



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Lucas County Courthouse Square Historic District

other names/site number _____

2. Location

street & number Braden Court, Grand and Main Streets around the Public Square [N/A] not for publication

city or town Chariton [N/A] vicinity

state Iowa code IA county Lucas code 117 zip code 50049

3. State/Federal Agency Certification

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

Steve King 24 APRIL 2014
Signature of certifying official/Title Date
STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of certifying official/Title Date
State Historical Society of Iowa

4. National Park Service Certification

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

Signature of the Keeper Date of Action
Patrick Andrews 8/11/2014

Lucas County Courthouse Square Historic District
Name of Property

Lucas County, IA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>50</u>	<u>14</u>	buildings
<u>1</u>		sites
<u>1</u>	<u>1</u>	structures
<u>2</u>	<u>1</u>	objects
<u>54</u>	<u>16</u>	Total

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

N/A

Number of contributing resources previously listed in the National Register

6

6. Function or Use

Historic Functions
(Enter categories from instructions)

- GOVERNMENT/Courthouse/City Hall
- COMMERCE/TRADE/Department Store
- COMMERCE/TRADE/Specialty Store
- COMMERCE/TRADE/Financial Institution
- COMMERCE/TRADE/Restaurant
- SOCIAL/Meeting Hall
- RECREATION & CULTURE/Theater

Current Functions
(Enter categories from instructions)

- GOVERNMENT/Courthouse/City Hall
- COMMERCE/TRADE/Department Store
- COMMERCE/TRADE/Specialty Store
- COMMERCE/TRADE/Financial Institution
- COMMERCE/TRADE/Restaurant
- SOCIAL/Meeting Hall
- RECREATION & CULTURE/Theater

7. Description

Architectural Classification
(Enter categories from instructions)

- LATE VICTORIAN/Italianate
- LATE 19th & 20th CENTURY REVIVALS/
Classical Revival

Materials
(Enter categories from instructions)

- foundation STONE/Limestone
- walls BRICK
- CONCRETE BLOCK
- roof SYNTHETIC
- other STONE
- TERRA COTTA

Narrative Description

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

Lucas County Courthouse Square Historic District

Name of Property

Lucas County, IA

County and State

8. Statement of Significance

Applicable National Register Criteria

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:
owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

POLITICS/GOVERNMENT

COMMERCE

ARCHITECTURE

Period of Significance

1867-1963

Significant Dates

1894; 1963

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Cuth, J.P.

Foster, William & Henry Liebbe

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Lucas County Courthouse Square Historic District
Name of Property

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10. Geographical Data

Acreage of Property 21.2 Acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>[15]</u>	<u>[417]</u> <u>[4]</u> <u>[010]</u> <u>[0]</u>	<u>[45]</u> <u>[4]</u> <u>[016]</u> <u>[4]</u> <u>[3]</u>	2	<u>[15]</u>	<u>[417]</u> <u>[4]</u> <u>[112]</u> <u>[8]</u>	<u>[45]</u> <u>[4]</u> <u>[016]</u> <u>[4]</u> <u>[3]</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>[15]</u>	<u>[417]</u> <u>[4]</u> <u>[112]</u> <u>[8]</u>	<u>[45]</u> <u>[4]</u> <u>[015]</u> <u>[9]</u> <u>[3]</u>	4	<u>[15]</u>	<u>[417]</u> <u>[4]</u> <u>[131]</u> <u>[16]</u>	<u>[45]</u> <u>[4]</u> <u>[015]</u> <u>[9]</u> <u>[3]</u>
							<input checked="" type="checkbox"/> See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Molly Myers Naumann, Consultant mollynaumann@outlook.com
Organization For the City of Chariton date January 2014
street & number 167 West Alta Vista telephone 641-777-3318
city or town Ottumwa state IA zip code 52501-1437

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name Various (See Attached List)
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

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

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**National Register of Historic Places
Continuation Sheet**

**Lucas County Courthouse Square Historic District
Lucas County, IA**

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NARRATIVE DESCRIPTION:

Lucas County is located in the second tier of counties north of the Missouri border and is equidistance between the Mississippi and Missouri Rivers, being the sixth county from each of them. The land was described as "high and rolling, not rough, the very best quality for farming." (Hair, p 270) The present site of Chariton was selected as the county seat in September 1849. The city was platted that same year, and the Public Square was designated on the original plat. The present courthouse (1894) is the second one to occupy the center of the Public Square.

The streets adjacent to the courthouse are wider than others in the community, with the right-of-way measuring eighty-six feet rather than sixty-six feet. One-way traffic was instituted in 1963 when a new parking configuration was designed. The traffic moves in a counter-clock-wise direction around the square: north on Grand; west on Braden; and, south on Main. Only Court Street across the south side of the Square has two-way traffic and that is because it is the business route of U.S. Highway 34. In addition to making the streets one-way, parking was facilitated by creating four lanes of traffic around the Square. The two outside lanes allow traffic to enter and exit the Square on the four corners and also allow parallel parking along the curb in front of the stores, while the two inside lanes (closer to the courtyard) provide for slower traffic, and diagonal parking on both sides.



1963 photo showing revised traffic and parking design on Braden.
(Photo courtesy Frank Myers)

The Public Square has always been the center of commercial development, with some business and public building development expanding onto the blocks just off the Square in all four directions.

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The historic district includes all the buildings facing the Square on Braden, Grand, Court and Main streets, plus the 800 and 1000 blocks of Braden, parts of the 100 Block south and 200 block north on Grand, the 100 block south and 200 block north on Main. This area includes seventy-six resources, six of which are already listed on the National Register of Historic Places.

Lucas County Courthouse	916 Braden
Chariton Free Public Library	803 Braden
Herald-Patriot Building	815 Braden
Hotel Charitone	831 Braden
City Hall/Fire Station	115 S Main
American Legion Hall	201 S Main



2011 aerial map showing boundaries of the Lucas County Square Historic District
(Geological Services Bureau)

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Lucas County Courthouse Square Historic District Lucas County, IA

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There are fifty-four contributing resources and sixteen non-contributing resources. The resources in this district were constructed or remodeled between 1867 and 1963 and exhibit a range of commercial styles popular during these nine decades of development. The resources in this district are somewhat varied in terms of use, size, building material, and location (although the majority will be located around the Square). The unifying factor is that each is directly related to the development of Chariton because of its designation as the county seat. It appears that none of the earliest buildings are extant. If examples from the earliest period should be identified in the future, these should be carefully evaluated for National Register eligibility. The earliest buildings would have been of log, and then of wood frame construction. These were replaced as the community grew, and because of natural disasters such as fire. Brick became the building material of choice in the 1850s.

Commercial Buildings. The commercial buildings ringing the Public Square can be considered a logical development in a county seat town as the courthouse was the visual focus of the community. Commercial/office buildings make up the largest individual group of resources in this district. These buildings are rectangular in shape, varying from one to three stories in height, of masonry construction, with a flat roof sloping gently to the rear. These buildings fill the entire width of their lot (creating party walls), and were built at the front of the lot, forming a common setback from the street. Most of Chariton's commercial buildings are two stories and are almost equally divided between single storefront and multi-storefront buildings. In addition to brick, materials used on the facades of these buildings include: metal, stone, cast stone, terra cotta, wood, and in a few cases, concrete block and/or glazed hollow tile. The oldest buildings around the Square today exhibit characteristics of the Italianate style with decorative hoodmolds and metal cornices (many of these cornices have been removed). Buildings from the early 20th century are more simplified in design. Most buildings around the Square were constructed by local contractors in the popular styles of the period or local tradition. Chariton is unusual in having two architects working within the community in the late 19th and early 20th centuries: O.A. Hougland in the 1890s and 1910s; and, William L Perkins from 1917 until his death in 1957. Both left their imprint on the streetscape around the Square. Visually the buildings vary the most in terms of detailing on the façade. Decorative cornices, hoodmolds, and other design elements could be ordered from catalogs to give each building a touch of a popular style such as Italianate. The details may vary, but the overall mass of the buildings remains constant. The differences are cosmetic, not structural. The brick exteriors vary in color, with the nineteenth century buildings constructed of rosy-red brick and those from 1900 on exhibiting facades of several different brick colors, dark brown, tan, buff and white. Two stone front buildings on the west side of the Square echo the material used in the courthouse. These were built to house retail businesses on the first floor with the upper stories occupied by offices or by specialty business such as photographers or tailors, or in some instances, by fraternal lodges such as the Masonic and/or Odd Fellows organizations. At street level these buildings featured large plate glass display windows and recessed entrances. Most of the buildings have been altered at the sidewalk level.

Fraternal. Fraternal lodges often built two and three story commercial buildings, housing their lodge halls on the upper level. Two examples on the Square are the IOOF Building on the north side and

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the Knights of Pythias Hall on the east side. In Chariton however, there were also two buildings designed specifically to serve their respective organizations, the American Legion Hall off the southwest corner of the Square, and the Masonic Temple two blocks south of the Square. These are both free-standing, architect designed buildings.

Transportation Related. A second, much smaller, group of resources are the free-standing commercial buildings. These are rectangular in shape and are of masonry construction. Roof shape depends on size and use of the building. These buildings are located along the edges of the central business district. The majority of these are auto-related, either gas stations or auto dealerships and garages. Gas stations were usually set back from the sidewalk to provide space for autos to pull up to the pumps. Dealerships/garages maintained the common set back of the commercial buildings, being located in the front of the lot immediately adjacent to the sidewalk. These auto-related buildings were usually single story structures, with large display windows to showcase their gleaming merchandise, often with garage doors opening from the front into the service area. Other examples of free-standing commercial buildings include the newspaper office and a doctor's office.

Public Buildings. This is an important property type for this nomination. As the seat of county government, most county offices were located here. Public buildings are the symbols of local government and power. As a rule, these will be free-standing structures, will be larger, and of more impressive building material than privately owned buildings. In most cases these will be architect designed structures. These buildings will vary in size according to their function, and in shape and roof type according to the style selected. Buildings included in this property type in Chariton are: Lucas County Courthouse, Chariton City Hall/Fire Station, Chariton Free Public Library, U.S. Post Office, and the former Lucas County Sheriff's Residence and Jail. All are located within one block of the Public Square. One block east of the Square on Braden was the Yocum Hospital (non-extant).

Acting as buffers between the central business district and residential neighborhoods are the railroad tracks on the west and several churches : Church of Christ (non-extant) and 1st Methodist (NRHP) to the north, 1st St Andrew's Episcopal (non-extant) and 1st Presbyterian to the east, and, 1st Baptist to the south (rebuilt on same site).

Structures and Objects. In addition to the afore mentioned building types, the district contains one site: the courtyard itself; two structures: a bandstand on the northeast corner of the courtyard from circa 2000, and the 1908 water tower behind City Hall on S Main; and, three objects: The Civil War Monument and fence on the southeast corner of the courtyard, the large boulder marking the Mormon Trail on the southwest corner, and a memorial to recent veterans (granite stele flanked by two historic 1894 horse troughs) on the west side of the courtyard. Two of the three commemorative objects fall within the period of significance and were designed to be part of the courtyard, meeting Criteria Consideration F for significance.

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Lucas County Courthouse Square:

At the center of the Square is the courtyard that surrounds the Lucas County Courthouse (NRHP). This courtyard is somewhat smaller than the square blocks that encircle it, being approximately 300 feet square rather than the 346 foot square city blocks. Sidewalks radiate out from the courthouse to the cardinal points and the four corners. The Lucas County Courthouse was designed by the Des Moines architectural firm of Foster and Liebbe, and was completed in 1894. Richardsonian Romanesque in design, it is very similar (almost identical) to another Foster and Liebbe design, the Wapello County Courthouse in Ottumwa which was completed a year earlier in 1893. The building is nearly square in shape, two stories on a high foundation, with a hip roof. Centered on each elevation is a shallow gabled pavilion. Conical turrets rise from the corners of these pavilions and the four corners of the building proper. The primary entrance is located in the pavilion on the north elevation facing Braden, while the secondary entrance is on the south elevation facing Court. The north entrance is a monumental stone arched surround with lunette windows above the doors. The south entrance is smaller and features a segmental arched surround. The east and west elevations feature segmental arched tri-partite windows in place of doors. Arched windows are found on the second floor on the north and east elevations. All others are simple rectangles. A massive clock tower anchored the northwest corner of the courthouse. Several decades ago the tower roof was removed, leaving the four faced clock in place, giving the building a much heavier appearance than it would have had originally. The loss of tower and installation of new windows are the major alterations to this building. The courthouse remains the dominant feature of the Courthouse Square.

As noted above, a bandstand from 2000 is located in the northeast quadrant of the courtyard. In the southeast corner is the 1916 Civil War monument that consists of a granite obelisk that is capped by a soldier with rifle. Names of Lucas County Civil War participants are engraved on the lower part of the monument. The monument is enclosed by an iron fence. To the west is a granite boulder that was installed in 1923 by the Daughters of the American Revolution to mark the route of the Mormon Trail across southern Iowa. On the west side is a memorial stele honoring veterans of more recent wars

West Side: 100 block North Main

Two separate fires impacted the development of this block, but two buildings from the late 1860s remain. The south half of the block was ravaged by fire in 1882, leaving only a single storefront brick building in place. All buildings between Court and the alley to the north are two stories and the three Italianate style buildings have all had the metal cornices removed. The "Good Luck" Building at 101 N Main was completed shortly after the fire in 1883. It is a single storefront with a deep side elevation along Court. At street level the façade retains the original transom area and side display window, but the entrance has been changed. The upper portion of the façade originally featured a large round window with stone spandrels on the top corners and a stone circle around the window. A keystone above the circle reads "Good Luck" and "1883" is carved into the spandrels. This large window has been bricked in and a "modern" triple window installed. The side elevation has enclosed

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exterior iron staircase to the upper level, segmental arched windows with stone corner blocks and keystones. The Day-Mooney Building at 103-105 N Main (1889) is a double storefront that retains the recessed entrances and the central door leading to the second floor. The transom area of the storefront is covered with siding, but the original glass may be present. The windows above are slender rectangles arranged one-two-one above each storefront. Unfortunately, new brickwork leaves original stone lintels "floating" on the façade. The Exchange Building next door at 107-109 N Main was built in 1883 as a double storefront building. Current divided ownership is readily apparent in the treatment of the upper level brick. Both storefronts have been altered at street level. Originally two broad windows capped by a stone and brick segmental arched hood were found above each storefront. Both halves of the building now have brick-infill in these upper story windows. A flat roofed metal canopy extends across the facades of the "Good Luck," Day-Mooney and Exchange buildings. This canopy is located immediately above the display windows and below the transom area, and because it is flat, is not visually intrusive. The Stanton Building at 111 N Main is one of two buildings on the Square with facades of rusticated limestone, echoing the courthouse across the street. The Stanton Building is a new stone façade on the original 1867 building. It was added around 1910 to match the Ensley-Crocker Building at 113-115 N Main from 1901. Both buildings exhibit some classical detailing, note the denticulated cornices, but have round, almost Baroque pediments. The Ensley-Crocker building features twin oriel windows and a stone exterior stairway with lion's head newel post on the alley.

The north half of this block was totally altered after the fire that destroyed the Mallory Opera House in 1904. The only pre-1904 building left was the Manning & Pennick Building at 117-119 N Main from 1869 (immediately north of the alley). This three story double storefront originally featured arcaded storefronts and full round arched windows above with a brick patterned cornice. This has been altered by the application of paint and installation of new windows on the upper levels, and stone veneer at street level. An exterior iron staircase on the alley wall provides access to the upper levels. The next four buildings are believed to have been designed by Chariton architect O.A. Houglund and were constructed in 1904 of matching tan-colored brick. The Lockwood Building at 121 N Main is a two story single storefront building with rounded arched pediment much like the Stanton and Ensley-Crocker buildings. It has been altered at street level but retains the transom area and the upper portion retains the original wood oriel window flanked by single rectangular windows with stone sills and lintels. A name stone, "Lockwood," is directly above the oriel. Next door at 123 N Main is the Storie Building, another two story single storefront building, originally of the same tan brick. It has recently been painted in bright colors, over-whelming the original design. Like the Lockwood Building it has been altered at street level, but retains the transom space and original upper story window configuration. The windows are crowned with rusticated stone arches and this stone is repeated as a vertical element along the sides of the building, as a string-course below the name stone, and around the cartouche that once graced the top of the building. The top half of the cartouche has been removed. The Oppenheimer Block at 125-127 N Main is a two story double storefront building that retains recessed entries and although the transom has been covered, the area is visible. On the upper level six tall slender windows are separated by brick pilasters below a simple classical cornice. The window openings are now filled with new, smaller windows and wood panels. The name stone is arched and reads

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"Oppenheimer Block." An elegant Baroque pediment crowns the building. The final building of the 1904 group is the Hollinger-Larimer Block at 129-131 N Main. It is a two story double storefront with a façade that extends around the corner along Braden. Alterations at street level now provide a single entrance, but originally there were two recessed entrances. On the second floor pairs tall slender windows are separated by brick pilasters with a denticulated brick cornice above. All upper story windows are now covered with what appears to be louvers or lap siding. Another brick patterned cornice with dentils above, caps the building. In 1906 Hollister and Larimer hired Hougland to design an "annex" behind this building, at 1010 Braden. This annex matches the 1904 building.

North Side: 900 Block Braden

A 1905 fire leveled most of the west half of this block, leaving only a two story double storefront building next to the alley. The two buildings at the west end of the block, 927 and 929, were built for the Smyth brothers, J.J. and W.H. in 1906 and are identical two story double storefront buildings of red brick with rusticated stone lintels above the upper story windows. The brick patterned cornices are identical and there is no name stone on either building. The façade of the J.J. Smyth Building at 929 wraps around the corner facing N Main. Upper story windows on this building have been covered with wood panels on both elevations. The upper story windows on 927 have been replaced with modern single light energy efficient windows. The J.R. Brown Block next door to the east at 923 Braden dates from the same time. It is believed that all three of these buildings were designed by Hougland, but not firm documentation has been located. The Brown Building is more "modern" in design featuring two large window openings on the second floor which were originally filled with fifteen small square panes of glass. The edges of this building feature brick pilasters and a simple brick cornice runs across the top of the building. The large window openings have now been filled with stucco and new small windows inset. The Smyth and Brown buildings have all been altered at street level and a wooden porch with wood shingled roof extends out from the façade to the curb, supported by four by four posts. The shingled roof obscures the transom area. The final building in this half of the block is the State Savings Bank Block at 917 Braden from 1910. It was designed to blend into the 1906 Brown Block next door. The color of the brick is almost identical, while the pilasters and cornice are identical. In this building the upper story windows are set between pilasters in pairs. The original windows have been replaced by smaller, modern windows. At street level this building has been totally altered with a new brick façade.

The east half of the 900 block of Braden contains four buildings, dating between 1893 and 1904. On the alley at 911-915 Braden is the two story triple storefront Brown Building from 1893. It is Italianate in design and retains the pressed metal cornice across all three sections of the buildings. This cornice contains date panels above each storefront "1893," with an identification panel reading "Brown" above the center portion. Like most buildings around the Square, each of the street level storefronts has been altered. The western one-third has a wood shingled roof extending from the transom area, while transoms on the eastern two-thirds are covered with signage. The upper portion of the three storefronts also exhibits differences, with the west one-third originally having a triple window

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with pressed metal hood centered above the storefront, while the other two-thirds featured three separate windows with pressed metal hoods. The west portion has been altered, now having a modern triple window with brick in-fill above, but the other two sections the original hoodmolds. An exterior iron staircase to the upper level is located on the alley (west) wall. The Blake Building (1901) is located next door at 907 Braden. This two story double storefront features a brick patterned cornice with stone identification panel, a row of dentils below, and a narrow terra cotta belt course the full width of the façade. Stone coping with three stone twisted barley finials (the east one has been lost) completes the cornice. The second floor windows are arranged with a narrow/wide/narrow set above each storefront, and a single window in the center. A stone belt-course across the top ties these windows together, with a simple stone pedimented hood with rosette above the three broader windows. The window sills are created by a narrow stone belt course. Although this building has been altered at street level, combining the two separate storefronts, the entrances are recessed, giving a hint of the original design. The IOOF Building next door at 903 was built in 1904. It is a two story double storefront, but is taller than the neighboring buildings as it housed the IOOF Hall with its taller ceilings on the second floor. The façade is of deep red rusticated brick with terra cotta detailing on the cornice. Rusticated limestone blocks define the corners of the building and this stone continues, alternating with smooth stone blocks, on the segmental arches above the second floor windows. The cornice has stone coping and four stone finials. Two stone identification panels are centered at the top of the building, the top one containing the three chain link emblem of the Odd Fellows organization, and below it a panel reading "I.O.O.F. No. 84." A narrow stone belt course separates the upper portion of the building from the second floor design. Although it appears that the upper portion of the windows has been filled in with matching rusticated red brick, the exact size of the original windows is difficult to determine from historic photographs. The street level storefront has been updated over the years and the transom area is covered with signage. Both the IOOF and the Blake buildings are thought to have been designed by O. A. Houglund. The building at 901 Braden dates from 1894 with a remodel in 1922. It is a two story single storefront building in virtually unaltered condition. It retains a recessed entrance flanked by large display windows at street level. The transom is covered with signage, and the upper story features two paired windows sharing broad segmental arches with narrow eyebrow hoods. A simple brick patterned cornice completes the façade. The side elevation along N Grand has painted signage on much of the lower level with exterior iron stairs leading to the two upper level doors. All windows and doors are tall and slender with segmental arches. The sloping roof is shown with a stepped parapet to the rear.

East Side: 100 Block Grand

The north half of this block (from the alley north to Braden) contains six buildings, all but one of which date to the 19th century. The Gibbon Building at the north end (130 N Grand) was constructed in 1879. It is a two story single storefront Italianate brick building with Italianate detailing. The street level storefront has been altered, with part of having a new brick façade. The upper level retains the three original window opening with cast hood molds on the façade and similar windows with segmental arches with keystones along the side (Braden) elevation. Originally there was a pressed metal cornice with a date panel, but this has been removed, leaving the brick patterned cornice in place. This

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brickwork continues around the corner on Braden where there is an exterior iron staircase providing upper story access. All upper level windows have been covered with wood panels, but the original size and shape is readily apparent. Currently this building is considered the north half of one business, with the south half being part of the two story double storefront Mallory & Law Block next door at 126-128 N Grand. The Mallory & Law Building from 1880 was designed by Des Moines Architect William Foster. Like the Gibbon Building next door, it is Italianate in style with tall slender upper level windows featuring cast hoodmolds. A narrow stone belt course links these hoodmolds across the width of the façade, and another stone belt course serves as the windows sills. This building has the entrance to the upper level off-set to the left side. The original pressed metal cornice has been removed but the brick patterned cornice remains. Alterations have been made at street level. A wood porch with wood shingled roof extends over the sidewalk in front of the Gibbon Building and the north half of the Mallory & Law Building. The Kull Building at 124 N Grand from 1913 is the only building on the Square with a white brick façade. It is a single story single storefront building of simplified design. Alterations have been made at street level, but the upper portion of the building retains its original design, two pair of tall slender windows that appear to share the stone sills with the much earlier building next door. Decorative detailing above the windows includes a row of brick corbelling, a small row of denticulated brick, and a simple brick patterned cornice. The two story double storefront Hickman Building next door at 120-122 N Grand was designed and built in 1894. It features twin oriel windows with a single center window (above the upper story entrance), and a pressed metal cornice with an identification panel "Hickman" that was below the now missing triangular pediment. The second floor windows have all been covered and alterations have occurred at street level. The Knights of Pythias Hall at 118 N Grand dates to 1894. It is a single storefront with two stories. The upper level appears to be intact, with three tall slender Italianate windows featuring stone lintels linked together by a narrow stone belt course, and a stone belt course across the bottom creating the sills. An elaborate pressed metal cornice adorns the top of the building. Alterations have been made at street level. The final building in this half of the block is the Palmer Building, 116 N Grand, which is said to date to 1867, making it one of the two oldest buildings on the Square. The façade has been re-done multiple times leaving it today with a very simple, almost modern, appearance. The south side (alley) elevation has evidence of a bricked-in upper story doorway, indicating the presence of an exterior staircase at some point. A wood porch with wood shingled roof connects all of the buildings from the Kull Building across the alley to the south part of the block.

The first building south of the alley at 110-112-114 N Grand is a two story double storefront, built in 1914, but with separate owners from the beginning, the Custer-Anderson-Carpenter Building. An exterior iron staircase is found on the north (alley) elevation. The street level façade has been altered over the years, but the upper portion of the building retains its original design features: three windows linked by a common stone lintel centered over each storefront, each storefront defined by brick pilasters with a corbeled cornice, all three linked at the top by a very simple brick patterned cornice. Next door at 108 N Brand is the Grand Theater from 1913. Just a single storefront, it is two stories with an oriel window with a single window on each side. The top of the building has a simple brick patterned cornice. It has been greatly altered at street level. The wood porch with wood shingled

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roof that began with the Kull Building in the north half of the block, ends here with the Grand Theater. Two single story buildings are located just to the south, the Barnett Building from 1901 at 106 N Grand, and the Swanson Building (1951) at 104 N Grand. The Barnett Building has been totally altered. The buff-colored brick façade on the Swanson Building is a typical mid-century simplified design. The two story double storefront Eikenberry-Crozier Building wraps up the east side of the Square. Constructed in 1894, it is very similar to the Blake Building on the north side of the Square. The façade is of deep red brick with terra cotta detailing and rusticated Sioux Falls red granite trim above the windows. It has a square central pediment containing the date, with small turrets with finials flanking it. The upper story windows have been partially closed in with smaller windows installed. At street level, the central door opens to the upper story staircase. The storefronts on each side retain their recessed entrances, though some alterations have been made. A wood porch with wood shingled roof extends across the entire façade.

South Side: 900 Block Court

Like the west and north sides of the Square, the south side has been greatly impacted by fires. The Dewey Building at 900 Court is a two story double storefront said to have been built in 1890. The façade has had the current blue metal slipcover since approximately 1965. No one is sure exactly how much of the original design might exist beneath the blue metal. The Ritz Theater at 906 Court was originally built in 1927 and suffered damage from the 1930 fire that destroyed the two buildings west of it to the alley. The fire damage was repaired and it re-opened in much its current form in 1930. William L Perkins was the architect responsible for this building. It features a buff colored brick façade, two stories and two storefronts in width. The vertical elements on each side give it a strong Art Deco feeling, but this is counter-balanced by the round arches used for the central entrance, small windows on each side, and the two pair of windows on the upper level. It originally had short turrets, much like those on the Eikenberry, IOOF and Blake buildings, but it is believed that these were re-cycled from the three story Temple Building (1903) which was destroyed by the 1930 fire. The present marquee is not original but has been there for several decades. Next door at 908 Court is another Perkins design, the Cramer Building which was built soon after the 1930 fire. It is a single storefront two story building of simple modern design. The exterior is of dark brown brick with simple stepped parapet with stone coping. An upper level oriel window (brick not wood frame) extends out above the street level storefront. There is an upper story entrance on the left side, and a recessed storefront entrance. Few changes have been made. The single story double storefront building at 914 Court was built for the Woolworth Company in 1959. It is a typical buff colored brick building of the period with large plate glass display windows across the entire façade on each side of the central entrance.

Across the alley is the Gasser Building at 916-918 Court. This two story double storefront building is the oldest on this side of the Square, having been constructed in 1875. It is a simple, vernacular Italianate design with segmental arched windows with brick patterned hoods on the upper level, each storefront defined by brick pilasters, and a simple brick patterned cornice (it never had a metal cornice). At street level both storefronts have been covered (at least partially) with vertical

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siding, but the west half has retained the original recessed entrance. It is very possible that the original storefronts remain under the vertical siding. A metal staircase on the alley wall leads to the second floor. Next door to the Gasser Building at 920 Court is a small, single story single storefront brick building from c.1930. There is nothing individually significant, but it is typical of its period and type. The transom area has been covered and the display window shortened by the installation of "stone" across the bottom. The single story Holder Building next door at 922 Court appears to have been constructed around 1960 but no firm date has been established. The entrance is off-set to the right with the display window slanting in from the sidewalk. In 1965 the two story four storefront Kubitshek Building from 1896 was totally destroyed by fire. The lots on which it stood at the west end of this block are now occupied by a drive-through branch of the US Bank.

Southwest Corner: 100 Block S Main

The lot at the SW corner of Main and Court is a parking lot for a building facing Main. The Brown Block at 105-107 S Main is the original two storefronts of what became a three storefront building. These two were built in 1913, with the third (non-extant) built in 1917. This is an unusual building in Chariton as it shows a Mediterranean influence with the bracketed red tile pent roof. A stepped pediment centered above the south half reads "Brown Block 1917" but it was added when the matching non-extant part of the building was constructed. At street level the north storefront has been covered with stucco and given new small windows and a new door. The center door leading to the upper level has also received this stucco treatment. However, the south storefront retains the original configuration of recessed central entry and display windows. The brown brick exterior features herringbone patterned pilasters with small square stone panels at the top, a simple brick panel inset with a small stone panel above the center stairway, and brick patterning around the pairs of windows. Upper story windows on the south are not original. A parking lot now occupies the site of the 1917 section of the Brown Block. Immediately south at 115 S Main is the 1931 City Hall and Fire Station (NRHP) that was designed by William L Perkins. This two story brick building is Neo-Classical in design with a symmetrical façade on the City Hall portion. Monumental stone pilasters flank the front entrance that features a stone panel containing festoons holding the date stone "1931" above the doors, with a multi-light window above, and the entrance capped by a stone panel "City Hall." Stone panels above side windows contain festoons and appropriate symbols detailing the function of the building. An addition was made to the south side of the fire station, but is not intrusive. Behind City Hall is the 1908 steel water tower that was erected to provide service to the entire community. The water tank itself is a tall slender cylinder rather than the short, squat cylinders more commonly associated with water towers. Across Main Street from City Hall is a so far unnamed auto dealership from 1913-27. It is a single story brick five bay building with large display windows. A simple brick patterned cornice completes the façade design. It is typical of auto garages of the period and almost unaltered. A large parking lot fills the space to the corner of Main and Linden. Just south of City Hall is another single story car dealership, the Baughman Building, this one dating to 1949. It is of buff colored brick and features chamfered corner display windows. A pent roof was added to the corner of the building in the late 20th century. Across Linden to the south is the American Legion Hall from 1924

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(NRHP). Designed by William L Perkins with a decidedly Mediterranean influence, the brown brick building rests on a high brick foundation, has a hip red tile roof and Classical Revival porch across the façade. On Linden, immediately west of the Baughman Building is the Lucas County Sheriff's Residence and Jail from 1916. Designed by architect J.P. Cuth, it is a rectangular two story red brick building with stone trim. Eclectic in design, it features a crenelated roof and a bungalow front porch that has been enclosed. It is a good example of this vanishing building type, the combination sheriff's residence and jail. The smaller side porch repeats the bungalow design of the front porch. Windows on the façade are capped by stone lintels and have stone sills. Side elevation windows do not have these decorative elements.

Northwest Corner: 200 Block N Main

The northwest corner of the Square is now occupied by the building constructed for Central Savings & Loan in the 1970s. The original building on the site was the three story multi-storefront Union Block from 1881. The Italianate building was demolished in the 1970s. The west side of Main contains the G.W. Larimer Building at 207 that was constructed in 1910. It is a brown brick two story single storefront building that has been altered at street level. The three windows on the second floor have been partially filled with louvers or lap siding and new smaller windows. The brick patterned cornice has not been altered. Immediately north is the Deming-Hollinger Block that was constructed in two sections, the south half (211) in 1902 and the north half (215) in 1911. It is known that O.A. Hougland designed the north half so it is probable that he designed the south half and the Larimer Building as well. The Deming-Hollinger Building is two stories with four storefronts. The façade is of brown brick with limestone lintels above and stone sills below the upper story windows. A series of brick pilasters divide the upper level into fourteen sections with windows. The street level retains a high degree of integrity with the iron storefront cornice in place, transoms covered with plywood or paint, and recessed shop entrances (one has been closed in recently). These two buildings are typical of the early 20th century commercial buildings constructed in Chariton, with brick patterning creating the decorative elements. Directly across the street at 212-214 N Main is the Commercial Bank Annex/Chariton Leader Building from 1911. This two story triple storefront building has a façade of tan brick with limestone sills and lintels on the upper story windows and limestone identification panels, the central pediment reads "Commercial Bank Annex 1911," while the panel above the large round-arched entrance reads "The Leader," one of Chariton's newspapers. All storefronts have been altered at street level and wood shingled pent roofs installed above the display windows.

The north half of this 200 block is primarily occupied by single story buildings, the two north of the alley on the west side are relatively nondescript, 217 N Main dating between 1927-48, while 219 next door may actually be a pre-1883 building. At the north end of this west side is an oil station constructed in 1926. The original portion of the single story building is a hip roof square with a canopy extending to the front over the gas pumps. It rests diagonally on the lot, facing to the northeast with a large paved area in front for the automobiles. A two bay service section was added to the building at an undetermined date. This building is a good example of an early oil/gas station and is the only one

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remaining in the area of the Square. The east side of Main has a series of single story buildings. A wide metal storage building is located immediately north of the alley. Adjacent to it is 222 N Main, a single story single storefront building from 1927-1948. The brown brick façade features a central entrance with large display window (with transom) on each side. The only ornamentation are the brick-patterned panels above these windows. This is a good example of its type and period. The building next door at 224 is also a single story brick, but it is somewhat later in date, is not as tall, and features a redesigned façade of buff colored brick. Two two story buildings complete this side of the street. The north one on the corner of Main and Roland (232 N Main) was constructed in 1888 as the Schreiber Wagon Factory. It is two stories, red brick, originally had large display windows which are now covered, and tall slender windows with brick patterned hoodmolds on the upper level. These upper story windows have all been bricked-in. The cornice was created by brick patterning and there was never a metal cornice. This was utilitarian, not stylish. Next door south at 226 N Main is a 1910 two story brick that was originally constructed as the Schreiber Auto Sales & Service Garage. It differed from most auto garages by being two stories. The large display windows have been filled with glass blocks, and it appears that the upper level has been remodeled with small more modern windows and no decorative brickwork at all.

Northeast Corner: 200 Block N Grand & 800 Block Braden

The Hotel Charitone (NRHP) occupies the northeast corner of the Square (831 Braden). Designed by Chariton architect William L Perkins, this four story building from 1924 has Neo-Classical detailing on the street level. The variegated brick (brown, orange, tan, red) exterior features large round-arched windows with limestone keystones, three on the Grand elevation and two along Braden, with the rest of the first floor windows along Braden having jack-arched tops with keystones. The main entrance is located on the Braden side, just east of the corner. It features a large round-arched opening, matching the windows. Windows on floors two through four are rectangular, with some appearing in pairs. A brick and stone parapet completes the top of the building. North of the hotel on the east side of Grand are two buildings that were constructed at approximately the same time as the hotel. 210 N Grand is a wide two story brick building that features a center entrance with windows on each side. This tri-partite design is continued on the upper story with three sets of banded windows. While there is nothing outstanding about this building it is typical of its period. Immediately north, at 214 N Grand is the only building constructed of rusticated concrete block in the district. Dating from around 1920, the Douglas Building is two stories with a round arched door centered on the façade. There are no decorative elements on the building, only the rusticated block to create visual interest.

Behind the hotel (adjacent on the east) at 819-821 Braden is the Hotel Annex (aka White Front Hotel). This two story brick building was constructed in 1913 to serve as a hotel and café. It has a double storefront plus an entrance in the center leading to the second floor. It is of reddish-brown brick with a corbelled cornice. Both storefronts have been altered, and an exterior stairway leading to a door on the upper level has been removed. Across the alley to the east is the free-standing *Chariton Herald-Patriot* Building (NRHP) at 815 Braden. Constructed in 1918 it was designed by William L Perkins and is

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thought to have been his first commission after moving to Chariton. The *Chariton Herald-Patriot* Building was the first use of the simplified Neo-Classical style for a commercial building in Chariton and it introduced a new material, Hydro-Stone, to the community. Both the style and building material set this building apart of the earlier red brick buildings around the Public Square. Next door to the newspaper building at 803 Braden is another free-standing design, the Chariton Free Public Library (NRHP) from 1904. The library is a fine example of Classical Revival design executed in brick and stone by noted Chicago architects Patton & Miller. It has been said that the floor plan used here was so functional that it became known as the "Chariton Plan" and was widely used by Patton & Miller for small and medium size libraries in the Midwest.

The south side of the 800 block of Braden contains a single building, the office of Dr. Fisher. This small single story building was constructed for this dentist in 1949 and is purely utilitarian in design. The exterior is covered with stucco and there is tile coping along the roofline. The two doors indicate two separate professional offices were housed in this small building.

Southeast Corner: 100 Block S Grand

The southeast corner of the Square is occupied by two buildings: the 1898 Lewis Building at 100 S Grand and an un-named 1950 building next door at 102. These are two story single storefront buildings that were linked by a faux stone façade around 1950. A shake shingled pent roof now extends across the Grand elevation. The side elevations are pierced with small rectangular windows. South of this building is a parking lot with a small wood frame building that currently houses a restaurant. No construction date has been determined but it does not appear to fall within the period of significance. Across Grand, on the west side of the street is a single story brick building that appears to have been an addition to the Dewey Block at 900 Court. No date has been determined and the storefronts have been greatly altered. At the far south end of the 100 block, at the corner of Grand and Linden, is the US Post Office from 1918. This single story building is Neo-Classical in design with a symmetrical façade. It features a portico with classical columns, and a large round arched front entrance that is reached by a short flight of steps. The exterior of buff-colored brick is laid in Flemish bond and large jack-arched rectangular windows are found on the façade and side elevations. The side elevations feature a Palladian window and there is a balustraded parapet just above the cornice. At some point it appears that a gable roof addition was made to the top of the building, but it is set back and is not visually intrusive.

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Integrity:

A district must possess a sense of time and place, must relate to the building types, styles, and materials of the period of significance, have relatively few intrusions, and not have been altered to a high degree. The determination of contributing and non-contributing status for each building has been made based on the seven aspects of integrity. In all cases, the most important integrity consideration is that the building retains sufficient elements of the original design, materials, and setting that the builder/original owner would recognize it. In addition, the building must retain a sense of the original function as a commercial building. It is expected that the storefronts of commercial buildings may have been altered to present a more "modern" appearance. For this reason, some alterations to the first floor façade of commercial buildings may be acceptable if the upper stories of the building retain the original design and fabric. Metal cornices have often been removed to "modernize" or because of maintenance issues. While such alterations would not be acceptable for a building being considered as individually eligible, contributing buildings in a historic district can retain a lesser degree of integrity. This integrity must include the overall size, shape, building material, and fenestration. Buildings which have been "slip-covered" are considered non-contributing to the historic district. If the slip-cover is removed at some point in the future, the building should be re-evaluated.

- **Location.** The Courthouse Square has, from the very beginning of Chariton, been the location of the business district.
- **Setting.** The siting of commercial buildings filling their lots on all four sides of the Square, facing the courthouse, creates a very different environment than that of a residential neighborhood with its widely spaced dwellings set well back from the street.
- **Design.** The commercial feeling is continued in the design of the buildings (primarily two story rectangles with flat roof, and facades featuring wide display windows and upper stories with symmetrically arranged windows), sharing a common building material. The popular styles of the period are expressed in the façade details such as brick or cast hoodmolds, metal cornices, and terra cotta decorative panels. Eight of the buildings retain the original exterior staircases on their side elevations.
- **Material.** Brick is the primary building material used around the Square with a few examples of other materials: limestone, concrete block and glazed hollow tile. Cast metal and terra cotta are utilized as decorative details. All materials are common to the period of significance. In rare cases the original material may have been covered with a new material such as stucco. Paint has been applied over the original brickwork in a few cases.
- **Workmanship.** The original workmanship can be seen in the brick-patterned cornices and hoodmolds, the metal cornices (both simple and elaborate), limestone sills and belt-courses, and elaborate terra cotta details.

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- **Association.** This collection of commercial buildings, sharing common design characteristics creates a business district. The fact that these are arranged around the public square centered on a substantial stone courthouse speaks to the significance of being the county seat.
- **Feeling.** This arrangement of commercial buildings representing popular styles of the late 19th and early 20th centuries around a Public Square creates a strong feeling of the past, quite unlike the shopping areas being developed today.

The Lucas County Courthouse Square Historic District has presented two specific integrity issues. The first deals with upper story fenestration. A large number of buildings around the Square have upper story windows that have been covered, have been bricked-in, or have new smaller windows with panels filling the space. In all but a handful of buildings the original openings are readily apparent and the alterations are reversible. The second issue pertains to the canopies with supporting posts and wood shingled roofs that are found on the front of many buildings on the north and east sides of the Square. The roof extends from the top of the original transom area, thereby obscuring the transom totally. It is difficult to see the street level clearly with these porches in place. Interestingly, in viewing historic photographs of these two blocks, it becomes immediately apparent that the canvas awnings so common in the late 19th and early 20th centuries created exactly the same visibility problems. The only real difference between the canvas awnings and the wood porches is that the awnings were retractable.

Both of these issues are addressed when building owners undertake rehabilitation projects. There is a changing preservation philosophy that recognizes the economic reality of historic preservation. It requires a more flexible approach to integrity. Alterations that are reversible should not be viewed as sufficient reason to claim loss of integrity. Plans for downtown revitalization in Chariton are discussed in Section 8.

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RESOURCES WITHIN THE HISTORIC DISTRICT

NRHP = National Register of Historic Places

C=Contributing Resource

N=Non-Contributing Resource

ADDRESS	HISTORIC NAME	NRHP	C	N	DATE
COURTHOUSE SQUARE	Lucas County Courthouse	X			1894
	Courtyard		X		1849/1894
	Civil War Memorial		X		1916
	Bandstand			X	c.2000
	Mormon Trail Marker		X		1923
	Veteran's Memorial			X	c.2000
MAIN (N)					
101	Day "Good Luck" Building		X		1883
103-105	Day-Moony Building		X		1889
107-109	Exchange Block		X		1883
111	Stanton Building		X		1867+c1905
113-115	Ensley-Crocker Building		X		1901
117-119	Manning & Pennick Building		X		1869
121	Lockwood Building		X		1904
123	Storie Building		X		1904
125-127	Oppenheimer Block		X		1904
131	Hollinger & Larimer Block		X		1904
207	G.W. Larimer Building		X		1910
211	Deming-Hollinger Block (S ½)		X		1902
212-214	Commercial Bank Annex/Chariton Leader Bldg		X		1911
215	Deming-Hollinger Block (N ½)		X		1911
217	Hurri-Bak Club			X	1927-1948
218	Metal Building			X	Post-1960
219	The Pink & The Gray			X	By 1883 ?
222	Ameriprise		X		1927-48
224	Mefferd Law			X	1927-48
226	Schreiber Auto Sales & Service Garage		X		1910
227	Deep Rock Oil Station		X		1926
232	Schreiber Wagon Factory		X		1888

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ADDRESS	HISTORIC NAME	NRHP	C	N	DATE
MAIN (S)					
105-107	Brown Block		X		1913
115	City Hall & Fire Station	X			1931
115	Water Tower		X		1908
120-124	Auto Garage		X		1913-1927
127	Baughman Building		X		1949
201	American Legion Hall	X			1924/1947
LINDEN					
1023	Lucas County Sheriff's Residence & Jail		X		1916
BRADEN					
803	Chariton Free Public Library	X			1904
815	Chariton Herald-Patriot	X			1918
818-820	Dr. Fisher's Office		X		1949
819-821	Charitone Hotel Annex		X		1913
831	Hotel Charitone	X			1923
901	Piper's Candy		X		1894/1922
903	IOOF Building		X		1904
907	Blake Building		X		1901
911-915	Brown Block		X		1893
917	State Savings Bank Block			X	1910
923	J.R. Brown Block		X		1906
927	W.H. Smyth Block		X		1906
929	J.J. Smyth Block		X		1906
1010	Hollinger-Larimer Annex		X		1912
1025	Central Savings & Loan			X	1970s
GRAND (N)					
100-102	Eikenberry-Crozier Building		X		1894
104	Swanson Building		X		1951
106	Barnett Building			X	1901
108	Grand Theater		X		1913

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Grand (N)					
110-114	Custer-Anderson-Carpenter Building		X		1914
116	Palmer Building		X		1867/1920s
118	Knights of Pythias Hall		X		1894
120-122	Hickman Building		X		1894
124	Kull Building		X		1913
126-128	Mallory & Law Block		X		1880
130	Gibbon Building		X		1879
210	Brick Building		X		1913-1927
214	Douglas Building		X		1913-1927
GRAND (S)					
100	Lewis Block			X	1898
102	Brick Building			X	c.1950
113	Brick Building			X	1890
114	Good Old Smoke House			X	Post-1948
126	US Post Office		X		1918
COURT					
900	Dewey Block			X	1890
906	Ritz Theater		X		1930
908	Cramer Building		X		1930
914	Woolworths		X		1959
916-918	Gasser Block		X		1875
920	Barber Shop		X		1925-30
922	Holder Building			X	c. 1960
926	US Bank			X	Post-1965

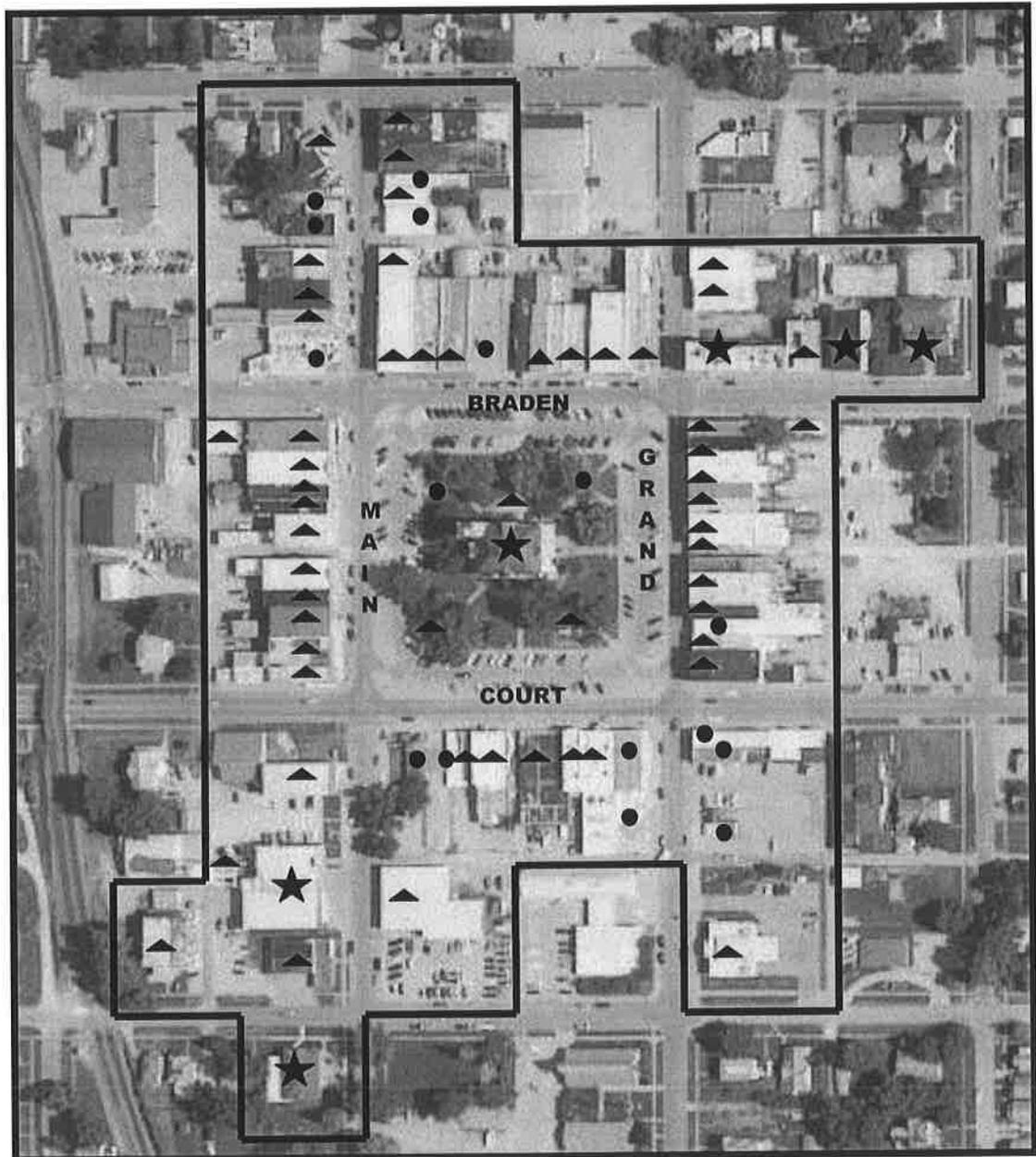
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Map showing distribution of Resources

- ★ National Register of Historic Places
- ▲ Contributing
- Non-Contributing

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Architect (cont.)

Hougland, O.A.
Patton, Normand Smith & Grant Clark Miller
Perkins, William L.

STATEMENT OF SIGNIFICANCE:

The Lucas County Courthouse Square Historic District has local Criterion A significance as sixty of the seventy-six resources within the district speak directly to the impact of being the Lucas County seat on commercial development between the years 1867 and 1963. These buildings house the vital goods, services and amenities needed in a growing community. Public buildings found primarily in county seat towns account for four of the resources (courthouse, sheriff's residence & jail, public library, and US Post Office). The changes brought about by the automobile are represented by auto dealerships along the edge of the business district. The district has local Criterion C significance as a good collection of commercial buildings representative of the types, styles and building materials commonly used between 1867 and 1963, and demonstrates the evolution of building types during this period. The period of significance begins with the construction of the oldest extant buildings in the district, the Stanton and Palmer buildings from 1867, and ends with the redesign of traffic and parking around the Square in 1963.

Settlement to 1865

Lucas County is located in the second tier of counties north of the Missouri border and is equidistance between the Mississippi and Missouri Rivers, being the sixth county from each of them. The land was described as "high and rolling, not rough, the very best quality for farming." (Hair, p 270) "The soil and climate of Lucas County are well adapted to the production of most kinds of grain....." (Andreas, p 495) In addition to farmland, the county was amply supplied with stone, timber, and coal. A party of Mormons stopped in the vicinity of present day Chariton in 1847. After building a few log houses, they stayed about a year before traveling on to the west.

Lucas County was organized in January 1849, and the county commissioners located the county seat on September 11, 1849. They named it "Polk" in honor of President James K. Polk, but two months later citizens changed it to "Chariton City" which soon was shortened to "Chariton" as the town is known today. The town covered 160 acres with each 40 acre tract having nine blocks for a total of 36. One was designated as the "Public Square" while the others were divided into eight lots each. Streets were named for U.S. presidents, except for the four boundary streets (North, South, East, and West). Sources differ on whether the town of Chariton was surveyed and platted in 1849 or 1850, but it is agreed that steps were taken in April 1850 to build a courthouse. The courthouse was to be located on lot 6, block 9 (facing Van Buren Street, aka Grand, on the east side of the Public Square), and was to be paid for by the sale of lots. This courthouse was of "hewed logs," measured 18' x 22' and was a story

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and one-half high. "It was painted with lime and sand, had a door in the front, and a window on each side, and one in the back end." The total cost was \$359. (*Ibid.*) A year later the county contracted for the construction of sixteen benches, each six and one-half feet long, and "a substantial pulpit." (*Ibid.*)

One of the early pioneers, Susanna Millen Custer, remembered what Lucas County was like around 1850.

The prairies were covered with a thick coating of grass. Everywhere it was several feet tall. The area which is now the courthouse square had thick grass five feet tall.....(after the county seat had been located) We then expected a thriving town would soon appear, but in this we were disappointed. The building up of the town was very slow.....Jonas Westcoat and his brother built the first houses in the new town of Chariton. They built two log cabins on the NW corner of the public square. (Stuart, Vol I, p 25)

During the years 1850-57 the prairie grass slowly gave way to farms, and Chariton became an active trading town. One of the most important businesses in any Iowa town of the period was a mill, and in 1867 D.N. Smith built the first mill in Chariton. In 1865 Hair described Chariton as "a flourishing town of 1300 inhabitants near the center of the county, one-half mile north of the Chariton River, on the proposed route of the Burlington and Missouri River Railroad (CB & Q)." He noted that it boasted a fine brick courthouse, approximately fifty feet square, costing about \$20,000, and a substantial brick jail. Information about this courthouse is sketchy, but it appears to have been built by W.T. Wade, following instructions from County Judge Ethan Guard, without any plans or specifications.

Mr. Guard was an honest man, but was impracticable, and he seems to have supervised the entire work from day to day. In the first place, and under his direction, the foundation for the structure was made of logs. This was something new in architecture, but Judge Guard was a theorist and he had some theory in support of his claim that a foundation of logs placed in the earth at a certain depth and in a certain manner would constitute the best kind of a foundation for any kind of a building.

.....After the expiration of about ten years after said courthouse was finished, cracks began to appear in the walls thereof, in such numbers and to such extent as to cause many to believe that the building would collapse. At one term of court the dangerous condition of the building was made known to the court, and he rented a church, and after that time churches were used for the holding of court. But as the building did not fall it was thought there was no danger in its falling, and court was held in it again for several years and until it was torn down. (Stuart, Vol I, p 23)

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Second Lucas County Courthouse, undated photograph
(Myers, "Chariton's Square Deal")

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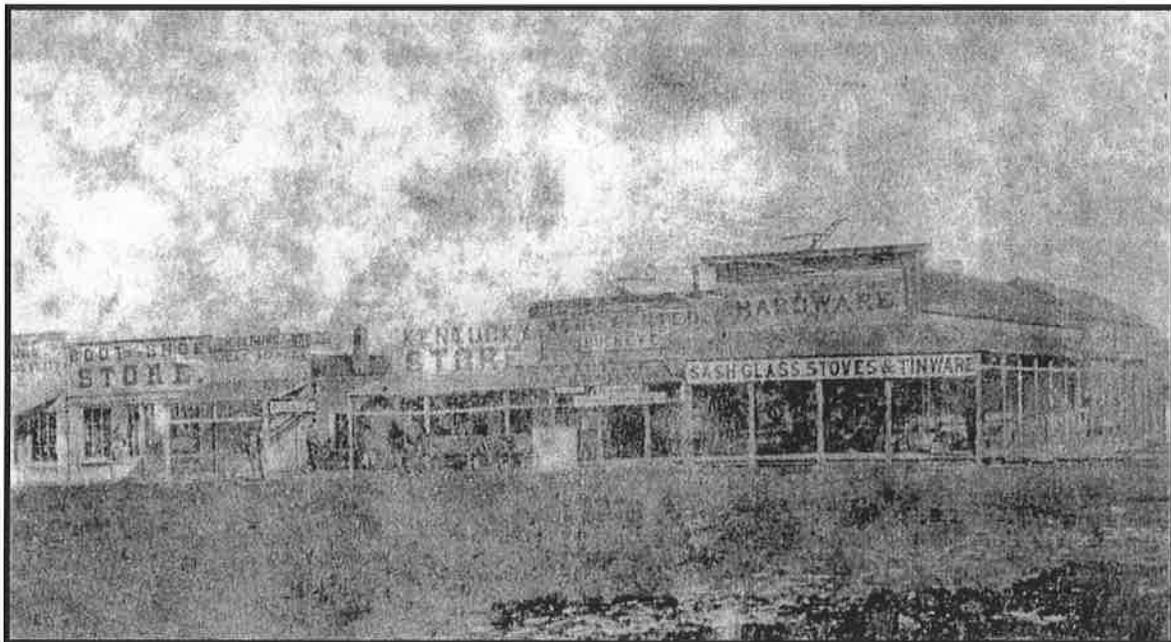
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Commercial enterprises ringed the square by 1865. A photograph of the east side of the square from 1865 shows a block of single story wood frame buildings, many with wood porches across the front. Signs indicate that these buildings housed a hardware store (sash, glass, stoves & tinware), the Kentucky Store, a meat market, and a boots & shoe store. The Iowa State Gazetteer of that year listed three drug stores, two general stores, five grocery stores, and a saloon. Professionals in the community of 1300 included six lawyers and four physicians. (Hair, p 398) The town also had two hotels, a photographer (Madden William), at least one brick church and two frame ones, and two frame schoolhouses. The first bank in Chariton, F.W. Brooks & Company, was founded in 1866. In 1870 it was merged into the First National Bank with S.H. Mallory as president.



East side of Square, 1865
(Courtesy Frank Myers)

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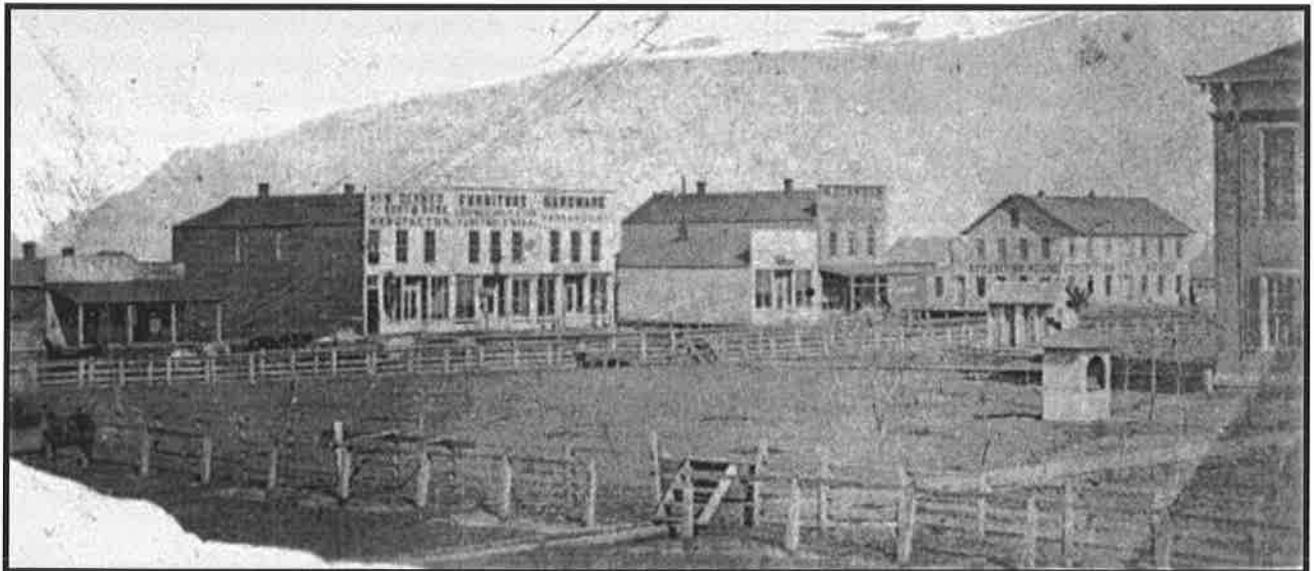
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Arrival of the Railroad

The arrival of the Burlington and Missouri River Railroad in Chariton in 1869, was an event that would influence Chariton's growth and development for the next century. This railroad (later known as the Chicago, Burlington and Quincy) linked the Mississippi and Missouri Rivers across the lower part of Iowa. It provided Chariton with the building materials, the goods necessary for retail stores, and the ease of transportation needed in a growing Iowa town. In addition, it provided the means to ship livestock and agricultural goods to the eastern markets.

1869 photograph of the north side of the square shows a group of two story frame buildings, each with a gable roof and "boomtown" front. A single story frame building with the same roof silhouette appears to have been located on the east side of the alley. It appears that a two story frame building with front gable entrance at the northeast corner of the square served as a hotel. Local sources say that the hotel housed a restaurant and saloon, and a "house of ill fame." (*Chariton Leader*, 16 June 1991) The photo also shows a board fence and hitching rail around the courtyard with stiles to cross the fence. The courthouse itself appears to have been a combination of Greek Revival and Italianate, with pilastered corners and bracketed eaves



North side of the Square, 1869
(Lucas County Historical Society)

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It has not been determined exactly when the first brick building was constructed on the Square, but at least three brick buildings have been dated to the late 1860s. An 1871 photo of the west side of the Square shows what appear to be all wood frame buildings south of the alley except for one two story brick single storefront building with a simple denticulated brick cornice, three round arched windows with keystones, and a triple round arched storefront with brick pilasters rather than an iron front. This building was identified as the "new" brick building of Thomas Matson who had his saddle and harness shop on the second floor while C.W. Kitteredge had a dry goods store on the ground floor. North of the alley is the three story, double storefront that housed the IOOF and Masonic Lodges on the third floor and the "Penick" Bank at street level, level, and at the north end of the block level, and at the



West side of the Square
(Lucas County Historical Society)

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north end of the block was Mallory's Opera House (non-extant), a three story four storefront building with Italianate details. This building housed the Opera House on the upper level with various commercial enterprises at street level. The corner front boasted a chamfered entry. This prominent building played a major role in the community, not only as an opera house, but by the strong visual statement it made. (The Opera House burned in February 1904 and was replaced by a pair of two story double storefront buildings: The Oppenheimer Block and the Hollinger-Larimer Block.)



Mallory's Opera House (non-extant)
(Illustrated Atlas of the State of Iowa, p 355)

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The northwest eyetooth corner was soon occupied by the red brick, three story triple storefront building (non-extant) that housed the First National "Mallory" Bank. This building featured a chamfered entrance with the corner entry doors flanked by stone classical columns, cast hoodmolds above the windows, and a pressed metal bracketed cornice with two identification pediments (one over the bank entrance, the other centered on the east façade).



First National Bank aka Union Block (non-extant)
(Lucas County Historical Society)

Manufacturing interests also grew rapidly with the availability of the railroad. The years following the arrival of the railroad saw the establishment of a number of factories including Chariton Plow Co., Hatcher & Co. (Chariton Foundry & Machine Shops), the H.S. Green Wagon Factory, S.H. Mallory's Chariton Elevator, Eikenberry & Co., the Curtis Broom Factory, a brick plant, iron factory, monumental stone works, and cigar factories. The Schreiber Wagon & Carriage Works built a large brick building a block north of the Square at the southeast corner of Main and Roland in 1888.

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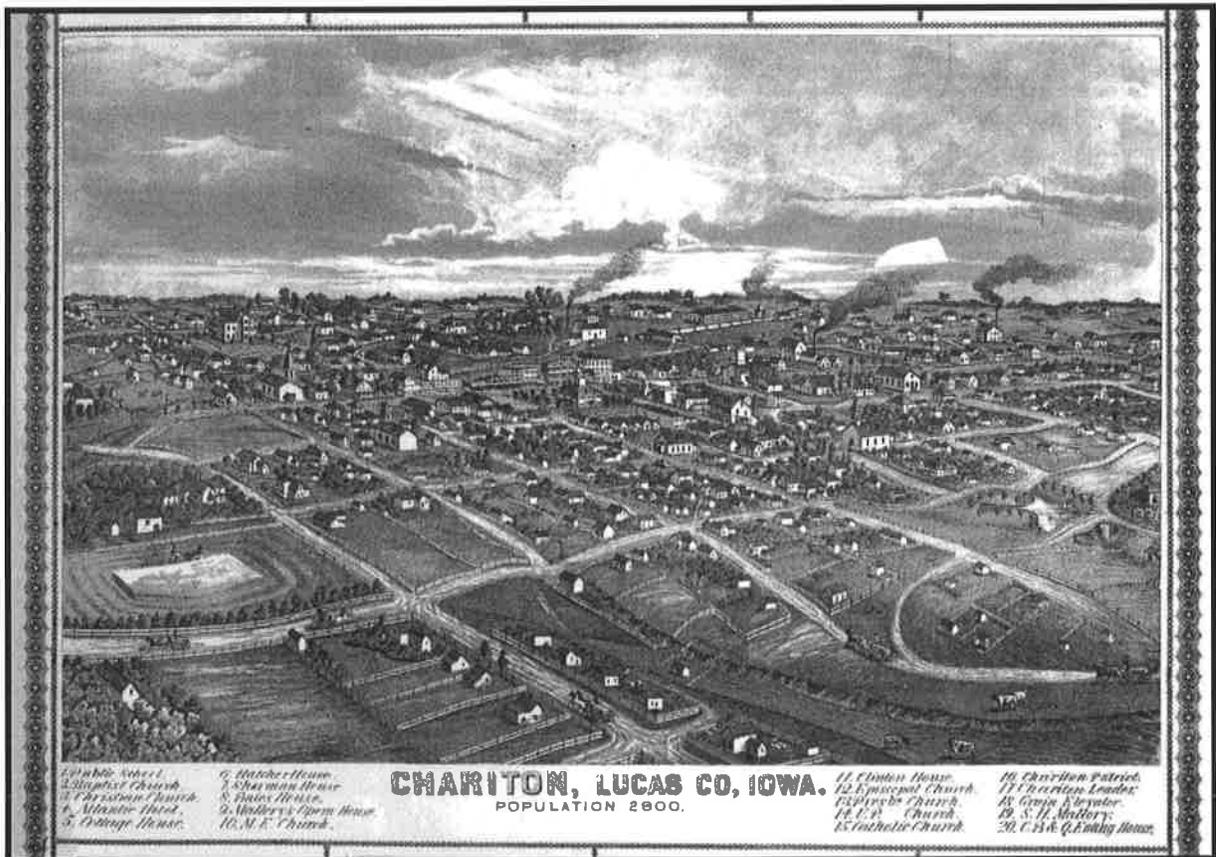
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The railroad and the increase in both commercial and manufacturing interests brought more people to the community. Although there had been several hotels around the square, these were all of frame construction and all were becoming "dated." In 1874 the Bates House (non-extant) was constructed just west of the northwest corner of the Square. It was a three story brick building in the Italianate style. Cost of this hotel was \$12,000, a large sum in 1874. For the first time Chariton had a true first class hotel. Its location, closer to the railroad depot, made it convenient for travelers, and its size and amenities made it a favorite of the local citizens.

By 1875 the City of Chariton had reached a population of 2,174 people, two and one-half times the 1867 population.



1875 Bird's Eye View of Chariton looking NW
(Illustrated Historical Atlas of the State of Iowa, p 349)

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A few years later the 1881 History of Lucas County, Iowa described the county seat as

Chariton is well laid with sidewalks to its remotest limits in several directions.....The streets are also planted with shade trees along either side, which gives the town a forest-like appearance, and it adds to its beauty and comfort in warm weather.

All branches of mercantile pursuits are carried on and seem to be in a healthy and prosperous condition, among which are an ample number of dry goods houses, some four hardware, tin stove and agricultural implement establishments, three drug stores, two jewelry houses, shops, clothing houses, grocery stores, besides harness shops, boots and shoe shops, and various other trades and pursuits essential to a town the size of Chariton, and which is supported by a finely developed agricultural and grazing country about it. (1881 History of Lucas County, Iowa, p 603)

The book went on to note that fifteen lawyers and twelve physicians resided in the city as well, a reasonable number for a county seat. Almost all new construction around the Square was of brick as illustrated by the construction in 1879 of a two story single storefront brick building at the north end of the east side for pharmacist Wm. H. Gibbon. That building housed a drug store for over five decades. The 1883 Sanborn Insurance Map (the first available for Chariton) shows the brick buildings already noted, and a few more. On the east side there is a two story brick building (double front) next door to Gibbon's Drug Store that was built for Waynick in 1880; on the south side, next to the alley is a two story double front building, the Gasser Block from 1875; on the west side an 1882 fire destroyed the frame buildings south of the alley, and three new two story brick buildings were built on those lots: The "Good Luck" Building, Day-Mooney Building, and Exchange Block. In coming years the construction of brick buildings was often initiated by fires destroying the frame buildings around the square.

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Gibbon Building and Mallory & Law Building
East Side of the Square
(Myers, "Chariton's Square Deal")

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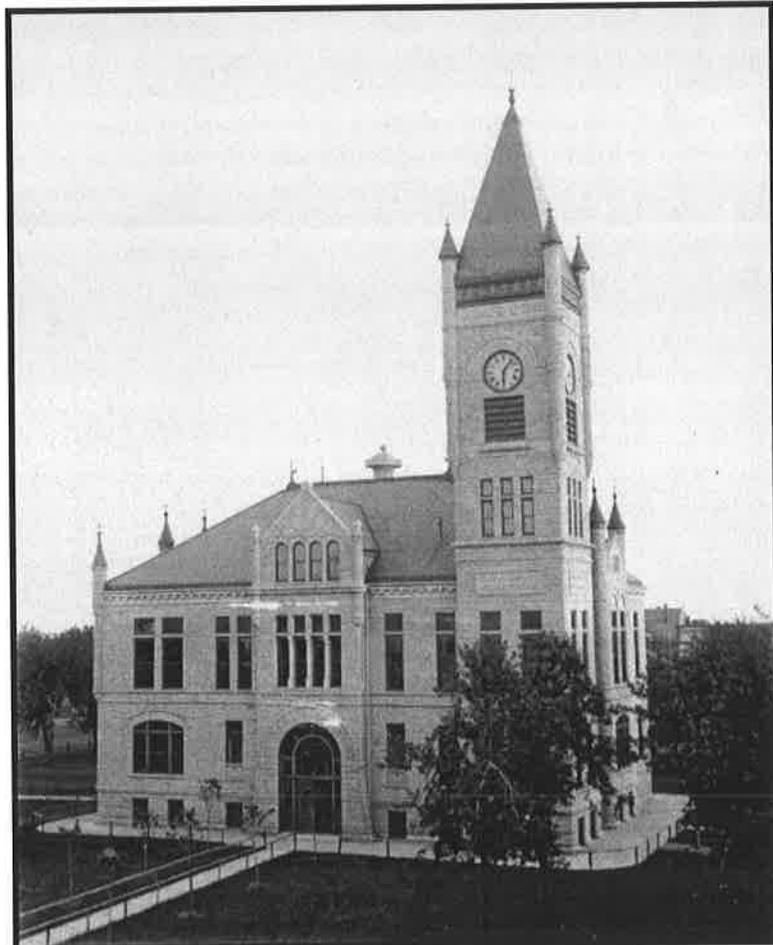
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Economic Prosperity

Entering the 1890s, Chariton was a prosperous, thriving community. It could take pride in its business and industries, and in its growing population. By 1890 the population reached 3,122 and in the next twenty-five years grew to 5,235. Despite the nation-wide financial panic of 1893, Chariton's development continued. During the period from 1890-1915 major changes took place around the Square. Over half of the buildings in the Lucas County Courthouse Square District were constructed during this period. Many of these buildings were designed by local architect O.A. Houglund.

The 1893 Sanborn map shows not only new brick buildings ringing the Square, it also shows a new courthouse under construction in the center of the Square. This courthouse had been authorized by the voters in 1892, primarily due to the deteriorated condition of the 1860s brick structure.



Lucas County Courthouse, 1894, north elevation (NRHP)
(Lucas County Historical Society)

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Designed by the Des Moines architectural firm of Foster and Liebbe, and built by local contractor G.J. Stewart & Co., the limestone building is a Richardsonian Romanesque design. (It is almost identical to the Wapello County Courthouse in Ottumwa which was designed by the same firm and was completed the year before.) The *Chariton Herald* carried many stories about the need for a new courthouse and followed the progress of construction. In May 1894 it carried stories about the upcoming dedication service as well as covering the dedication in detail after it took place. In the Past and Present of Lucas and Wayne Counties, Iowa (1914,) Judge Theodore M Stuart called the courthouse a "substantial, comfortable, and even elegant building for a very reasonable price." He went on to note the difference between the second and third courthouses "This all goes to show that by obtaining proper plans and using care in the letting of contracts for public buildings, municipalities can obtain good buildings at a reasonable price." (Stuart, p 24) The courthouse introduced a new building material to the business district, rusticated stone. Prior to this, the use of stone had been limited to foundations and window treatments. In the coming years, the courthouse stone would be echoed on other downtown buildings.

The new courthouse precipitated some other changes in the courtyard as well. The shape of the courtyard changed, from the square that was shown on the 1883 Sanborn to the octagonal shape shown on the 1893 map. In 1894 the Lucas County Board of Supervisors had allowed E.A. Rea to put a steel windmill on the southeast corner of the Square. It proved quite useful for the community as it provided water for teams and it saved the county \$100 per year for pumping water for the courthouse. (*Patriot*, Mar 11, 1897) During the summer of 1896 a bandstand was built in the courtyard. The hitching rack around the courtyard was painted, and the PEO Society and the Improvement Society put two iron settees in the park. (*Patriot*, Sept 16, 1897)

The 1896 Chariton City Directory provides a view of the business community around the Square. It appears that the second floors around the Square were filled with professional offices. All eleven attorneys had offices on the Square, close to the courthouse, all but one of the seven doctors in town were located on the Square, as were both of the opticians. There were three banks: The Chariton Bank on the west side, the First National Bank on the northwest corner, and the State Savings Bank on the north side. As in most towns, the retail businesses were on the Square, while the service businesses (harness, blacksmith, livery barns) were located a block or so off the square. The ten groceries and three meat markets were all either on the Square or within a block of it. (Apparently Chariton was still small enough that there was no need for neighborhood markets.) During this period Chariton readers had a choice of three newspapers, the *Herald*, the *Patriot*, and the *Democrat*, and two photographers had studios on the Square.

New construction around the Square included the Kubitchek and Yengle Block (non-extant) at the west end of the south side, and a new single story brick building for a grocery store on the southeast eyetooth corner. Local businessmen were upgrading their property by laying sidewalks in front of their stores, some brick (in front of the Mallory Opera House), and some of stone (in front of Will Smyths's grocery store on N Main). (*Patriot*, Aug 12, 1897 and Sept 8, 1897) In the spring of 1897 the *Patriot* began urging that the streets around the Square should be paved. This was a discussion that would go on for years. The 1899 Sanborn map shows the new buildings that were constructed during

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the '90s. The Hickman Building and the Eikenberry-Crozier Building were constructed on the east side of the square. Both buildings were two story double storefronts and the Hickman Building featured twin oriel windows.



Kubitchek Block, 926 Court (non-extant)
(Myers, "Chariton's Square Deal")

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Hickman Building, 1894, 120-122 N Grand
(Lucas County Historical Society)

A few years later two new two story double storefront buildings were constructed on the north side of the Square: the Blake Building in 1901 and the IOOF Building next door in 1904. The new Methodist Episcopal Church was constructed one block north of the Square at the corner of Main and Roland. Like the courthouse, the church has an exterior of rusticated limestone blocks but it is Gothic Revival, not Romanesque, in style. A new stone front building is now shown on the west side of the square, just south of the alley. This is the Ensley-Crocker Building from 1901-02. Both owners were members of the Methodist Episcopal Church and it is possible that they had the church architect (S.A. Bullard of Springfield, Illinois) draw the plans for their building. This building has a romantic revival flair with not only rusticated stone blocks, but twin oriel windows with turrets on the corners, an arched pediment containing the date stone, and a denticulated cornice. Several years later (approximately 1910) the 1867 Stanton Building immediately south of the Ensley-Crocker Building was given a matching stone façade. These two buildings together provide an unusual streetscape.

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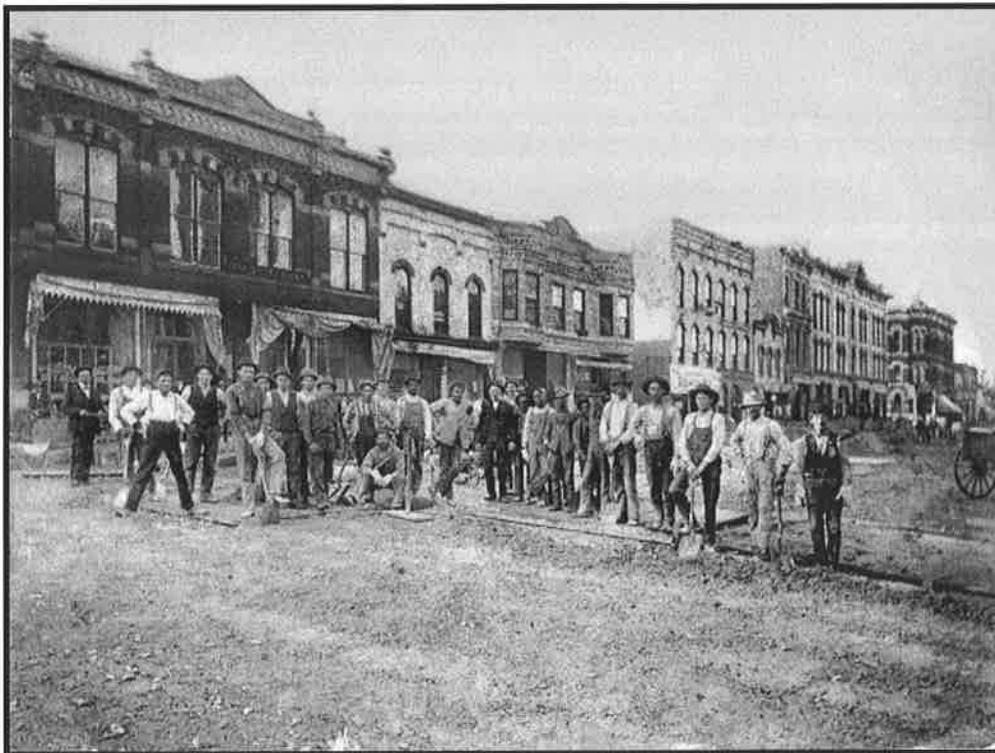
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After many discussions, and much pushing from the *Patriot*, in July 1902 the city council voted unanimously to pave the Square, and to also pave Main to Auburn, and Auburn from Main to the railroad tracks. It was said that Albia's paved Square had increased business substantially, and the



Paving crew on the 100 block of N Main, c.1902
(Lucas County Historical Society)

citizens of Chariton hoped the same would be true in their town. Different types of paving were discussed before the council decided on concrete and brick rather than two layers of brick on a sand base. A Mr. Hoagland from Ottumwa happened to be at the meeting and he explained that the brick on a sand base had proven very unsatisfactory in Ottumwa. (*Patriot*, Jul 17, 1902) It took almost a full year to finally let the contract for this paving. The cost came in at \$1.84 per yard, and the contractor was G.J. Stewart & Co. of Chariton (*Patriot*, Jul 16, 1903) Another important change took place around the Square in 1903 when fifteen of the most prominent merchants decided to close at 6:30 every evening except Saturdays and railroad paydays.

The *Patriot* is glad to see so many merchants enter into this agreement, closing the stores at this hour means more rest for the proprietors and clerks, more

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time for needed recreation, and more time to spend at home. It may prove a trifle inconvenient to some shoppers who fail to remember the change, but all will soon accustom themselves to it. (*Patriot*, Mar 5, 1903)

In 1904 the Chariton Free Public Library was completed at the northwest corner of Braden and 8th, just one block east of the Square. This building was made possible through a \$10,000 gift from industrialist Andrew Carnegie. Carnegie had established a foundation to help fund free public libraries across the United States. Almost all of these were built in county seat towns, making them accessible to everyone in the county. Carnegie required that the city council provide a building lot, and agree to provide a set amount of money, often \$1,000, each year for library operations. In the state of Iowa alone, Carnegie funded 101 public libraries. The Chariton library was designed by the Chicago architectural firm of Patton and Miller, and became a prototype for small town library designs. (Krutzy, pp 120-121) It is of brick construction, Neo-Classical in style, with a high foundation and tile hip roof. This library was the first public building constructed in Chariton in the 20th century.



Chariton Free Public Library (NRHP)
(Library Collection)

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Community Pride:

With the construction of the Free Public Library, Chariton had reached a turning point. In a period of fifty years it had gone from a tiny prairie village to a substantial county seat in the center of a rich agricultural area. It offered a variety of businesses. G.J. Stewart & Co. had expanded their lumberyard, Pickerell & Myers had a music store north of the First National Bank, and a business (commercial) college was scheduled to open in 1907. That same year the Johnson Brothers (Eric, Peter, and David) bought the Eureka Foundry. They brought hands-on craftsman skills to this business and promptly made a large (22' by 64') addition to their building. The Schreiber Wagon & Carriage Factory continued its successful business, even as automobiles and another railroad came to town. The first auto in Lucas County was purchased by H.O. Penick in 1902. In 1913 the Rock Island line was built through Chariton from north to south. It immediately built a combination station on the east side of town.

Municipal utilities had been in place for a number of years, but were operating efficiently by the early years of the 20th century. The city council had tried setting up an electrical plant in the 1880's, but it is said that they didn't know what they were doing, and made a lot of mistakes. By 1910 the electric plant was running smoothly. Telephone service began in Chariton in 1894, but it didn't really grow until after it was purchased by the Northwestern Bell Telephone Company. By 1909 there were almost 500 telephone customers in Chariton, and another 500 rural customers. A water works was established c. 1908 with water from deep wells along the Chariton River pumped to a large steel tank near city hall. (Stuart, pp 138-9) The new water works was credited with saving some buildings on the north side of the Square from serious fire damage. In April 1910 "cluster lights" (electroliers) were installed around the Square. Downtown Chariton was looking much more cosmopolitan. Women's organizations, improvement organizations, and the Chautauqua brought culture to the community.

A major scandal shook the town in 1907 with the suicide of community leader and bank vice president, F.R. Crocker. Two weeks later First National Bank was closed and an investigation was started. The Mallory family had long been involved with First National, with Mrs. Mallory serving as the bank president, and her daughter, Mrs Thayer, also had an interest in the bank. The two women were sued for \$600,000. The story continued for months. The Mallorys were a very important family in Chariton. They owned the bank and many buildings around town, and their home "Ilion," had been designed by an Illinois architect in 1877 and was the most famous landmark in town. Real estate records show a lot of land around the Square changing hands in 1907 and 1908. The Mallory estate was turned over to government agents in Chicago in 1909, and Mrs. Mallory and her daughter moved to Orlando, Florida. A new bank was formed soon after the scandal, and the town returned to a semblance of normalcy.

Motion pictures arrived in the early 20th century, and by 1909 the Temple Theater was located in the Knights of Pythias Lodge Hall (Pythian Temple, non-extant) on the south side of the Square. Public improvements included the purchase of a new street sweeper, and some citizens were

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requesting that new diagonal sidewalks be built in the courtyard so there wouldn't be footpaths worn through the grass. A new building material was going to be produced in Chariton when a Mr. Hooper announced that he was going into the cement building block business where the old freight depot stood. (*Leader*, Aug 26, 1909) The Douglas Building at 214 N Grand was constructed c.1915 using some of the locally produced rusticated concrete blocks.

The 1913 Sanborn map shows empty lots on the southwest eyetooth corner of the Square and on the east side immediately south of the alley. Three brick storefronts (the Custer-Anderson-Carpenter Building) were built on the east side of the Square in 1914, filling much of the empty space. The Temple Theater is shown in the Knights of Pythias Temple on the south side, and another, very narrow motion picture theater (the Grand Theater) is found in a new two story building on the east side of the square. The City Hall and Fire Department are located in a small building south of the southwest corner of the Square, the same site where a different City Hall stands today.

An ad in the *Herald-Patriot* in April 1913 said that you could buy a five passenger automobile for \$1275 at the Blue Grass Auto Station, but didn't give an address. There was much talk in the newspaper about the Rock Island Railroad coming to town and the new depot that was being built. Members of the Chariton Improvement Association were helping to beautify the grounds around the new depot. On August 21, 1913 the *Herald-Patriot* noted that there were pledges for sixty homes to be built for miners, with occupancy planned for November 1st. Exactly who or what pledged the houses has not been determined, but these appear to be what became known as "White City." The newspaper announced on November 20th that the miners had arrived.

A new Lucas County Sheriff's Residence and Jail was built in 1916 at 1023 Linden. Designed by architect J.P. Cuth, this two story brick building reflects popular revival styles of the period, complete with a crenellated roofline. The heavy front porch is characteristic of bungalow design and gives it a residential feeling. This combination type jail facility was common in Iowa from the 1850s until World War II. Having the sheriff's residence as part of the jail ensured round the clock oversight of prisoners. The sheriff's wife played a role as well, as she was usually in charge of cooking and serving the meals, and may have had laundry duty as well. As these aging jails have been replaced they have turned to purely correctional facilities, and in many cases are regional in scope. Good examples of the residence/jail type are becoming rare. Lucas County's is a good example that should be preserved.

Another indication of Chariton's positive growth came with the announcement that a new federal building was to be built in the community. Congress designated \$70,000 for the construction of this new post office in January 1913. In order to qualify for a post office building a community had to have a certain level of postal receipts during a one year period. The level required was such that most small towns couldn't reach it, but county seats could. The type of building constructed was also based on the postal receipts, with the minimal building being of brick construction with wood and stone trim,

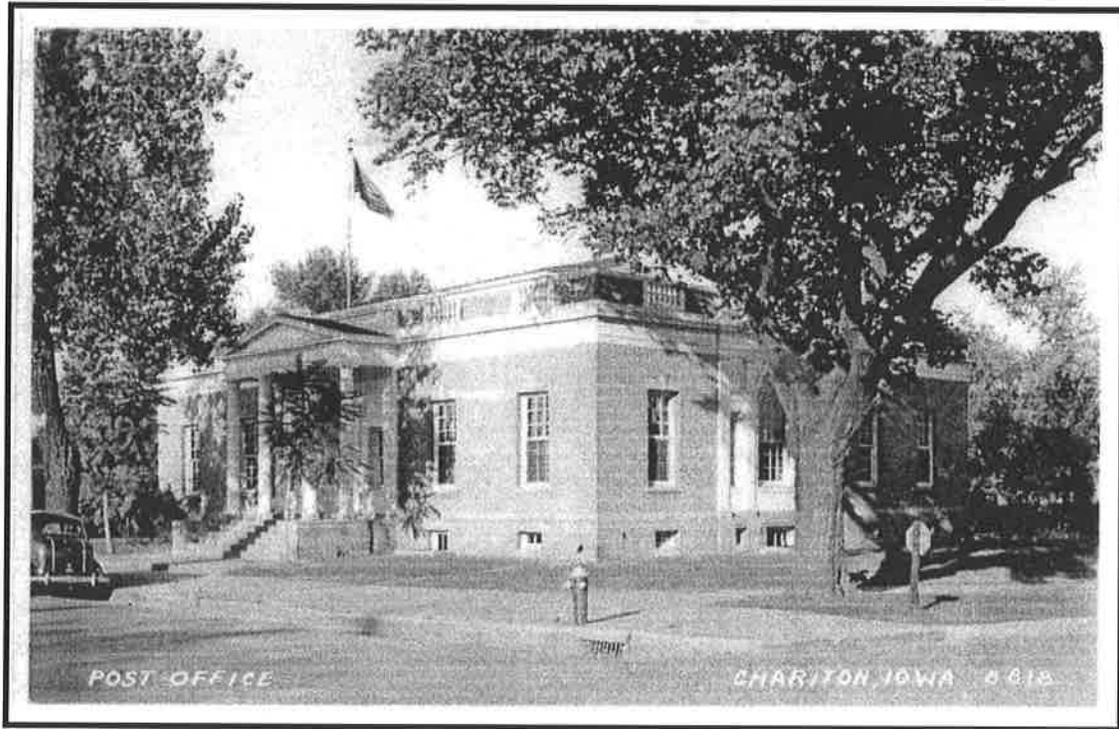
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US Post Office, 1924, 126 S Grand
(Lucas County Historical Society)

the next level being brick with all stone trim, and the highest level being a limestone building that increased in size in relation to the receipts. The building ultimately built one block south of Chariton's Square (at the corner of Grand and Linden) was an attractive brick Neo-Classical style building with a pedimented entrance portico with monumental Doric columns and a balustrade at the roofline. This was designed by the Treasury Department architect and was similar to many built around the country at this time. The Chariton Post Office was started in June 1917, and completed in June 1918. Like the library, the post office was a feather in Chariton's hat.

As new buildings were being constructed around the Square, developments were taking place on the courtyard itself. In 1916 a Civil War monument, a granite column capped with a Civil War soldier, was dedicated on the southeast corner of the courtyard. Surrounded by a fence for protection, this monument carried the names of Lucas County participants. On December 13, 1923, the Daughters of the American Revolution dedicated a large boulder on the southwest corner of the courtyard, commemorating the path of the Mormon Trail. These two commemorative objects have design, tradition and symbolic value, thereby achieving their own historical significance.

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Civil War Monument, southeast corner of courtyard

(Both photographs from Myers, "Chariton's Square Deal")

Daughters of the American Revolution dedicating Boulder
Marking route of the Mormon Trail, southwest corner of courtyard



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The southwest eyetooth corner of the Square had been empty for several years since a fire destroyed the frame buildings on the site. In 1913 the W.C. Brown Block was built on lots just south of the corner. This two story brick building is a Mission Revival design with a tile pent roof support by diagonal braces across the façade, and a step parapet identification panel. Second floor windows are shorter than those found on earlier buildings, and have the vertical light top sash commonly found on craftsman and bungalow designs. The south storefront appears basically unaltered with recessed entry doors flanked by plate glass display windows and a prism glass transom across the top. The center door leading to the stairs and north storefront have been altered by the application of stucco and the installation of small windows. A herring-bone brick pattern is used for the vertical elements of the façade. No architect or builder has been identified for this building.

It was in 1917 that architect William L. Perkins moved to Chariton and opened his practice. Just as Hougland had been responsible for the changes around the Square at the turn of the century, Perkins was to change the face of Chariton in the first half of the 20th century. It appears that his first design in his new town was for the Chariton newspapers. Like the W.C. Brown Block, this was a departure from the late 19th century Italianate inspired buildings around the square. The Neo-Classical design features a stucco exterior unlike any other commercial building in the business district.



William L Perkins drawing of the *Chariton Herald-Patriot* Building (NRHP)

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The increase in new construction was probably influenced by the prosperity of the agricultural community. As farmers were making more money, they could afford to purchase new equipment and could replace their aging farmhouses. The more money that they spent in town, the more the town's prosperity increased. This can be seen in town after town across the state of Iowa, with the country seats prospering the most. More streets could be paved in towns, and more roads could be graded and "hard-surface" in the rural areas. The *Herald-Patriot* noted in December 1921 that it had been the greatest year for road building in the history of the state. There had been 166 miles of concrete and brick paving, 300 miles of gravel, and 940 miles of earth road grading completed. (Dec 22, 1921) Three years later the newspaper carried a headline reading "Harding Highway is Coming by Chariton." The road was to be located on what was then called primary road No. 8. By the time that the road was paved in 1929 the name had been changed again, becoming U.S. Highway 34. It is interesting to note that this highway parallels the CB&Q (Burlington) railroad tracks across the state from river to river.

During the 1920s major new construction in Chariton included three buildings designed by William L. Perkins. The Hotel Charitone (NRHP) opened on the northeast eyetooth corner of the Square in November 1923. This appears to have been the first building in Chariton designed specifically for use



Hotel Charitone, NRHP, c. 1930 photograph
(Lucas County Historical Society)

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as a hotel since the Bates House was constructed in the 1870s. It was a purely functional design of steel frame construction with concrete floors and brick curtain walls. Simple Neo-Classical decorative elements adorned the exterior. Like almost all of Perkins' designs, this was originally conceived as a free-standing structure. The need for a modern hotel was created not only to provide comfortable lodging for travelers, but also by the local desire for larger, more elegant meeting and dining spaces. Small towns around the county had no need for a large hotel, but the county seat needed to be able to offer such a facility.

The cornerstone for the American Legion Hall was laid in October 1924, and the building was completed the following year. This Perkins design followed his usual pattern, being a free-standing rectangular brick building. The detailing was Neo-Classical throughout, with a tile hip roof lending a Mediterranean feeling. This building is located one block south of the southwest corner of the Square.



Historic photograph of American Legion Hall, NRHP
(Lucas County Historical Society)

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By 1947 American Legion membership growth due to the veterans returning from WW II brought about the need for additional space and the Quonset Hut Club was added at the rear (west) of the building for use as the bar and card room. In 1952 a television set was added to the Quonset Hut Club. Dances, banquets, and celebrations of all kinds were part of the American Legion programs.

The 1927 Sanborn map shows the buildings around the Square much as they appear today. It is interesting to note that the new public and private buildings constructed in the first quarter of the 20th century were all located off the Public Square except for the hotel. This speaks to the fact that the sides of the Square were filled with commercial buildings and it was time to expand beyond those boundaries with the new buildings that added certain amenities to life. Chariton had grown to the point where it was time to show its civic pride.

In the early years of the 20th century photographs were taken of each side of the Square and sold as postcards. These photographs provide a record of how each block looked at that time, and, when compared with current photographs of the same scenes, the historic photos show the changes that have taken place.

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West side of Square (100 block N Main)

Top: Looking north

Bottom: Looking south



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North side of Square (900 block Braden)
Top: Looking east
Bottom: Looking west



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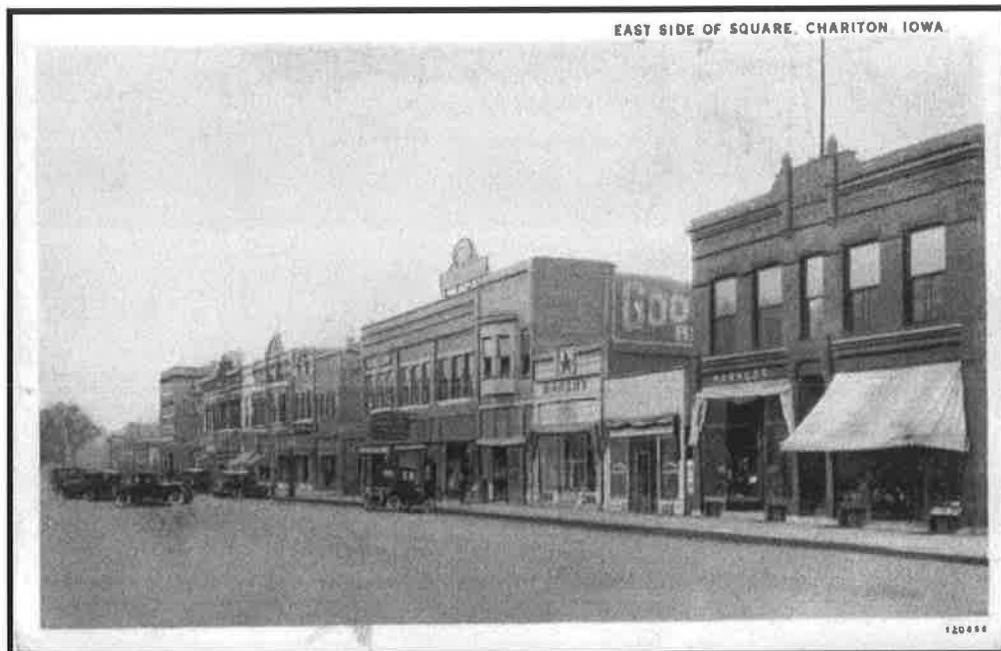
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East side of Square (100 block N Grand)
Top: Looking south
Bottom: Looking north



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South side of Square
Top: Looking west
Bottom: Looking east



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Depression & War:

The Great Depression was kicked off in Chariton by the worst fire in the city's history in March 1930. The center of the south side of the Square went up in flames despite assistance from fire crews from Albia, Russell, Indianola, and Ottumwa. The fire was so great the *Des Moines Register & Tribune* sent reporters and photographers to Chariton aboard its airplane the "Good News" to cover the story. The major loss was the Lincoln Theater, aka the Temple Theater, but it also damaged the new (1927) Ritz Theater. The Ritz was quickly restored to its original glory of buff-colored brick in a simplified Art Deco design, and a new building was designed for Cremer family next door at 908 Court. William L Perkins was responsible for the design of both the Ritz and the Cremer Building. The site of the Temple Theater would not be filled until 1959 when Woolworths commissioned a new building on that lot.



Ritz Theater, south side of the Square, 1931 photograph
(Myers, "Chariton's Square Deal")

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Construction did not come to a complete halt during the 1930s. For years, there had been a need for improved facilities for the fire department. In 1931 the voters of Chariton approved the construction of a new building housing both the fire department and city offices. William L Perkins was selected as the architect for this new building to be located just south of the Square on Main Street. Like many of his designs, the brick structure featured Neo-Classical details. This new City Hall served a dual purpose: It provided the space for two essential services, and it made an architectural statement that Chariton could afford to build a fine new public building. It was yet another statement that Chariton "had arrived."



1931 City Hall and Fire Department, NRHP
(Lucas County Historical Society)

Like many county seat towns around the state, Chariton gained population in the 1920s and '30s as many people moved into town from surrounding farms. Chariton reached its peak population in 1940 with 5,754 inhabitants.

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Post War Development

In November 1946, just as World War II was winding down, a new company moved its headquarters from Lamoni to Chariton. Hyde & Vredenburg, Inc. bought the Chariton Wholesale Grocery Company at the corner of Auburn and 11th Street. The role the company was to play in Chariton's economy during the post-World war II era was totally unexpected. Hyde & Vredenburg immediately made plans for a larger warehouse building, and purchased 24 acres of land along the Burlington railroad in the northwest part of town. Two years later a huge office-warehouse building was completed. The company had been one of the first in Iowa to provide shopping carts so that the customers could select their own groceries rather than clerks running up and down aisles filling their orders. In 1948 Hyde & Vredenburg opened a supermarket on the south side of the Square in the Dewey Building. (This building was heavily damaged by fire in December 1966, and Hy-Vee moved into a larger, single story building north of the Square.)



South side of Square, c.1960
Note Hy-Vee Store on left
(Myers, "Chariton's Square Deal")

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For a period of time there was a second Hyde & Vredenburg store on the west side of the Square as well. In 1949 the company expanded their "supermarket" concept into Centerville. This was a large store located away from the Square where there was more room for a parking lot for customers' convenience. A whole new way of shopping was being introduced to the state, one store at a time.

When the grocery store headquarters were moved to Chariton, the employees running the main office also moved to Chariton. This meant that new housing was going to be needed. In addition to the Hyde & Vredenburg employees, veterans were returning to Chariton, ready to buy houses and settle down. In July 1946 the *Chariton Leader* carried a short article with the headline "Veterans Purchase Four Houses Here." The article said that the veterans used the provisions of the GI Bill to buy these houses. This was probably the beginning of a real housing shortage. In 1952 Hyde & Vredenburg adopted a new name for their company. "Hy-Vee," a contraction of the co-founders' names. By that time they had employee-owned stores in many Iowa and Missouri towns in addition to their early stores in Chariton and Centerville. The grocery firm had a major impact on the local economy.

Fires continued to reshape the buildings around the Square. In 1959 the lots on the south side next to the alley that had housed the Temple Theater prior to the 1930 fire were finally filled with a single story buff colored brick building for Woolworths. A 1965 fire at the west end of this south side of the Square demolished the Kubitshek Building on the corner. This provided space for a drive-through bank later in that decade.

Other changes were occurring as well. The proliferation of automobiles following World War II led to parking problems in business districts across the country. In many communities buildings were demolished to provide space for public parking lots. That did not prove necessary in Chariton. In 1963 a new traffic and parking design was initiated, providing one way streets around the Square with parallel parking along the outside curbs and two rows of diagonal parking closer to the courthouse. This traffic pattern remains in use today.

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CONCLUSION

The development of the Lucas County Courthouse Square History District was set in motion when this area, almost at the center of Lucas County, was selected as the county seat. The surveying and platting of the new town was also based on the premise of the center being the most important place, and designated a full city block in the center of the plat as the "Public Square." From the beginning, the Square was, as Richard Francaviglia says in his book Main Street Revisited, "...a gathering spot or focal point." (Francaviglia, p 91) The first crude commercial buildings were built facing this public open space, and the first courthouse was built on one side, overlooking the Square.

The log and wood frame buildings of the 1850's and '60s were replaced with substantial brick buildings along Main, Braden, Grand and Court, and the original frame courthouse was replaced by a two story brick Italianate building in the center of the Square. This building, and the later Richardsonian Romanesque courthouse, became the focus of downtown development. The Square housed the seat of county government, but the courtyard also provided an open grassy space in the center of town, a quiet place in the middle of the bustling community. Streets surrounding the courtyard were twenty feet wider than those leading into the Square, creating the illusion of even more open space. This design encompasses the three elements that Francaviglia argues are essential to the design of "Main Street" be it linear or focused around a square: architecture, street pattern, and open space. (Francaviglia, p 73)

The buildings on Main, Braden, Grand and Court create a "wall" around this public space. These streets are lined with two story brick buildings, constructed at the front edge of their lots, creating a common setback, an unbroken wall of masonry on each side of the street. This wall is broken only on the southwest corner of the Square, an area that has been open for much of the history of Chariton. These buildings are representative of the popular styles of their day, ranging from Italianate to Classical Revival to the modern drive-through bank. Like most communities, brick is the primary building material, but rusticated stone also became popular after the construction of the Richardsonian Romanesque courthouse in 1894, being used for full facades on the Stanton and Ensley-Crocker buildings and for the decorative trim on the Eikenberry-Crozier and IOOF buildings.

The major period of development represented around the Square today is 1890 to c. 1915. Large sections around the Square were re-built during this time, primarily due to fires, but also due to the continued commercial development that required substantial brick buildings. The last frame buildings on both the north and east sides of the Square were finally replaced with brick between 1893 and 1904. The west half of the north side and the north half of the east side were re-built following fires with substantial brick double storefront buildings in the popular styles of the day between 1904 and 1910. This period of prosperity was created by several economic factors: the availability of transportation for both delivery and shipping purposes, the stability of the agricultural economy, and, the location of the county seat in this community. The courthouse brought people to Chariton on legal

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business (paying taxes, recording births and deaths, jury duty) and the businesses around the Square provided them with places to shop for both necessities, and amenities.

The arrival of the automobile at the turn of the 20th century created major changes in the community. There was the need for new buildings for the sale and service of autos, a need for gas stations, and places for autos to park. As the federal highway system developed, US Highway 34 ran through Chariton east and west, coming through downtown along the south side of the Square on Court Street. The location of this highway undoubtedly had an influence on the traffic and parking design that was introduced in 1963. Despite the relocation of US 34 along the south edge of town, few businesses have moved off the Square. It remains the central business district, the "heart" of the community.

Today, the Courthouse Square is again the center of building activity. The Hotel Charitone is being rehabbed into twelve apartments on floors two through four. As of mid-October, ten of the twelve units have been reserved. The first floor will contain a restaurant (its historic use) operated by Hy-Vee, and the basement will be available for future retail or service use.

In 2012 the City of Chariton applied for, and received, an Upper Story Housing Grant to create ten apartment units in three privately owned buildings around the Square. Koester Construction and ASK architects are working on the plans and specifications for each property and have been working closely with SHPO staff.

The City of Chariton and Chariton Area Chamber/Main Street applied for, and were awarded, a CDBG grant for Façade Revitalization in 2013. Fifty property owners have signed letters of commitment to this project. A steering committee is being formed to select the architect and contractor, and will also be addressing streetscape planning, including awnings and the current wooden porches at street level. Again, all of this will be accomplished through consultation with SHPO staff.

SUMMARY

The Lucas County Courthouse Square Historic District has Criterion A significance as sixty of the seventy-six resources within the district speak directly to the commercial development of this county seat community between the years 1867 and 1963. These buildings facing the Square housed the vital goods, services, and amenities needed in a growing community. The focus of all of the buildings is on the courthouse in the center of the Square. The changes brought about by the automobile are represented by auto dealerships and a gas station along the edges of the business district just off the Square. The district has Criterion C significance as a good collection of commercial buildings representative of the types, styles and building materials commonly used between 1867 and 1963, with emphasis on the period from 1890-1915, and demonstrates the evolution of building types during this period. The period of significance begins with the construction of the Stanton and Palmer buildings in 1867 and ends in 1963 with the re-design of traffic flow and parking around the Square necessitated by the volume of automobile traffic.

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GEOGRAPHIC DATA:

UTM References (cont.)

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Legal Description:

Chariton Original Town Block 6	Lots 1, 4, 5, 8
Block 7	Lots 4, 5 thru 8
Block 8	Lots 5 thru 8
Block 9	Lots 2, 3, 6, 7
Block 10	Lots 1, 4, 5, 8
Block 13	Lots 1, 4, 5 thru 8
Block 14	Lots 1, 4, 5 thru 8
Block 15	Lots 2, 3, 6, 7
Block 18	Lot 1
Public Square	

Boundary Justification:

This area includes the Public Square, the blocks facing it, and one block off the Square, the area traditionally considered to be the central business district.

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The photographs submitted with this nomination were taken by Molly Myers Naumann in April 2013. The photographs were taken in RAW format at 4000 by 3000 dpi and are printed on HP Premium Plus photo paper using HP Vivera inks.

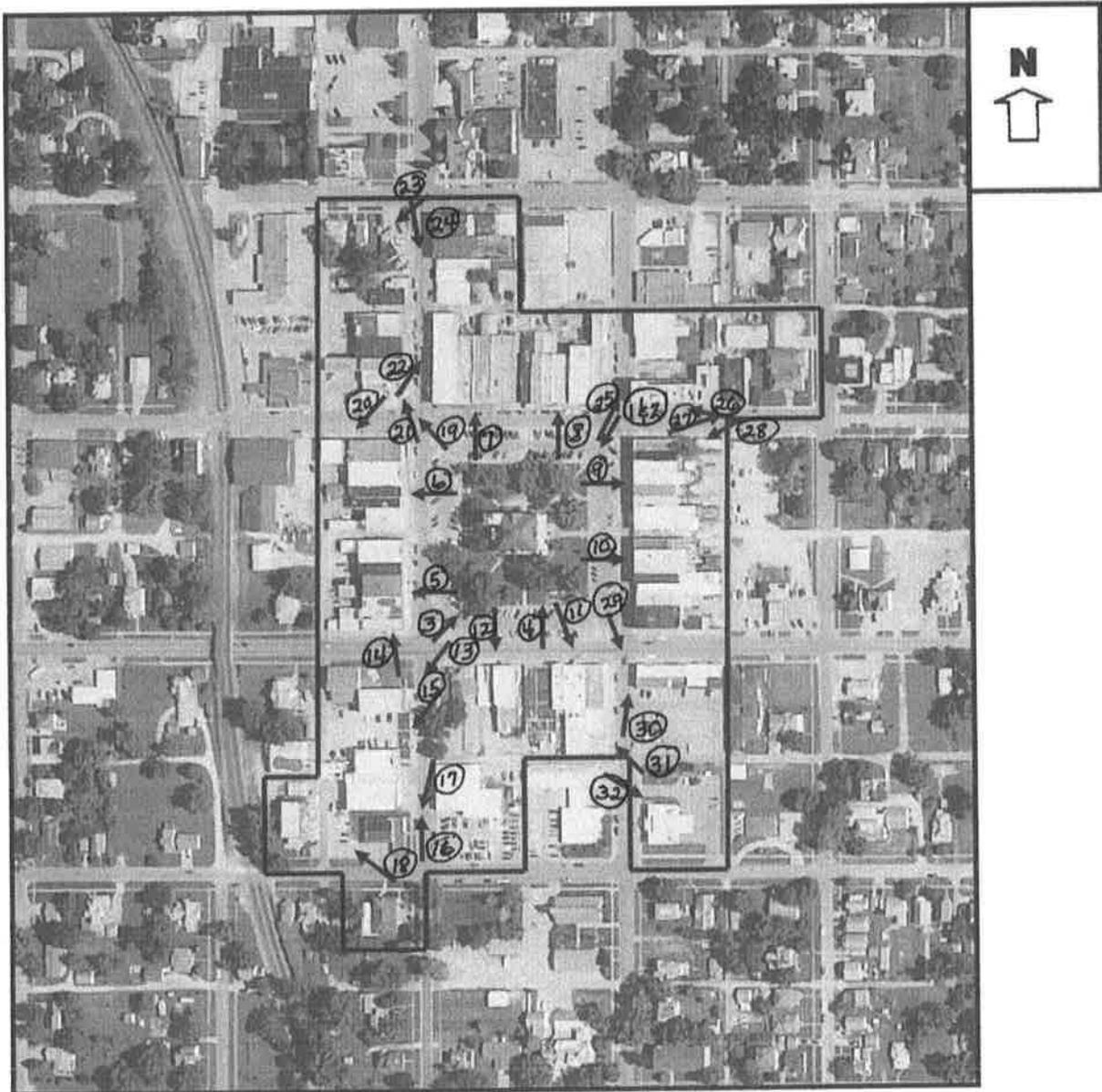
0001	Lucas County Courthouse Square looking SW from Braden & Grand
0002	Lucas County Courthouse, north and east elevations with bandstand, to SW
0003	Lucas County Courthouse, west and south elevations with Mormon Trail Marker and Civil War Monument, to NE
0004	Lucas County Courthouse, south elevation with Civil War Monument, to N
0005	West side of Square, south half, 100 block N Main, to W
0006	West side of Square, north half, 100 block N Main, to W
0007	North side of Square, west half, 900 block of Braden to N
0008	North side of Square, east half, 900 block Braden, to N
0009	East side of Square, north half, 100 block N Grand, to E
0010	East side of Square, 100 block N Grand, to E
0011	South side of Square, east half, 900 block Court, to SSE
0012	South side of Square, west half, 900 block Court, to S
0013	SW corner of Square (Court and Main), to SW
0014	Main and Court, south elevation 101 N Main, to N
0015	100 block S Main, west side, City Hall & Fire station to SW
0016	100 block S Main, east side to NNE
0017	Main and Linden, American Legion Hall across the street, to SW
0018	Main and Linden, Lucas County Sheriff's Residence & Jail and water tower, to NW
0019	NW corner of Square (Main and Braden), to NW
0020	Immediately west of Square, south side, 1000 block Braden
0021	Immediately north of Square, 200 block N Main, west side, to NW
0022	Immediately north of Square, 200 block N Main, east side, to NE
0023	200 block N Main, west side from Roland, to SW
0024	200 block N Main, east side from Roland, to SE0025
0025	NE corner of Square, 200 block N Grand, east side, to NE
0026	800 block Braden, north side, to NW toward Square
0027	800 block Braden, north side, to NE with Herald-Patriot Bldg & Free Public Library
0028	800 block Braden, south side, to SW toward Square
0029	SE corner of Square, Court and Grand, east side 100 block S Grand, to SSE
0030	100 block S Grand, east side, to NE toward Square
0031	100 block S Grand, west side, to NW
0032	100 block S Grand, east side, US Post Office, to SE

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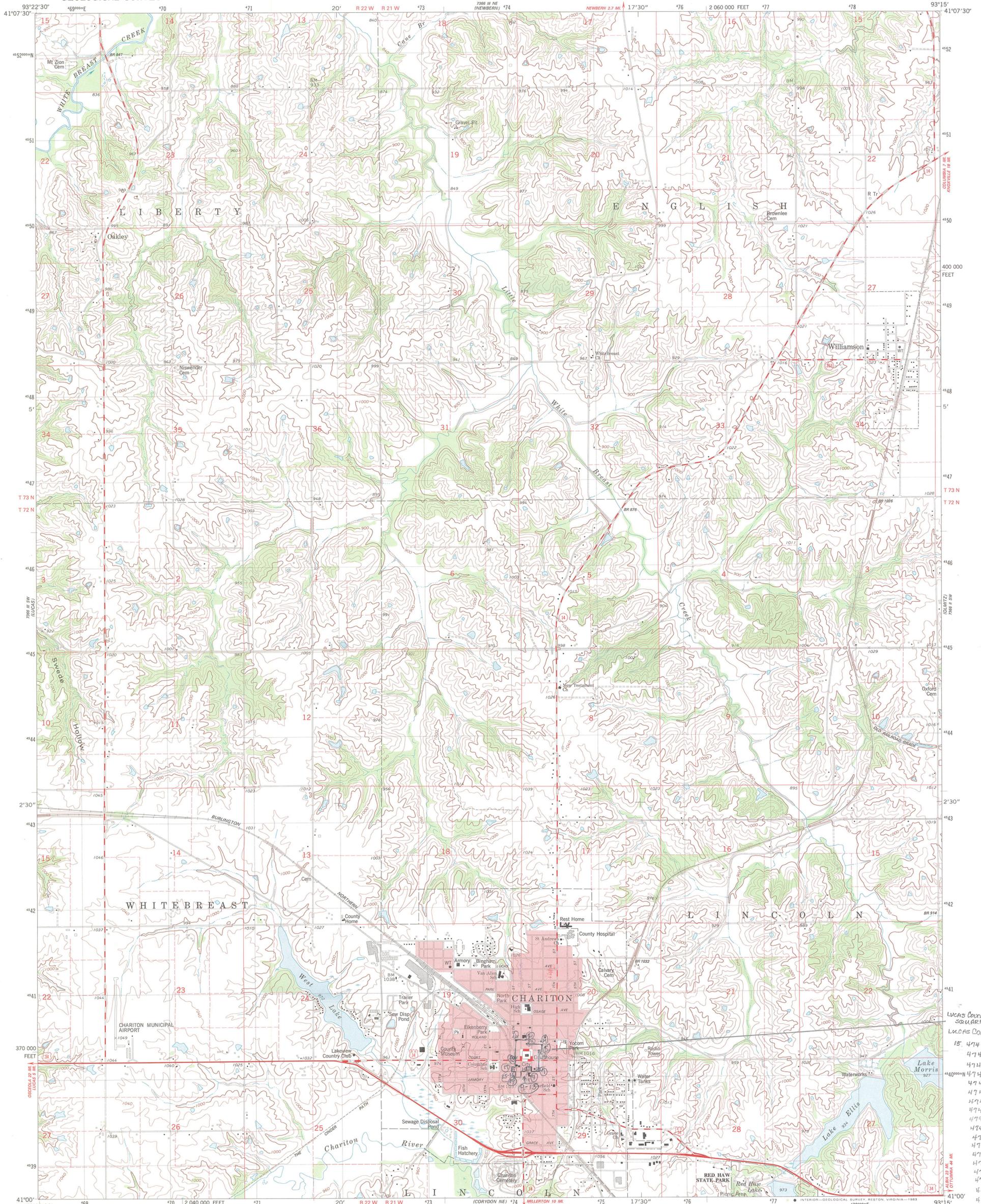
National Register of Historic Places Continuation Sheet

Lucas County Courthouse Square Historic District
Lucas County, IA

Section number Photos Page 61



Map showing photograph angles



LUCAS COUNTY COURTHOUSE SQUARE HISTORIC DISTRICT
LUCAS COUNTY, IA

15. 474 000	4540643
474128	4540643
474128	4540593
474316	4540593
474316	4540519
474260	4540519
474260	4540273
474188	4540273
474188	4540337
474120	4540337
474120	4540273
474064	4540273
474064	4540220
473992	4540273
473992	4540273
473966	4540335
473966	4540335
474000	4540335

Mapped, edited, and published by the Geological Survey

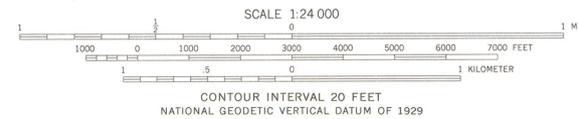
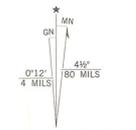
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1975 and 1980. Field checked 1977. Map edited 1982

Projection and 10,000-foot grid ticks: Iowa coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15 1927 North American Datum

To place on the predicted North American Datum 1983 move the projection lines 3 meters north and 17 meters east as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092 AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

CHARITON, IOWA
8E4 CHARITON 15' QUADRANGLE
N4100-W9315/7.5

1982
DMA 7366 III SE-SERIES V876



WELCOME

DO NOT ENTER

NO LEFT TURN

CLEAN UP ME









EUROPEAN DELIGHT

connections

HIGHLANDER GIFTS

Euro Food





DENTIST

KTA K. THRELKELD AGENCY, INC.

The Fish Mile

Mexico Ajijole

THE BRIAR PATCH

THE LOOK

Charlton Vision CENTER

DEERHOLMER



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The Service Difference

BLONG
CHIROPRACTIC

K
Kutter's Creamery

US Cellular

STOP



Edward Jones INVESTMENTS

H. PILLARS
Cakes & Coffee

O'NEIL'S
Sweet & GREENS

5-10 BEN FRANKLIN

Lady's Closet

PIPER'S MEATS
GROCERIES CANDY



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MIDWEST HERITAGE
INSURANCE
SERVICES

STOP

STOP





W. E. BROWN
19 BLOCK

H&R BLOCK

NO PARKING
BLOCK

FREE

COUNTY FIRE DEPARTMENT

FOR
MERC

CHARITON FORD-MERCURY

WELCOME





A two-story brick building with a gabled roof and a prominent chimney. It features a front porch with white columns and a set of stairs leading up to it. An American flag is flying on a pole in front of the building.

A single-story building with a large glass facade and a brown roof. A sign above the glass entrance reads "LEGION CLUB". To the right, there is a large, dark window.

A red sedan parked on the street in front of the glass-walled building.

A tall utility pole with multiple cross-arms and wires, located near the brick building.

LEGION CLUB

NO PARKING
EXCEPT
FOR
EMERGENCY
VEHICLES



Vision CENTER
Family Practice
Contact Lenses
Diseases of the Eye



STOP

Great Western Bank

STOP

STOP

WELCOME



Great Western Investments



Great Western Bank 

MAIN ST



microm

NO PARKING



MAIN ST

BRADEN AVE

Copy Plus



AUTO LAUNDRY

LUBRICATION SERVICE

Shell
100% Synthetic
5W-30
10W-40
15W-40
20W-50
SAE 30
SAE 40
SAE 50
SAE 60
SAE 70
SAE 80
SAE 90
SAE 100
SAE 150
SAE 200
SAE 300
SAE 400
SAE 500
SAE 600
SAE 700
SAE 800
SAE 900
SAE 1000

Shell
100% Synthetic
5W-30
10W-40
15W-40
20W-50
SAE 30
SAE 40
SAE 50
SAE 60
SAE 70
SAE 80
SAE 90
SAE 100
SAE 150
SAE 200
SAE 300
SAE 400
SAE 500
SAE 600
SAE 700
SAE 800
SAE 900
SAE 1000





HOTEL
CLAYSTONE

WALKER

NO
PARKING





HOLIDAY GREEN LINES

The Chariton Leader
The Herald-Patriot







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