Boyd Hayes Office (c. 1860)
66. 306 Clark: E. Korinke House (c. 1893)
70. Chautauqua Avenue: Lions Field (c. 1859)
74. 1005 Gilbert: Richard Allen Co./F S Gas (c. 1924)
76. 800 Gilbert: W. Kach House (c. 1888)
85. 1300 Grove: Sherman Nursery Office (1906)
89. 1300 Grove: Sherman Nursery Main Bridge (1884)
94. 117 College: E. Winterink House (1910)
95. 1700 Clark: CrestView (1913)
102. 500 Grand: Junior High School (1932)
104. 300 Lawler: White Farm Equipment (1900)
107. 1006 N. Grand: Iowa Terminal RR (1910)

## GROUP III

4. 109 N. Main: Cowell's (c. 1902)
8. 211 N. Main: Van's Hardware (c. 1897)
9. 213 N. Main: Meusel Hardware (1914)
15. 305 N. Jackson: Welton Real Estate (1903)
17. Blunt-N. Main-N. Jackson-Kelly: Central Park (1855)
20. 401 N. Jackson: J. Guthart House (c. 1900)
21. 407 N. Jackson: R. Riordan House (1868)
22. 507 N. Jackson: Muller Apts./Mayor Schula House (c. 1860)
24. 500 Hulin: John Hayes Apartments (c. 1900)
25. 500 Spriggs: R. Hughes House (c. 1890)
26. 501 Spriggs: L. Erion House (1900)
27. 403 Richings: N. Musser House (c. 1896)
28. 301 Spriggs: L. Koenigsfeld House (c. 1868)
31. 609 N. Johnson: L. Girard House (c. 1870)
33. 400 Hulin: G. Hamm House (c. 1860)
34. 505 Kellogg: Guthart Apartments (1907)
37. 102 Ferguson: B. Faught House (c. 1865)
39. 107 Ferguson: E. Willson House (c. 1921)
40. 203 Ferguson: D. Molitor House (1911)

43. 303 Ferguson: R. Kottke House (c. 1870)
45. 400 Ferguson: M. Ferguson House (c. 1880)
46. 100 Blunt: M. G. Smith House (1906)
47. 103 Blunt: Methodist Parsonage (1914)
50. 107 Blunt: W. Banish House (1916)
52. 301 Blunt: D. Sullivan House (c. 1865)
54. 407 Blunt: White House (c. 1897)
55. 200 Kelly: R. McCartney House (c. 1915)
57. 204 Kelly: R. Jones House (c. 1890)
58. 301 N. Joslin: R. Cooper House (c. 1890)
60. 305 Kelly: J. Williams House (c. 1866)
68. 500 Clark: W. Bartelt Apartments (c. 1870)
75. 812 Gilbert: Hobert's Cabins—House (c. 1870)
77. 101 S. Main: Floyd County Court House (1940)
78. Main St. Bridge: Main Street Bridge (1909)
80. 500 Clinton: J. Shepley House (c. 1856)
81. 611 Clinton: S. Dralle House (c. 1900)
82. 411 Cedar: V. Martin House (c. 1900)
83. 3rd-Cedar-(2nd)-Hildreth: McKinley School Grounds (c. 1854)
86. 1300 Grove: Sherman Nursery Packing Shed (c. 1905)
87. 1300 Grove: Sherman Nursery Outbuildings (c. 1884-1910)
88. 1300 Grove: Sherman Nursery North RR Bridge (1913)
90. 1300 Grove: Sherman Nursery South RR Bridge (1913)
92. 1420 Clark: Kaste House (c. 1900)
93. 1515 Clark: S. George House (c. 1885)
96. Jung-Clark-Salzer-Wright: College Ground (1891)
101. 800 Third: Roger Ott House (1911)
103. 209 Sixth: L. McLean House (c. 1898)
105. 1120 N. Grand: C.M.St.P. & P. RR Office (c. 1912); III

## GROUP IV

12. 221 N. Main: McDermott TV (1864)
23. 506 N. Jackson: Bluhm Apartments (c. 1900)
32. 507 N. Johnson: D. McMains House (c. 1865)
35. Riverside Avenue: Riverside Cemetery (1857)
41. 206 Ferguson: R. Kvidera House (c. 1890)
44. 307 Ferguson: K. Hadley House (c. 1870)
51. 205 Blunt: M. Freitag House (1940)
53. 306 Blunt: H. Emmel House (c. 1860)
56. 202 Kelly: R. Thornton House (c. 1880)
65. 201 Clark: R. Havey House (1907)
67. 106 N. Iowa: Don Molitor Building (c. 1855)
71. 1104 Court: F. Queel House (c. 1856)
73. 1103 Court: W. Kruck House (c. 1858)
79. 402 S. Main: R. Reinhardt House (c. 1870)
84. 401 S. Johnson: J. Shriver Apartments (c. 1873)
91. 1414 Clark: C. Miller House (c. 1885)
97. 1706 Clark: A. Wiggs House (c. 1885)
98. 1909 Bailey: A. Hunt, Sr. House (c. 1856)
99. 303 Third: W. Guthart House (1913)
106. 1006 N. Grand: Iowa Terminal RR Office (1911)



**46** 100 Blunt Street, Walker House (Merrill G. Smith House): Built in 1906; a Colonial Revival style house. The residence was designed by George H. Keith, Architect, of Minneapolis, Minnesota. It is excellently preserved.



**47** 103 Blunt Street, Smith House (Methodist Parsonage): Built in 1914; a well-preserved house with Prairie School influence; wide overhanging hip roof, horizontal lines, grouping of windows, stucco over brick. Only the dormer and attached carport addition detract from the design. The builder was Guiwits; the architect was probably Morton B. Cleveland.



**48** 104 Blunt Street, historic name not identified (James Willeke House): Circa 1918; a Prairie School house, in excellent state of preservation, with broad overhanging roofs and use of natural materials. The walls are articulated with stucco panels set off by wood trim and pentagonal gable windows.



**49** 106 Blunt Street, George Blake House (Richard Austin House): Circa 1913; a Prairie School house, in good condition, with panelized walls of stucco, decorative tile insets, broad overhanging hip roof, and "banding" of windows. The dormers added in 1951 mar the original design. The architect was Morton B. Cleveland of Waterloo, Iowa.



**50** 107 Blunt Street, Smith House (William Banish House): Built in 1916; a good-condition house designed by Morton B. Cleveland with Mediterranean and Prairie School influences. Some alterations, including replacement of the original porch, which extended over the center window, were made to the front and rear about 1950.



**51** 205 Blunt Street, Dr. J. E. Salsbury House (Miles D. Freitag House): Built in 1940; designed by Morton B. Cleveland. This residence, built for the founder of Salsbury Laboratories, illustrates Cleveland's later eclectic approach of adapting Colonial Revival or Georgian features. The house is well preserved.



**52** 301 Blunt Street, Guiwits House (Denald Sullivan House): Circa 1865; a Gothic Revival Cottage style, in good condition, with decorative bargeboards, arched upper-story windows and pedimented window caps elsewhere. The addition and entry porch are believed to have been added about 1920. The siding is recent.

**53**

306 Blunt Street, Ellis House (Henry Emmel House): Circa 1860; a simply styled house, in fair condition, with small-paned narrow windows and turned porch posts. Decorative wood strips suggesting shutters are a recent application.



**54**

407 Blunt Street, Anson Brackett House (Gilman White House): Circa 1897. Although somewhat marred by the recently applied aluminum siding, the house remains an outstanding example of Queen Anne style; it is graced by arched windows, decorative woodwork, and cut glass. Other alterations to the fair-condition building include removal of the side and rear porches in 1971 and the addition of a rear wing. Anson Brackett, once a contractor, was the son of Ira Brackett, a builder who came to Charles City in 1855. Milton Dunlap owned the house at one time.

**55**

200 Kelly Street, William Fairbanks House (Ralph McCartney House): Circa 1915; a handsome eclectic style house combining Tudor, Prairie School, and Bungalow influences; wood shingle with panelized stucco upper story; unique chimneys. William Fairbanks, one-time President of the George P. Smith Company, designed the house for himself and, using his company's millwork resources, created an interior rich with woodwork utilizing some half-dozen different kinds of wood paneling. The front porch was enclosed with wood shingles in 1975 and the original vertical board wood fence was replaced. The house is in good condition.



202 Kelly Street, T. M. Riddle House (Ralph Thornton House): Built in 1880; a simple frame home, now sided with asbestos shingles, with pedimented window trim. Three additions have been made to the house. A woodshed and newer attached garage stand behind the fair-condition house.

**56**



**57**

204 Kelly Street, historic name not identified (Rozeltha Jones House): Original house (now kitchen wing) pre-1868 and front circa 1890; a simply styled house with Queen Anne influences and Colonial porch addition. The house is in good condition. A charming stable of Renaissance Revival style is at the rear of the property.





58

301 N. Joslin. A. E. Ellis House (Robert H. Cooper House): Circa 1890; originally of Queen Anne style. The house, in good condition, has been extensively remodeled; a large Colonial Revival style porch was added about 1908. In 1950, the Moltz Construction Company added roof dormers of Tudor style.



300 Kelly Street, Dr. J. B. Miner, Sr. House (Paul E. Garthwaite House): Circa 1868. It is believed that past owners of the house included A. B. F. Hildreth and a family by the name of Spaulding. In an excellent state of preservation, the house is an outstanding example of the Renaissance Revival style with paired "open" brackets, window trim, and decorative porches.

59

305 Kelly Street, Fred Miner House (Jo Ann Kay Williams House): Circa 1866. The original Renaissance Revival house was extensively altered by the rebuilding of the roof with gables of Queen Anne style (circa 1890) and the addition of a Colonial Revival porch (circa 1910) and side wing. The house is in good condition.

60



306 Kelly Street, Wesley Waller House (G. F. Wessels House): Circa 1870. The house, originally of Renaissance Revival style, had a new porch added and the roof raised in 1905 in Queen Anne style. The large house, in excellent condition, is a handsome structure and a good example of the successful marriage of the two applied styles.

61







**62**

402 Kelly Street, Arthur Campbell House (Goen House): Circa 1870. This well-preserved house is an outstanding representative of its period. It was designed and built by Arthur Campbell, an architect who lived and worked in Charles City and who must have been responsible for many of the fine old houses of the city, although this is not documented. The design is very handsome and is not easily categorized into any one style although it could be described as Renaissance Revival or Classical Revival. Campbell used brick for the load-bearing walls with window openings of segmented arches. The roof has pedimented gables.

301 N. Johnson, Richard Miles Waller House (Dr. VonBerg's office / C. W. McQuillen House): Built in 1869. Despite alterations, the large frame house is very handsome and in good condition. Originally of Renaissance Revival design, the exterior was extensively altered in 1921 with exterior additions, in Classical Revival style, of an entry porch and a one-story sleeping porch on the north. These alterations were designed by William Fairbanks, of the George P. Smith Company, to accommodate a Community House established by Mrs. Ellis who owned the house at that time. The roof brackets and frieze board in the front were removed in 1950. A smokehouse and a stone building housing space for tennis once stood on the grounds. The house interior and main stair feature woodwork of solid walnut, secured by square head nails; there is a massive fireplace in the living room. Miles Waller was one of the original six men who succeeded Joseph Kelly in platting and subdividing the city in 1858.

**63**



500 Kelly Street, G. B. Eastman House (Boyd Hayes Office): Circa 1860; a simple two-story house, Greek Revival style in feeling, with corner boards expressive of classical pilasters. The one-story wings and porches were added later. The building is in good condition.

**64**



**65** 201 Clark Street, Birkholz House (Raymond Havey House): Built in 1907. The house is of transitional style incorporating Queen Anne features (such as the scalloped shingles on the gables) and Colonial Revival motif (such as the full-width front porch). The builder was a contractor by the name of Grosholtz. The house is in an excellent state of preservation.

306 Clark Street, Korinke House (Edith Korinke): Circa 1893; a large frame house; fair condition. The house is an outstanding example of Queen Anne style and has one of the more exuberantly designed porches of the period, rich with wood beaded spindles and turned posts.

**66**



106 N. Iowa Street, Richard Miles Waller Cabin (Don Molitor Building): Circa 1855. The north, two-story portion of this building is a log cabin which was the first home of R. Miles Waller, one of the developers of Charles City. The log walls were covered over with stucco upon expansion and the addition of a porch. A frame, shed-roof addition, wrapping around two sides of the earlier buildings and a "barn", at the rear of the lot, were subsequently constructed. The property, generally in fair condition, is used for commercial as well as residential uses.

**67**

500 Clark Street, historic name not identified (Wayne Bartel Apartments): Circa 1870; a simple but handsome structure, of pleasing proportions, with brick of American Common Bond and segmented arched windows. The house, in good condition, has porches suggesting Colonial Revival style.

**68**





View of Foot Bridge, circa 1906, showing supporting steel posts for the steel suspension cables. Post card view from Lee Albaugh collection.

69

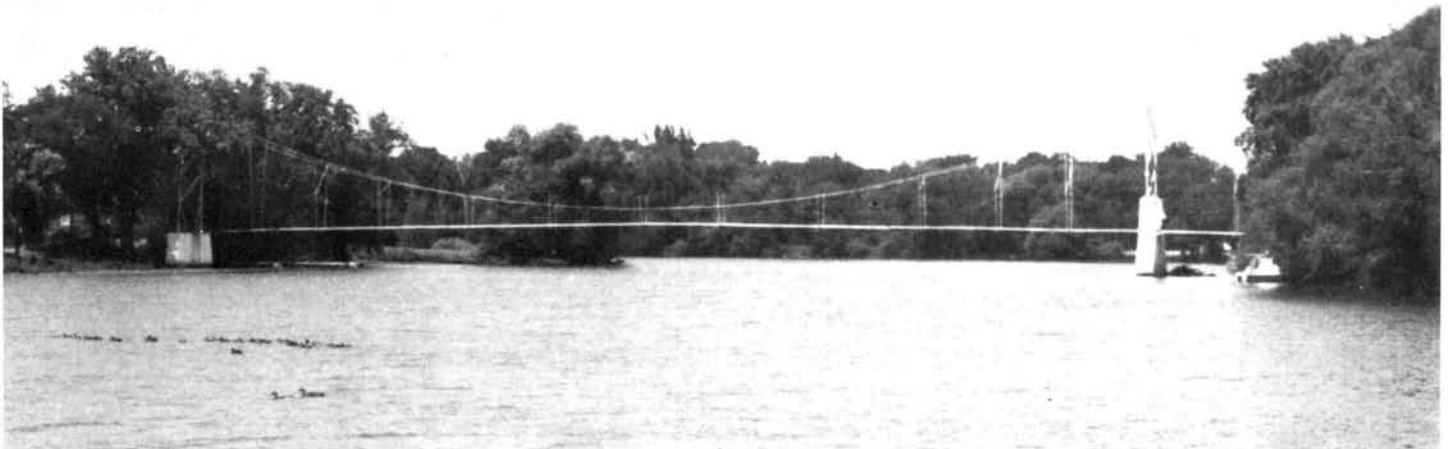
## FOOT BRIDGE OVER (RED) CEDAR RIVER

Clark Street (extended) at Cedar River, Foot Bridge: Built in 1906. This steel suspension bridge of approximately 270 feet clear span was built to carry foot traffic between the main part of town and the Chautauqua held annually on the County Fair Grounds to the west and across the river. The bridge was the accomplishment of C. W. ("Charlie") Hart of the Hart-Parr Company. Hart was a civic-minded man and he contributed money and his company's talent to the bridge project (although the County Supervisors did agree to pay \$1,200 towards the bridge). The bridge was engineered by O. B. Zimmerman, Chief Engineer of Hart-Parr.

Jacob E. Waggoner, who worked for Hart-Parr at the time and who was a friend of Zimmerman, reports the following about the bridge:

"The supporting posts hold the cable. The cable rests in the 'saddle' of the post and is held in place by a U-shaped bolt. If the bolt is not tight enough the post will tilt and eventually break, causing the bridge to fall. The night after the first day of use, Zimmerman noticed by moonlight that one of the posts was tilting. Because he was such a conscientious man, he stood on the bridge until it could be repaired the next day so that if it went down, he would go down with it."

The problem of tilting with the slender steel supporting posts was eliminated with their encasement in poured concrete piers in 1913. Since then, the only work to the bridge has been replacement of the wood floorboards, periodic painting, and installation of electric lights. The bridge remains in good condition.



## SOUTH (WEST) OF RIVER

Historically, this area is the oldest settled portion of the city; it was originally the village of Freeman. Most of the early settlement clustered in the vicinity of the public square, now the site of the old McKinley School, while other structures were located along the river. In the 1870's, some hillside sites near the courthouse were developed; "in-fill" construction of smaller Queen Anne style houses

occurred in the 1880's and 90's. Since then, in-fill development has been continuous and much newer (usually lower to moderate cost) housing has been constructed, particularly farther south and to fill the void of the tornado destruction. The 1968 tornado took a heavy toll as it made a wide path directly through this area and "old Freeman."



70

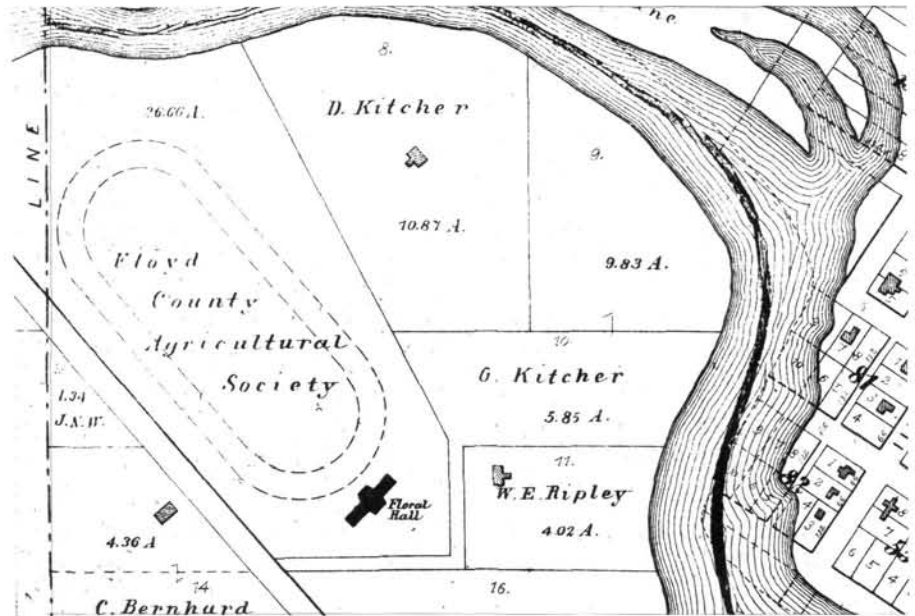
Chautauqua Avenue, County Fairgrounds/Chautauqua Site (Lions Field): Approximately thirty acres; established in 1859 as the County Fairgrounds by the Floyd County Agricultural Society. The society was organized as the agency responsible for the county fair, the first of which was held that same year. The original officers of the Agricultural Society were Chester Butterfield, President; John Ball, Vice-President; A. B. F. Hildreth, Secretary; and M. G. Cook, Treasurer.

The fairgrounds had a race track and a building, called the Floral Hall, as shown in the plat map taken from the 1895 Floyd County atlas.

The first Chautauqua<sup>3</sup> was held on the grounds in the summer of 1905 and in successive summers thereafter until 1913 when the last two concluding sessions were moved (the last Chautauqua in Charles City was held in 1915).

With the demise of the county fair, the Lions Club, in a public-spirited move, acquired the property in 1925 for a public playground. The large park is relatively open with groupings of mature trees. Playfields, playgrounds, and a swimming pool with bath house have long since replaced the race track and floral hall of the old county fair.

<sup>3</sup> A type of outdoor assembly that provided informative lectures with entertainment; it originated in Chautauqua, New York.

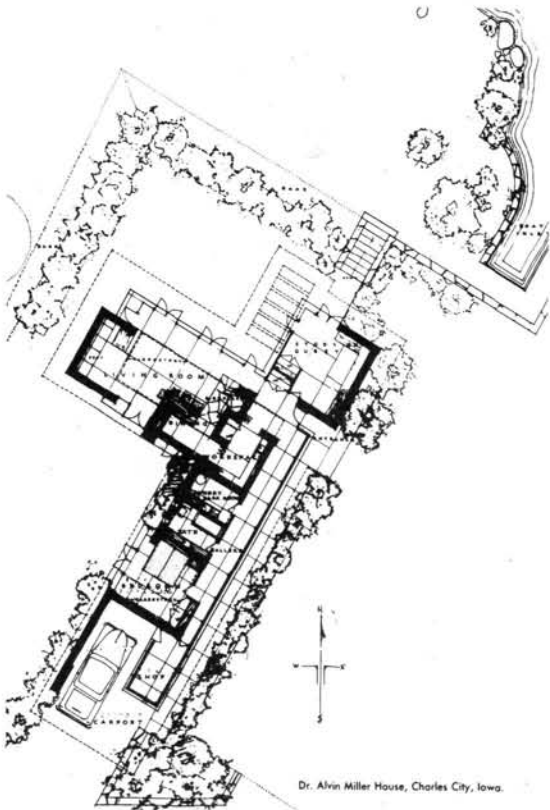


1104 Court Street, Log Cabin (Fay Queel House): Circa 1856; the house, in fair condition, incorporates a log cabin which stood directly across the river from its present site at 301 Riverside Drive. The cabin was moved by sliding it across the frozen river in winter. The log cabin then was covered over by wood siding with the construction of the east half and entry of the present house.

71







## 72 DR. A. L. MILLER HOUSE

1107 Court Street, Dr. Alvin L. Miller House (Lloyd Arnold House): Built in 1951; a "late" Prairie School house designed by the famous American architect, Frank Lloyd Wright (1869-1959). The exterior walls are of native limestone with contrasting cement plaster of a warm tint, and the roofs are flat with wood fascia of cypress. As can be seen from the floor plan, the primary living spaces are oriented to the river (plan from *The Natural House* by Frank Lloyd Wright, 1954, Horizon Press Inc. — p. 188).

The house is a good example of Wright's expert use of natural materials and the manipulation of space. The strong horizontal lines of the house, with the broad overhanging flat roofs, reach out into space; at the same time, the roofs hover above the ground and create a strong sense of shelter and restful harmony with nature. The house is representative of the culmination of Wright's principles. One of his expressed goals was to "break the box" and create a modern architecture that would be respectful of nature. The house was built by the Moltz Construction Company at a cost of \$35,000.





## 73

1103 Court Street, Johnson Duplex (Walter P. Kruck House): Circa 1858. The two-story stucco portion was originally a separate house of logs with applied wood siding. The frame wing was built about 1880 as a separate attached house. The two houses were remodeled into one house twenty years ago. The attached garage and decorative siding on the second floor and gable were added during remodeling of the well-maintained house.



## 74

1005 Gilbert Street, Anderson Service Station (Richard Allen Co./F. S. Gas): Circa 1924; a now rare, intact (with original materials) example of early automobile-related architecture. A Reverend Anderson first ran the station. In 1931, Jesse Lynch took over and was responsible for the addition of the service stall wing and canopy, with the Roman arched wall, to the original office portion. The structure is a well-proportioned example of a special building type. It is in fair condition.



## 75

812 Gilbert Street, Abraham Smith House (Hobert's Cabins-House): Circa 1870; a handsome house, in poor condition, sited dramatically (despite tourist cabins on front lawn). The early Renaissance Revival style was superseded by the Queen Anne style gables, roof, and porch alterations and additions. The house was owned for twenty-nine years by E. M. Sherman, of Sherman's Nursery, who lived next door at 800 Gilbert (76).

800 Gilbert Street, E. M. Sherman House (W. Kach House): Circa 1888; a house of Queen Anne and Classical stylistic features. The dominant roof and gables of richly textured wood shingles are set apart from the walls by a continuous band of classical dentils. Twin dormers flank a central arched dormer.

E. M. Sherman was founder of Sherman's Nursery. Mrs. Sherman was Gertrude Patten, daughter of Charles G. Patten, another well-known Charles City nurseryman. Mrs. Sherman was a well-known figure in Charles City. She was noted for her constant watch, from her porch, on "her" park located, for many years, diagonally across the street from the house. The Shermans lived in the house from 1889 until they died in 1936.

## 76

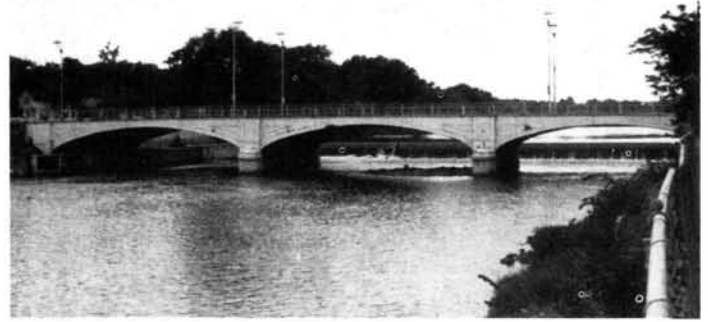




**77**

101 S. Main Street, Floyd County Court House: Built in 1940; a bulky building of good condition showing some influence of the Art Deco. The architects were Hansel and Waggoner of Mason City and the contractor was James Thompson and Sons of Ames, Iowa. The parapet wall was reduced in height about ten years ago which eliminated the word "Floyd" above the "County Court House" sign.

The building is the third courthouse to stand on the site. The first, built of stone and designed by Theodore Mix and constructed by Ira Brackett in 1857, was destroyed by fire in 1881. It was replaced with an Italianate style building of red brick with white stone trim which in turn was demolished in 1938 to make room for the present building. At the southwest corner of the Court House Yard is displayed one of the earliest tractors built by Hart-Parr (104).



**78**

Main Street at (Red) Cedar River, Main Street Bridge: Construction commenced on April 15, 1909; finished for use in 1910. The flat-arched, three-bay span concrete bridge was engineered and built by the Advance Construction Company of Waukesha, Wisconsin for \$36,000. The original Classical Revival railing of balusters was replaced by the present metal railing about twelve years ago. The bridge is in fair condition.

The bridge is the third one at this location. The first bridge, of wood, was built in 1867 and was replaced in 1870 by a substantial iron one which stood until it was demolished for the present bridge.



**79**

402 S. Main Street, Historic name not identified (Rudy Reinhardt House): Circa 1870; Renaissance Revival house, in fair condition. Unsympathetic alterations include enclosed entry vestibule, metal awnings, cut door openings, and wood "slat shutters" for decoration.



**80**

500 Clinton, Trading Post (John Shepley House): Circa 1856; a one-and-a-half story building of local limestone. The one-story rear frame addition and the application of stucco over all the walls was done before the turn of the century. The building was a trading post, store and stage coach stop. In poor condition, the building is one of the oldest still standing in Charles City.



**81**

611 Cinton Street, Henry Packman House (S. Dralle House): Circa 1900; a frame house, in good condition, with curved roof second-floor porch and first-floor bracketed bay window. The attached carport at the rear was added recently.





**82**

411 Cedar Street, Sam Waddell House (Verl D. Martin House): Circa 1900; a simple frame house, in fair condition, with bracketed bay windows and porches of decorative wood and turned posts.

Bounded by Third, Cedar, (Second extended), and Hildreth Streets; Freeman Public Square (McKinley School Grounds): Established April 8, 1854. Dr. Robert Freeman started the little settlement of Freeman and the plan platted for the village established this site as the public square. **83**

The public square had been the campground of the Winnebago Indians. The Winnebagos named their camp (consisting of up to 150 teepees) "Big Timber" because of its location on the river which they knew as the "Big Timber River." The Indians continued to use the site for several years after the village of Freeman was settled; eventually, still more whites came and the Indians were forced to move a few miles north of Kelly's settlement which was across from Freeman on the north (east) side of the river.

In 1852, Dr. Freeman built his cabin and store, which became the post office, between the public square and the river on lot 1 block G (just north of what is now Gilbert Street at Hildreth extended). The post office was soon moved north (east) of the river and, combined with Kelly's mill and other attractions, stimulated growth of Kelly's settlement. The original village of Freeman was absorbed into Kelly's growing community, ultimately named Charles City.

The Freeman Street names continued to be used for many years but the conflicting names on the other side of the river resulted in various street renamings. The name of the bounding street of the square on the east was changed from Main Street to Hildreth (after 1895).

The Freeman public square and old Indian campground became the site of a frame school which stood at the southwest corner of the parcel and, in 1872, the West Side School (later renamed McKinley School) was constructed near the center of the site. The McKinley school building was destroyed by the tornado of 1968. The property is now vacant and used as a park.

The park is spacious, mostly open, with some small scattered groupings of mature trees. The land drops gently to the north toward the river. The Civic Improvement Association owns the property.



401 S. Johnson Street, D. D. Allen House (James Shriver Apartments): Circa 1873. The house is one of the best representatives of the smaller "economy" houses of the period done in simplified Renaissance Revival style. In fair condition, the house has been converted to two apartments.

**84**







View of office building, looking southwest. Post card view, circa 1907, from Lee Albaugh collection.



Main Entrance (East facade) of office building today.

85

### SHERMAN NURSERY

Erwin Milo Sherman was born on March 2, 1862, and raised on his father's farm in Fredericksburg, Iowa. After attending Upper Iowa University at Fayette, he came to Charles City in 1882 and started a nursery business on rented land (see 76 for his house). His business thrived and he soon purchased land (1884) along a small creek, which became known as Sherman's Creek, west of and roughly parallel to S. Illinois Street.

By 1906, E. M. Sherman's land holdings had grown to 725 acres. His nursery became one of the largest in the Midwest and was noted for its specialty of growing and distributing roses. Sherman's Nursery was responsible for developing the American Beauty Rose.

In 1906, an office building (85) was built with walls of limestone quarried from that found on the property. The handsome masonry, laid in broken range ashlar with keyed soldiers over the lower window openings, is said to be the work of Italian masons brought over specifically for the Sherman complex. The building utilized the latest structural methods and materials. Still appearing as it was originally built, the building, in good condition, is rich in texture from the combination of the stone relief, the Spanish clay tile hip roof, and the landscaping of large evergreens around the building. The entry doorway is framed by a dressed-stone arch and the dormers, of Jacobean influence, have dressed-stone parapet caps. The interior finishes, appearing much as they did originally except for the lighting, are of plaster; the doors and trim are of oak. The basement was used for cold storage.

The packing shed (86), built about the same time as the office building, is located north of the office and main entrance. Beautifully

sited, the packing shed is set into a low hillside so its great bulk (150 feet by 300 feet by 16 feet high) is minimized. Only some of the walls, again of on-site limestone, are visible; and the end result is a building, beautifully scaled, in harmony with nearby buildings and the natural environment. The flat roof structural system of the building, originally of wood timber, was replaced by a concrete frame and long span concrete "Teess" in 1958.

The numerous outbuildings and accessory buildings (87) of the Sherman Nursery complex are of some interest. Unfortunately there is no known documentation or information about them. The upper view shows a large woodshed, with gable roof and clerestory, in the background; the smokestack is from a partially underground heating plant facility with limestone walls. The original greenhouses of glass, iron, and steel were built before 1915. Two of these are 250 feet long while the others are 125 feet long.

In 1913, two handsome railroad bridges, in tranquil settings, were built over Sherman's Creek to reach the nursery grounds from the electrified Charles City Western Railroad running down the S. Illinois Street right-of-way. Designed by Chief Engineer Alva J. Grover, who engineered the railroad construction, the bridges are of poured concrete. The bridge to the north, the Packing Shed Bridge (88) is flat-arched. The other (90), at the far south, is fully arched. The north bridge was abandoned when the railroad track was removed from the street right-of-way. The south bridge was declared to be unsafe by the railroad and the tracks were removed recently, although a spur track still extends to the east approach of the bridge.

86



87





88

The vehicular approach to the nursery is from Grove Street and crosses a handsome, segmented-arched bridge, The Granite Bridge, built in 1884. The granite for the bridge came from a huge boulder which was found on the Sherman property and was blasted apart. The bridge, with splayed retaining walls supporting the approaches, is expressive of the Romanesque style which was becoming popular at that time. The Granite Bridge is identification number (89).

After E. M Sherman's death in 1936, the nursery property remained in the hands of relatives until 1948 when Richard J. Cashman took over the operation. The Cashman Company purchased full control from M. R. Sherman in 1951 and Richard J. Cashman became the sole owner in 1964. Between 1948 and 1965, the entire physical plant was either refurbished, rebuilt, or constructed new. By 1965, the Sherman Nursery Company had over 1000 acres, with four acres under glass, and employed sixty full-time and 200 peak-season employees.

89



90



## EAST OF NORTH MAIN STREET AREA

The area east of North Main Street has several diversified residential areas and contains the major industry in Charles City, the White Farm Equipment Company. The area near North Main Street was an old area of town but was heavily damaged by the great tornado of 1968. The devastated area has been rebuilt with modern construction and the main feature is an in-town shopping center with indoor mall and other supportive facilities. The area along Clark Street near the former Charles City College generally developed about 1890. A large swath of land east of Grand Avenue and between what is now First Avenue and Fifth Avenue was open farm land, where the circuses used to set up;

the land remained open until about 1910 when sub-division and development occurred in the western portion. The eastern portion, generally of larger houses, developed recently. South and north of the White Farm (Hart-Parr) plant, smaller frame houses, mostly for economy-minded workers, were built after 1905 with "in-fill" occurring over the years up to recent time. Scattered throughout the area are a few remaining old farmhouses from earlier periods. Most of the streets in the area were of different names than as now identified. For example, Clark Street was formerly College Street (not to be confused with College Avenue of today) and "B" Street was Palmer Street, etc.



**91** 1414 Clark Street, J. Mall House (C. Miller House): Circa 1885; representative of "budget" Queen Anne style of the period. The house, in fair condition, has gables of various patterned shingles and the window of the front gable is a unique combination of paired pointed windows with a rotated square window accent.



**92**

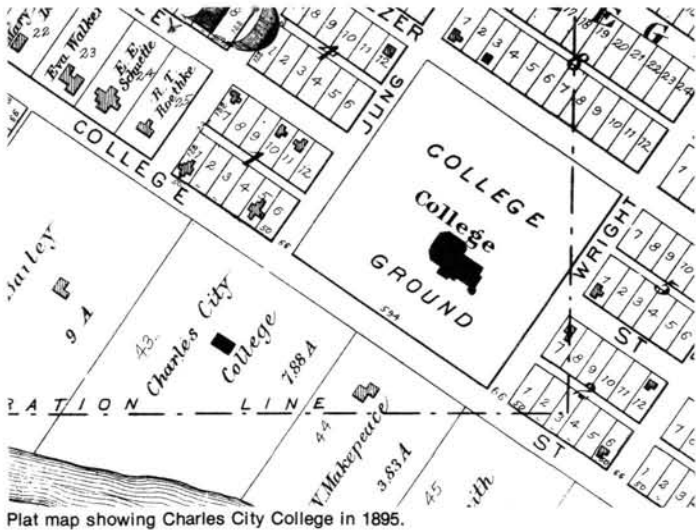
1420 Clark Street, Kaste House (Ida H. Kaste House): Circa 1900; a handsome eclectic house, kindred mostly to the eastern American shingle style of the 1880's with some Queen Anne and Colonial Revival influences. The lower story is sided; the upper story is wood shingled with front (dormer) gable of scalloped shingles punctuated with a Romanesque arch framing a small recessed balcony. The house is in need of maintenance.



1515 Clark Street, R. T. Roethke House (Sylvan George House): Circa 1885; a unique house with steeply pitched hip roof. The house, in fair condition, is handsomely textured with shingles on the walls and roof; essentially, it is of Queen Anne style with carryovers of the Gothic Revival.

**93**





Plat map showing Charles City College in 1895.



**94** Foell House—College President's House.

## CHARLES CITY COLLEGE

Charles City College began in 1891 upon the move of an earlier institution, founded in 1868, from Galena, Illinois. The college was organized under the auspices of the Northwest German Conference of the Methodist Episcopal Church. In 1913, Charles City College merged with the University of Northwest of Sioux City to form Morningside College. Charles City College closed and, in 1914, Morningside College opened in Sioux City, Iowa, where it still flourishes at 1601 Morningside Avenue.

In 1891, Charles City College acquired the large tract of ground called College Ground (96) which was bounded by Jung Avenue on the west, Salzer Street on the north, Wright Avenue on the east, and College (now Clark) Street on the south. Also acquired was the former Judge Fairfield property on the south side of College Street to complete the original campus. That same year, a large, three-story brick building of Gothic Revival and Romanesque style was built on College Ground. The contractor for the building was W. H. Cole; it cost \$25,000 to build. The building later was used as a lens grinding factory and automobile garage after the departure of the college until the 1930's when the building was torn down.

In 1910, the Foell House (94) or the college president's home (now E. Winterink House), a \$6000 gift of George Foell of Storm Lake, Iowa, was built at the southwest corner of what is now Clark Street and College Avenue. A simple brick house, in fair condition, the building is the only intact vestige of Charles City College. The only college president to live in the house was F. E. Hirsch, D. D.

The college used the old frame Judge Fairfield Home, built in 1869 of Renaissance Revival Style, as a dormitory until it burned down on January 6, 1912. The college built a new dormitory building on the same location as the house. The Dormitory Building (95), probably designed by Morton B. Cleveland of Waterloo, Iowa, was of modified Georgian style with a hip roof. The building later became the Cedar Valley Hospital; it was extensively remodeled in 1936 during construction of a large hospital addition on the east which was designed to house the main entrance. The architect was Morton B. Cleveland and the Zimmerman Company was the contractor for the addition and remodeling. In 1953, a fifteen-bed rear addition was built to plans prepared by Hanson and Waggoner, architects of Mason City, Iowa. With the 1963 construction of the new Floyd County Memorial Hospital, southwest of town, the facility was vacated in 1965. After standing vacant for several years, the property was acquired by CrestView, a private institution for mentally handicapped children. The building is in fair condition.

College Ground (96), as described previously, is now open land owned by the Charles City Community Schools and used for sports activities.

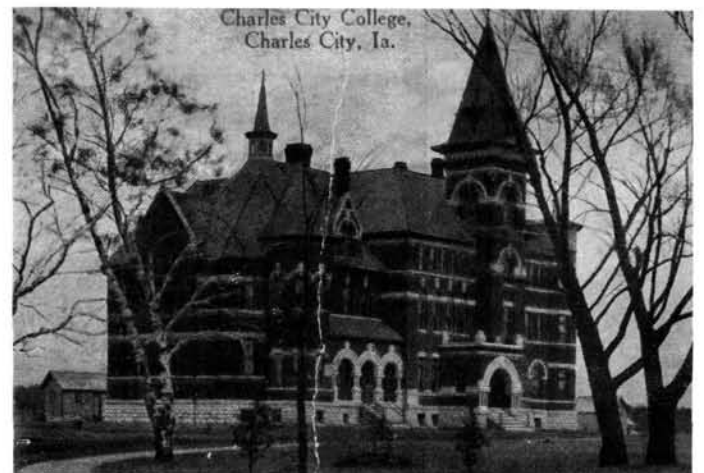


**95** Former dormitory with 1936 hospital addition on the left.



College grounds (right) where main building stood (below). Post card view from Ethel Mae Krueger collection.

**96**







**97**

1706 Clark Street, J. N. Makepeace House (Arlen Wiggs House): Circa 1885; a simple frame "farm home", in good condition, with decorative gable lattice-work and porch with decorative wood spindles and balusters. The barn still stands at the rear.



**98**

1909 Bailey Street, Maharra Cabin (Arthur Hunt, Sr. House): Circa 1856; a log cabin which originally stood on Mill Street (now N. Main Street) near where the U.S. Post Office is now. It was moved about 1909 to its present location and wood siding was applied. The rear wing was added at the present site and a small front addition was built in 1965. The house is in good condition.



**99**

303 Third Avenue, Charles Vietmeier House (Wendell L. Guthart House): Built in 1913. The house and rear garage are representative of the mass builder's houses of the period built to modified Prairie School and Bungalow styles. These true American styles were briefly popularized by the **Western Architect** magazine. The house, in good condition, had a sympathetic front addition built in 1965.

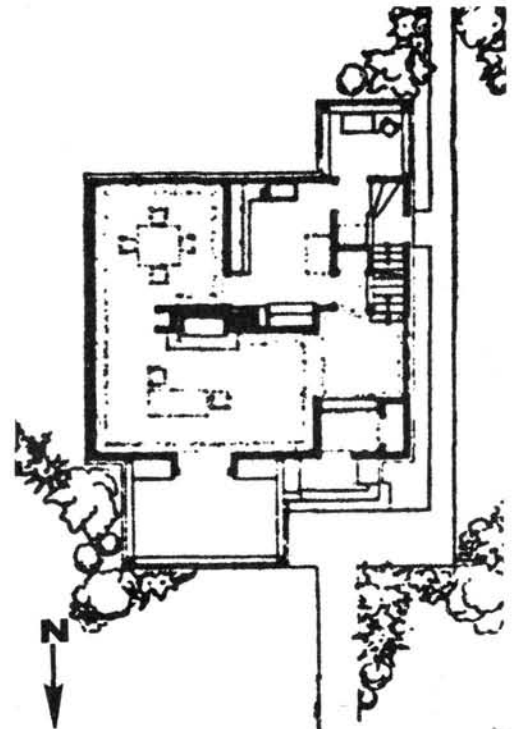
## 100 A. B. C. DODD HOUSE

310 Third Avenue, A. B. C. Dodd House (Thomsen House): Built in 1910. Deceptively simple in appearance, this house is, architecturally, very important. It is the work of an outstanding progressive architectural firm of the period: Purcell, Feick, and Elmslie of Minneapolis, Minnesota. The building, with its meticulous maintenance and preservation of the original materials and color, is an outstanding example of the Prairie School style applied to an "inexpensive" house. It was a prototype for the kind of "everyman" housing that the architects, as idealists, hoped would become a true American style, representative and expressive of American life, and respectful of nature and natural materials. For many years, Purcell and Elmslie worked for the great architect, Louis Sullivan of Chicago, who was also the mentor of Frank Lloyd Wright. Like the master of

the "modern" movement, Frank Lloyd Wright, the architects developed an "open" plan around a central fireplace (see floor plan reprinted from the **Western Architect**, page 38, January 1913). Unlike Wright's houses, most of which were irregular in plan, the building was more tightly confined to the smaller and cheaper perimeter of the basic square.

The exterior has a broad expanse of roof suggesting a strong sense of shelter, richly textured wood shingle upper story cladding, and wood siding on the lower story, each side of which is framed by heavy wood trim.

The present owner is the successor to the original owner, A. B. C. Dodd, who was a druggist in town.





800 Third Avenue, Ellis House/C. W. Hart House (Roger Ott House): Built in 1911. Originally built for Charles W. Hart of the Hart-Parr tractor company, the house was intended for the hired help as part of his estate; however, nothing else was built. The Ellis family took over the estate around 1918 upon gaining control of the tractor works and the house became known locally as the Ellis House. The estate was eventually subdivided.

The basic form of the house was derived from the Bungalow style, which was popularized by several magazines of the period. Rusticated granite boulders are used for the chimney and form the base of the brick house. The house is in good condition.

**101**



**102**

500 Grand Avenue, Junior High School: Built in 1932. Designed by Jacobson and Jacobson, Architects of Minneapolis, Minnesota, the Junior High School is a good example of the Art Deco style, rare in Iowa and popularly called "1930 Modern." The building has handsome brickwork, as exemplified by the main window piers of vertical

stretcher courses laid in saw-tooth pattern, and judicious use of decorative ornamentation, such as that incised on the dressed stone entry block. The building, of fair maintenance, was recently enlarged with a major addition, containing a gymnasium and pool. The addition is at the rear, where "B" street has been vacated.

**103**

209 Sixth Avenue, Historic name not identified (Loyal L. McLean House); Circa 1898; a large house of transitional style, featuring an upper-story porch. The house has strong Queen Anne influences. The porch columns are Byzantine in derivation. Maintenance of the house is excellent.



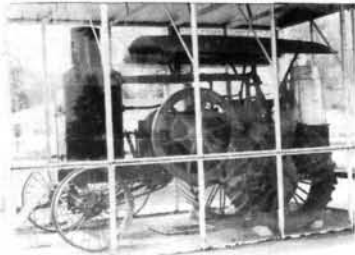


## 104

300 Lawler Street, Hart-Parr Company (White Farm Equipment Co.): The plant is the site where the modern farm tractor was developed. The first gasoline traction engine was produced by Hart-Parr in the winter of 1900-01 after C. W. Hart and C. H. Parr moved their fledging gas engine company to Charles City from Madison, Wisconsin, where the two attended school and met in 1892.

In 1907, sales manager W. H. Williams of Hart-Parr coined a new word, tractor, to replace the euphemistic title of gasoline traction engine. One of the earliest tractors of Hart-Parr is on display on the Court House lawn (77) to commemorate Charles City as the "birthplace" of the modern farm tractor.

In 1900, the Charles City plant facility of Hart-Parr consisted of a machine shop (84 by 220 feet), a foundry (60 by 70 feet), a pattern shop, a heating plant and an office building.



The original plant has been absorbed into the sprawling works of today and is now the White Farm Equipment Company—previously the Oliver Corporation, which had acquired the original Hart-Parr.



## 105

1120 N. Grand Avenue; Chicago, Milwaukee and St. Paul Railroad Depot (Chicago, Milwaukee, St. Paul and Pacific Railroad office): Circa 1912; a brick, one-story building with hip roof of modified Georgian style. It replaced a smaller depot located a few hundred feet to the east. The depot, in poor condition, is now used for office and storage.

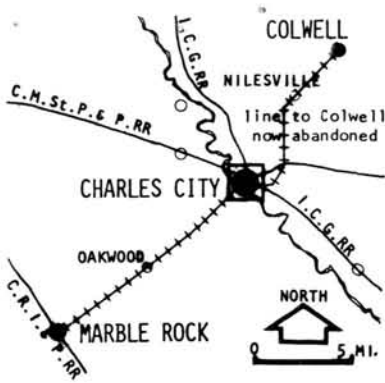


## 106

1006 N. Grand Avenue; Charles City Western Railroad Depot (Iowa Terminal Railroad offices): Built in 1911, a simple brick building of utilitarian design, formerly the passenger depot for the Charles City Western Railroad (107). Well maintained, the building was severely damaged by the 1968 tornado and the upper walls and parapets were

rebuilt. The photograph at left shows the building as it originally appeared, with an old streetcar of the Charles City Western R.R. *Post card view, circa 1920, collection of Lee Albaugh.* The photograph at right shows the building at present.





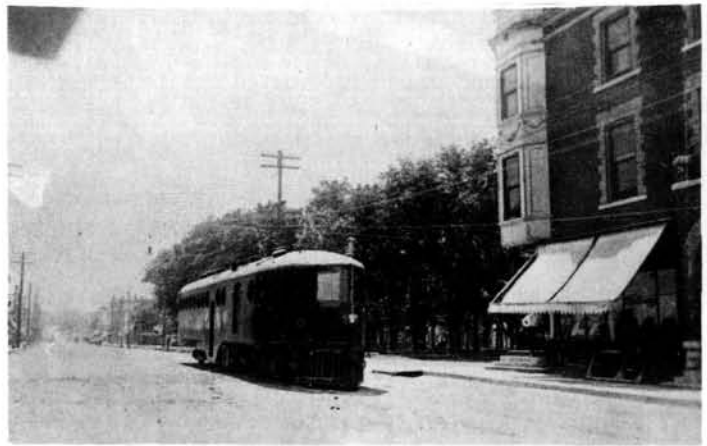
## CHARLES CITY WESTERN RAILROAD

# 107

The Charles City Western Railroad was organized in 1910 by C. W. Hart and C. H. Parr of the Hart-Parr Company to provide alternative rates and services to those offered by the two other railroads serving Charles City, the Milwaukee Road (C.M.St.P. & P.) and the Illinois Central (now Illinois Central Gulf). The line was built from Charles City to Marble Rock, Iowa, a distance of approximately thirteen miles, where connection was made with the Chicago, Rock Island, and Pacific Railroad. Gasoline-propelled, 55-foot long McKeen "windsplitters" carried passengers. A homemade gasoline locomotive and a few steam engines hauled freight.

Alva J. Grover, Chief Engineer, and W. S. Beattie, Resident Engineer, were responsible for engineering the construction of the railroad line and bridges. The bridges, such as the multi-span Stoney Point Bridge over the Cedar River and the Sherman's Creek bridges (88 and 90) were of advanced design and employed the latest construction methods. The railroad depot, on North Grand Avenue, was built in 1911 (106).

In 1915 the line was electrified with installation of a 1200-volt direct current overhead line. The railroad was extended the same year to Colwell, about eight miles northeast of Charles City. This brought the total mileage, including a freight belt around the city, to 24.33 miles. Streetcar service was provided. The city route ran from the end of (East) Clark Street, north through the Hart-Parr district to North Main Street, then south on Main to Court and west on Court to South Illinois, passing the Sherman Nursery and terminating at a loop on



A McKeen gas car of the Charles City Western on N. Main Street tracks. The Hildreth Hotel and Opera House (destroyed in 1935) is at right—Central Park in background. Post card view, circa 1913, from Lee Albaugh collection.

South Grand Avenue. The line was a single-track and the streetcars passed on a double track located on the Main Street bridge (78). In 1923, the three-car street operation ceased.

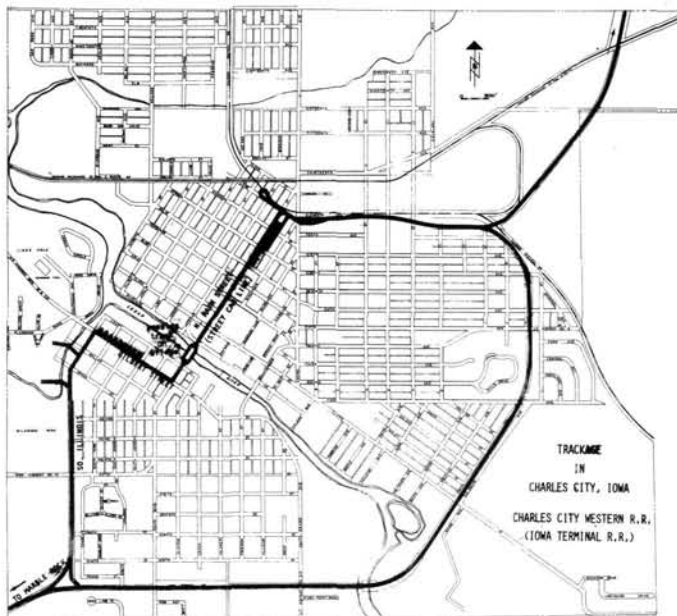
In 1952, the interurban passenger service to Colwell was abandoned upon termination of the mail contracts. A rare old electric interurban is still on the premises, however, stored in the "car barn."

On December 31, 1964, the Charles City Western merged with the Mason City and Clear Lake (electric) Railroad to form the Iowa Terminal Railroad. The Iowa Terminal Railroad is physically divided, however, and its operation is still much like two separate railroads with the Mason City Division (still electrified) and the Charles City Division. The Milwaukee Railroad provides service between Mason City and Charles City.

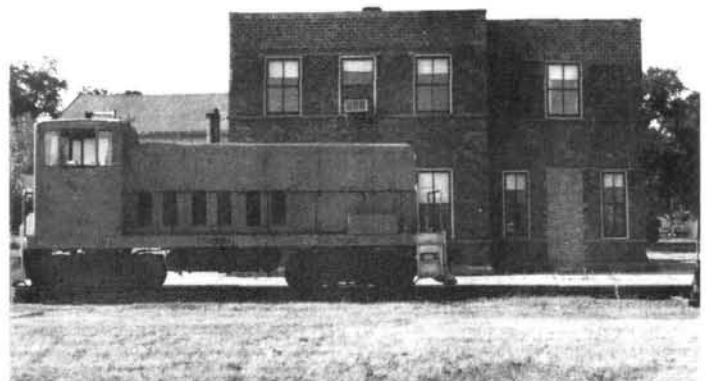
In 1965, most of the line to Colwell was abandoned. The tornado of 1968 destroyed the overhead trolley lines so the electric operation ceased. The Charles City Division now operates with four small diesel locomotives. The four are: number 20 (150 horsepower and twenty-three tons); number 64 (470 horsepower and sixty-five tons); and numbers 75 and 76 (600 horsepower and seventy tons). All were built by General Electric.

A new "car barn" has been built at the north end of "G" Street to replace the one destroyed by the tornado.

The Iowa Terminal, a relic from the interurban era, is well maintained and managed. It appears prosperous and is one of the few "short lines" remaining in operation in Iowa.



Locomotive No. 75 next to the Iowa Terminal Railroad office (formerly Charles City Western). No. 75, formerly of the Marianna & Blountstown R.R., was built in 1947 by General Electric.





## IMPLEMENTATION

This survey and inventory, identifying the most important properties in Charles City, was an important and necessary first step for a historic preservation program.

A program for historic properties will have to be determined and effectuated. It is strongly recommended that a program of positive and assertive proportions be implemented as there is definitely a significant resource of historic and architecturally important properties in Charles City that should be preserved.

## NATIONAL REGISTER

The Department of Community Development recently sponsored and submitted an application to the National Register of Historic Places<sup>4</sup> as a preliminary step for preservation activities. The application for a historic district for N. Main Street—Central Park (numbers 1 through 17) was submitted to the Iowa State Historical Department, Division of Historic Preservation, where it was approved. It then was forwarded to the Department of Interior, the keeper of the National Register in Washington, D.C., which entered it in the National Register of Historic Places. Such placement has no adverse restrictions or penalties on the individual property owner. The only limitation of National Register designation is that Federal money cannot be used to demolish a structure on the National Register; however, there can be exceptions to this ruling if submitted evidence proves that demolition is necessary. Besides recognition, the major advantage of National Register status is the eligibility for funding of exterior restoration costs from Department of Interior funds as administered by the State Division of Historic Preservation.

<sup>4</sup> The National Register of Historic Places is a roster of each state's significant historic buildings, places, structures, districts, and sites.

## PUBLIC POLICY FOR PRESERVATION

Preservation activities and policy may be established by Charles City in the near future. These activities, using Community Development Block Grant funding or other funding sources, may include part of the following strategies which have been successfully adapted and implemented in other cities.

1. The city can take the lead in planning for actual preservation activities and preparation of property restoration standards.
2. Public works can be undertaken for the improvement of settings for important structures. Enhancing and protecting the environment of properties through the removal of blighting influences and installation of certain project improvements such as new or restored streets, utilities, public buildings, and street furniture, is a basic premise.
3. Staff or consultant services can be provided, such as assisting property owners in solving common problems on the design of properties and coordinating exterior improvements; advising property owners on methods and techniques of restoring and maintaining individual properties; providing preliminary design services to property owners; and estimating the cost of property improvements.
4. In limited instances, a property may be purchased by the city to achieve preservation objectives and resold, with governing controls, to a willing private party. In such cases, restoration may or may not be conducted at city expense. If not for sale, the property could be condemned at fair market value, taking into account the obligations that will run with the property to restore and maintain it. If the property is restored prior to sale, obligations to the buyer to maintain it should be considered in the price. The reuse of the structure should be determined and assured before acquisition and restoration.
5. Restoration costs may be financed by public loan programs or grants (such as state-administered Department of Interior funds).
6. If absolutely necessary, historic properties may be moved to new sites and provided with installation of foundations and

utility connections on the new sites. In this way a more appropriate setting for a building may be utilized or a building may be saved if its original site is to be acquired. However, the original site is usually integral to the historical importance of a structure and the building should be moved only if there is no other alternative.

7. Through coordination with rehabilitation plans, many older structures can be refurbished to retain their inherent architectural characteristics. Staff and consulting services similar to those recommended for preservation and restoration of structures of primary importance in Groups I and II should be available for rehabilitation of all buildings. The advantages of renewed neighborhoods and added services and amenities are significant.
8. In some important instances, the city may want to acquire, through purchase or donation, limited rights to a property. A "scenic easement," for instance, would prevent exterior alterations detrimental to the architectural integrity of the structure. This method has the advantage of retaining the building in productive private use. Such an agreement would be in the form of a deed restriction or covenant running with the land. There may, however, be many legal problems in determining the just worth of such a restriction relative to the fair market value of the property.
9. The city could perhaps establish, by ordinance, a special commission whose job it would be to review any proposed alterations or demolitions to the buildings designated as being of historical or architectural significance. Disapproval of such proposals by this board might not be absolute vetoes, but the power to delay may provide enough time to work out alternative solutions.
10. The city may want to directly acquire, either by purchase or condemnation, a significant structure when such a structure becomes available—provided it is in a location appropriate to the operation of a particular public function. A valuable old home might become office space for growing public agencies, a branch library, an information center, etc. Again, a productive use is important.
11. If the saving of a structure cannot be accomplished in its existing location and moving it is not feasible, measured drawings, photographs, and salvaged building components may be the only possible "preservation" alternative.
12. It should become a matter of public policy for Charles City to deal with historic preservation considerations as part of its area-wide comprehensive planning and public work projects.
13. The city should enlist the assistance of the Floyd County Historical Society and other community-spirited organizations in preservation activities.
14. Activities should be instituted for the purpose of assembling archives of plans, drawings, and photos of significant structures that are now existing or demolished. This could be worked out with the cooperation of local historians and others who now hold these scattered records. Perhaps the records could be maintained in facilities at the library or the historical society museum. A depository, known and accessible to the public, is important.

## PRIVATE ACTIVITIES FOR PRESERVATION

The private sector can also do much in the way of historic preservation.

1. Private organizations or individuals can assist in preservation through the purchase and restoration of valuable structures for their own use. Historic buildings can be utilized as professional offices, meeting places for fraternal organizations or women's clubs, a senior citizens center, and so on. Others may be functioning in their original use and a bit of friendly persuasion may induce property owners to restore and refurbish.
2. Architects and builders are responsible for much of the construction in the city. The professionals employed should be urged to help work toward the goals of historic preservation.
3. Individuals should be encouraged to help promote preservation. When alterations or improvements to historic properties are

planned, the owners should consult with experts so that designs will enhance the original buildings.

4. Informed owners of structures of historic value are necessary in maintaining historic properties in a sympathetic manner. Hopefully, this published inventory of notable buildings will help enlighten the public.

## **SUGGESTED GUIDELINES FOR HISTORIC REHABILITATION**

For projects involving rehabilitation of historic structures, consideration should be given to building treatment. Some preliminary suggestions, for public and private renovation, are:

1. Use proper color combinations. If (historic) original color is not known, use subtle earth tones in most cases.
2. Use materials compatible with those of the original. Avoid shiny metal, large picture windows, metal awnings, and other "fad" treatments.
3. Emphasize original building design details rather than obscure them; avoid false fronts and aluminum siding. Clean masonry and brick if necessary.
4. Use roof materials and colors that are appropriate to the structure.
5. In the case of commercial structures, remove large protruding and obscuring signs; replace them with signs of proper scale and design to avoid cluttering.
6. Clear the rear of commercial buildings and provide safe, attractive entrances.
7. Finally, coordinate rehabilitation with adjacent structures, and throughout the neighborhood. In the case of commercial areas, this may involve appropriate pedestrian scale lighting, landscaping, similar signing and sign controls, compatible lower front remodeling, possible awning coordination, and well-designed parking areas. In residential areas, landscaping and yard upkeep is important, as is good color coordination on building exteriors.

## **CONCLUSION**

Like most planning endeavors, a comprehensive program of historic preservation and rehabilitation demands the cooperation and coordination of more than just one single agency. Involvement by professionals from many disciplines and a **concerned public** is essential to determine and achieve preservation objectives. With such teamwork and public interest in the maintenance and enhancement of Charles City's historic and architectural assets, improvement in the city's elegance and overall quality will undoubtedly result.

## COMPARATIVE LIST OF IMPORTANT BUILDINGS

An excellent and valuable reference tool for studying the history and architecture of Charles City is the book, **Charles City, Iowa—Its Architectural Heritage**, by C. R. Jones, printed privately in 1963. His selected list of important buildings is at the rear of the book. A particular objective of the list appears to be the inclusion of one or more examples of every eclectic style that can be found in Charles City. Therefore, not all structures listed are of historic importance or of true architectural significance. Some homes listed are relatively

recent and are obviously included as representative of a style of (recent) architectural eclecticism. The 1968 tornado resulted in demolition of many of the listed buildings and also resulted in alterations and re-sidings for many structures remaining. Therefore, some of the listed buildings have been severely altered since 1963, so that the style, historic integrity, and importance of the building have been diminished or negated. The structures preceded by an "X" have been demolished since Mr. Jones' list was prepared.

### SOUTH SIDE OF RIVER

- X 1. 709 Court Street
- X 2. 701 Court Street
- X 3. 700 Court Street
- X 4. 607 Court Street
- X 5. 605 Court Street—Elm Springs Creamery
- X 6. 601 Court Street—Wisconsin-Ferguson Hse. Hotel
- X 7. 600 Court Street
- X 8. 502 Court Street
- X 9. 403 Hildreth Street
- X 10. 405 Hildreth Street
- X 11. 416 Hildreth Street
- X 12. 601 Gilbert Street
- X 13. 409 Clinton Street
- X 14. 411 Clinton Street
- X 15. 705 Hildreth Street
- X 16. 702 Hildreth Street
- X 17. 1205 South Main Street—Herbrechtsmeyer-Jung Home
- 18. 411 South Main Street
- 19. Omitted
- 20. 402 South Main Street
- 21. 219 South Main Street
- 22. 200 South Main Street—St. John's Lutheran Church
- 23. 808 Gilbert Street—Cabin
- 24. 209 South Jackson Street
- 25. 213 South Jackson Street
- 26. 601 South Johnson Street
- 27. 401 South Johnson Street
- 28. 206 South Johnson Street
- 29. 1106 Gilbert Street
- 30. 1200 Gilbert Street
- 31. 1207 Gilbert Street
- 32. 1107 Court Street—Dr. A. L. Miller Home

### MAIN STREET AREA

- X 33. 901 Clark Street—Baptist Church
- X 34. 201 Milwaukee Street
- X 35. 713, 715, 721 Clark Street
- X 36. 120 & 122 North Main Street
- 37. 101 & 103 North Main Street
- 38. 105 North Main Street—Legel Building
- 39. 107 North Main Street
- X 40. 113-117 North Main Street
- 41. 119-123 North Main Street
- X 42. 201 North Jackson Street
- 43. 201 & 203 North Main Street
- 44. 205-209 North Main Street
- 45. 204 North Main Street
- 46. 217 North Main Street
- 47. 219 North Main Street
- 48. 221 North Main Street
- 49. 223 North Main Street
- X 50. 608 & 610 Kelly Street
- 51. 308 & 310 North Main Street
- X 52. 320 & 322 North Main Street
- 53. 305 North Jackson Street
- 54. 307 North Jackson Street
- X 55. 408-416 North Main Street
- 56. 500 North Main Street
- X 57. 600 Jackson Street
- X 58. 520 North Main Street

### EAST OF MAIN STREET

- X 59. 800 Wisconsin Street
- X 60. 705 Wisconsin Street
- X 61. 704 Wisconsin Street
- X 62. 609 Milwaukee Street
- X 63. 606 Wisconsin Street
- X 64. 600 Wisconsin Street
- X 65. 705 Hulin Street
- X 66. 511 Wisconsin Street
- X 67. 601 Milwaukee Street
- X 68. 506 Milwaukee Street

- X 69. 901 Hulin Street
- X 70. 906 Hulin Street
- 71. 1001 Ferguson Street
- X 72. 901 Ferguson Street
- X 73. 808 Ferguson Street
- X 74. 807 Blunt Street
- X 75. 807 Kelly Street
- X 76. 204 Harwood Street
- X 77. 907 Riverside Drive
- X 78. 907 Kelly Street
- X 79. 907 Clark Street
- X 80. 1005 Kelly Street
- X 81. 1006 Blunt Street
- X 82. 1103 Clark Street
- X 83. 1107 Clark Street
- X 84. 1200 Kelly Street
- X 85. 1507 Clark Street
- 86. 1515 Clark Street
- 87. 706 Second Avenue
- 88. 701 Second Avenue
- 89. 609 Third Avenue
- 90. 209 Sixth Avenue
- 91. 201 Seventh Avenue
- X 92. 505 'B' Street

### WEST OF MAIN STREET

- X 93. 405 Lane Street
- 94. 802 Kellogg Street
- 95. 403 Richings Street
- 96. 400 Hulin Street
- 97. 701 North Jackson Street
- 98. 608 Jackson Street
- X 99. 607 North Jackson Street
- 100. 601 North Jackson Street
- 101. 507 Jackson Street
- 102. 609 North Johnson Street
- 103. 701 North Iowa Street
- 104. 609 North Illinois Street
- 105. 400 Spriggs Street
- 106. 301 Spriggs Street
- 107. 102 Ferguson Street
- 108. 301 Ferguson Street
- 109. 303 Ferguson Street
- 110. 307 Ferguson Street
- 111. 407 Jackson Street
- 112. 504 Blunt Street
- 113. 407 Blunt Street
- 114. 306 Blunt Street
- 115. 301 Blunt Street
- 116. 205 Blunt Street
- 117. 100 Blunt Street
- 118. 100 Kelly Street
- 119. 107 Kelly Street
- 120. 200 Kelly Street
- 121. 202 Kelly Street
- 122. 301 North Joslin Street
- 123. 300 Kelly Street
- 124. 306 Kelly Street
- 125. 305 Kelly Street
- 126. 402 Kelly Street
- 127. 301 North Johnson Street
- 128. 500 Kelly Street
- 129. 306 Clark Street
- 130. 201 Riverside Drive
- 131. 101 Riverside Drive
- 132. 301 Riverside Drive

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