

1861 - 1965

WHAT MAKES WINTERSET'S HISTORIC DISTRICT SIGNIFICANT



Winterset Courthouse Square Historic District

RESEARCH TEAM

PROJECT VOLUNTEERS



WHAT IS A HISTORIC
DISTRICT?

WHAT WE LEARNED

WHAT IS A HISTORIC DISTRICT?

A GROUP OF BUILDINGS, PROPERTIES, OR SITES
DESIGNATED BY THE NATIONAL HISTORIC
REGISTER AS HISTORICALLY OR ARCHITECTURALLY
SIGNIFICANT

BUILDINGS, STRUCTURES, OBJECTS AND SITES
WITHIN A HISTORIC DISTRICT ARE NORMALLY
DIVIDED INTO TWO CATEGORIES, CONTRIBUTING
AND NON-CONTRIBUTING



BOUNDARIES

CONTRIBUTING
NON-CONTRIBUTING
ALREADY LISTED

SURVEY AREA
HISTORIC DISTRICT AREA

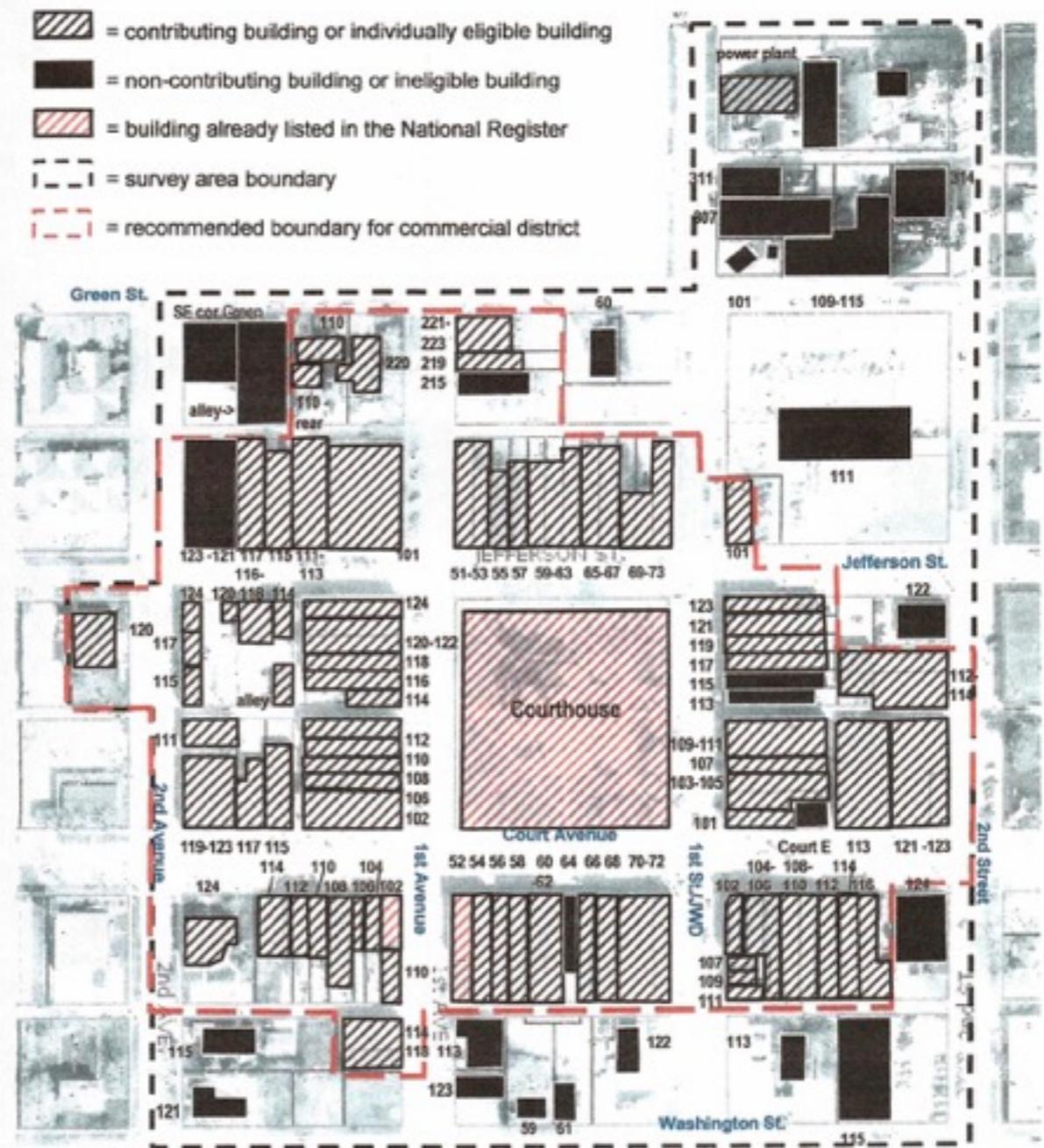


Figure 12. Aerial map showing location of buildings surveyed and evaluated in the Winterset Courthouse Square Commercial District.

HISTORIC DISTRICT BOUNDARIES

- ❖ 74 contributing buildings
- ❖ 7 non-contributing buildings
- ❖ 1 non-contributing object
- ❖ 3 previously listed buildings



RESEARCH QUESTION 1

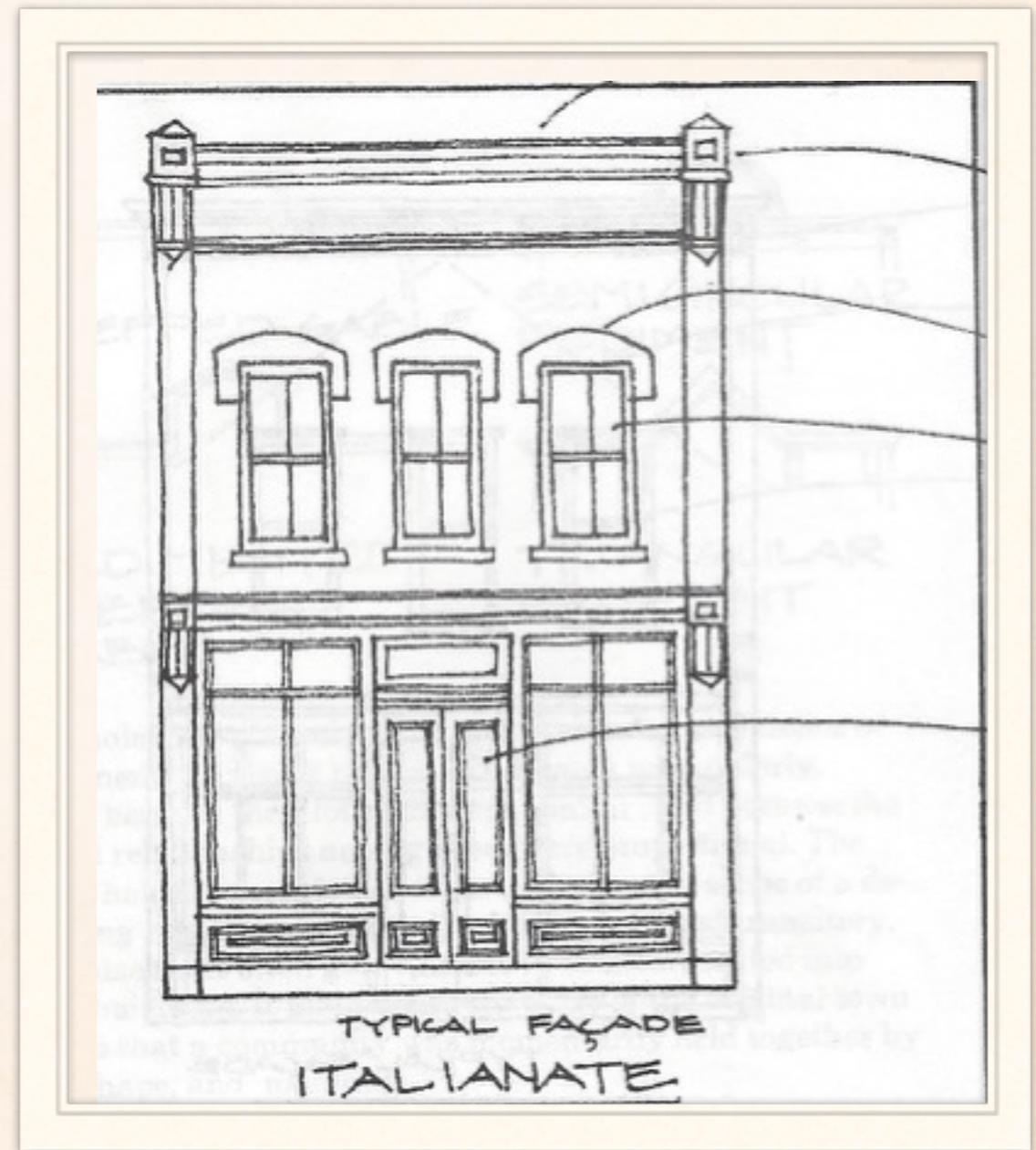
- ❖ **ARE THERE UNIQUE ASPECTS TO THE RESOURCES, EITHER IN MATERIALS USED AND/OR STYLES EXECUTED IN WINTERSET?**
- ❖ **STYLISTICALLY, WINTERSET'S COMMERCIAL BUILDINGS REFLECT THE POPULAR NATIONAL STYLES OF THE DAY, PRIMARILY LATE VICTORIAN ITALIANATE.**

ARCHITECTURAL STYLES

- ❖ Italianate
- ❖ Classical Revival
- ❖ Romanesque Revival/Queen Anne
- ❖ Greek Revival
- ❖ Gothic Revival

ITALIANATE 1870, 1880

- ❖ brick
- ❖ central door
- ❖ iron store front
- ❖ decorative cornice of wood, brick, sheet metal
- ❖ tall narrow windows with hoods



CONSTRUCTION

WINTERSET'S EARLY SETTLEMENT 1873



ITALIANATE

THE CRAWFORD BLOCK



ENTIRE NORTH SIDE 1899

ENTIRE BLOCK OF ITALIANATE BUILDINGS



CRAWFORD BLOCK

1940S



CRAWFORD BLOCK

1950S



CRAWFORD BLOCK

2015



RESEARCH QUESTION 1

- ❖ **ARE THERE UNIQUE ASPECTS TO THE RESOURCES, EITHER IN MATERIALS USED AND/OR STYLES EXECUTED IN WINTERSET?**
- ❖ **THERE ARE SOME DISTINCTIVE STYLISTIC INFLUENCES THAT ARE NOT COMMON IN EVERY COMMERCIAL DISTRICT IN IOWA. SPECIFICALLY, THE CORBELLED PARAPET DESIGNS ON SEVERAL BUILDINGS (ON THE UPPER STORY FACADES) THAT CAN BE DESCRIBED AS MOORISH INSPIRED.**

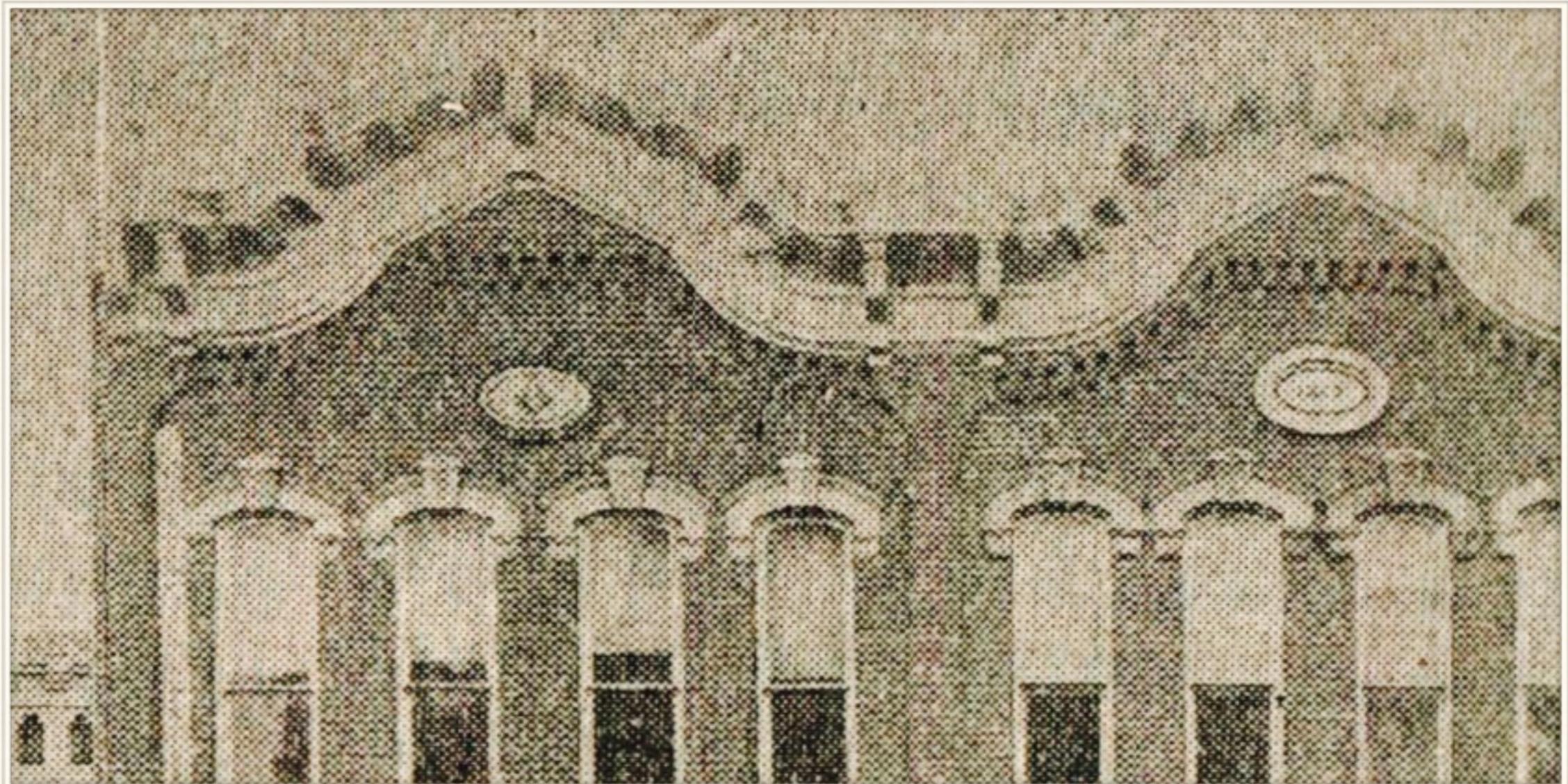
MOORISH INFLUENCE

BRICKWORK



MOORISH INFLUENCE

A.B. SMITH BUILDING/MASONIC HALL



A.B. SMITH BUILDING

2015

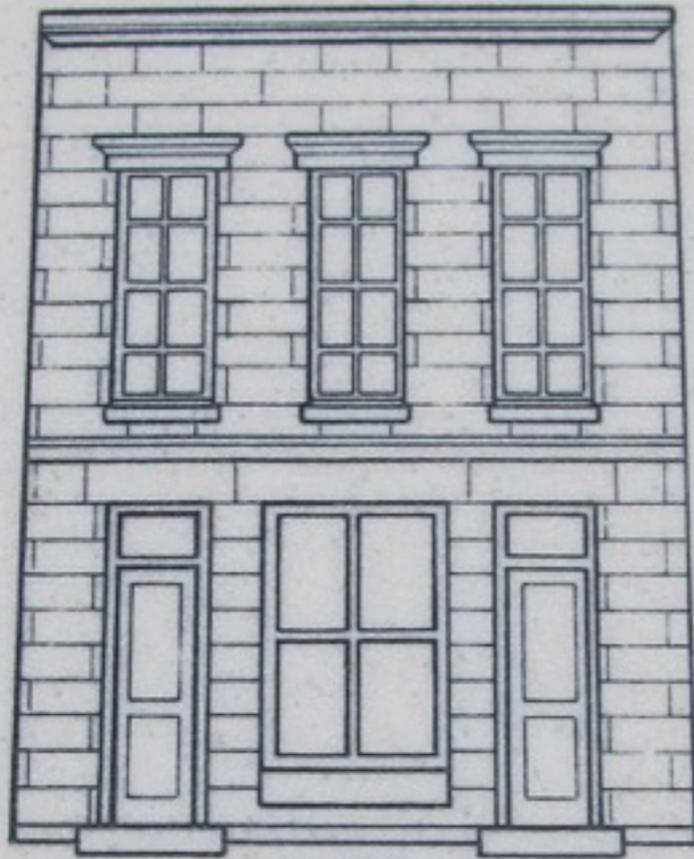


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- ❖ **THE USE OF LOCAL LIMESTONE FOR BOTH WALL CONSTRUCTION AND DETAILS SUCH AS LINTELS AND SILLS REFLECTS THE IMPORTANCE OF THIS NATURAL RESOURCE.**

CLASSICAL REVIVAL

WINTERSET'S STONE BUILDINGS



c. 1865

110 North First Avenue

The original use of this building was a bank on the main floor and law offices on the second level. It also housed dry goods and groceries, several bakeries, a women's clothing store, a decorating business, a print shop, a consulting firm, and a home health care agency.

Notice the native limestone exterior which was also used in the construction of the court house.

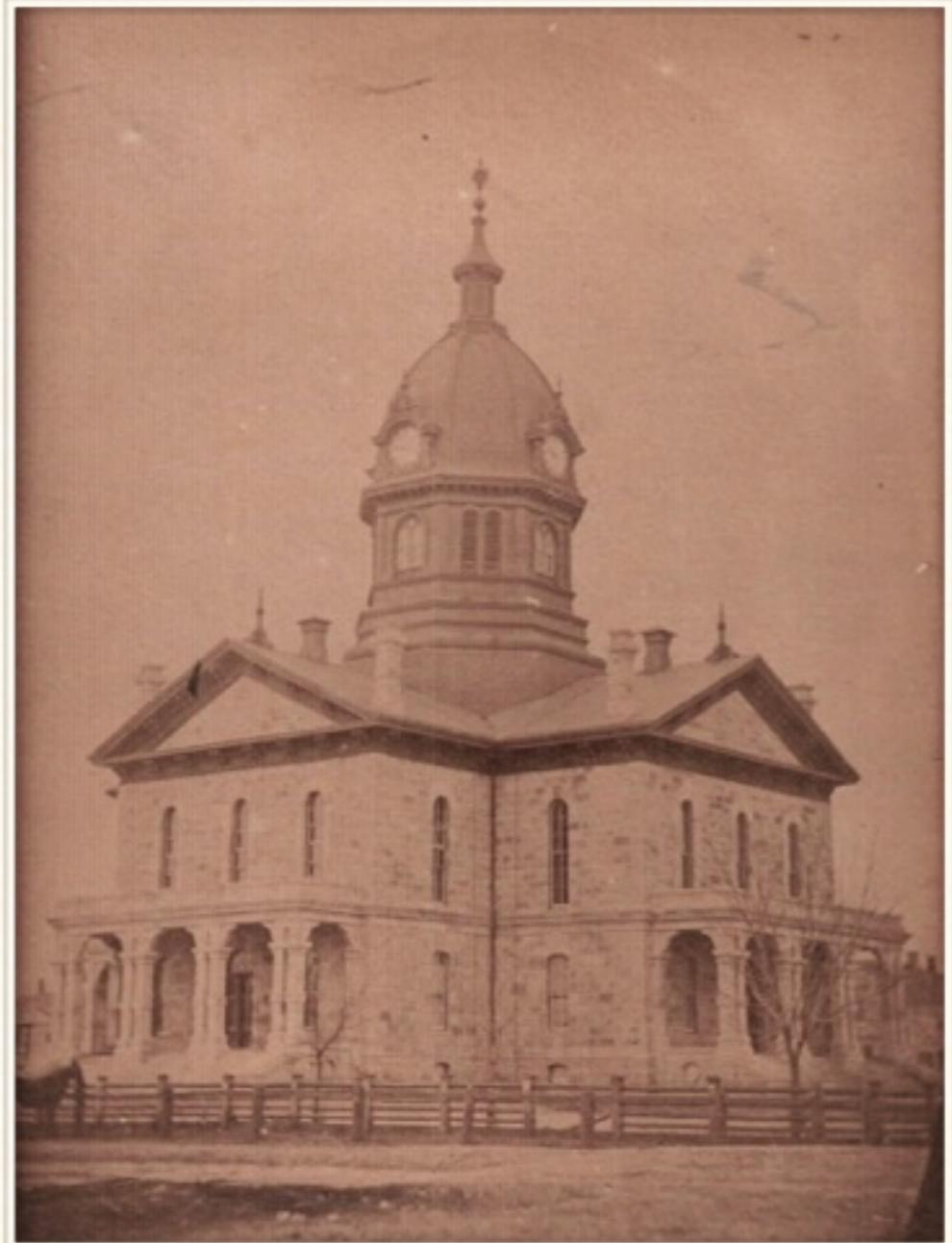
1999 Sesquicentennial Project



FIRST STONE COURTHOUSE

SATURDAY, OCTOBER 2, 1875
THE BEST COURTHOUSE IN THE
STATE IN ASHES. NOT A
DOLLAR OF INSURANCE.

TOWN BARELY SAVED



COURTHOUSE 1876

LIMESTONE



COUNTY SEAT

LIMESTONE COURTHOUSE

SEMI-CENTENNIAL
CELEBRATION

c.1899



RESEARCH QUESTION 2

- ❖ **WHO WERE THE LOCAL BUILDERS AND ARCHITECTS RESPONSIBLE FOR THE BUILDINGS IN THE HISTORIC DISTRICT?**
- ❖ **T.F. MARDIS WAS PERHAPS THE MOST INFLUENTIAL LOCAL BUILDER/CONTRACTOR. HE HELPED BUILD 15 BUILDINGS IN THE COMMERCIAL DISTRICT. HE IS ALSO KNOWN TO HAVE CONTRIBUTED TO SEVERAL BUILDING DISASTERS.**

THOMAS MARDIS

THE LEGACY OF THOMAS MARDIS b.1837 - d.1908

T. F. Mardis came to Winterset in 1873 to engage in his business as contractor and builder, and ever since which time he has been one of the most prominent figures in the development of our city. There are perhaps not more than six or eight business buildings standing on the square today that he didn't have a part in the building of, besides a score or more off the square that he built entire. He has always been most public spirited and active in everything which went towards the building up of the town. He was genial, big hearted and companionable. He made many and lasting friends. There could be nobody more keenly missed than Tom Mardis.

Source: Obits: www.iagenweb.org

JONES BLOCK

1873



BUILDING DISASTER

1896 VAWTER BUILDING COLLAPSES



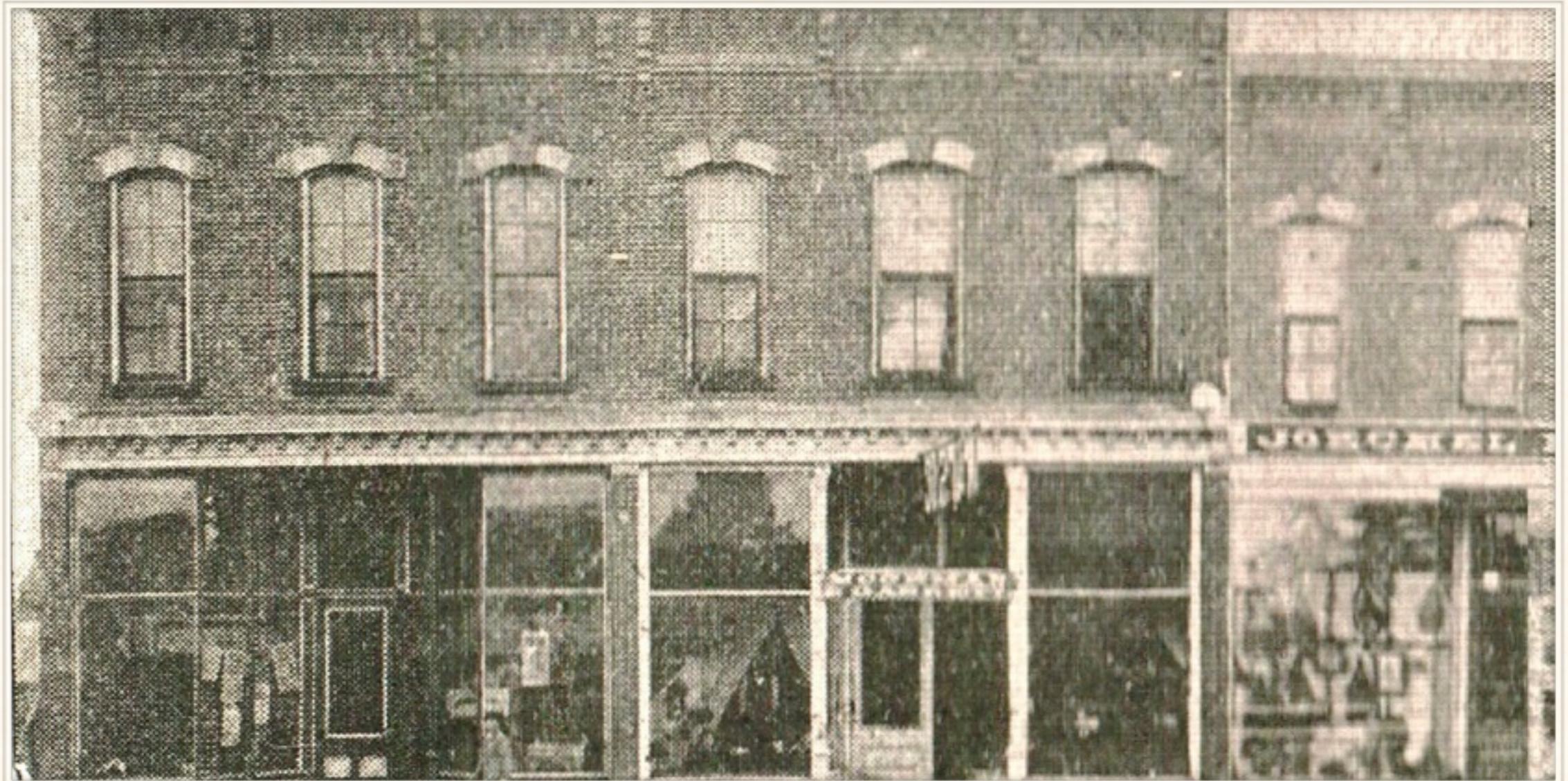
JONES BLOCK

c.1876



JONES BLOCK

1899



COURT AVENUE

C. 1910



NEIGHBOR & SON

C.1920



JONES BLOCK

1940S

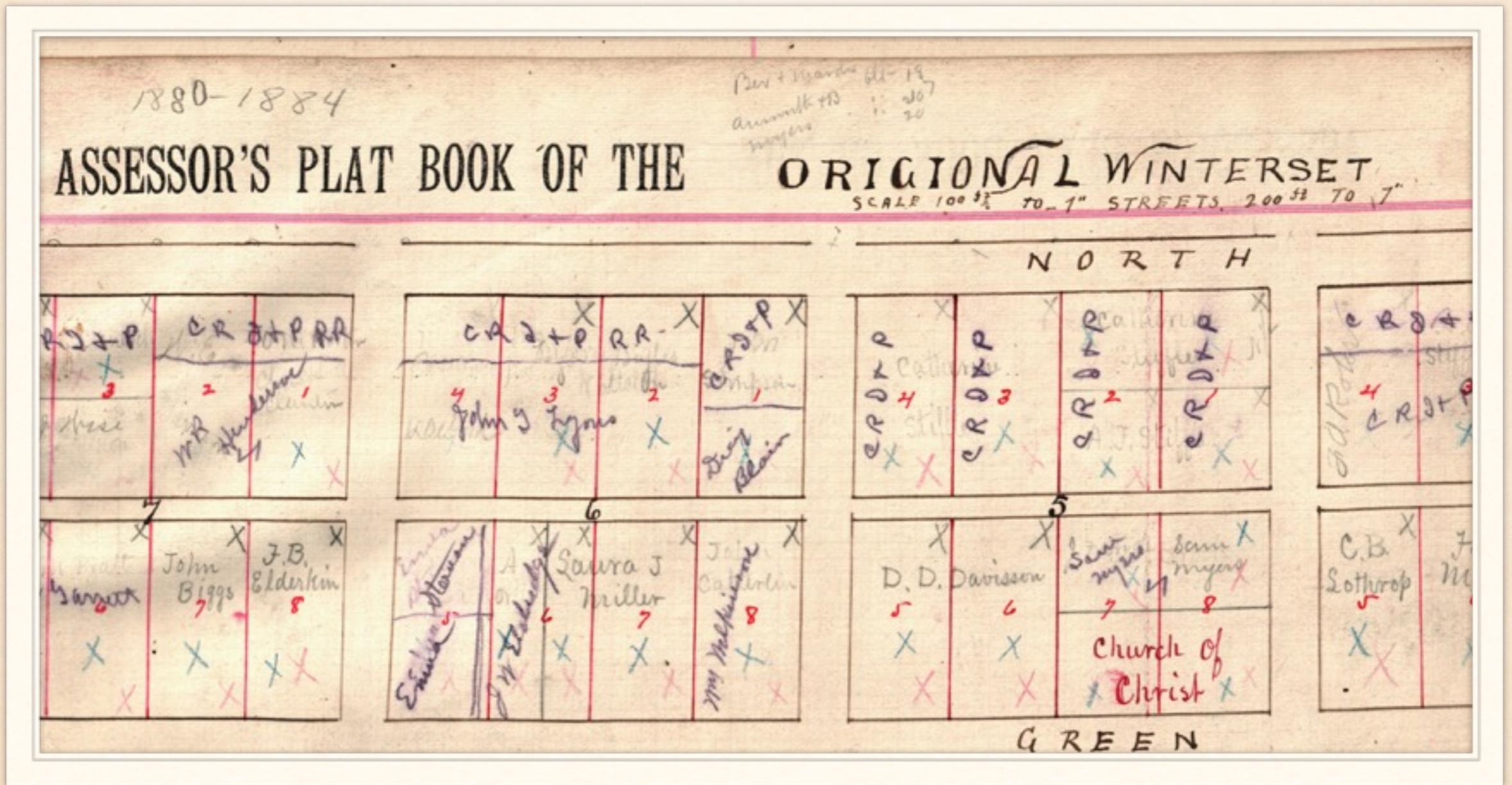


RESEARCH QUESTION 2

- ❖ **WHO WERE THE LOCAL BUILDERS AND ARCHITECTS RESPONSIBLE FOR THE BUILDINGS IN THE HISTORIC DISTRICT?**
- ❖ C.D. Bevington b.1826 Ohio - d.1903 He settled in Winterset in 1854. Although he studied law and medicine he never practiced either. His business was that of farming and dealing in real estate. He was the chief figure in the organization of the First National Bank. Easily the wealthiest man in Madison County he owned 10,000 acres of land in Iowa.
- ❖ Edward Hyder b.1843 Germany - d. 1925

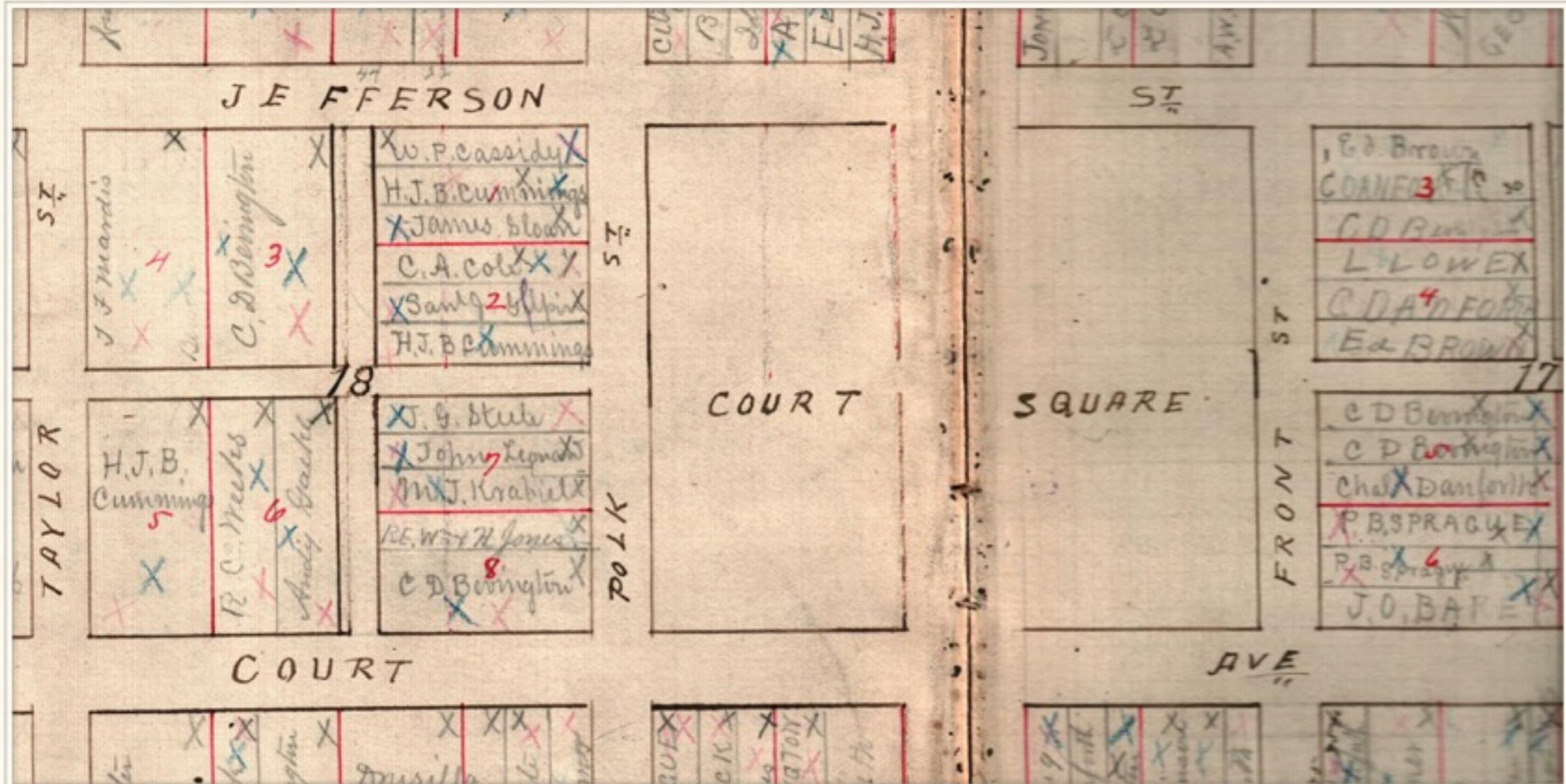
ORIGINAL PLAT BOOK

1880 - 1884



COURTHOUSE SQUARE

PENCILED PLAT



EDWARD HYDER

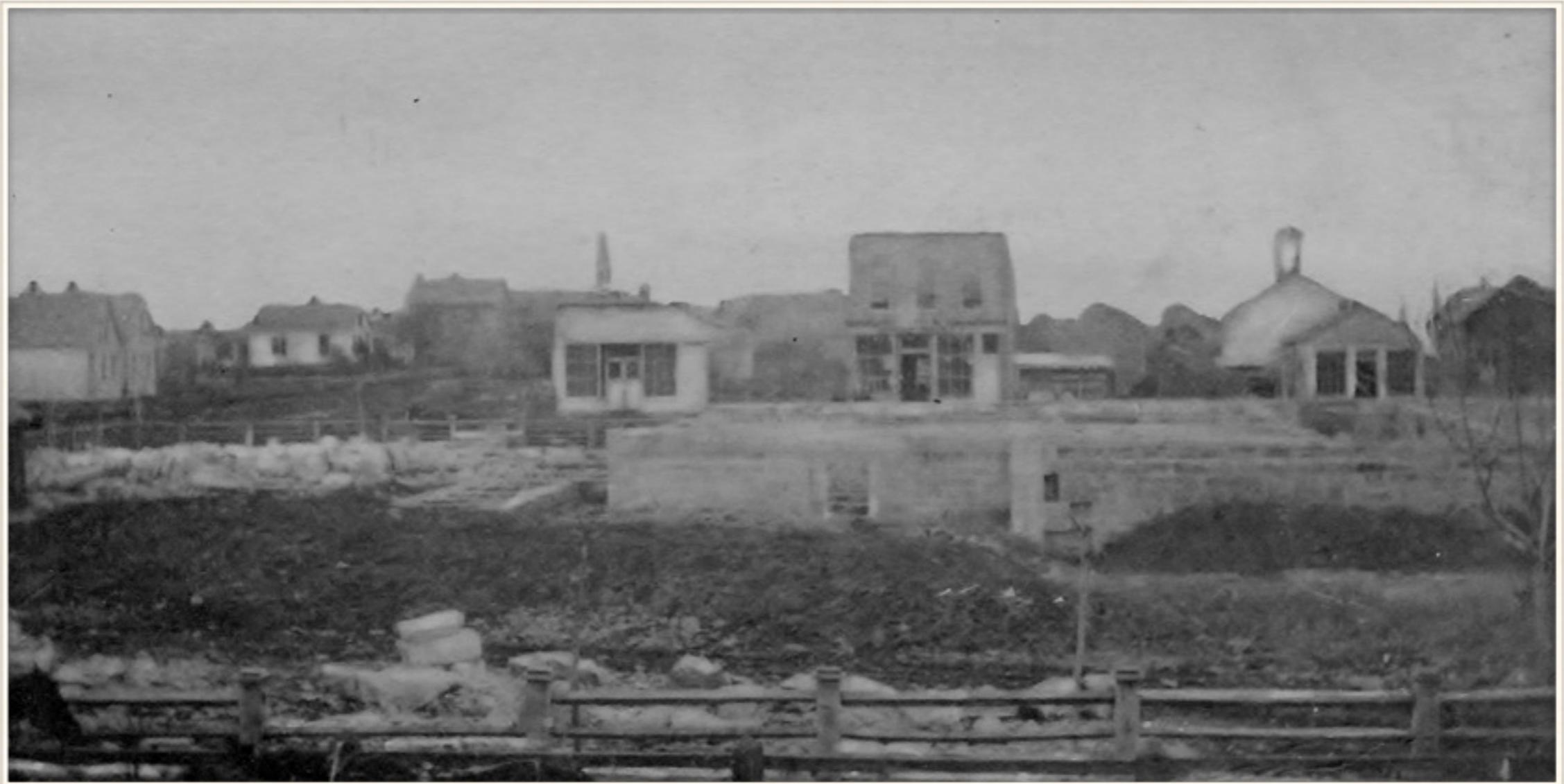
PHOTOGRAPHER, ARTIST,
WRITER

Mr Hyder was a man of forgiving spirit and of a firm faith in God. His last words to his pastor were "What is money wealth, land or property? These pass away. Oh that we might have the vision of eternity. That is the reality."



CIVIL WAR WINTERSET

PHOTO BY EDWARD HYDER, EAST SIDE OF SQUARE 1862



LEVERAGE

THE BENEFITS OF A HISTORIC DISTRICT

HISTORIC PRESERVATION BENEFITS

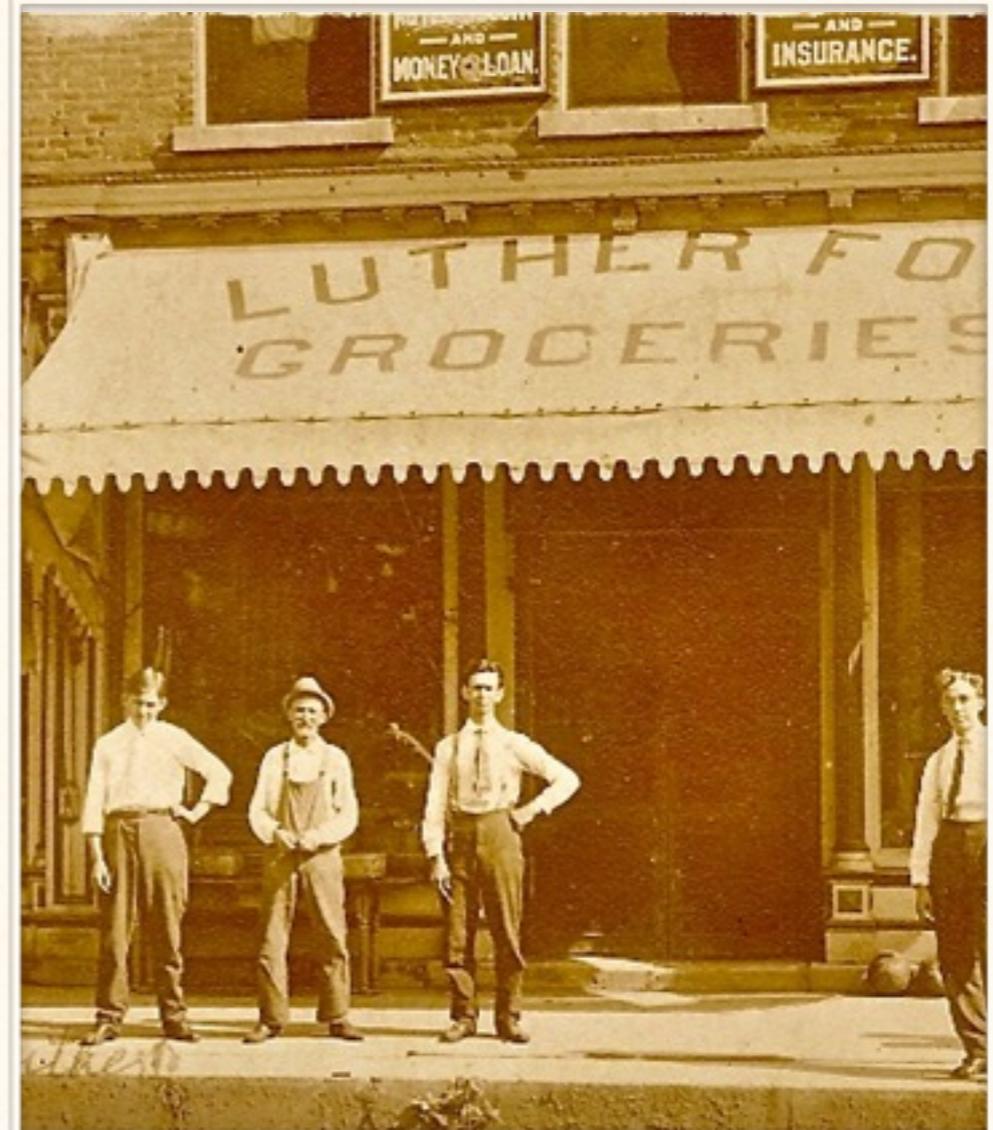
- ❖ Creates Jobs
- ❖ Increases Property Values
- ❖ Conserves Resources
- ❖ Supports Small Business
- ❖ Revitalizes Main Street
- ❖ Creates affordable housing
- ❖ Property owners eligible for:
 - ❖ Historic Tax Credits
 - ❖ State & Federal Grants
 - ❖ Attracts Visitors

HISTORIC PRESERVATION MYTHS

TOP SEVEN

MYTH NUMBER 1

IF A PROPERTY IS LISTED ON
THE NATIONAL REGISTER OF
HISTORIC PLACES ITS
PROTECTED FOREVER AND CAN
NEVER BE DEMOLISHED.



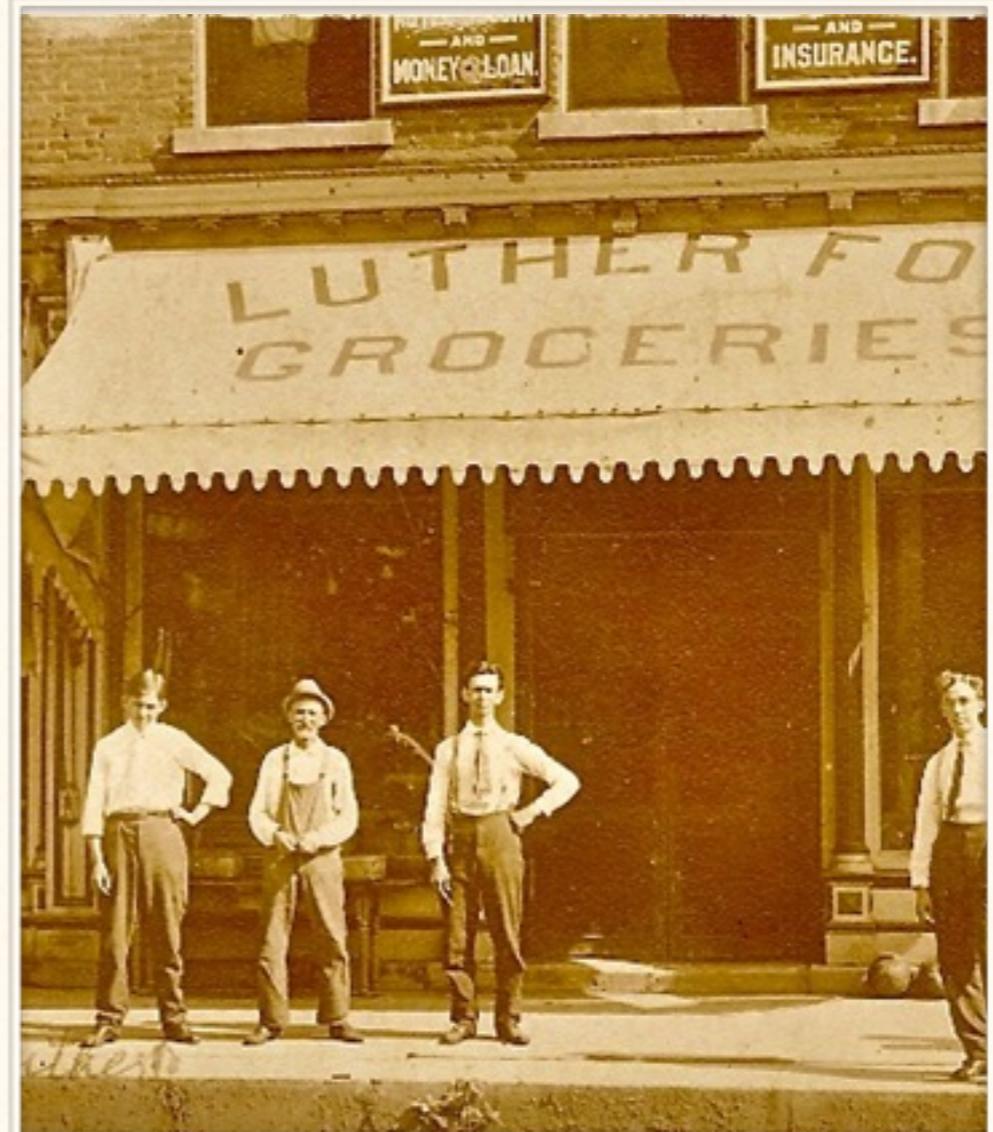
**Luther Fox Grocery Store
73 East Jefferson Street**

FACT

- ❖ If there is a city design review process in place, the council may consider an objection to a demolition permit, which could delay demolition, but most likely would not prevent it.
- ❖ Some situations require an Environmental Impact Report to assess the feasibility of alternatives to demolition.

MYTH NUMBER 2

**HISTORIC DESIGNATION WILL
REDUCE MY PROPERTY VALUES.**



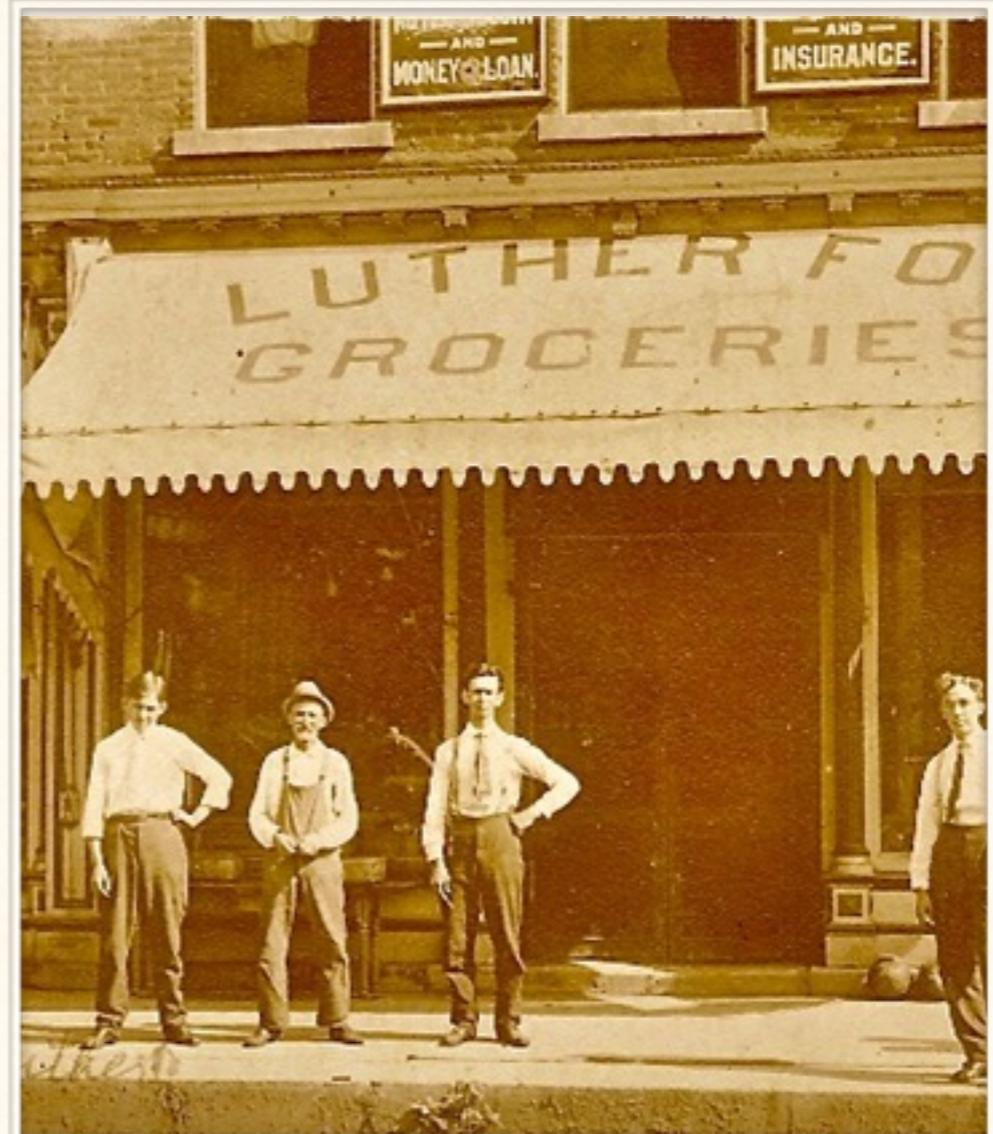
**Luther Fox Grocery Store
73 East Jefferson Street**

FACT

- ❖ Study after study across the nation has conclusively demonstrated that historic designation actually increases property values.

MYTH NUMBER 3

IF MY PROPERTY IS DESIGNATED
AS A HISTORIC SITE,
I WON'T BE ABLE TO CHANGE IT
IN ANY WAY, AND I DON'T WANT
MY PROPERTY TO BECOME A
MUSEUM.



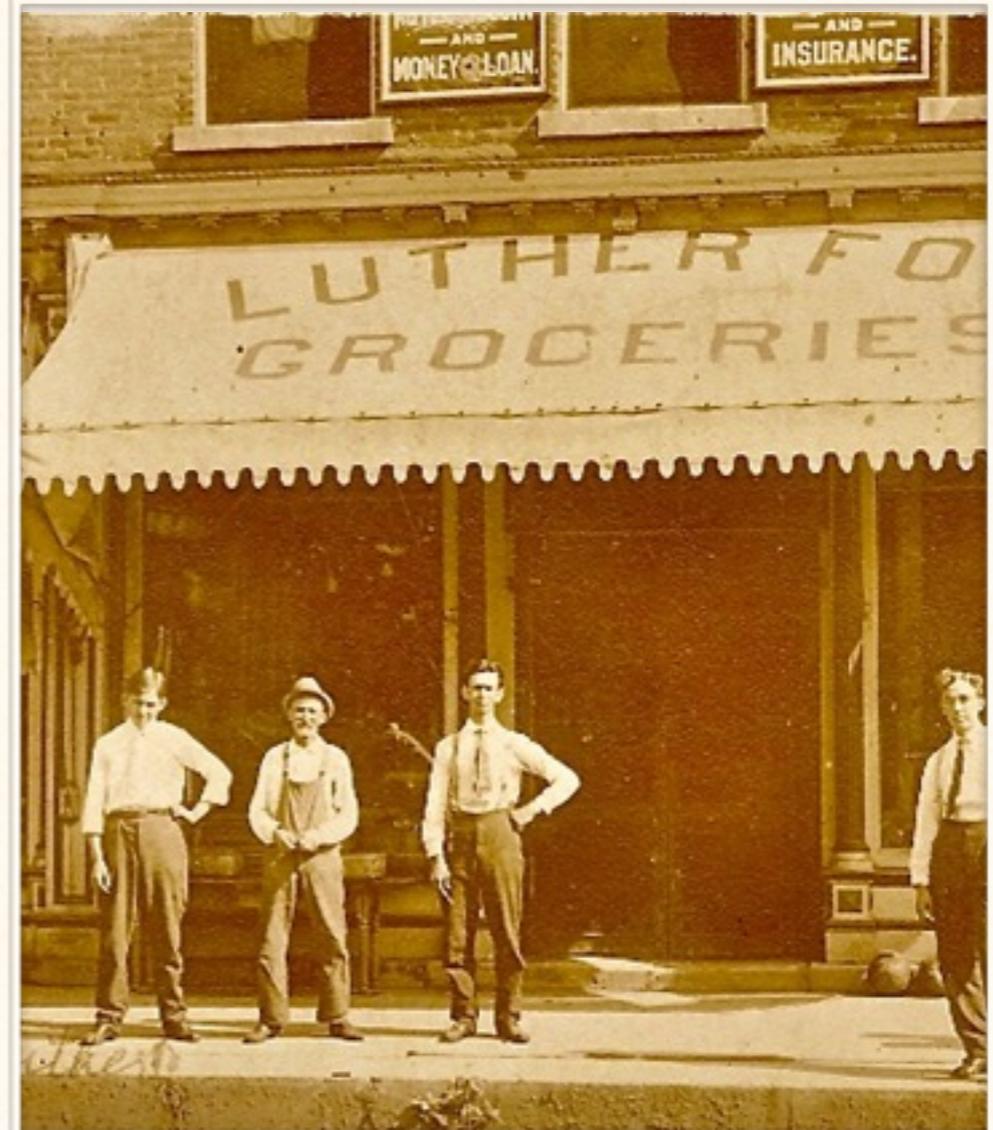
**Luther Fox Grocery Store
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FACT

- ❖ Owners of designated historic structures may make very significant changes to their structures. Historic preservation laws, at their essence, are not meant to prevent change, but rather, to manage change. The tool to manage change is the Secretary of the Interior's Standards for Rehabilitation, the nationally accepted benchmark for evaluating changes to historic structures. Technical Preservation Services (TPS)
- ❖ www.nps.gov/tps/standards

MYTH NUMBER 4

**HISTORIC PRESERVATION IS BAD
FOR BUSINESS.**



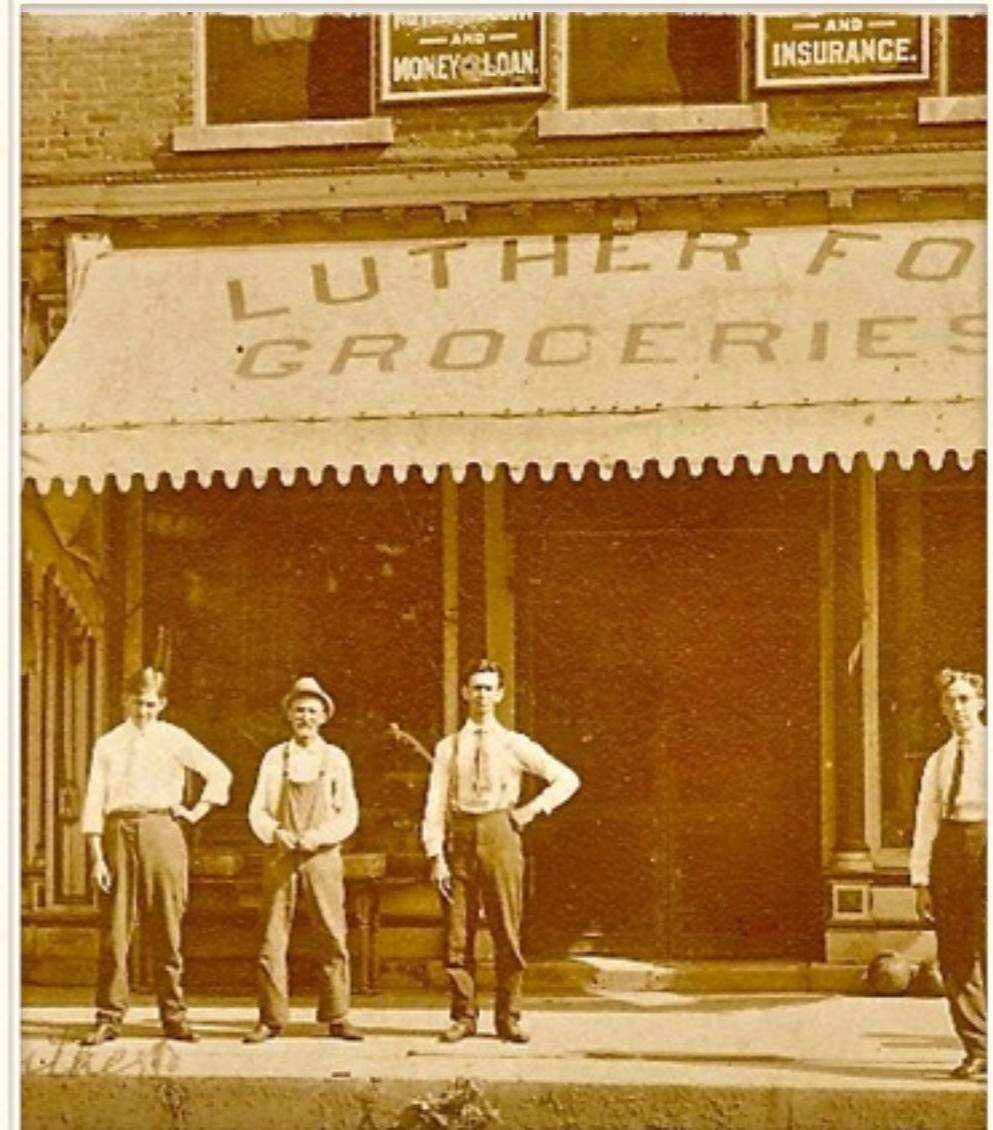
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FACT

- ❖ Historic preservation is at the heart of our nation's most vibrant economic development and business attraction programs. Historic preservation is economic development. The National Main Street Center, a program that uses historic preservation to revitalize town centers and neighborhood commercial districts has tracked economic results in 1,700 Main Street communities. These preservation-based programs have created over 231,000 new jobs and resulted in over \$17,000 billion in reinvestment.

MYTH NUMBER 5

**PRESERVATION IS MORE
EXPENSIVE THAN NEW
CONSTRUCTION**



**Luther Fox Grocery Store
73 East Jefferson Street**

FACT

- ❖ This is true sometimes, but typically, historic preservation is more cost effective than new construction. Why? Upgrades to historic buildings are usually less expensive than the costs of building all-new foundations, structural systems, roofs and building finishes.

MYTH NUMBER 6

IF I BUY A HISTORIC PROPERTY,
THERE'S LOTS OF GOVERNMENT
MONEY AVAILABLE TO HELP ME
FIX IT UP.



INVESTMENT IN COMMUNITY PRICELESS

- ❖ \$11,900 Certified Local Government grant (CLG)
- ❖ Cash match \$1200
- ❖ Volunteer hours 2,116 @ \$17 = \$36,433
- ❖ Total \$49,000
- ❖ \$8,000 HRDP grant
- ❖ Cash match \$2510
- ❖ Volunteer hours 895 @ \$7.25 = \$6,490
- ❖ Total \$17,000
- ❖ 4 year project total \$66,500

FACT

- ❖ Buildings listed on the NRHP may take advantage of a Federal Rehabilitation Tax Credit that provides a 20% tax offset for the cost of rehabilitation and a State Tax Credit of 25%.
- ❖ In Iowa, properties listed on the NRHP are eligible for rehabilitation grant funding through the Historic Resources Development Program (HRDP).

MYTH NUMBER 7

PRESERVATIONISTS ARE
ALWAYS FIGHTING NEW
DEVELOPMENT AND ONLY CARE
ABOUT THE PAST



“Not that one – we’ll have the historical society after us.”

Piccolo.

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