

Site Inventory Form
State Historical Society of Iowa
 (November 2005)

State Inventory No. 61-02616

New Supplemental

Part of a district with known boundaries (enter inventory no.) 61-00001

Relationship: Contributing Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply) Listed De-listed NHL DOE

9-Digit SHPO Review & Compliance (R&C) Number _____

Non-Extant (enter year) _____

1. Name of Property

historic name Bevington Building

other names/site number J.C. Penney Store; vacant (current)

2. Location

street & number 68 Court Avenue East

city or town Winterset

vicinity, county Madison

Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Town

Block(s) 24

Lot(s) 2

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

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

Number of Resources within Property

If Non-Eligible Property

Enter number of:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

Contributing Noncontributing

1 buildings
 — sites
 — structures
 — objects
1 Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title

Historical Architectural Data Base Number

Intensive Survey & Evaluation of Commercial District, Winterset, IA

61-007

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02E03 COMERCE/TRADE/SPEC/DRY GOODS

70 VACANT

02F04 COMMERCE/RETAIL/DEPARTMENT STORE

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

05B LATE VICTORIAN/ITALIANATE

foundation

04C LIMESTONE

walls (visible material) 03 BRICK

roof _____

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Madison
City Winterset

Address 68 Court Avenue East

Site Number 61-02616
District Number 61-00001

Criteria Considerations

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

Areas of Significance (Enter categories from instructions)

02 ARCHITECTURE

05 COMMERCE

Significant Dates

Construction date
1896 check if circa or estimated date
Other dates, including renovation
1930 STOREFRONT REMODEL

Significant Person

(Complete if National Register Criterion B is marked above)

BEVINGTON, C.D.

Architect/Builder

Architect

Builder

Mardis, T.F., Boyington, Ives G.

Narrative Statement of Significance (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

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organization Tallgrass Historians, L.C.

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city or town Iowa City

state IA

date May 2014
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ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

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7. Description

The two story brick Italianate commercial building is located south across Court Avenue from the Courthouse in Winterset. It was built in 1896 to replace the 1856 Vawter stone store which collapsed during an attempt to excavate a basement under the stone building. The soft brick building has a flat roof. The foundation is constructed of roughly squared locally-quarried limestone, which is consistent with reports that the stone from the collapsed building was used in the construction of the first story of the replacement building. The ornate cornice which was on the 1896 building has been removed and replaced with a plain parapet and there are plain brick pilasters at the second story. Below where the cornice was there is a row of brick corbeling with recessed dentils. The second story has pressed metal hoods with triangular pediments decorated with a sunburst design. The original flat topped 1/1 windows have painted sills which are probably stone. There are several rows of decorative brick corbeling below the windows. There is a metal I-beam across the top of the storefront which is decorated with two rosettes. The first story has locally-quarried hand-tooled limestone pilasters. Each pilaster has a hand-tooled base topped with a large rusticated stone, several dimensioned stones with vermiculated surfaces, and a decorative capital with an incised floral design. The workmanship of the capitals is quite different from the more vernacular tooling of the other stone. Examination of the elements of the pilasters suggests that the hand-tooled stone was salvaged from the original storefront of the Vawter store, but the capitals are from a later source, probably contemporary with the 1896 building.

The storefront, which was remodeled in 1930 for the J.C. Penney Co., has a wide and deep recessed central entry. The transom windows contain square panes of textured glass, which are smooth on the outside and ridged on the inside with a translucent appearance. The concrete square floor in the entry has small mosaic tiles inset that read "J.C. Penney Company, Inc." reflecting the store brand. Below the transom there is now a Classical wood-framed plate glass storefront. It is suspected that the wood framing covers the 1930 metal-framing of the plate glass windows. While not original to the 1930 remodel (see photos on continuation sheets), the wood framing is well done and historic in appearance. A black and gold striped cloth awning is a modern addition to the entryway. At the back of the building, the 2nd story has three windows with rowlock brick arches and iron shutters. There was a large warehouse door across much of the rear that had a loading dock and a steel beam across the top. This area now has brick infill with modern windows and a door. There are some other small windows, not original, that have brick soldier courses at the top and brick sailor course sills.

8. Statement of Significance

The building appears to retain sufficient integrity and significance, including the notable 1930 storefront remodel for the J.C. Penney Store, to be individually eligible under Criterion C (architectural significance) and potentially under A for historical significance as a notable department store development with national prominence on the south side of the courthouse square. The building is certainly contributing to the proposed Winterset Courthouse Square Commercial Historic District under Criteria A and C reflecting the historical and architectural evolution of the courthouse square commercial district. The building had its origins in 1856 as the Vawter store, one of the earliest and most important commercial buildings in town (Davies, 102), the owner of which went bankrupt in the Panic of 1897. The building then came into the ownership of C.D. Bevington, who was also important in the early development and growth of Winterset. The building collapsed under the renovation efforts of T.F. Mardis (*Madisonian* 01/07/1896) and was rebuilt in wake of the collapse using some of the original hand tooled stone (*Madisonian* 01/17/1896). In 1930, the building underwent another change for the new J.C. Penney department store resulting in the current, intact storefront (*Madisonian* 1996). The building is significant for each of these iterations.

In 1895, Bevington & Co. had contracted with T.F. Mardis to extend the stone building which housed their hardware store all the way back to the alley and to excavate a cellar beneath the entire building (*Madisonian* 12/10/1895; 01/09/1896). The brick walls of the addition had been laid and roofing of the addition was completed. At 4:15 p.m. on January 7, the workers had just completed the excavation of the cellar of the old stone building when the west side of the building collapsed into the cellar carrying with it the adjacent one story Danforth building

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which housed the Smith drug store (66 Court Avenue E). At the time there were seventeen shovelers, three stone masons, one teamster and team of horses in the cellar; but, fortunately, they had moved to the rear addition to the building so that only one was injured and he was not badly hurt (*Madisonian* 01/07/1896). The following night, the east wall of the building collapsed into the excavation for the cellar carrying with it the west bay and part of the center bay of the adjacent two story building owned by Judge Wilkinson (70 Court Avenue E). This building was occupied by Charles Holmberg's restaurant which was destroyed, J.W. Garrett's dry goods and millinery that was badly damaged, and The Knights of Pythias Hall which lost all the new furniture which they had just purchased for \$1000. T.F. Mardis estimated that it would cost \$15,000 to replace the buildings. Total damages, including furnishings, were estimated at \$25,000 and included these: Bevington stone building and stock, \$7,000; Chal and Will Danforth's building, \$3,000; Wilkinson building, \$4,000; Smith drug stock, \$3,000; Holmberg restaurant stock and furniture, \$1,000; Garrett's stock damage, \$1,000; Knights of Pythias, \$1000; additional building costs; and damages for loss of business and loss of rental (*Madisonian* 01/07; 01/09; 01/10/1896). Apparently, Dr. C.D. Bevington stood all the costs for the damage, and T F. Mardis, who had supervised the project resulting in the collapse of the building, was hired to rebuild. The *Madisonian* reported that many citizens had commented about the project and felt that it was unsafe (*Madisonian* 01/10/1896). There was considerable speculation about "whether the disaster was caused by the slipping of the foundation or the 'buckling' of the walls from the immense weight of hardware stored in the upper story." After the debris was removed, it was clear that the lower part of the foundation and a large volume of earth had been pushed several feet inward (*Madisonian* 01/17/1896). This researcher also wonders why Mardis ever began such an ill-conceived project. Research for the *Legacy in Stone* NRHP multiple property nomination revealed that the contractors who built the stone buildings in Madison County were well aware of the need for pressure against the interior walls to keep the side walls from collapsing inward. In this instance, Mardis removed the earth to a depth of eight or nine feet (*Madisonian* 01/09/1986) which apparently was below the level of the stone foundation. In addition, Mardis removed the floor joists so that they could be replaced and had extra load on the side walls because all the stock of the hardware store was being stored on the second floor (*Madisonian* 01/09/1896). Based upon observation of the stone that was reused, the side walls were made of roughly squared quarry-faced stone and rubble stone probably was also used in the construction of all the walls except the main façade. This would have made the walls even more unstable than those built of modern materials. Since the stone building tradition in Madison County had ended at least ten years earlier and all the old contractors had gone out of business, retired, or died, perhaps there was no credible person left to advise Mardis and Bevington against the project.

The *Madisonian* expressed hope that Bevington, who was nearly 70 would have the energy for all the rebuilding. The editor took another jab at Bevington's politics stating that "Everybody admires his pluck, even those who don't like some of his ideas." The newspaper also expressed the community loss of the familiar sight of the historic stone building (*Madisonian* 01/09; 01/14/1986). The work of clearing away the debris began immediately. The following week stone masons began laying stone that had been salvaged from the old building to make the first floor of the replacement building. The second story was built of brick. A week later the foundation had been laid and the floor joists were put in place. Then there was a weather delay before the stonework resumed (*Madisonian* 01/21; 01/24/1896). By the end of January, Garrett was able to move back into his store and at the end of February, painters were putting the finishing touches on Holmberg's restaurant (*Madisonian* 01/21; 02/28/1896). Bevington did not return his hardware store to the new building; but instead, rented it to A.M. Welch for his dry goods store (*Madisonian* 03/24; 03/31/1896). Knights of Pythias again met in their lodge hall in mid-May (*Madisonian* 05/15/1896).

February 6, 1930 (*Madisonian*) "Start Remodeling In the J.C. Penney Store Room--A complete remodeling of the J. C. Penney company store was begun Monday, by Ives G. Boyington, of Red Oak, the Penney store contractor. Mr. Boyington and a corps of local men began removing the Shaw fixtures from the building early Monday morning. Everything in the store is to be moved out, Mr. Boyington said. A metropolitan store balcony will be built, which will display ladies' ready-to-wear, millinery, and provide for an alteration room, fitting rooms, ladies rest room, etc. The main floor will be arranged for piece goods and men's clothing, with the shoe department under

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the balcony. The basement will be concreted and it and the second story will be used for storage. A freight chute will be built to the basement, which will do away with the elevator. The vestibule and the entrance way floor will be removed to be replaced with a ramp approach. **The front will be painted in the Penney colors, black and yellow, and the interior in cream and light yellow.** It will be approximately thirty days before the store will be in readiness for the opening, Mr. Boyington said.” (emphasis added)

March 20, 1930 *Madisonian* “J.C. PENNEY STORE TO HAVED ‘OPEN HOUSE.’ Store Will be open for Business Friday Morning March 21st. The J.C. Penney company have announced they will have their store opening this evening between the hours of 7 and 10 o'clock. They state that no goods will be sold, but that the stocks will be in readiness and they invite the people to attend this “housewarming,” and to inspect the modern facilities that the store has, and to become acquainted with the personnel of the organization. J. M. Southworth, who has been associated with J. C. Penney stores for a number of years is manager of the new store. He states that the store will be opened for business Friday morning....Mr. Penney started in the mercantile business in 1902, in Kammerer, Wyoming. It is said business was \$28,000, but the organization has grown far in excess of Mr. Penney's expectation and it has developed into a nationwide organization of 1,400 stores. He further said, that in 1930 they estimate they will do a business with a volume of \$240,000,000.”

The following is a listing of the known historical uses of the 1856 Vawter stone building:

1865-07-01 J.G. Vawter and wife Elizabeth sold by Sheriff sale to W.W. McKnight. (Shriver Abstract book p. 49)
1872-07-06 McKnight sells to C. Danforth, warranty deed (Shriver Abstract book, p. 49)
1872-09-04 J. J. Hollingsworth & Co. have purchased W.W. McKnight's stone store house. Price: \$5500
(*Madisonian*, p. 5, col 2)
1874-01-22 Payton & Co. have purchased the stock of Hardware recently owned by Hollingsworth & Co.
(*Madisonian*, p5c1)

The following is a listing of the known historical uses of the 1896 Bevington building:

1930 JC Penney's opens (1996-10-02 *Madisonian*)
1996 JC Penney's closes after 66 years in business (1996-10-02 *Madisonian*)
1950 JC Penney's (1950-2000 Square Layout)
1958 JC Penney's (1958-2008 Square Layout)
1878 map of Business Portion of Winterset, Iowa shows the building as “occupied, not advertised.”

The Sanborn fire insurance maps show the following in this building:

- May 1899 – dry goods
- October 1907 – dry goods; iron shutters on south alley windows
- October 1916 -- dry goods; iron shutters on south alley windows
- September 1926 -- The map only labels the business as ‘store’.
- May 1948 -- The map only labels the business as ‘store’.

9. Major Bibliographic References

Davies, J.J. *History and Business Directory of Madison Co., IA*. Des Moines; Mills and Co. Printers and Publishers, 1869.

Hawkeye Flag, 1867.

Johnson, Roslea. “Legacy in Stone: The settlement of Madison County.” Unpublished research Des Moines Area Community College, 1987.

Koch, Augustus, artist. *Bird's Eye View of the City of Winterset, Madison County, Iowa, 1869*. Chicago: Chicago Lithographing & Co., n.d.

Madison County Historical Society Photograph Collection.

1950 – 2000 Town Square Layout. Winterset, Iowa: Madison County Historical Society, 2000.

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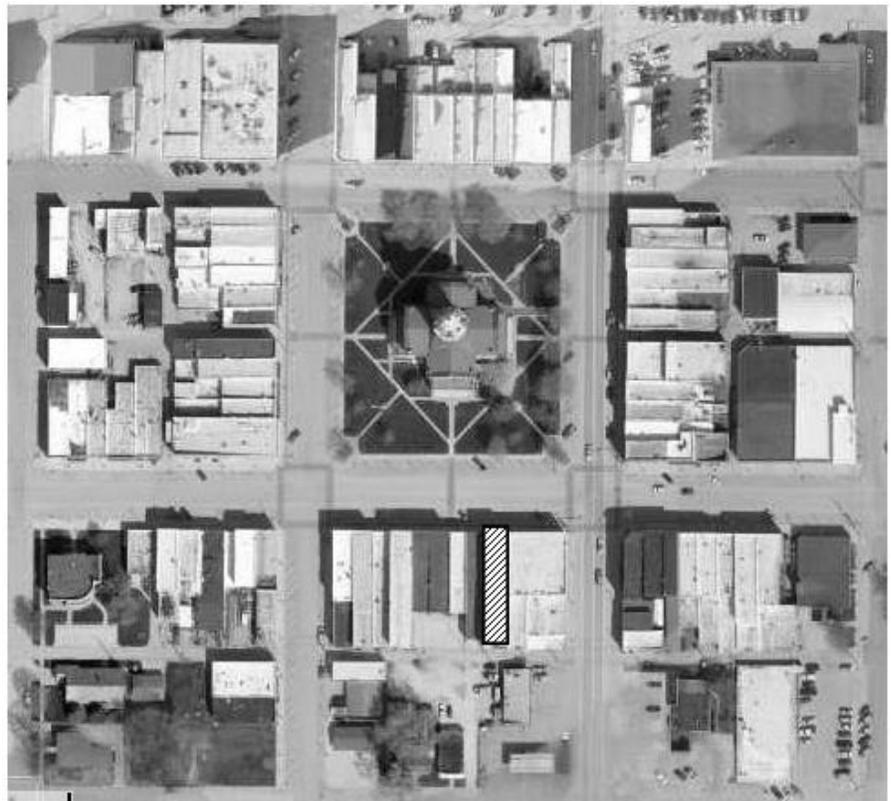
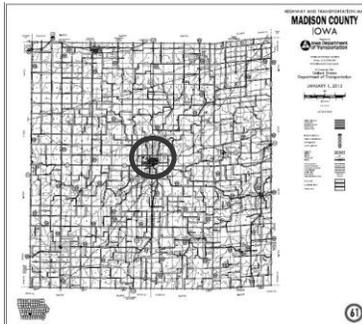
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1958 – 2008 Town Square Layout. Winterset, Iowa: Madison County Historical Society, 2008.
Winterset Madisonian 1865, 1872, 1874, 1886, 1895, 1896, 1996
Winterset Review, Centennial Edition. Panorama of Winterset Public Square. Winterset, Iowa, 1899.

10. Additional Documentation

General Location in Madison County (left) and aerial map (right) showing subject building as diagonal-shaded rectangle. North is to top of page.



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Photographs provided by Tallgrass Historians L.C., August 2013, looking South



Detail of tile sign for Penney's store in floor of entryway, looking South



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Detail showing current store entry, looking South



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1873 photo of East half, south side of square. View of the old stone Vawter building at far left.
Courtesy Madison County Historical Society Photograph Collection.



1874 or 1875 photo of East half, south side of square. View of the old stone Vawter building left center.
Courtesy Madison County Historical Society Photograph Collection.



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1867 advertisement from *Hawkeye Flag*. McKnight is advertising the People's Store, Dry goods, groceries, clothing, hardware in the old stone Vawter Building.
Courtesy Madison County Historical Society Photograph Collection.



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1896 photo of the collapsed walls of the old Vawter building (left center) and those adjoining. Photographer is standing on an adjoining building looking northeast toward the courthouse square. Courtesy Allen Family Private Photograph Collection.



c.1897 photo looking southeast toward the south side of the square. The new, two story Bevington building (4th from left) is now finished. Courtesy Madison County Historical Society Photograph Collection.



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- c. 1930 photo of East half, south side of square. J.C. Penney Company now occupies the building showing the 1930 storefront remodel. Note the transom windows and deeply recessed entryway are still extant.
Courtesy Madison County Historical Society Photograph Collection.



- c. 1950s photo of East half, south side of square. Building cornice is now gone. Transom window area covered by large Penney's sign. Courtesy Madison County Historical Society Photograph Collection.

