

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" on the appropriate line 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 ADEL PUBLIC SQUARE HISTORIC DISTRICT
other names/site number Downtown Adel, "The Square"

2. Location

street & number About 4 blocks in downtown Adel centered on the Public Square N/A not for publication
city or town Adel N/A vicinity
state Iowa code IA county Dallas code 049 zip code 50003

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is :

Signature of Keeper

Date of Action

☐ 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)

Adel Public Square Historic District
Name of Property

Dallas County, Iowa
County and State

5. Classification

Ownership of Property **Category of Property**
(Check as many lines as apply) (Check only one line)

<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

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

Contributing	Noncontributing	
37	9	buildings
		sites
1		structures
		objects
38	9	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**

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/specialty store, professional, organizational

GOVERNMENT/courthouse

SOCIAL/meeting hall

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/specialty store, professional, organizational

GOVERNMENT/courthouse

SOCIAL/meeting hall

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

LATE 19TH & 20TH CENTURY REVIVALS

Materials
(Enter categories from instructions)

foundation Stone

walls Brick

Stone

roof Asphalt

other Metal

Glass

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

Adel Public Square Historic District
Name of Property

Dallas County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all the lines that apply)

Property is:

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

COMMERCE

ARCHITECTURE

Period of Significance

Circa 1868 - 1959

Significant Dates

1902

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Proudfoot & Bird

Rodenbaugh, Charles

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography 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):

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

Primary location of additional data:

- ☒ State Historical Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository

Adel Public Square Historic District
Name of Property

Dallas County, Iowa
County and State

10. Geographical Data

Acreage of Property 11.4399 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 4 | 1503 | 8 | 4607892

Zone Easting Northing

2 | 15 | 4 | 15277 | 4 | 607891

Zone Easting Northing

3 | 15 | 4 | 15037 | 4607732

Zone Easting Northing

4 | 15 | 4 | 15280 | 4607731

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 William C. Page, Public Historian

organization Adel Historic Preservation Commission date December 31, 2007

street & number 520 East Sheridan Ave. (Page) telephone 515-243-5740

city or town Des Moines state IA zip code 50313-5017

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs - Representative black and white photographs of the property.

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

Property Owner

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

name See Continuation Sheets

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 Reduction Projects (1024-0018), Washington, DC 20503.

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Adel Public Square Historic District, Dallas County, Iowa.

GENERAL DESCRIPTION

The Adel Public Square Historic District is a collection of 46 buildings and one structure designed and built between circa 1868 and 1959 in the heart of Adel to provide retail, professional, and governmental services to local residents and those of Dallas County, Iowa. Adel was platted in 1847 as the seat of government for Dallas County, Iowa, and the Dallas County Courthouse and its public square form the centerpiece of the historic district. The district is about 11.5 acres in size. Commercial buildings line the four streets that abut the square. As Adel's population grew in the late 19th and early 20th centuries, commercial expansion spilled over into the further reaches of some of these streets. By circa 1917, the historic district had reached its greatest extent. Following World War II, some commercial redevelopment occurred on the east side of the square. The scale of these buildings conformed to earlier designs. Further redevelopment occurred on the north side of the square at the end of the 20th century; and, although much of it falls outside the historic district's period of significance and is not included in this nomination for that reason, the scale of this new construction is compatible with that of the historic district.

SETTING

Adel, Iowa, is a community with a population of 3,435 in 2000. It is situated in Central Iowa within a rich agricultural region of the nation and about 30 miles from Des Moines, the state capital.

Dallas County is situated within the watersheds of the Middle Raccoon River, the North Raccoon River, and the Des Moines River, which flow diagonally northwest to southeast across the county. The political boundaries of Dallas County were established in 1847. The earliest settlement clustered in the southeast portions of the county. (Andreas: 475). It consisted of individuals and families migrating into Iowa in search of good farming land. Adel is located in the middle of Dallas County, Iowa. Although not the biggest city in the county, Adel's status as the county seat significantly contributed to its growth.

As will become evident in Section 8, the natural setting and physical layout of Adel as a community have played an important role in the significance and development of the Adel Public Square Historic District. The following discussion describes these characteristics. It includes a portrait of the city's setting and topography, its employment of traditional American town building schemes, and the historic district's architectural heritage.

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“ROMANTIC VALLEY”

Adel's picturesque physical setting substantially contributes to its appeal. The city is situated in a basin formed by rolling hills surrounding the town on the east, south, and west, and bounded by the North Raccoon River and the Mill Slough on the east and north. The town's original plat is situated about 930 feet above sea level, while the ridge to the south of the town rises to about 1,000 feet above sea level. Driving into Adel from the south, the motorist crests this ridge and sees the town nestled below within the basin. The brilliant red tile roof and soaring tower of the Dallas County Courthouse (National Register 1973) rivet the visitor's attention. The clock and bell tower rise 128 feet above the Public Square, centering the hub around which this self-contained community revolves. Similar, if less dramatic views, meet the traveler arriving from the east and the west. The North Raccoon and Mill Slough add further picturesque beauty to the setting. The feeling of a benevolent natural world, embracing and protecting the community, pervades the scene. In turn, this feeling has fostered among local residents a sense of belonging to the place and to one another.

From an early time, commentators noted Adel's beauty. According to one, writing in 1875:

This town, the county seat of Dallas County, is delightfully situated on the west bank of North Raccoon River, partly on a dry, rolling second-bottom, extending from the bank of the river westward, and embracing a semi-circular plateau. Fine residence lots and blocks extend back upon the higher slopes. From these elevations there are many delightful views of the romantic valley, with the fine bodies of timber stretching out from the river on either side, and well cultivated farms on the adjacent prairie slopes. One peculiarity of the location is, that no abrupt ravines or really broken lands are to be found in the vicinity. On the town plat of Adel the prairie comes down gently sloping, for complete drainage, to the bank of the river. One may not find in a long journey a dell (Adel) more beautiful. It is said that the peculiar situation of the place suggested the name. In the early records of the county it is spelled Adell, but the faster age saw proper to abbreviate it by dropping the last "l." (Andreas: 475)

For a time, the town bore the name "Penoach," said to be a Native American word for "far away." (Andreas: 475) The town changed its name to Adel in 1849.

A "Bird's Eye View" illustrates the community circa 1875. (See Continuation Sheet 7-27.) Seen from the ridge south of town, the view looks to the north over the valley. Edged with stands of timber, the North Raccoon River bounds the town on the north and east. Hills rise on all sides of the town. Adel nestles within the basin. Upland prairie extends beyond the lines of timber. Subsequent improvements to Adel augmented this picturesque setting. The construction of a new courthouse in Adel in 1902 provided

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a focal point, as already mentioned. All of these elements combine with aesthetic effect to justify the continued applicability today of the epithet "romantic valley."

ORIGINAL TOWN PLAT

The Adel Public Square Historic District presents a striking impression of rationality and simplicity. Laid out on a grid of streets and city blocks, the original town plat located the seat of Dallas County government in the middle of the community and the center of its public square. Adel's tallest building—the Dallas County Courthouse—dominates the town and serves as the hub around which the rest of the community revolves. The first-time visitor to Adel is pulled as if by magnetic force into its orbit.

This layout owes its design to a town-planning scheme inherited from the days of the nation's early republic before the railroads transformed town planning. (See "Contrasts" below.)

Adel was originally platted in 1847 as the seat of government for Dallas County on land then owned by John Miller. The General Assembly of Iowa had approved the organization of Dallas County on February 16, 1847. Martin W. Miller, the Dallas County Surveyor, laid out the town's original plat in May 1847. It was filed—along with the dedication of the streets and alleys to the public—on July 5th of that year. This plat continues to influence the evolution of downtown Adel to the present day.

The original town plat was nearly square in shape. (See Continuation Sheet 7-26.) Its boundaries were Grove Street on the north, High Street on the west, Ferry Street on the south, and a north-south line near the Raccoon River on the east. One city block near the center of the plat was reserved as public grounds. The southern boundary of the plat conformed to the line between Section 29 and Section 32 in Adel Township.

Some city street names reflected natural elements—Prairie, Elm, Plum, Vine, Walnut, Grove, Rapids, and High. "Rapids" referred to the course of the North Raccoon River. "High" referred to that street's topography. "Grove" referred to the stands of timber, which edged the river at the head of the street. Some names referenced intended or existing improvements like Court, Main, Race (a mill), and Ferry Streets. One street name—Benton—referenced perhaps an individual or family. (In a fit of progressive enthusiasm during the early 20th century, the City of Adel changed the names of its north and south streets to Arabic numbers, an unneeded nod to efficiency in a community that understands itself as a village. Local residents to the present day sometimes think twice to orient the locations of the numbered streets in their minds.)

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Adel's Original Town Plat is notable for its liberal design allowing property owners the freedom to build as they wished. The plat prescribed no small-scale lots for commercial improvements, as did many original plats in Iowa, leaving those decisions to property owners.

Adel's Original Town Plat eschewed any suggestion of rank. Each of the public rights-of-way was called a "street." There were no avenues, boulevards, or other names to suggest greater or lesser importance or rank within the network's scheme. No numbered streets-- another suggestion of rank--were included. Equality prevailed throughout the plat.

The simplicity of the Adel Original Town plat contrasts dramatically with many of those laid out by the railroads in Dallas County following the Civil War. As these roads advanced across Iowa in the late 1860s and 1870s, they laid out scores of towns, whose plats focused on the needs of the railroads. Perry and Dexter, two examples in Dallas County, illustrate this phenomenon.

Dexter was laid out in 1868 in anticipation of the Chicago, Rock Island & Pacific Railroad's arrival across the southern tier of townships in Dallas County. Dexter's Original Town is a jumble of 14 city blocks laid out to the cardinal points of the compass, bisected diagonally by the gash of the railroad's right-of-way through the community. The plat myopically focuses on the railroad as Dexter's be all and end all. The shapes of city blocks lack uniformity. Some blocks are rectangles. Some are quadrilaterals. Some are polygons. One tiny, unnumbered and triangularly shaped parcel stands in no-man's land above the railroad grounds. Nine of the city blocks feature alleys; four blocks do not. The overall impression is haphazard irregularity.

Perry was laid out in 1868 by Harvey Willis and John Willis, two brothers, who learned of the Des Moines Valley Railroad's intent to establish a road between Des Moines and Fort Dodge, Iowa. These two proprietors platted a paper town, whose layout featured a diagonal swath across its western edge. The geometry of this layout created considerable irregularity. (Page 1998: E-5)

By contrast, the original layout of Adel conforms to an unimpaired grid of city blocks, streets, and alleys. The beauty of this design lies in its order and simplicity. The irregularity and urban clutter of many railroad towns are absent.

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STREETSCAPES

The Adel Public Square Historic District presents a series of streetscapes that unfold as the viewer moves around the public square. The city blocks on the south and on the west of the square are filled cheek-to-jowl with 2-story, Victorian and early 20th century commercial buildings. The city block on the north side of the square features 1-story buildings of recent construction. Those on the east side date from the post-World War II era and show a mix of 1- and 2-story buildings. In addition, some of the district's commercial properties extend beyond the perimeter of the Square. These extensions include the 700 and 900 blocks of Main Street, the 100 block of South 9th Street, and the 900 block of Court Street. Wherever one stands, the Dallas County Courthouse soars above all else.

Public Square

The Public Square formed the center of the Original Town plat. The four streets that abut the Square define it: Court Street on the north, Nile Kinnick Drive on the east, Main Street on the south, and North 9th Street on the west. The Dallas County Courthouse is a 3.5-story, stone building, covered with a hipped roof, and surmounted with a clock and bell tower. It sits in the middle of the Square with principal entrances facing the north and the south. This edifice is listed on the National Register of Historic Places. The Square is landscaped with pedestrian walks, lawn, trees, benches, floral plantings, and monuments to the nation's armed forces.

Streets and Alleys

A grid plan of streets and alleys articulates the Adel Public Square Historic District for vehicular traffic and pedestrian use. While the configuration of these corridors has remained the same to the present day, the relative significance of streets within the grid has shifted as historic forces have changed patterns of traffic and land use. (See Section 8.)

Main Street historically served as the east-west highway route through Adel from Des Moines to points west in Iowa and the Missouri River. In the early 1930s, this route through Adel was relocated to Greene Street, three blocks to the south of Main Street. Now known as U.S. Highway 6, this improvement propelled Greene Street to become a well-traveled route for local and overland transportation. New opportunities for roadside business emerged along it.

At the turn of the 20th century, community leaders in Adel addressed the need for hard-surfaced streets and pedestrian walks. Over the next several decades, a series of piecemeal paving projects implemented

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these improvements. The town council's initial decision to hard surface the streets with brick pavers obtained through most of this time. The manufacturers of these pavers and the techniques used to install them varied. Because the paving was implemented piecemeal, different sections along the same street could be built according to a different design, depending on when they were laid. South 9th Street, for example, features pavers laid with long and wide sides up in running bond. North 9th Street features pavers laid with long and narrow sides up in running bond. The intersection of 9th and Main Streets features pavers laid with long and wide sides up in herringbone pattern. These differences in design are subtle because all of the pavers—regardless of the period in which they were installed—share a similar orangish-red color. The engineering design of the bedding below these surfaces might differ somewhat as well.

Two alleys form the southern and northern boundaries of the historic district. Two alleys bisect the city blocks on the east and west sides of the public square. Each of these alleys is now paved with concrete. The layout of these alleys is standard to the rest of Adel's Original Town plat.

Block by Block

Although the Adel Public Square Historic District possesses a tightly knit overall feeling, each of its city blocks possesses a somewhat distinct character.

The traveler from the east enters the district in the 700 block of Main Street. The Camp Implement Co. Building (built in 1915) stands at the head of this approach at 703 Main Street on a southwest corner. Although only 1-story in height, the building's big footprint, masonry construction, and wide front facade signal the termination of the residential section of Adel to the east and the beginning of its central business district. The 2-story Scott Hospital (built in 1903) stands to the west at 715-717 Main Street and further emphasizes this change in land use. Still, a number of lots in this block remain unimproved, lending a certain open feeling to this block. A service station, now converted to another use, stands at the end of the block. Its driveways and parking lot add an open feeling to the area.

Continuing on Main Street and crossing Nile Kinnick Drive (formerly 8th Street and earlier still Race Street), the traveler enters the 800 block of Main Street and the Public Square proper. The square and its courthouse occupy the entire north side of this block. Commercial buildings fully occupy its south side. Constructed during the late 19th and early 20th centuries, they possess a uniformity of architectural scale, massing, building materials, and 2-story height. These buildings abut one another cheek to jowl with uniform setbacks from the street. Some of these properties are designed as commercial blocks and some are designed as commercial buildings, so that their façade widths vary.

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This is not readily apparent to the casual viewer because their storefront heights and second story heights generally conform to one another and contribute to the feeling of the streetscape's uniformity. This impression strikes the viewer most immediately and remains in the mind's eye.

The 900 block of Main Street continues the feeling of a fully developed commercial streetscape. Here, however, commercial buildings abut both sides of the street. This gives the block a feeling of commercial importance, although many of its buildings are only 1-story in height. Commercial land use ends abruptly at 10th Street. To the west, a mix of civic and residential land use occurs, with the residential use predominating.

Since 1906, the historic approach from the south to the Adel Public Square Historic District ran along South 9th Street (then known as Vine). Arriving by train in Adel, travelers disembarked at the newly constructed Milwaukee depot and moved up the street to the north. To beautify and dignify this route, progressive leaders in Adel converted several blocks of South 9th Street into a boulevard during the early 20th century. Midway in its 100 block, the traveler moved then, as today, from a residential section of Adel to its commercial district. The Witmer Building, a dentist's office, signals a transition from the residential section of the south to the central business district. The office with its detached configuration and gabled roof blends into its residential surroundings and serves as a visual transition to the core commercial area. The traveler now confronts the long, 2-story rear wing of the expansive Adel State Bank block at 901-903 Main Street and the long- 2-story rear wing of the Boak Building across the street at 823 Main. These two edifices flank the intersection of South 9th Street and Main Street, from which the vista of the public square and courthouse opens up.

The 100 block of North 9th Street replicates the fully developed commercial streetscape in the 800 block of Main Street. Commercial buildings fully occupy the west side of 9th. Constructed during the late 19th and early 20th centuries, they possess a uniformity of architectural scale, massing, building materials, and (except for one) 2-story height. These buildings abut one another cheek to jowl with uniform setbacks from the street. Some of these properties are commercial buildings and some are commercial blocks (double the size of the commercial buildings); all of their storefront and upper story heights also generally conform to one another and contribute to the feeling of the streetscape's uniformity.

The other approach to the historic district from the south follows Nile Kinnick Drive. Formerly known as Race Street and now named for a University of Iowa football star, this approach serves as the U.S. Highway 169 route through Adel. Vehicular traffic on this street is among the heaviest in Adel. Some years ago, the Iowa Department of Transportation, in cooperation with the City of Adel and the County of Dallas, removed the brick pavers from this street and resurfaced it in concrete. In approaching the public square, the traveler passes the former Iowa Highway Commission office

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(built in 1933) at 115 Nile Kinnick Drive South and a service station, mentioned above, at 109. Nile Kinnick Drive North in the historic district features a mix of 1940s, early 1950s, and some newer commercial buildings. All are either 1- or 2-story in height.

Court Street provides another approach to the historic district. From the east, the traveler enters the historic district where Court intersects Nile Kinnick Drive North. This approach has a more contemporary feeling than any of the others in the historic district. True, the historic Burkett Ford Motor Co. Building (built c. 1921) stands on the northeast corner; but a 1-story commercial building (built in 1946) stands on its southeast corner, and the Dallas County Sheriff's Department (built in 1990) stands on its northwest corner. The 800 block continues this contemporary feeling. The Goodyear Rubber Company-Adel Chrysler Building (built in 1973 and remodeled circa 2002) features big display windows and a parking lot for its new cars and trucks. The 900 block of the street continues, at least to a certain extent, this contemporary feel. The former Ben Franklin variety store—built in 1966 and now remodeled as county offices—stands at 902 Court Street. A new store stands across the street at 911 Court Street. All of these buildings on the north side of Court except the Adel Printing Building (built in 1959) are excluded from the historic district because of their recent construction. Ultimately, the soaring height of the Dallas County Courthouse and its massive presence dominate the Court streetscape and visually tie these buildings into their historic counterparts.

In all instances, Main Street divides Adel between south street names and address numbers and north street names and address numbers.

BUILDING AND STRUCTURE TYPES

The Adel Public Square Historic District possesses a variety of building and structure types. They include traditional commercial architecture, public buildings, professional offices, automobile and farm equipment related buildings, lodge halls, a single-family dwelling, contemporary building types, and several types of brick streets. The traditional commercial properties—those constructed during the late 19th and early 20th centuries—outnumber by far any other architectural form in the district.

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New products and services often necessitate new types of buildings. A variety of nontraditional building types emerged in Adel during the early 20th century. They included buildings for chicken hatcheries, gasoline stations, farm implement and automobile dealerships, and professional offices. All of these new forms of commercial architecture posed new challenges for design.

As a rural market center, Adel served the surrounding farm community. Because the demands of commerce in Adel never completely filled out the blocks surrounding the Public Square, some businesses, which otherwise might have located away from the square, found it convenient to locate on or near the square. They included the Neff Hatchery at 119 North 9th Street and the Vern Danielson Hatchery at 907 Main Street. Both these businesses sold chicks for farm families to raise. Philo Neff remained on the Public Square into the late 1940s. He also sold feed and serviced flocks of chickens. Neff later moved his business to the 900 block of Main Street. The architecture of these non-retail businesses did not conform to standard types. Rather than considered detractions, those anomalies that retain the integrity of their nonconforming architecture should be viewed as part of the district's history.

Traditional Commercial Buildings

Traditional commercial buildings form the largest group of building types in the Adel Public Square Historic District. They are of two types: the commercial building and the commercial block. For many years, the commercial building as a form—rather than the bigger form, the commercial block—satisfied local needs.

Commercial rooms possess front façades about 22 feet in width. Commercial blocks are generally double the width of a commercial building. Most of these edifices are 2-story in height. Two commercial buildings are 3-stories tall. Remarkably, one of them is the oldest building in the historic district, built circa 1868. During the early 20th century, an automobile dealership and a farm equipment dealership built large, 1-story buildings on the edges of the historic district. A series of 1-story, commercial buildings in the 900 block of Main Street subsequently followed. Following World War II, a few other 1-story commercial buildings appeared.

Victorian designs figure prominently in the Adel Public Square Historic District. Typical characteristics of this influence include the use of decorative hood molds above the upper floor windows, other decorative embellishments, such as the names of buildings worked in permanent materials and situated near the top of the facade, and decorative cornices worked in brick or pressed metal. The use of decorative cornices and simple hood molds had characterized the square's earlier commercial buildings of frame construction, so the movement from frame to masonry buildings occurred in smooth transition.

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Public Buildings

As the seat for Dallas County government, Adel includes a number of public buildings to support these services. Erected in 1902, the Dallas County Courthouse at 801 Court Street is the oldest and biggest of these buildings. It replaced several earlier courthouses. Since the late 20th century, the growth of county government has required additional office space for public services beyond the capabilities of the 1902 Dallas County Courthouse. County offices now occupy sites on and near the Public Square previously used for other purposes. In 1990, the county constructed a new Sheriff's Office at 201 Nile Kinnick Drive North. This building is located directly north of the Public Square. Sometime in the late 1960s or the 1970s, Dallas County acquired the property at 121 North 9th Street and converted it into offices, now used by Dallas County Social Services. In 2002 the county purchased the former Ben Franklin variety store at 209 North 9th Street (a.k.a. 902 Court Street) and converted it into county offices. The county also purchased the adjacent Ben Franklin addition on Court Street and converted it into county offices. Following the relocation of the U.S. Post Office to a new site, Dallas County acquired the former post office building at 918 Court Street for offices.

In a small town like Adel, the presence of so many government-related buildings on or near the Public Square makes a substantial impact. Still, each of these buildings except the courthouse itself is only 1-story in height, and all cluster on the north side of the Public Square. As discussed elsewhere in this report, the north side of the square historically played a secondary role in Adel commerce, so that the cluster of noncommercial buildings there is not intrusive to those patterns.

Professional Offices

Professional services established during the early 20th century sometimes did not require a location directly on the Public Square. In such an instance, a freestanding building could serve the purpose with land acquisition costs likely less.

The Witmer Building at 112 South 9th Street is a fine example. Built in 1918 and located one-half block south of the square, the Witmer Building is a 1-story, brick, detached building that originally served as Dr. E. A. Witmer's dentist office. The detached configuration of the building set it apart visually from other nearby commercial structures. With the dentist's office on its first floor, the building also signaled the demise of doctors' offices located on upper stories of commercial buildings and new-found convenience for patients.

The Iowa State Highway Commission District Office at 115 Nile Kinnick Drive South provides another example. This 1-story, brick, detached office building was constructed in 1933. Located about one-half

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block south of the Public Square on U.S. Highway 169, this site gave the office staff convenient access to the government offices and commercial services on the square, yet more land to facilitate the comings and goings of road equipment. The site also provided a physical link with the state highway that it served.

Situated at the edge of the Adel Public Square Historic District and in a transition zone between commercial and residential land use, both of these buildings feature gable roofs and detached designs to help blend them into the surrounding residential sections of the community.

Automotive and Farm Equipment Related

Farm implement and automobile dealerships required large showrooms and service facilities. The Camp Implement Co. Building at 703 Main Street is an example of this new type of nontraditional commercial building in downtown Adel. Constructed in 1915, this 1-story building features a vaulted roof to cover its large interior space. The big footprint of this building provided ample space for the display and repair of farm equipment. Although the entire front façade of this building was remodeled in 1996, its vaulted roofline remains visible from the street. The Burkett Ford Motor Company Building at 202 Nile Kinnick Drive North provides another example. It was built in 1921 and also features a vaulted roof.

Filling stations required a pump island, perhaps a canopy and/or a garage room, and an office. The service station at 109 Nile Kinnick Drive South is one such structure. Another gas station located on the square, the Pure Oil Co. Building at 201 Nile Kinnick Drive North, is nonextant.

Automobile-related facilities began to appear in Adel during the second decade of the 20th century. These facilities include automobile garages and service stations. The automobile garage provided motorists with automobile repair services. Service stations were a new architectural form and quickly became a standard fixture in Iowa towns. They required new architectural elements, including a driveway approach and perhaps a drive-under canopy and a repair bay. Frequently service stations were sited on the corners of street intersections. Such a site provided a ready access for motorist-customers from several different directions and facilitated vehicular in- and egress.

The locations of the automobile garages are diagnostic of this new architectural form. Typically, they are situated on the edges of Adel's central business district. Automobile garages generally require more land than other kinds of commercial enterprises, and land on the fringes of the downtown was less expensive than close-into the downtown. These sites also helped lessened the congestion of downtown traffic. The Pure Oil Company (nonextant, 201 Nile Kinnick Drive North) was a good example. It was located away

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from mainstream retail activity in Adel yet adjacent to a principal transportation corridor through the community.

Lodge Halls

Several other historic building types are also present in downtown Adel, including lodge halls of various organizations. The shapes of these buildings vary from the standard commercial buildings discussed above. These variations stem from the different purposes these buildings were designed to serve.

Lodge halls were usually constructed to provide a meeting site. The ceremonial rituals of the fraternal groups and their affiliated organizations for women often required large interior spaces. The members of these organizations were often leaders in the financial, mercantile, and professional circles of a city. With considerable financial capability, these organizations often constructed a lodge hall at least partially as a business venture. The first floor would be rented out to a business, while the upper floor or floors would be reserved for lodge functions.

In addition to its commercial function, the Adel Public Square Historic District served as the home for a number of fraternal, soritical, and civic organizations. Many of them preferred to locate downtown for the convenience and for the visibility that it offered. These establishments included lodge halls, an armory, and other public institutions. Each contributed to the vitality of Adel's central business district.

During the 19th and early 20th century, Adel's central business district provided the primary meeting place for the social life of the community. For example, churches generally lacked social halls during that period of time. Schools also were not equipped with kitchens and facilities for social gatherings. Events, such as anniversary and wedding receptions (which might be held in churches or schools today), were much more likely to be held in hotels or lodge halls. These semi-public meeting places, therefore, played a bigger role in the social life of the community than they do today. Their presence in downtown Adel added vitality to the streetscape.

Even before the Civil War, several fraternal groups organized in Adel. The Masons organized in 1855. They eventually purchased the 3-story Risser & Son Building at 101 North 9th Street, occupied an upper floor, and leased out the first floor for retail purposes. The International Order of Odd Fellows in Adel organized in 1856. They built a 2-story, frame building on the south side of the Public Square and eventually relocated to 103 North 9th Street, where they occupied an upper floor, and leased out the first floor for retail purposes.

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This trend continued following the war. When Company A of the U.S. Army's First Iowa Regiment organized in Adel in 1878, the company established its armory over the Houghton Drug Store and held regular drills there for one hour each week. (Hastie: 122) Fraternal organizations in Adel increased during the 1880s, a reflection of the town's growing population and economy. The Grand Army of the Republic (GAR) incorporated in 1881; the United Workmen in 1883; the Knights of Pythias in 1885; the Modern Woodmen of America in 1889; the Rebekahs in 1892; the Yeomen in 1899; and the Homesteaders in 1907. (Hastie: 120; *Adel 1900 Illustrated*: n.p)

By 1900, Adel boasted:

We wish in this review to make special mention of the fraternal orders of the city. Adel is pre-eminently a lodge town, a large per cent of its citizens being active members of one or more orders. These institutions play a large part in the social and business functions of the city and do their full share in maintaining the friendly and charitable reputation which the place enjoys. (*Adel 1900 Illustrated*: n.p.)

Following World War II, the traditional location for fraternal organizations began to change. In the late 1940s, the American Legion began the construction of a new hall at 618 Main Street, a site several blocks east of the Public Square. When the construction of this building faltered because of financial difficulties, Legionnaires reassessed their plans, conformed to tradition, and renovated a building at 119-1/2 North 9th Street for their meeting hall. Adel Legionnaires continue to occupy this site to the present day.

Single-Family Dwelling

A single-family dwelling stands at 711 Main Street, the only such building in the historic district. Of frame construction and 1.5-story height, it was built in the late 19th or early 20th centuries and features a front gable roof and an enclosed front porch, also covered with a front gable roof. Craftsman-inspired in appearance, the building's design is curious. The planes of its main roof differ in length—its east slope is longer than its west slope. The reason for this curiosity is unknown. The building calls attention to the earlier residential land use in this block before commerce expanded into it.

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Hatcheries

As a rural market center, Adel served the surrounding farm community. Because the demands of commerce in Adel never completely filled out the blocks surrounding the Public Square, some businesses, which otherwise might have located away from the square, found it convenient to locate on or near the square. They included the Neff Hatchery at 119a North 9th Street and the Vern Danielson Hatchery at 907 Main Street. Both these businesses sold chicks for farm families to raise.

The architectural design of the buildings they housed varied. The Danielson Hatchery occupied the west one-half of a 2-story, brick commercial block. From the outside, it looked like any other business around the square. By contrast, the Neff Hatchery occupied a building of nonconforming commercial design. The building was deeply setback from North 9th Street. When the American Legion acquired this building in the 1950s, the organization constructed a hall from the building to the street. This accounts for the building's exceedingly narrow street façade. Philo Neff remained on the Public Square into the late 1940s. He also sold feed and serviced flocks of chickens.

Contemporary Building Types

Nontraditional commercial architecture began to appear around the Adel Public Square in the late 20th century. These structures broke with the standard façade widths of the historic district's commercial building and commercial blocks. Their shapes and massing sometimes also varied.

Located at 100 Nile Kinnick Drive North, the Wells Fargo Bank is one example of a nontraditional commercial building. It features an irregular street setback, an irregular footprint, and a series of street trees and grassy areas nontraditional to Adel's urban environment. This building originally was constructed in 1954 and its front façade totally renovated and expanded several years ago, including the construction of a canopy at the rear for a drive-in teller. The Adel Chrysler automobile dealership at 919 Court Street is another example of nontraditional commercial architecture. Built in 1973 and remodeled circa 2002, it features massive expanses of plate glass show-windows across its front façade.

While the scale of these buildings generally conforms to that of other commercial structures around the square—they are all 1-story in height—the white color of their exterior walls stands in marked contrast to the red brick employed by so many other commercial buildings.

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Brick Streets

The network of brick streets that articulate the Adel Public Square Historic District features a variety of engineering designs and surface treatments. Although the city experimented with other materials (it is said with creosoted timberheads, for instance), by the 1890s, brick became the material of choice for hard-surface pavement in the community.

A network of brick streets evolved, beginning in the 1890s and continuing through the first decades of the 20th century. (See Continuation Sheet 7-32.) This network included the following:

Rapids Street from North 9th to North 15th Streets
Court Street from Nile Kinnick Drive North to North 15th Street
Main Street from 5th to 15th Streets
9th Street from the railroad tracks to Riverside Park
Nile Kinnick Drive from the river bank to Greene Street (nonextant)
South 6th Street from Main Street to the railroad tracks
South 5th Street from Main Street to River Street

The present condition of these streets varies. Some are in need of repair. Court Street between 9th and 10th Streets recently was rebuilt. The intersections at 9th and Court and 9th and Main were also redone, the latter in 2007. This work involved a poured concrete subsurface faced with brick.

The preservation of these brick streets has become a concern for many Adel residents. In 1977, the city council allowed concrete to replace the brick street in 100 block of Nile Kinnick Drive North. (City Council Minutes, July 12, 1977) When the Iowa Department of Transportation launched the reconstruction of U.S. Highway 169 through Adel in the 1990s, the project removed all of the brick from this—the longest brick street in Adel—and replaced it with concrete. In the 1980s, the future Rapids Street's brick pavement had come to the fore with 255 signatures presented to the city to preserve it. (*Ibid.*, June 9, 1987) Responding to these and other concerns, the City of Adel commissioned an engineering study to determine the appropriate treatment of these resources and other streetscape improvements. The report, completed in 1995, provided a series of street paving options and locations and a final concept plan for their implementation. Following the Dallas County Board of Supervisors decision to purchase the Ben Franklin building at 209 North 9th Street in 2002, the City of Adel removed the brick pavers on Court Street between North 9th and North 10th Streets; poured concrete curb, gutters, and parking slots along both sides of the street; and then re-laid the pavers on a rebuilt base.

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BUILDING MATERIALS

The Adel Public Square Historic District exhibits a variety of building materials. Today, brick predominates as the exterior wall cladding of choice. Exceptions, which prove the rule, include the stone Dallas County Courthouse (NRHP), a frame commercial building at 111 North 9th Street, and several contemporary buildings.

This has not always been the case. All of the earliest commercial buildings in the district were constructed of wood. Following the Civil War, brick became increasingly evident for most commercial buildings and *de rigueur* by the 1880s, although one building of wood construction, built in 1885, remains extant. Brick continued to predominate as the building material of choice around the Square through the 1930s.

Then, following World War II, concrete block appeared on the scene. This material proved more cost effective than brick to erect, although several entrepreneurs in Adel preferred to face the front facades of their buildings with brick. In the 1980s and 1990s, still other new building products such as EIFS appeared on the scene.

Wood

Most of the earliest buildings in the historic district were constructed of wood, although only one is extant. An 1875 thumbnail sketch of Dallas County and its history also provides another example of wood as a building material of local preference.

Next to a coal mine, as an essential element in the improvement and development of a county, is the article of good building stone. Indeed, where timber is plenty, the former may be the most conveniently dispensed with. In having an abundance of good building stone distributed in quarries throughout the county, along nearly all the streams, Dallas County is highly favored. Both sandstone and limestone are found, though the former is principally used for building purposes. It is easily quarried, readily dressed, and found to be durable. (Andreas: 474)

Although seeming to endorse the qualities of stone as a building material, this account's recommendation of wood as a convenient building material had the opposite effect. Stone never achieved widespread popularity in Adel. By the 1880s, wood had fallen from favor for commercial buildings; and brick had become *de rigueur* for most new construction. One building, built in 1885,

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remains extant of wood construction to call attention to this early material. Located at 111 North 9th Street, this building is threatened with demolition through lack of maintenance.

Brick and Hollow Clay Tile

Brick is the most important building material in downtown Adel. This material takes on many different colors, textures, and combinations of colors and textures. When coupled with other masonry products--mortar color, mortar texture, mortar joints, trim-brick color, trim-brick texture, stone trimwork, precast stone trimwork, and precast concrete trimwork—the possibilities for variation are nearly limitless.

Several resources in downtown Adel illustrate the dramatic effect that can result from the use of face brick fired diagonally and face brick fired on the square. The Adel State Bank at 901-903 Main Street provides an outstanding example of how diagonal firing and its resultant black stripes provide strong color contrasts to red brick and increase its texture. Such contrasts contribute visual excitement to the streetscape. The fact that the Adel State Bank Building (#2) is situated at the intersection of streets and possesses double facades exponentially increases this visual interest.

A series of brick manufacturing firms have operated in Adel. The Dallas County Brick & Tile Co. began in 1882. By 1900, Harris & Chamberlain owned the "Tile Factory," as it was then known locally. The firm subsequently became known as the United Brick and Tile Company, a company still in operation today. Drainage tile for agricultural purposes figured among the firm's most important early products, along with face brick, common brick, and brick pavers. Although it can be assumed that this firm supplied some of the building materials for resources in the Adel Public Square Historic District, no documented example has emerged to date. Local newspapers, which announced the construction of new commercial buildings in Adel and sometimes included photographs of them when completed, remained silent on the source of their building materials. As more is learned about these firms, this information can be used to assess their contributions to the architecture of downtown Adel.

Stone

Although stone is a durable and attractive building material, its employment in Adel has been restricted. This is not to say that stone is absent from the architecture of downtown Adel, but it did not achieve the prominence that it enjoyed in some Iowa towns. The 1858 Dallas County Courthouse (#3) apparently used stone for the capitals of its brick pilasters and possibly for its windowsills and lintels.

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The *Andreas Atlas* of 1875 touted the abundance of sandstone and limestone in Dallas County. (See above.) Quantities of both sandstone and limestone were available. According to Andreas:

It is easily quarried, readily dressed, and found to be durable. The foundation and caps and sills of the Court House in Adel, and other buildings are tests of the superior quality of this stone. (Andreas: 474)

Still, the standard histories of Adel lack information about local quarries. Stone was expensive and time-consuming to quarry and difficult to work. On the other hand, stone quarried 10-15 miles west of Adel possessed a quality sufficient for its use in the construction of the Iowa State Capitol in Des Moines. In spite of this, brick proved to be more cost-effective and popular as a permanent building material in Adel.

Stone made a limited reappearance in Adel at the turn of the 20th century. The Dallas County Courthouse is a monumental example. The building features exterior walls of limestone from Bedford, Indiana, with some blocks weighing 3 ½ tons. Stone for the foundation came from Ottumwa, Iowa. (Hanson quoting *Dallas County News*, May 1, 1901) The Adel State Bank Building at 901 Main Street features a canted entrance with stone columns supporting massive brick archways. Still, these examples are the exceptions rather than the rule.

Concrete Block

The use of concrete block for commercial buildings in Adel is limited and dates from the post-World War II era. It was a safe and economical building material, allowed for rapid construction, and could replace hollow tile block for structural purposes. The commercial building at 120 Nile Kinnick Drive North (built 1958) and the service station at 109 Nile Kinnick Drive South (built 1952) are constructed entirely of concrete block. The solid massing of concrete block and its gray color lent a heavy and austere look to these buildings. Owners found that a coat of paint provided a more welcoming appearance to customers. While the use of concrete block for commercial buildings continues in Adel, it is now restricted to structural purposes.

Exterior Insulation Finishing System

Exterior Insulation Finishing System (EIFS) appeared on the scene in the 1990s. This material provides cost-effective finished surface, insulation, and waterproofing for buildings. It is often applied over metal studs and gypsum sheathing. Also known as "synthetic stucco," it resembles

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historic material. When Wells Fargo remodeled its building at 100 Nile Kinnick Drive North, circa 2002, it used EIFS for the lower portions of its exterior walls. (Brenton Bank had constructed this building in 1954. Dallas County State Bank had built an addition on it in 1973.) The Goodyear Rubber Company-Adel Chrysler Building at 818 Court Street provides another illustration of this new material, although it is located outside the historic district.

INTEGRITY

The Adel Public Square Historic District retains a high level of integrity according to six of the National Register's seven qualities. Its seventh, the quality of setting, is good.

All the resources within the historic district remain on their original sites and together function, as during the district's period of significance, as the central business district of the community. The district continues to act as a magnet, attracting the community to it for retail, professional, and governmental services, according to its historic role. As a result, the district's integrity of location is outstanding.

The integrity of the historic district's design is equally high. As evident in the resource count enumerated below, most buildings in the district contribute to its significance (about 80 percent). Those few evaluated as noncontributing are either new buildings or a handful of old buildings with original front facades covered-up or substantially remodeled. The removal of cover-up materials and the discovery of intact historic materials underneath might change the noncontributing status to contributing status for some of them. The owners of most of these buildings should explore these possibilities.

It should be noted that a number of storefronts among the commercial buildings in the historic district have changed. This is not unexpected, as merchants all across the nation historically have often made such alterations to fit changing needs and fashions. Over the last thirty years in Adel, a number of the large storefront windows have been removed and infilled with solid walls and smaller windows. In spite of these alterations, such buildings can be considered contributing, when other significant building materials remain intact, and special allowance has been given in this nomination to evaluate the integrity of buildings subject to this phenomenon. While such alterations spoil the storefront rhythm along the streetscape, they sometimes can be reversed because of the structural members integrated into the redesign. Typically, many of these storefront alterations lack lasting appeal, so further alteration occurs as times and fashions change, a signal to property owners that the newest is not always the best.

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The setting of the Adel Public Square Historic District is good. The characteristics of this setting include its readily distinguishable commercial center surrounded by churches and residences of comparable age and heights of 1- or 2-stories. This architectural context lends compatibility to the overall setting and a readily distinguishable pattern of historic land use in the area. True, commercial expansion has occurred two blocks to the south along Nile Kinnick Drive South, but this expansion centers on the intersection of that road (a.k.a. U.S. Highway 169) and U.S. Highway 6, so that this highway commerce does not dilute the compact setting of the historic district.

The integrity of the district's building materials is excellent. Many of its buildings originally featured hood molds and cornices on their upper stories, and many of these architectural features remain intact. A number of buildings feature facades faced with brick fired with striated coloring. These facades also retain original finishes intact. The integrity of the district's building materials is substantially augmented by the presence of the network of brick streets, which articulates all the other resources into a unified whole. Some stretches of these streets remain intact from the early 20th century. Some have been repaired over the years. The 900 block of Court Street was rebuilt in the early 21st century. Nile Kinnick Drive is now paved with concrete. In spite of this appearance of concrete within the network, by far the majority of these street surfaces remain brick. The color of this material and the patterns and textures it forms provide visual enhancements to the historic district.

Several trends must be noted. One, noticeable on the south side of the square, involves the replacement of upper story wood windows with modern metal windows. These replacement windows conform to the dimensions of the original window openings and the configuration of the originals (usually double-hung sash). But the flat surfaces of the metal windows lack the profile details of the originals and, hence, their shadow lines. Although the keen eye finds this visually distracting, the intrusive effect is limited because the scale and the sash configurations of the new windows are sympathetic with the originals.

Another recent development is the trimming with paint of upper-story brick facades and cast stone detailing to highlight architectural features, a breach in the long-respected sanctity of original-surface masonry. This trend is noticeable in the 800 block on the south side of Main Street. While such treatment might be viewed as reversible and, hence, not a direct integrity concern, the trend is regrettable. The colors—whatever their hue or shade—inject a flashy appearance to the historic district, call undue attention to themselves, and detract from the authentic array of brick finishes that so enhances the district.

The crown jewel of the historic district—the Dallas County Courthouse—stands as a symbol of its integrity of materials. Recent rehabilitations of this individually listed National Register building

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replaced its original clay tile roof with like materials and strengthened the building's structural skeleton. These projects ensure that this building will continue to function as a government office well into the future. The preservation of the building's architectural integrity will encourage other property owners in the district to respect the historic materials of their buildings.

The workmanship evident in the district today is best seen in the quality of its masonry. The stonework on the Dallas County Courthouse, the brickwork on many of the district's commercial buildings, and the brick streets around the square call attention to construction techniques and architectural designs largely absent in contemporary construction because of labor and material costs. The quality of this historic workmanship in Adel is generally of a high order and in fine condition today.

The historic district retains the feeling of a commercial center at the heart of a rural, county seat town. The pace of life around the square moves more slowly than in the metropolitan centers of Iowa, yet quicker than in its surrounding countryside. This sense is commensurate with a similar feeling typical of the turn of the 20th century. While the volume of vehicular traffic in and around the square is heavier than in early ages, particularly along Nile Kinnick Drive, this latter traffic moves along the eastern edge of the district rather than injecting a discordant note through the middle of it. The sound and feel of automobile tires bumpily passing over the district's brick streets provide a palpable historic feeling to it.

The Adel Public Square Historic District retains its quality of association as a commercial and governmental center. Visitors today from the district's period of significance would readily recognize it.

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RESOURCE CLASSIFICATION AND COUNT

The Adel Public Square Historic District contains 47 resources for this nomination. Thirty-eight are counted as contributing, and nine are counted as noncontributing. Of these resources, 46 are classified as buildings, and one is classified as a structure. The following inventory lists these resources.

LIST OF CONTRIBUTING AND NONCONTRIBUTING RESOURCES

Under "Eligibility" and listed criteria below, "C" indicates a contributing resource and "N" indicates a noncontributing resource.

Street Address	Resource Name	Date of Construction	Eligibility Criteria	
			A	C
<i>Public Square</i>				
801 Court St.	Dallas County Courthouse	1902	C	C
<i>South Side Main Street</i>				
703 Main St.	Camp Implement Co. Building	1915	N	N
711 Main St.	House	c. 1918	N	C
715-717 Main St.	Scott Hospital Block	1903	C	C
<i>Nile Kinnick Drive Intersects</i>				
801-803 Main St.	Dallas County Savings Bank	1901	C	C
805-807 Main St.	Commercial Block	c. 1882	C	C
809 Main St.	Commercial Building	1896, c. 1920	C	C
811 Main St.	Commercial Building	1906	C	C
813 Main St.	Commercial Building	1890	C	C
815 Main St.	Commercial Building	1906	C	C
817 Main St.	Houghton Building	1906	C	C
819 Main St.	Commercial Building	1900	C	C
821 Main St.	Commercial Building	1880s	C	C
823 Main St.	Boak Building	1904	C	C

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Street Address	Resource Name	Date of Construction	Eligibility Criteria	
			A	C
9th Street Intersects				
901-903 Main St.	Adel State Bank	1908	C	C
905-907 Main St.	Commercial Block	1918	C	C
909 Main St.	Commercial Building	1952	N	N
911 Main St.	Forret Building	1939	N	N
915 Main St.	Commercial Building	c. 1953	C	C
917 Main St.	Commercial Building	c. 1953	C	C
919 Main St.	Commercial Building	1890	C	C
921-923 Main St.	Commercial Block	1890	N	N
North Side Main Street				
906 Main St.	Commercial Building	1900	C	C
916 Main St.	Commercial Building	1921, c. 2000	N	N
920 Main St.	Commercial Building	1912, c. 1980	N	N
North Side Court Street				
910 Court St.	Adel Printing Building	1959	C	C
South Side Court Street				
911 Court St.	Ben Franklin Building	2003	N	N
West Side South 9th Street				
112 S. 9 th St.	Witmer Building	1918	C	C

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Street Address	Resource Name	Date of Construction	Eligibility Criteria A C	
<i>West Side North 9th Street</i>				
101 N. 9 th St.	Risser & Son Building-Masonic Lodge	c. 1868, c. 1924	C	C
103 N. 9 th St.	Commercial Building-I.O.O.F. Temple	1873	C	C
105 N. 9 th St.	Commercial Building	1885	C	C
107 N. 9 th St.	Adel State Bank	1881	C	C
109 N. 9 th St.	Commercial Building	1890	C	C
111 N. 9 th St.	Commercial Building	1885	C	N
113-115 N. 9 TH St.	Commercial Block	1890	C	C
117 N. 9 TH ST.	Commercial Building	1913	N	N
119a N. 9 th St.	American Legion Building	c. 1954	C	C
119b N. 9 th St.	Commercial Building	c. 1895, c. 1954	C	C
121 N. 9 th St.	Commercial Building	c. 1954	C	C
<i>East Side Nile Kinnick Drive North</i>				
100 Nile Kinnick Dr. N.	Brenton Bank-Dallas Co. State Bank-Wells Fargo Bank	1954, 1973, c. 2004	N	N
108 Nile Kinnick Dr. N.	Commercial Building	1958	C	C
116-118 Nile Kinnick Dr. N.	Commercial Building	1946	C	C
120 Nile Kinnick Dr. N.	Commercial Building	1946	C	C
<i>Court Street Intersects</i>				
202 Nile Kinnick Dr. N.	Burkett Ford Motor Company Building	c. 1921	C	C

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Street Address	Resource Name	Date of Construction	Eligibility Criteria	
			A	C
East Side Nile Kinnick Drive South				
109 Nile Kinnick Dr. S.	Service Station	1952	C	N
115 Nile Kinnick Dr. S.	Iowa Highway Commission	1933	C	C

Note: A network of historic brick streets, constructed during the late 19th and early 20th centuries, articulates the public pedestrian and vehicular accesses to them. Within the boundaries of the historic district, these streets include Main Street from 7th Street to 10th Street; 9th Street from Prairie Street to Court Street; and Court Street from Nile Kinnick Drive North to 10th Street. Taken together, this network of streets is classified as a structure and counted as one contributing resource to the historic district, as indicated in the opening paragraph heading this Resource Classification and Count.

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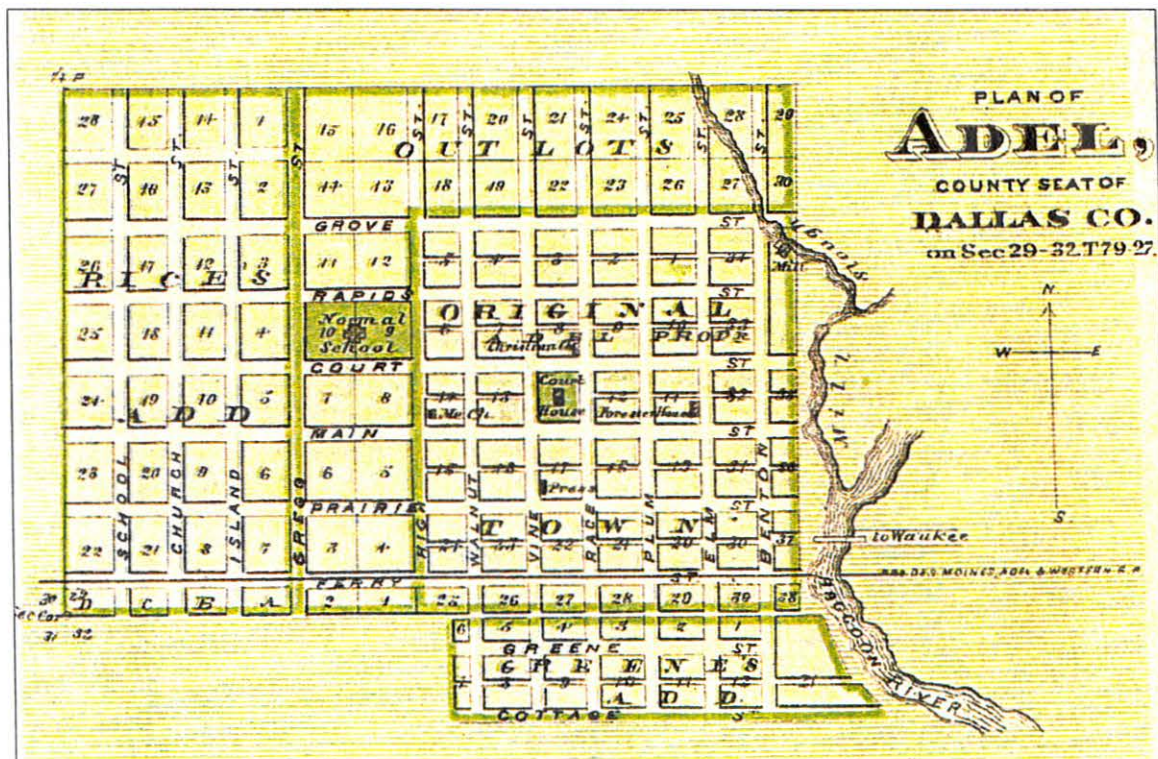
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Adel Public Square Historic District, Dallas County, Iowa.

ADEL'S ORIGINAL TOWN PLAT

SHOWING OUTLOTS, RICE'S ADDITION, AND GREENE'S ADDITION



By 1875, Adel possessed four plats, each one complimentary to the other, unusual during this era of laissez faire and haphazard real estate development. The Adel Public Square Historic District includes and surrounds the block shown as "Court House" on this map.

Source: Andreas, p. 186.



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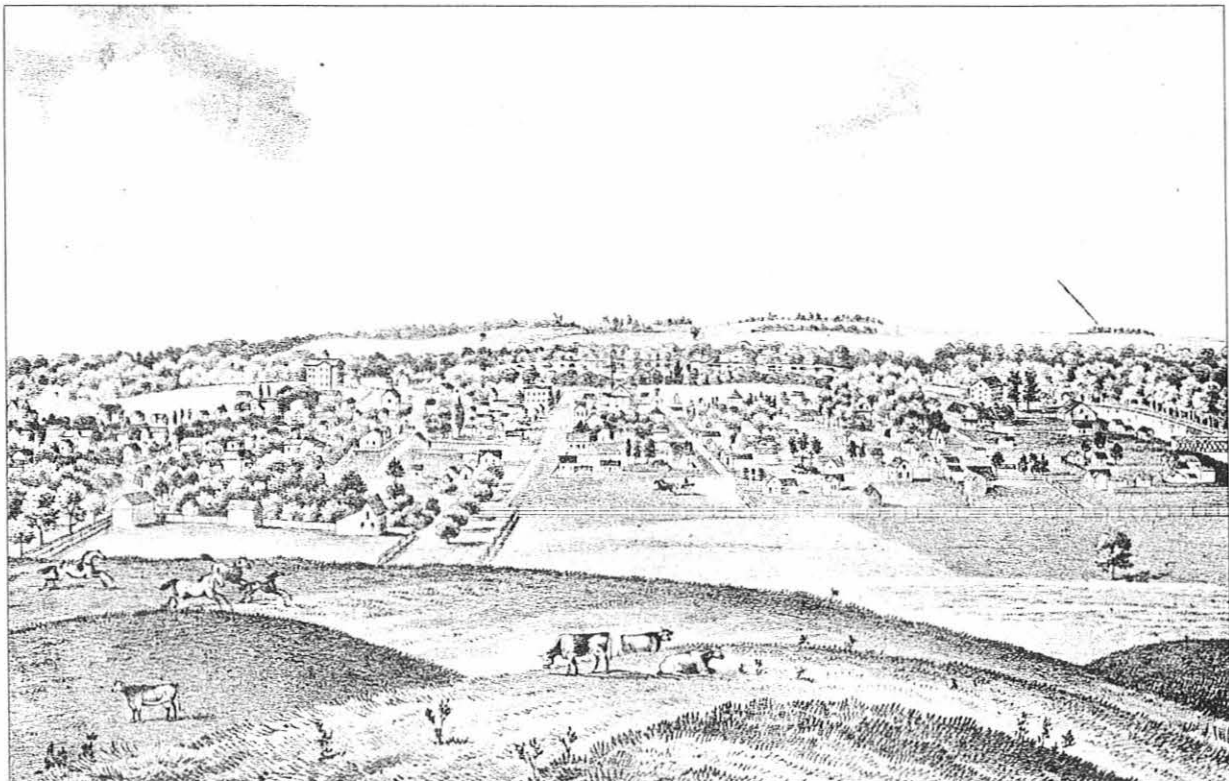
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Adel Public Square Historic District, Dallas County, Iowa.

BIRD'S EYE VIEW OF ADEL

CIRCA 1875 LOOKING NORTH



As this historic view shows, Adel is situated in a basin of the North Raccoon River and surrounded by upland prairie. The land north of the courthouse (#3) and the 3-story Risser & Son Building is noticeably unimproved. The land soon to be platted as Greene's Addition is pictured in the foreground neatly fenced off from the original plat. Railroads are noticeably absent.

Source: Andreas, p. 253.

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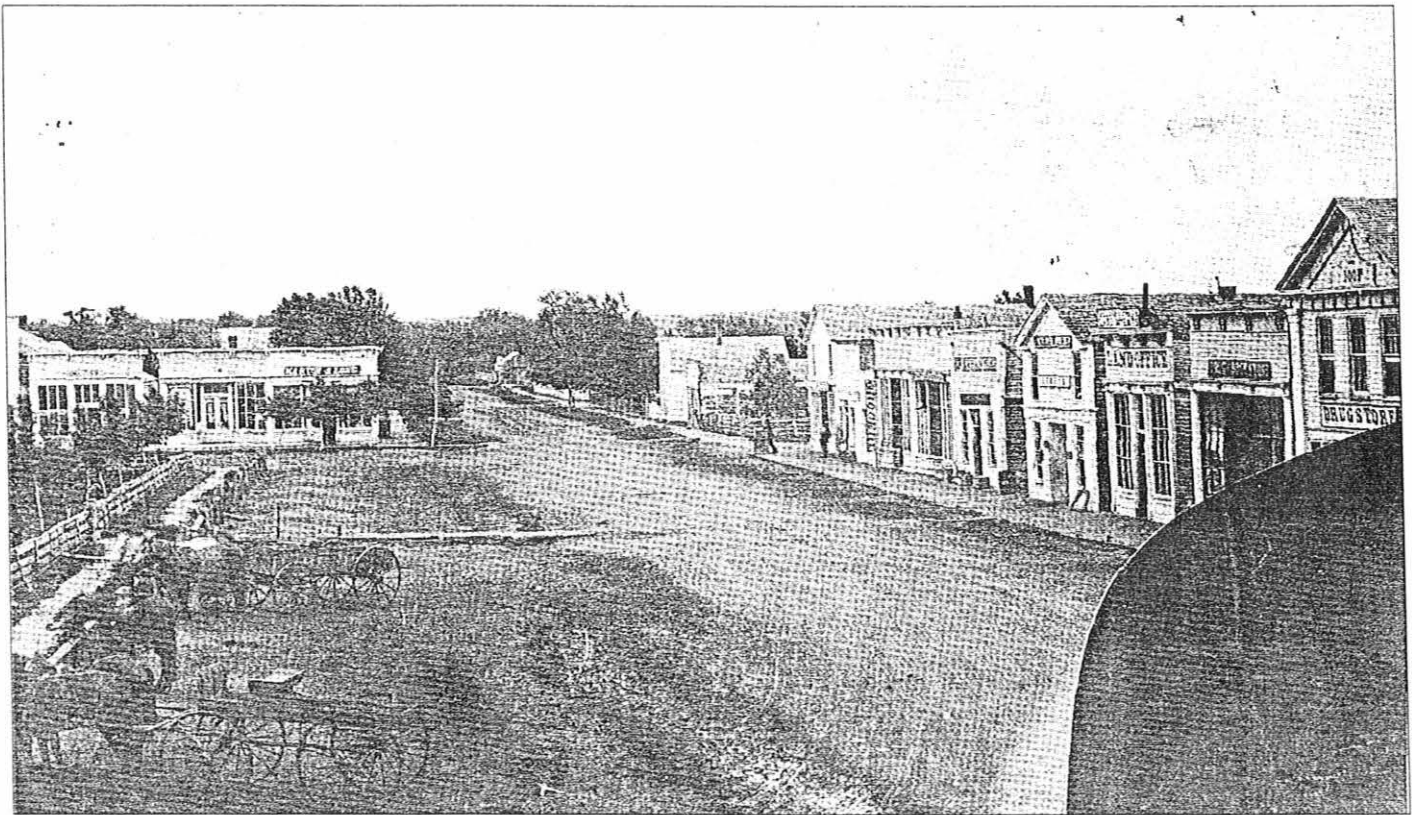
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Adel Public Square Historic District, Dallas County, Iowa.

SOUTH AND EAST SIDES OF SQUARE

1870



Taken in 1870 from the recently completed Risser & Son Building, this photograph looks east from the intersection of Main and 9th Streets and pictures the south and east sides of the square. The influence of Greek Revival styling is clearly evident. The public square is truncated to provide a deep right-of-way. A break in the photograph's glass negative resulted in the blotch in the lower right-hand corner.

Source: Emehiser, *Adel Quasquicentennial 1847-1972*, n. p.

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WEST SIDE OF SQUARE

CIRCA 1895



The two-story Adel State Bank (mid-block, elaborate metal cornice) was built in 1882. This woodcut pictures the 100 block of North 9th Street soon after the bank was robbed in 1895. The buildings shown are a mix of permanent, brick structures along with frame ones, two with boomtown fronts. There is no question but that the 3-story, corner block dominates the scene.

Source: Adel Historical Society.

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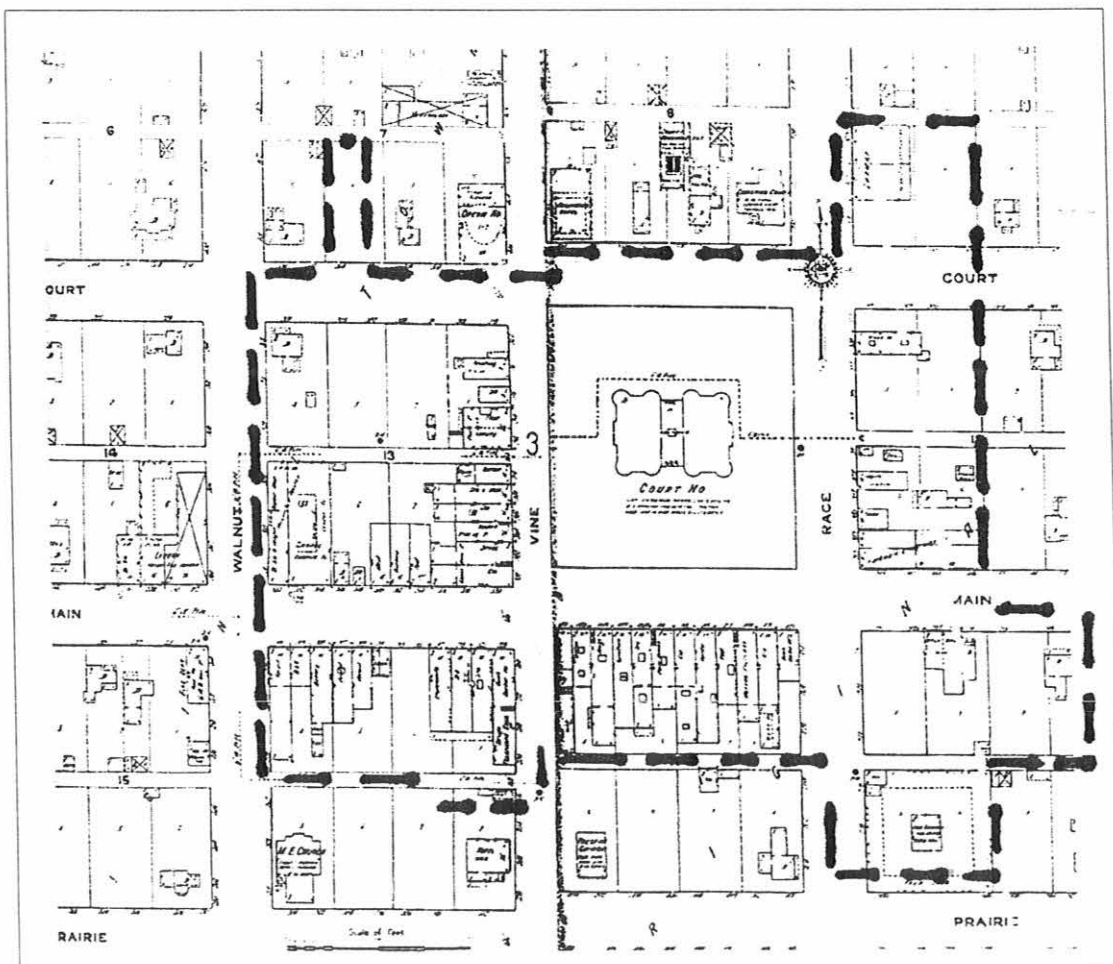
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Adel Public Square Historic District, Dallas County, Iowa.

COMMERCE PUSHES WEST ON MAIN STREET

1915



This map clearly shows how commerce has pushed west along Main Street in Adel. The north and east sides of the Public Square possess only spotty commercial development. The dashed line shows the boundaries of the Adel Public Square Historic District.

Source: Sanborn Fire Insurance Map, 1915, pp. 2-3.



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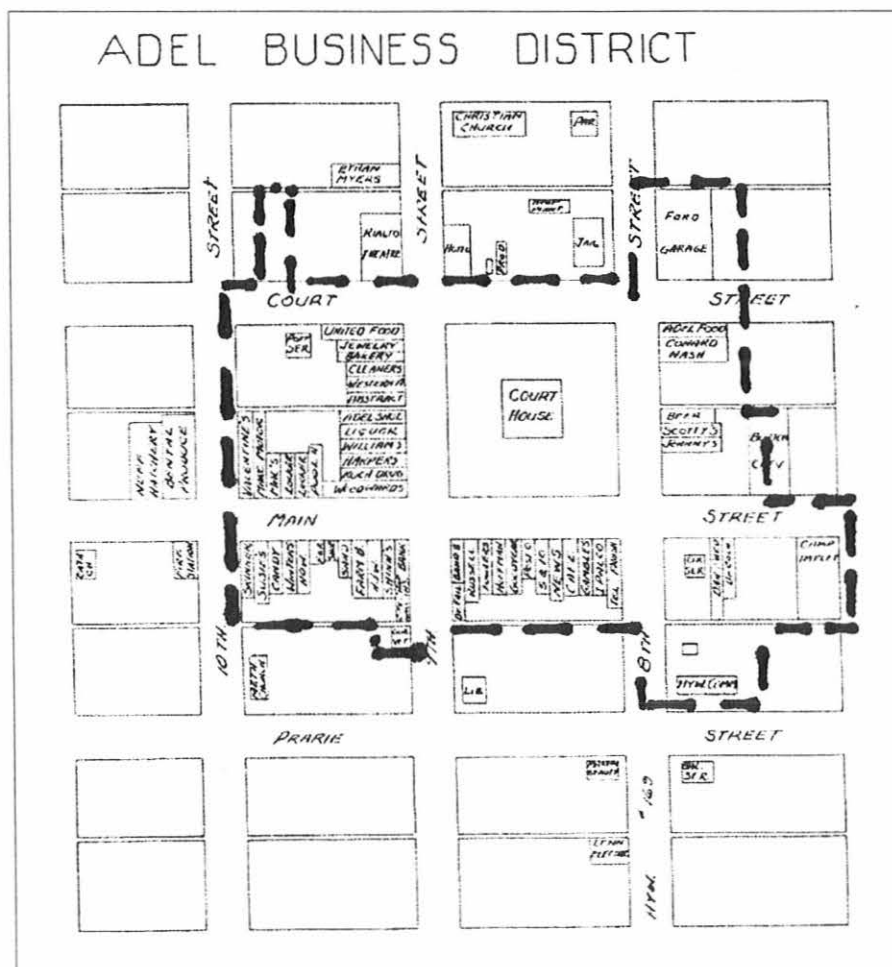
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Adel Public Square Historic District, Dallas County, Iowa.

COMMERCE PUSHES WEST ON MAIN STREET

CIRCA 1952



As late as circa 1952, the north and east sides of the Public Square remained largely devoid of commercial development. Dashed lines indicate boundaries of the Adel Public Square Historic District.

Source: Adel Vertical File, Dallas Center Public Library.

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Adel Public Square Historic District, Dallas County, Iowa.

BRICK STREETS IN ADEL TODAY

CIRCA 2007



The solid lines show the locations of brick streets in Adel today. The public square is the white rectangle near the center of the map. The arrows show the boundaries of the brick streets within the Adel Public Square Historic District.

Source: City of Adel.

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Adel Public Square Historic District, Dallas County, Iowa.

MAP AND BOUNDARIES OF HISTORIC DISTRICT

QuickTime™ and a
TIFF (Uncompressed) decompressor
are needed to see this picture.

The solid lines show the boundaries of the Adel Public Square Historic District. House numbers are shown superimposed on the footprints of its resources. The building northeast of 115 Nile Kinnick Drive South, shown in this aerial photograph, is nonextant. In addition to the buildings indicated by these house numbers, the network of brick streets shown within these boundaries (excluding Nile Kinnick Drive) is counted as one contributing resource and classified as a structure.

Source: Dallas County Planning & Development, Adel, Iowa, 2008.



921-923/NC

919/C

917/C

915/C

911/NC

909/NC

905-907/C

903/C

901/C

920/NC

916/NC

906/C

103/C

105/C

107/C

109/C

NON-EXISTANT

911/NC

121/C

119A-119B/C

117/NC

113-115/C

910/C

S. 9TH ST

N. 9TH ST

MAIN ST

COURT ST

801

S. NILE KINNICK DR

N. NILE KINNICK DR

823/C

821/C

819/C

817/C

815/C

813/C

811/C

809/C

807/C

805/C

803/C

801/C

112/C

115/C

715-717/C

711/C

703/NC

108/C

100/NC

116-118/C

120/C

202/C



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Adel Public Square Historic District, Dallas County, Iowa.

Architect/Builder (continued)

Likes, E. T.
Miller, Hugh
Hotchkiss, H. C.
Roland, J. G.
Rawson, James, & Sons

SUMMARY OF SIGNIFICANCE

The Adel Public Square Historic District is locally significant, under National Register Criterion A, for the historical development of its commercial land use. A shift from commercial locations on the north side of the square occurred in favor of locations on its west and south sides, as entrepreneurs sought to capitalize on changes in land use wrought by historical forces in the 19th and early 20th centuries. These forces included several relocations of the Dallas County Courthouse to new sites in Adel, the desire among local business owners for corner locations for their operations, the relocation of the railroad depot to a new site in 1906, and the magnetic power of Main Street—the overland highway through Adel—to attract commercial growth as the local economy grew.

The Adel Public Square Historic District is locally significant, under National Register Criterion A, for the attention it calls to boosterism among Adel's commercial leaders during the late 19th and early 20th centuries. Early efforts in 1879 succeeded in attracting a railroad to the community, averting erstwhile threats to its viability as a county seat as a town bypassed by this new form of transportation. During the early 20th century, progressive boosters in Adel agitated for and obtained notable infrastructure improvements, including the brick streets that articulate the historic district and the new Dallas County Courthouse, its crown jewel.

The Adel Public Square Historic District is locally significant, under National Register Criterion C, because of its architecture. The historic district calls attention to the influence of nationally popular architectural styles on its design during the late 19th and 20th centuries. Classical revivals predominate, as befits a district much of whose growth occurred at the turn of the 20th century.

The period of significance, under Criteria A and C, is circa 1868 to 1959, the time from which buildings remain extant that call attention to the development of the Adel Public Square and the construction of its buildings.

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The inclusion of the Adel Printing Building at 910 Court Street, constructed in 1959 and outside the National Register's 50-year rule, is justified because its Art Moderne design calls attention to the influence of that style, which became popular immediately following World War II in Adel. The exclusion of this building from the nomination because of one year would be arbitrary.

BACKGROUND

The Adel Public Square Historic District, like Adel itself, owes its early growth to its location within a rich agricultural area, to its siting on an important overland route between the Mississippi and Missouri Rivers, and to its status as a county seat. The community grew as a market center to provide products and services to local residents, residents of the surrounding countryside, and to pioneers passing through the community on their westward settlement journey. Adel incorporated as a town in 1856, an early date for municipal incorporations in central Iowa, and another sign of the town's relationship with local government. Until 1879, however, Adel's growth was hampered by the lack of a railroad connection.

As can be seen in the following table, the population of Dallas County experienced a great growth in the decades between 1860 and 1880. The advent of railroads in Dallas County during the 1870s and 1880s stimulated major growth, but this was mostly centered in Perry and communities along their lines, rather than in Adel, which they bypassed. The establishment of a narrow gauge railroad to Adel in 1879 helped address this deficiency.

As evident in the table on the following page, every decennial U.S. census since 1860 has shown an increase in Adel's population.

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Adel Public Square Historic District, Dallas County, Iowa.

POPULATION STATISTICS

Year	Adel*	Dallas County*	Perry*
1850	0	854	0
1856	300+	N/A	0
1860	466	5,244	0
1870	711	12,019	0
1880	989	18,746	952
1890	995	20,479	2,880
1900	1,213	23,058	3,986
1910	1,289	23,628	4,630
1920	1,455	25,120	5,642
1930	1,669	25,493	5,881
1940	1,740	24,649	5,977
1950	1,799	23,661	6,174
1960	2,060	24,123	6,442
1970	2,419	26,085	6,906
1980	2,846	29,513	7,053
1990	3,304	29,755	6,652
2000	3,435	40,750	7,633

Sources: * Hastie c. 1938 & Goudy 1994.

These statistics corroborate the local claim asserted in 1900 that Adel:

While it has never been a "boom" town, its growth in business and population has been steady and there have been no backward steps. (*Adel 1900 Illustrated*: n.p.)

These statistics also show that since 1950, Adel's population almost has doubled in size.

Still, when measured by the population of other county seat towns in Iowa, Adel remains small. This fact is not readily evident to the visitor. Nestled in its valley, Adel's physical appearance presents an image of completed totality.

At all times, the agricultural community has played a critical role in the development of Adel. The location of the North Raccoon River on the east edge of the town and the need for bread among the earliest settlers stimulated flour milling in Adel. Already by 1856, a flour mill stood on the west side of

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Mill Slough, a branch of the river. This and other subsequent mills encouraged trade and further settlement.

Adel's county seat status encouraged the establishment of law firms, newspapers, and other professional services associated with government. The presence of residents employed in these occupations contributed to a respect for civil order, education, and community betterment, which stood the town in good stead when its county seat status was threatened.

From this brief analysis, it can be concluded that—although many rural towns and counties in Iowa have declined in population since World War II—the populations of Adel and Dallas County continue to increase. This is due to the growing role of the city and the county's role as bedroom communities for metropolitan Des Moines. The western suburbs of the City of Des Moines until recently were located in Polk County. Now they are expanding westwards into Dallas County. Today, it is estimated that 85% of Adel's employed residents commute to work in Polk County. The recent expansion of U.S. Highway 6 as a divided highway between Adel and the metropolitan area encourages further growth.

Still, Adel retains its small-town character and continues to provide retail and professional services to its surrounding agricultural market area. One purpose of this nomination is to help protect Adel's historic and architectural resources from encroachment by unplanned growth.

LOCATION, LOCATION, LOCATION

Historical forces in the late 19th and early 20th centuries introduced elements of change to commercial land use in Adel. The Adel Public Square Historic District calls attention to these changes and illustrates how entrepreneurs responded to them. These historic forces included the frequent relocation of the Dallas County Courthouse to new sites, the preference among entrepreneurs to conduct business from corner locations, the relocation of the Milwaukee railroad depot to a new location in 1906, and the attraction of Main Street for commercial expansion because of its function as the overland highway through Adel in the early 20th century.

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Adel Public Square Historic District, Dallas County, Iowa.

First Growth

The era of first growth in Adel extended from the community's founding in 1847 to the outbreak of the Civil War in 1861. During this period, Adel moved from birth and infancy to become a viable and well-ordered community, brimming with hopeful opportunity. The location of the Dallas County Courthouse profoundly influenced the evolution of commercial land use patterns. Many institutions came into existence and continue to the present day. Many of those who settled in Adel during this period remained as residents and fostered a spirit of community, which lives on among their present-day descendants.

In 1847, the Dallas County commissioners appointed Thomas Butler to serve as the county's "Lot Fund Agent" to sell lots in the newly platted town of Penoch, as Adel was first called. The first house in the new town arose on the northeast corner of the Public Square, Lot 5 in Block 8. This dwelling, erected by J. C. ("Squire") Corbell, served as his dwelling and the local post office. Early stories suggest a carefree application of the postmaster to his duties, which included travel to Fort Des Moines (currently Des Moines) to fetch the mail. (Hastie: 112)

During this era, commercial development occurred on the north side of the public square. Ira Sherman is credited as the first retail merchant in Adel. The location of his store remains undocumented. In 1848 Benjamin Greene and George B. Warden both established retail operations. Greene's stood "opposite the northeast corner of the square." (Hastie: 109) Warden located his in a log building on the northwest corner of the intersection of Court and 7th Streets, a building shared with the Dallas County Courthouse. These businesses provided the basic staples a pioneer settlement might require from a merchant. Several years later:

About 1853 Cole Noel opened a store, keeping a general assortment of goods on lot eight, block seven, opposite the northwest corner of the square. (Emehiser; n. p.)

The sale of town lots in Penoch was sluggish. For a while they were withdrawn from the market. (Hastie: 110) Then, in 1851, the county commissioners reactivated their offerings, fixed the price of town lots between \$10 and \$30, and sold to the local Methodist Episcopal congregation one lot for their church at cost. (*Ibid.*: 112)

Adel remained essentially a village into the 1850s.

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In 1855 there were not more than twenty-five houses in town, and only three stores; besides Mr. Noel's, there were those of Wm. Ellis, and E. D. Smith. But after about this time the town grew more rapidly. (Hastie: 117)

In 1856, a public vote to incorporate Adel as a town carried. This proposition had been contingent on court satisfaction that the village numbered at least 300 residents and that at least 25% of them petitioned to incorporate. The public vote indicates the satisfaction of these conditions and documents the fact that Adel's population had reached at least 300 by the year 1856. This surely indicates a marked increase in population since the previous year, when only 25 houses were said to stand in the community, and corroborates the statement cited above. The establishment of two fraternal organizations in Adel at this time provided additional proof of town growth. The local Masonic Lodge (AF&AM) was organized in Adel in 1855, and the International Order of Odd Fellows (IOOF) organized in Adel in 1856. (Hastie: 120)

Still, land use in Adel remained fluid. Given the community's rudimentary size, locations of commercial preference had not yet emerged. With this context, the siting of the Dallas County Courthouse exerted a power force. The original Dallas County Courthouse (#1) stood on Lot 8 in Block 9—the northwest corner of the intersection of 7th and Court Streets. The county owned the Public Square, but Buel Lathrop had improved Lot 8 with a double log cabin, and this structure served the county as a temporary headquarters. (*Ibid.*: 114) By the early 1850s, this courthouse had become inadequate, so a new Dallas County Courthouse (#2) was built on the southeast corner of the Main and South 9th Street intersection. It was a 1-story, frame building and measured 40 feet by 20 feet. This building was not supposed to serve for long—just until the county could afford a permanent structure. The plan was to locate the third courthouse within the square. The second courthouse was not placed there to keep that site free.

After an unsuccessful referendum in 1855 to levy a tax for a new courthouse, such a measure passed in 1857. Dallas County subsequently contracted with C. Rodenbaugh to build it. The new Dallas County Courthouse (#3) was completed in 1858. The construction of a third courthouse in 1858 finally fixed its location actually within the square. This courthouse faced both north and south, but the south elevation featured "Dallas County" and "1858" on a name plaque in its gable end, an indication of the building's chief façade.

The Civil War abruptly halted this period of development in Adel, as the nation and the community turned its full attention to the national conflict.

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Commerce Moves Southwest

Following the end of the Civil War, Adel entered a period of modest expansion and prosperity. Although punctuated by a series of national economic panics and depressions, the local economy weathered the stresses. Between 1860 and 1870, the population of the town increased by more than one-third. By 1880, Adel had more than doubled in size since before the war. This growth found reflection in many new business houses, as merchants catered to the increased retail and services demanded by local residents. Land use patterns, which had remained fluid during the war, solidified as merchants competed for strategic sites to locate new stores. The south side of Main Street and the west side of 9th Street—both facing the square—captured the lion's share of this new construction.

The location of the Dallas County Courthouse played the major role in this realignment of commercial land use. The site of the first Dallas County Courthouse (a double log cabin built in 1847) was, as mentioned above, not contiguous to the Public Square. A frame, 40 x 20-foot building replaced this temporary cabin in 1853. It was located on the southwest corner of Main and South 9th Streets. This new site obviously reflected a desire to be nearer to the square. Then, in 1858, the third Dallas County Courthouse, a 2-story brick edifice, replaced the 1853 building at a new site within the square. The present courthouse (built in 1902) followed suit on that site.

With the relocation of the courthouse to the square, merchants sought to locate their businesses near it. Circa 1868, J. Risser & Son, the proprietors of a general store, erected a 3-story, brick commercial building on the southwest corner of the Public Square at the intersection of 9th and Main Streets. As the tallest structure around the square at the time, this building firmly anchored the intersection as pivotal to commerce in Adel. Although substantially redesigned, this building remains extant to the present day at 101 North 9th Street.

An historic photograph graphically illustrates these developments around the Adel Public Square Historic District. It pictures the west side of the square circa 1895. (See Continuation Sheet 7-29.) The commercial buildings south of the alley in this city block are all "permanent"—that is, of brick construction—except two. These single exceptions are located nearest the alley. Two of the permanent buildings in this half-block are 3-stories in height. In contrast, none of the commercial buildings situated in the north half-of the block is constructed of brick. They are all frame. This divide between brick and frame construction shows merchant preference for the southern reaches of the Public Square.

Meanwhile, the north side of the square declined in commercial importance, and mixed land use emerged there. This included the construction of the Adel Christian Church in 1868, the Dallas County Jail in 1872, and the Boiler House for the Dallas County Courthouse (#4). The location of the jail in particular

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depressed Court Street's appeal for retail activity. Indeed, into the 20th century, at least two dwellings remained extant on Court Street in the 800 block.

By 1874, the Dallas County Courthouse (#3) had become over-crowded. To provide additional space, the county constructed a courthouse annex. Located on the southwest corner of the Public Square, this detached, 1-story, brick building featured an L-shaped footprint, which faced Main and North 9th Streets. This annex housed some of the most frequented county offices, including that of treasurer, clerk, and recorder. The decision to locate the annex on the southwest corner of the square reflected a concern for a convenient facility for the general public.

The center of attraction in Adel has always been the courthouse, and every citizen of the county is more or less interested in what is done there. For several generations the people have paid their taxes, secured their marriage licenses, heard court, recorded their deeds, etc., at the courthouse. . . (Hastie: 113-114)

As the Risser & Son Building had initiated circa 1868, the construction of the courthouse annex further solidified the intersection of Main and 9th as the commercial hub of the community.

During this period, Main Street also hosted the pioneer settlement's center of education. The first schoolhouse in Adel, a 1-story, frame building, was located on West Main Street.

After a few years this structure was removed and a two-story brick building was erected on the same site. This school was used until 1869 when the combined Adel and Gregg school was built at the present location [on Court Street]. (Hastie: 119)

Following the war, entrepreneurial decisions about strategic commercial locations in Adel became more important as fluid land use in Adel solidified.

The Adel State Bank, organized in 1882 and capitalized by some of Adel's most prominent citizens, became a leading financial institution in Dallas County. It was located at 107 North 9th Street. This property stood mid-block and, although rich in architectural detailing, possessed only moderate streetscape visibility. This changed. In 1908, the Adel State Bank relocated to a newly constructed, 2-story brick commercial block at 901-903 Main Street, on the southwest corner of the Public Square. This site had everything its former lacked—a prominent siting in downtown Adel, which the bank's architectural design further emphasized by placing its main entrance to face both Main and 9th Street.

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Capitalizing further on this choice location, the bank constructed a long wing at the rear of the block, stretching one-half city block along South 9th Street. (Following the failure of the Adel State Bank in 1935, its building later became the home of the Dallas County State Bank.)

Residents also responded to major threats to the town's future vitality by joining together to promote the common weal. These threats included the lack of railroad connections and aggressive attempts by other towns in Dallas County to wrest county seat status away from Adel. Many towns in pioneer Iowa succumbed to one or the other of these threats. By the turn of the 20th century, however, Adel had resolved both of these issues in its favor.

Corner the Market

As commerce expanded in Adel, local entrepreneurs and their individual and corporate decisions about preferred locations for their businesses influenced commercial development. The preference for corner lots for new commercial buildings was standard among Victorians. A corner lot lent greater visibility to a business than an interior lot, and this encouraged the construction of buildings and blocks where streets intersected—particularly important streets. Landowners adjusted the price of corner lots accordingly. Adel entrepreneurs followed this practice, as the following list illustrates:

PROMINENT COMMERCIAL CORNERS

Name	Address	Notes
Risser & Son Building	101 N. 9 th St.	3-story, built c. 1868 renovated c. 1924
Arlington Hotel	818 Court St.	Built 1888, razed 1972
First National Bank Block	801-803 Main St.	2-story, built 1901
Adel Opera House-Rialto Theater	201 N. 9 th St.	Built 1903, nonextant
Boak Building	823 Main St.	2-story, built 1904, long wing along S. 9 th St.
Adel State Bank Building	901 Main St.	2-story, built 1908, long wing along S. 9 th St.
Burkett Ford Motor Company Building	202 Nile Kinnick Dr. N.	1-story, built c. 1921

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The fact that all of the above buildings were constructed of brick reinforced their importance. Brick (or stone) was deemed to be a "permanent" building material and preferred above wood.

The Risser & Son Building exemplifies this phenomenon. Completed circa 1868, this building possesses three stories, rather than two stories—one of only two privately owned, 3-story buildings on the Public Square. (The other stands directly adjacent to it.) Two stories is the standard height for most commercial buildings facing the square. The construction of a 3-story building indicated the Risser's desire to call attention to their business. Their selection of a corner lot to site it reiterated this intention.

Financial institutions often serve as bellwethers to analyze the evolution of commercial real estate. Banks seek to project an impression of strength, trustworthiness, and security, and an edifice of imposing architecture and prominent siting conveys this impression. In the mid-19th century, the personal reputation of the banker was sufficient. Members of the Van Meter family, for example, operated Adel's first bank from an office in a small room on the south side of the square. (Hastie: 119) By the turn of the 20th century, banking institutions in Adel had matured, and its board of directors recognized that the bank required a larger and more visible edifice as a symbol of its financial capability. In 1908, the Adel State Bank relocated its operations from 107 North 9th Street to 901-903 Main Street. This large, new commercial block featured a canted entrance facing both Main and 9th Streets. The bank occupied the room at 901 Main and a grocery store occupied the room at 903. This corner location and the great length of the building's east elevation provided great visual presence for the bank in Adel. The local telephone exchange stood at the rear of the building. The bank and the exchange mutually benefited from this location. The bank conferred a sense of security upon the exchange, which in turn conferred the status of modern technology on the bank. Nowhere was the strategic importance of a corner location for commerce more evident.

The Dallas County Savings Bank provides another example of entrepreneurial intent to "corner the market." Located at 801-803 Main Street and completed in 1901, this 2-story, brick and stone-trimmed commercial block occupied a key intersection in Adel. The institution was originally organized in 1893 as the Dallas County Savings Bank. In 1901, the bank obtained a national charter and became the First National Bank. The firm's decision to occupy a corner location lent high visibility to its operations.

New Depot Affects Land Use

The advent of a narrow gauge railroad in Adel in 1879 ushered in new opportunities for economic growth and profoundly altered its land use patterns. The subsequent acquisition of this line by the Chicago,

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Milwaukee & St. Paul Railroad and its conversion to standard gauge ensured that the railroad would continue to play a major role in the community's development.

Founded prior to the advent of the railroad, Adel's Original Town plat made no provision for a railroad right-of-way. This deficiency required a remedy. Local government neatly solved the problem by converting Ferry Street—an east-west street located on the southern reaches of the Original Town plat—into a railroad corridor. Railroad sidings were later added as needed to service the commercial operations that developed in response to the railroad's presence.

The depot for this railroad was located on a portion of Ferry Street between North 5th and North 6th Streets. By the turn of the 20th century, this depot had become over-crowded and inadequate. In 1906, the Milwaukee constructed a new depot at 218 South 9th Street, about four city blocks to the west. It included a gentlemen's waiting room, ladies' waiting room, station office, and baggage department. (Mobley Letter of Correspondence) Situated outside the boundary of the Adel Public Square Historic District, the building remains extant to the present day.

The relocation of the depot stimulated substantial realignments to land use in Adel. South 9th Street became the primary thoroughfare from the depot to Downtown Adel. One city block along South 9th was built as a boulevard to beautify the street. The intersection of Main and South 9th Streets emerged as the hub of Downtown Adel. In recognition, the Adel Savings Bank confirmed the strategic importance of this location by constructing in 1908 a new building at 901 Main Street—the southwest corner of that intersection. Moreover, the bank built a series of multiple commercial rooms facing South 9th as a wing of its new building. A similar phenomenon occurred on the southeast corner of this intersection. The Boak Building, which had been constructed in 1904 at 823 Main Street, was expanded by a new wing, which faced South 9th Street to benefit from that street's increased prominence. Still later, in 1918, Dr. E. A. Witmer constructed the Witmer Building at 112 South 9th Street for the same reason.

Commerce Pushes West Then East

During the 1890s and early 20th century, Main Street experienced a surge of new construction, which redeveloped in commercial use the block west of the Public Square and the block to its east. Previously, these blocks had served residential purposes. The roots of this redevelopment lay in Main Street's role as the east-west overland transportation route through Adel, the economic vitality of the community, which permeated Adel at the time, and the commercial expansion, which followed.

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The founding of Adel in 1847 placed the new town in a propitious position geographically. Although intended primarily to provide a central location for government in Dallas County, the site of the new town conveniently stood between Fort Des Moines and Council Bluffs and became in the 1840s a point on the state road between the two. Settlers pioneering westward and gold rush miners moved along this route through central Iowa. Local merchants offered provisions, board and room, and other services needed by the traveling public. Although detailed information about this business in Adel remains sketchy, similar experiences in other Iowa communities at this time corroborate the importance of these commercial operations. In Pella, for example, that community's early Dutch settlers managed to survive their early, difficult years because they provided provisions to immigrants traveling into the interior of central Iowa.

As Adel's population and economy grew in the late 19th century, the overland highway through Adel continued to exert commercial attraction. Routed along Main Street, this was one of the earliest roads paved in brick in Adel. As a well-traveled road, entrepreneurs naturally looked upon Main Street as a choice location for business. Both the 900 and the 700 blocks of Main Street benefited from the city's commercial expansion during the era.

West of the square, for example, the Adel State Bank constructed a new and massive commercial block at the southwest corner of 9th and Main. The status of this edifice lent luster for commercial development to the west. By 1915, a whole series of businesses lined both sides of Main Street in the 900 block west. These properties housed a variety of businesses, including a bank, telephone exchange, two drug stores, an implement dealer, lunch room, bakery, bar and saloon, pool hall, harness shop, meat market, an office, a garage, and a blacksmith and wagon repair shop. Only one single-family dwelling remained as a remnant of the block's former land use. (Sanborn 1915: 3)

Commerce also pushed east of the square during this period. Dr. Walter E. Scott (1864-1948) built a substantial, 2-story, brick commercial block at 715-717 Main Street in 1903. Scott used the upper floor for a hospital and maintained his offices on the first floor. He had relocated to Adel in 1891 upon his graduation from the Iowa College of Physicians and Surgeons in Iowa City. He authored many articles published in medical journals and advanced his profession by inventing a "non-roaring stethoscope." (Emehiser: n.p.) Several locations were available around the Public Square for Scott to build his private hospital. A 1901 map of Adel shows two unimproved lots on the east side and several unimproved lots on the west side of the square. Dr. Scott's decision to build on Main Street underlined its viability as a business location at the time. Its commercial viability continued. "In later years his office was on the east side [of the building] and he turned the west half into the Junction or Dox Café, [as] it was called later." (Caption, Historic Photo Index #9076, Forest Park Museum, Perry, Iowa)

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BOOSTERISM

The Adel Public Square Historic District calls attention to the concerted efforts by Adel's commercial leaders to promote the community during the late 19th and early 20th centuries. During the 1870s, local promoters sought and obtained a railroad connection to the town and successfully fought off efforts by other towns to wrest Adel's status as county seat from it. In the early 1890s, these leaders successfully agitated for the construction of brick-paved streets around the Public Square. During the early 20th century, boosterism in Adel gained further momentum, as progressivism—a broad-based movement then sweeping the Midwest to reform and improve all aspects of American life—fueled more activity. Local boosters successfully agitated for civic infrastructure projects such as public water works, a new public library, and the continued construction of brick streets, as well as for economic development. In these and other efforts, Adel boosters achieved an astonishing record of civic improvement. The Dallas County Courthouse, completed in 1902 and the crown jewel of the Adel Public Square Historic District, stands as a monument to them.

Early Boosterism

The story of building Adel is a story of David and Goliath. Although designed as the county seat of Dallas County in 1847, the railroads bypassed Adel, and the town became a backwater. Recurrent attempts by Dallas Center, Waukee, and other nearby towns posed threats on other fronts, when they tried to wrest the seat of county government away from Adel. To address these challenges, an enlightened and tightly knit *esprit de corps* emerged between Adel's mercantile, professional, and trade classes to mobilize cooperative action and promote the common weal.

Boosterism in Adel initially focused on obtaining a railroad for the town. Throughout its earliest history, Adel had focused on its milling industries and on its transportation links to the outside world. The state road and Adel's ferry across the North Raccoon River and wagon bridge acted as a conduit for pioneer settlers, with prosperity derived from anticipating their commercial needs. Following the Civil War, Adel suddenly found itself a backwater. Although the new railroads pushed in all directions across Iowa, they bypassed the town. By 1868 the Rock Island Railroad had completed a new line across the southern edge of Dallas County. In 1869-70, the Fort Dodge line had completed track through Dallas County from the southeast to the north. Dallas Center stood on the latter route. Adel was totally bypassed. Adel's plight deepened, when other communities in Dallas County sought to wrest away Adel's county seat status.

In a cooperative effort between promoters in Adel and Waukee, a small town about six miles east of Adel, local boosters in 1878 formed the Des Moines, Adel & Western Railroad, sold stock in the

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company, and raised enough capital to construct railroad tracks from Waukee to Adel. A. L. Hotchkiss played a leading role in these efforts. Many of Adel's leading citizens bought stock in the company. Its officers included banker R. J. Caldwell, president; and attorney J. W. Russell, treasurer; as well as local businessman and politician Leroy Lambert, as a member of the board of directors. (CIRALG 15) Benjamin Greene was another. "He was one of the leading promoters of Adel's first railroad, giving two years of his time and several thousand dollars in money, donating it all." (Hastie: 213)

The tracks of this narrow gauge line terminated, however, on the east bank of the North Raccoon River. To complete the line into Adel, community leaders in 1878 or 1879 sold stock in a company to construct a railroad bridge. Costing a total of \$4,740, this bridge was completed on April 2, 1879. The bridge formed one of the last links for railroad service to Adel. Two weeks later, on April 24th, the first train arrived in Adel to the celebration of local residents and the music of the Adel Cornet Band. This new line ultimately connected Waukee, Adel, Redfield, and Panora, Iowa. The Chicago, Milwaukee & St. Paul Railroad later acquired it.

Even after gaining a narrow gauge railroad, Adel remained relatively small in population, particularly in comparison with Perry, the biggest town in Dallas County, a division point on the Milwaukee Railroad, and the county's retail and industrial powerhouse. Early boosterism in Adel sought to fight off efforts by other towns to wrest its status as county seat from it. Organized in the late 1880s, the Adel Improvement Company focused its express purpose on the construction of a hotel in Adel. Visitors on county business to the community often complained that the town lacked adequate accommodations for the traveling public. Some Adel residents feared that this lack might tip the balance in favor of the county seat's relocation elsewhere. The officers of the company included Dr. Caldwell, president, and J. W. Russell, secretary. The company subsequently raised \$10,500 through the sale of stock and through donations. In 1888, the company selected a site and subsequently erected their new building at 818 Court Street. (Hastie: 210; Emehiser: n.p.) Located directly north from the Public Square and named the Arlington Hotel, this building remained standing until 1972, when it was razed.

The need for a new Dallas County Courthouse called into even higher relief the fault lines in Adel's status as county seat. Built in 1858, the erstwhile Dallas County Courthouse (the third building to serve that purpose in Adel) was an attractive, Greek Revival-influenced building, but it lacked adequate facilities for county offices. Although county residents generally shared this opinion, the need for taxation to pay for a new courthouse engendered heated public debate. Other communities in Dallas County asserted that Adel provided neither the necessities nor amenities requisite of a county seat. Located near the center of the newly formed Dallas County, the founding of Adel as county seat in 1847 made sense. When the railroads bypassed Adel following the Civil War, other localities claimed that county government should be relocated to a town served by a line. In the 1870s, Dallas Center agitated to

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become the county seat. When Perry became a division point for the Milwaukee Railroad and a boomtown in the 1880s, local residents there agitated for the relocation of the county seat to Perry.

Progressivism

Early boosterism in Adel had succeeded in attracting a railroad and various other improvements to the community, but the thorniest issue—the need for a new Dallas County Courthouse and its location—remained unresolved. In a series of brilliant victories in the early 20th century, efforts to cut this Gordian Knot succeeded, and Adel boosters went on to implement a wide range of progressive improvements for the community.

All questions about county courthouse improvements remained contingent on the location of county government. Spirited debate about these needed improvements surfaced, but little else resulted:

Although the aspirants for the county seat were unable to effect a change in location, yet they were successful in defeating all propositions to vote a tax for a new courthouse, although it was generally believed that a new and larger one was needed. For 20 years conflicting factions kept the whole matter deadlocked. (Hastie: 206)

A countywide vote in 1896, for example, failed to levy \$65,000 in taxes for a new courthouse.

Finally, a successful referendum to levy \$85,000 for such a building in Adel passed by a wide margin in Dallas County in 1900. This considerable accomplishment should be seen against the backdrop of compromise—a new county jail was supposed to be erected in Perry as a trade. (This never occurred, and the failure became a source of friction between Adel and Perry.) Still, the agreement among county residents to construct a new courthouse indicated a public well informed of civic needs, a climate of economic prosperity, and a spirit of boosterism.

The decision to build the new courthouse in Adel had incalculable results. According to one contemporary reflection:

The erection of the present building, which is the finest court house in the state, has done more for Adel in a business way than any other one thing that ever occurred. It gives the business man or the investor full assurance that the county seat will remain at Adel. Thus

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assured there is no fear for the future prosperity of our town. (*Adel: Fiftieth anniversary: n.p.*)

According to another:

The chief drawback, until a few years ago, was the danger of losing the county seat, as several other towns aspired to this honor. Heroic measures became necessary at times to prevent this danger from becoming a reality, chief among which was the building of a railroad from Waukee to Adel, which was done in 1878 by the efforts and money of Adel men. This line was extended to Panora and gave Adel a railroad which, though but a narrow gauge, served its purpose and kept the county seat from being lost. The road thus begun in a small way is now, as a part of the great Milwaukee system, one of the leading lines of the state. The building of that little road settled for a time the county seat hullabaloo, but soon it began to break out and showed itself in elections, petitions, town meetings, newspaper argument, much loud talk, etc., until the people finally grew tired of the constant turmoil and at the general election in November of 1900 they settled the question in the building of the magnificent structure which adorns the public square in the center of the town and puts a quietus to the court house question for all time. (*Adel: Fiftieth Anniversary: n.p.*)

The construction of brick streets in Adel resulted in large part because of the boosterism efforts of the town's commercial leaders. This construction progressed in piecemeal fashion and stretched over a period of some 30 years. It began in the early 1890s, when entrepreneurs around the Public Square agreed to pay by assessment a portion of the construction costs.

The first paved streets in Adel date to 1892, when the four streets adjacent to the square were hard-surfaced.

At about 3:30 last Friday afternoon the last brick in the paving around the Public Square was put in place and the four streets were thrown open to travel. Work on the cement sidewalks being pushed as rapidly as possible. We hope there will be but a few more issues of the News until we are able to announce that the entire job is completed, and when finished up and the rubbish cleared away. (*Dallas County News, August 17, 1892*)

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These improvements included new curbs on both sides of the streets. E. T. Likes of Des Moines served as the contractor for laying the brick streets and Hugh Miller of Des Moines for putting in the concrete curbs. (*Dallas County News*, June 15, 1892)

More than one-half of these construction cost were borne by property owners adjacent to the Public Square, an indication of their cooperative resolve to improve the community. The county of Dallas bore the balance of the costs.

The total cost to the county as shown in the contractor's figures is \$5,578.78, the curbing costing \$528.61 and the paving \$5,050.17. . . The total cost of the curbing on both sides of the streets and the entire paving figures is \$12,752.71, of which amount the individual property owners pay \$7,183.92. (*Ibid.*, September 7, 1892)

The success of this project stimulated the desire for more.

At town council meeting Monday night property owners on Main Street west of square asked for curbing and cement walks. This block will no doubt be paved in a year or two. Similar work is proposed in other directions and no one can tell where it will stop. Once the work on the square is completed, other portions of town will aspire to keep up with the improvements, and such a spirit once started is contagious. (*Ibid.*, June 29, 1892)

By 1900, the *Dallas County News* boasted that Adel's

street improvements, particularly in paving and cement walks, are not rivaled by any town in Iowa double her size. . . Adel has a population of about 1,200, is the county seat of one of the best counties in Iowa, and her citizens are public spirited and progressive. (*Dallas County News*, May 30, 1900)

Although by the turn of the 20th century, the Adel Public Square Historic District was hard-surfaced with brick, Adel continued to implement improvements. The 1914 program of street paving debated the utility of different surface materials. They included vitrified brick, "vertical fibre block," asphalt, and concrete, as proposed by five out-of-town contractors. An article in the *Dallas County Record* recounted how the Adel town council dealt with this issue.

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The council went thoroughly into the merits of each kind as represented by the contractors and others present, the result being that they were unanimous in their choice of the vertical fibre block. The name as given this material by the makers is misleading. It is not a composition of fibre of any kind. It is a brick, cut so as to be laid with the grain running vertically, instead of horizontally as the pavement we have is laid. If the word grain were used instead of fibre it would describe the block better. It was decided to use this block with the asphalt filler, which makes a fine pavement. The bid of J. S. McLaughlin & Sons being the lowest on this style of work, it was decided to accept their bid, which was \$1.70 per square yard. (*Dallas County Record*, September 10, 1914)

Although the council's decision was unanimous, opinion throughout the town was not. A suit was quickly filed to prevent this paving program. Some residents objected to the cost.

By 1924, Adel's brick paving was still incomplete. In that year, the city council ordered 18 new blocks of paving. (*Dallas County News*, June 25, 1924). The local newspaper applauded this action and put city's paving projects in historical perspective. A debate about building materials, a frequent point of public discussion, arose again. The newspaper recommended that Adel stick to its policy of brick streets, and endorsed the Adel Clay Products Co. to that end.

Our town council has ordered in quite a quantity of paving and bids on a variety of material are called for. In the long run the best is the cheapest. Nearly or quite thirty years ago the court house square was paved with brick. There has been practically no money spent on it for repairs, and it is in excellent condition now, good for thirty years more, and possibly by turning the top course of brick over and supplying a few hundred new brick it would be good for another 30 or 40 years. In other words, that four blocks of paving promise to be good for well onto 100 years.

Such a pavement now would cost more than many other kinds but will be the cheapest in the long run.

The Adel Clay Products Co. can make good paving brick. Its use would employ labor here and keep a larger part of the money cost here. We would suggest that the matter be carefully looked into. Perry has spent a large amount of money on paving that has been far from satisfactory. Asphalt paving put in at Dallas Center four or five years ago is not at this time any better if as good as the brick paving around the square. (*Ibid.*, July 9, 1924)

Spurred on by the early successes of brick streets and construction of the new Dallas County Courthouse in 1902, Adel boosters eyed other Progressive improvements. They recognized that amenities to beautify

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Adel strengthened civic pride and promoted economic development. When the Milwaukee completed the construction of its new depot in Adel in 1906, the City of Adel launched about the same time the construction of a boulevard along South 9th Street as an attractive approach to the Public Square from the Milwaukee Depot. Then known as Vine Street, this boulevard extended from Prairie Street to the vacated Ferry Street. With streets hard-surfaced in brick, permanent gutters, and a median strip planted with trees, this boulevard provided an attractive entrance to Downtown Adel at travelers' principal point of arrival in the city.

Progressive improvements outside the Adel Public Square Historic District included the establishment of a public library in 1912, the construction of concrete pedestrian walks and a modern sewerage system, the installation of electric streetlights, and attracting new industries to Adel.

The Adel Commercial Club provided much of the leadership for boosterism in Adel. Founded in 1906 or 1907, the Commercial Club sought economic development and infrastructure improvements for the community. The organization was composed of Adel's leading entrepreneurs such as A. C. Hotchkiss, its president, and J. B. White, its secretary. (Hastie: 213) In 1914, the club sponsored a Special Edition of the *Dallas County Record*. This 10-page supplement (available separately for ten cents to send to friends, relatives, and business prospects) showcased the many improvements progressivism had brought to Adel. The special edition featured photographs of Main Street, the Adel State Bank Block, West Main Street, the city's parks and bridges, the new monument to pioneers, the present and earlier courthouses, mayor and council, "A Bunch of Commercial Club Boosters," the Adel Clay Products Co., church and pastors, schools and their administrators and teachers, the Adel Fire Department, Adel "mercantile interests," and the city's "professional fraternity." (*Dallas County Record*, October 29, 1914) The "Bunch of Commercial Club Boosters" includes about three-dozen men. A bumper sense of pride pervades the publication.

The establishment in 1924 of the Adel Rotary Club is another, albeit later, example of this same impulse.

In praise of these improvements and to encourage more, Adel entrepreneurs at the turn of the 20th century produced several booklets as public relations tools to stimulate local pride and promote investment in Adel. In 1900, H. B. Tawney and Vic T. Sweeley published *Adel 1900 Illustrated*. This 52-page pictorial booklet contained thumbnail sketches of local commerce and residents.

The introduction to this booklet boasted that:

Adel at the present time is an example of what may be done in small towns in the way of improvements very rarely seen outside of large cities. It has a state-wide reputation for its

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paved streets and fine cement walks, there being at present 15 miles of the latter in town. These facts go to prove the substantial character of the place. It has not been thrown together in a hurry, liable to take a back-se[a]t, but is a safe place for an investment in almost any line. A good water works system was established in 1895, which affords adequate fire protection and excellent water for all purposes. (*Adel 1900 Illustrated*: n.p.)

In 1906, Adel took the occasion of its fiftieth anniversary of incorporation as a town to publish another booklet, also printed by Vic T. Sweeley with photographs by I. U. Ikenberry. The stated purpose of this booklet was to show

in a brief manner the growth, prosperity and beauty of our town. . . an illustrated glimpse—
a brief hint of what may be found here. (*Adel: Fiftieth Anniversary*: n.p.)

The last pages of these booklets contained business directories of Adel merchants, professionals, and tradesmen. While it is difficult to assess the direct results of public relations efforts like these booklets, these publications witness to a wellspring of local pride, which continues to invigorate the community. In 2004, both booklets were reprinted for public dissemination with funding provided by the Dr. Jim Mershon Foundation.

ARCHITECTURE

The Adel Public Square Historic District is locally significant, under National Register Criterion C, because of its architecture. Many of its buildings show the influence of successive architectural styles from Late Victorian through Art Moderne. Classical Revival predominates, as befits a district much of whose commercial growth occurred at the turn of the 20th century.

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ARCHITECTURAL STYLE

A select few architectural styles have influenced the design of commercial buildings in the Adel Public Square Historic District. These influences include Greek Revival, Italianate, Classical Revival, French Renaissance, and the Commercial Style. Prior to the Civil War, classicism pervaded architectural design in Adel. It remained a potent local influence, subsequently to reappear under the guise of Classical Revival in the late 19th and early 20th centuries as this influence re-emerged in national popularity. In the intervening years, Italianate styling dominated the town's commercial architecture from the 1870s to the 1890s. In the 20th century, French Renaissance styling made a dramatic, albeit restricted, appearance as the new Dallas County Courthouse (#4) arose in 1902 to dominate the Public Square and downtown Adel. The Commercial Style of architecture appeared about the same time. Little commercial construction occurred in Adel between the two world wars, so examples of then current styles are mostly absent, even in remodeled storefronts, but even then Tudor Revival made an appearance in one commercial building. Following World War II, Art Moderne found some advocates, as the town converted to a peacetime economy and new construction resumed.

Greek Revival

The first generation of architecture in Adel began in the late 1840s and 1850s, immediately following log construction of the pioneer era. By the Civil War, Adel had established a tradition of architectural excellence, which has continued to flourish to the present day. Greek Revival styling dominated this early period. Although no such building remains extant in the Adel Public Square Historic District from this period, classicism reappeared in Adel at the turn of the 20th century and obtained widespread acceptance.

Italianate

The 1870 photograph shows that a transition in commercial design had been made from buildings influenced by Greek Revival styling to those influenced by Late Victorian design. This movement probably occurred in tandem during the years immediately preceding the Civil War. The most distinguishing feature of this transition was the replacement of the gable end roof with a flat roof and a horizontal cornice situated at the roofline, embellished with decorative brackets. Influenced by Italianate styling, this design could even be applied to buildings with the gable end roof now masked by boomtown fronts.

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Italianate styling for commercial buildings in Adel emphasized a vertical line and window and cornice embellishments. Metal products, like cast iron support columns and pressed metal cornices and brackets, became available in Adel and added options for structural elements and decorations to local builders.

The Risser & Son Building at 101 North 9th Street calls attention to the style's preference for the vertical line, as interpreted locally in commercial buildings. Although the façade of the Risser & Son Building has been radically remodeled (taking on architectural significance in its own right), it was the first 3-story building in downtown Adel. Its height constituted the quintessential quality of the vertical line when the building was originally constructed circa 1868.

The Adel State Bank at 107 North 9th Street provides an outstanding example of all these characteristics. The upper floor of this 2-story building features a pair of brick pilasters, which define the floor's three bays. Tall windows, with 1/1 double-hung sash, further emphasize the vertical line. Two small spires top each end of the building and further accent its verticality. H. C. Hotchkiss and J. G. Roland of Adel served as contractor-builders for the erection of this building.

The following list identifies Italianate-influenced designs in Downtown Adel:

ITALIANATE

Name of Property	Address	Notes
Commercial-I.O.O.F. Bldg.	103 N. 9 th St.	3-story brick, built 1873; cast stone arched hood molds; pressed metal cornice w/parapet likely result of c. 1895 remodeling by I.O.O.F.
Commercial Building	105 N. 9 th St.	2-story brick, built 1885, cast stone keystones above upper story windows, brick dentils below brickworked panels & nonextant pressed metal cornice.
Adel State Bank	107 N. 9 th St.	2-story brick, built 1881, elaborate cast stone hood molds on upper windows, pressed metal cornice including pediment w/name plaque & pinnacles, supported by brick dentils.

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Classical Revival

The presence of Classical Revival styling is prominent in Downtown Adel. Many new buildings were constructed in this style during the last two decades of the 19th and the first decades of the 20th centuries. Classical Revival styling reintroduced tenets of classical architecture into downtown Adel's streetscape. These influences included arched openings, keystone-shaped hood molds, restrained cornices, and planar surfaces. As a local variation, Classical Revivalism in Adel often added polychrome brick to provide relief.

An air of solidity and architectural reserve replaced the airy confections of Italianate styling. Solidity was achieved through an emphasis on the horizontal line. This could be achieved through the construction of simple, brickworked panels situated beneath the cornice. The 2-story, brick buildings at 105 and 109 North 9th Street demonstrate this motif. The commercial block at 113 North 9th Street shows a similar motif as applied to the wall of the entire second floor. There, brick pilasters are used to define three bays on the upper floor, tightly anchored to the earth by a severe cornice.

The sobriety of these designs in Adel was often relieved by the employment of polychrome brick and/or brick of different surface texture to provide contrast. The Adel State Bank at 901-903 Main Street, with its red speckled brick, is a fine example. A recent trend around the Public Square to paint brick is unfortunate, because it diminishes this subtle accenting.

Fenestration generally remained conservative. While classically inspired window treatments, such as lattice-worked sash or fanlights, were readily available ready-made in Iowa, new commercial construction in Adel eschewed them, opting instead for straightforward 1/1 double-hung sash.

The list on the following page identifies buildings in the Adel Public Square Historic District influenced by Classical Revival styling:

CLASSICAL REVIVAL DESIGNS

<u>Name of Property</u>	<u>Address</u>	<u>Design Characteristics</u>
Scott Hospital Block	715 Main St.	2-story brick, built 1903, dark red-faced brick on façade, brick and cast stone hood molds, cornice w/brickworked dentils

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CLASSICAL REVIVAL DESIGNS (CONTINUED)

<u>Name of Property</u>	<u>Address</u>	<u>Design Characteristics</u>
Commercial Building	109 N. 9 th St.	1-story brick, built 1890, plain cornice supported by brick dentils above pair of brickworked panels
Commercial Block	113 N. 9 th Street	2-story brick, built 1890, brick pilasters define 3 bays on upper floor, keystone hood molds.
Adel State Bank	901 Main St.	2-story brick, built 1908, stone column entryway, keystone hood molds
Dallas County Savings Bank	801 Main St.	2-story, brick, built 1901, brick pilasters w/cast stone capitals, keystone hood molds

The influence of Classical Revival styling in Adel affected practical as well as aesthetic outcomes. The tendency to raise a building's first floor above grade and access the building by a prominent flight of steps constituted a standard conceit in the repertoire of Classical architecture. Few public buildings in Adel prior to the early 20th century had employed such a device, in spite of the community's early fascination with classical architecture. Charles Rodenbaugh had assiduously avoided entrance steps. One entered both his 1858 Dallas County Courthouse (#3) and his 1868 Presbyterian Church in Adel at grade. The Adel Christian Church, built in 1868 also likely by Rodenbaugh, also avoided entrance steps, a design which was retained when the building was expanded in 1890.

When Dallas County Savings Bank constructed its new building at 801 Main Street in 1901, the bank selected a design whose main entrance was accessed by a flight of four steps. Such a raised entrance was redolent of classical architecture and conferred dignity upon the occupant of the building. It was also the first commercial building around the Public Square to introduce this architectural motif. This motif gained further prominence in 1902 with the construction of the new Dallas County Courthouse (#4). Both the principal entrances to this building (on the south and north) were accessed by long flights of steps.

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French Renaissance Revival

The Dallas County Courthouse (#4) is the sole example of French Renaissance Revival architecture in Adel. Yet its position as the centerpiece of the Public Square and its massive presence at the heart of the community far and away make it dominate any other architectural expression Adel.

Designed by the noted Des Moines architectural firm of Proudfoot & Bird, influenced by turn-of-the-century French Renaissance styling, and completed in 1902, the Dallas County Courthouse is reminiscent of a French chateau. It was listed on the National Register in 1973 with extended boundaries in 1979. The building's emphasis on the roof—with its steeply pitched, hipped design—and corner turrets are hallmarks of this influence. The turrets soften the building's severe rectilinear lines. The vibrant, red color of its tile roof accents the severity of its limestone walls. These architectural elements domesticate the edifice's massive presence and, hence, render it fit for a village setting. James Rawson & Sons of Iowa City served as general contractor for the building.

Commercial Style

The Commercial Style found ready acceptance among entrepreneurs in Adel. Although by the turn of the 20th century most of Adel's entrepreneurs already possessed adequate buildings to house their operations, when circumstances warranted new construction, local businessmen tended to select the Commercial Style of architecture for their design.

The simplicity of this styling lent itself to many different types of commercial buildings, including stores, automobile garages, offices, and farm equipment dealers. The style could also be detailed according to individual taste and pocketbook. Popular during the first, second, and third decades of the 20th century, the influence of the Commercial Style in Adel extended in some instances into the 1940s. Recognizable characteristics included rectilinear shapes, smooth surfaces often accented by textured building materials, geometrically shaped detailing, contrasting colors, pediments, and sometimes a name plaque above the building's storefront.

Three buildings in the 800 block of Main Street provide good examples of the Commercial Style as practiced in Adel. All were built within months of one another. They include the commercial building at 811 Main (built circa 1906), the commercial building at 815 Main (built 1906), and the Houghton Building at 817 Main (built 1906). Each of these buildings features three windows on the second floor surrounded by a brickworked frame. The same contractor-builder might be responsible for each of these

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buildings, although such an individual's name has not yet been identified. The use of polychrome brick for each of them provides a further design link.

The Commercial Style also appears on the fringes of the downtown. As new types of businesses emerged in Adel during the early 20th century, they frequently located adjacent to the Public Square rather than directly on it. Such building as likely as not reflected the influence of the Commercial Style. The Witmer Building at 112 South 9th Street (built in 1918) is an outstanding example. It housed a dental practice at a time when medical offices in Adel were moving from the upper floors of commercial buildings to the first floors. The Witmer Building is located half-a-block from the Public Square. The Burkett Ford Motor Company Building is another example. Located at 202 Nile Kinnick Drive North and built circa 1921, the façade of this building features a brickworked plaque and an arch-shaped pediment. This building is located diagonally across from the Public Square.

The Risser & Son Building at 101 North 9th Street is the largest, Commercial Style-influenced edifice in Adel. Actually, the design of this building is a renovation of a circa 1868 building. The Risser & Son Building received a Commercial Style renovation circa 1924 that completely altered its front façade. The new design featured textured face brick, a prominent pediment, and insignia plaques mounted on the upper floors. (See "Other Points of Interest" below.)

The Commercial Style in Adel sometimes featured architectural detailing more typical of residential than of commercial architecture. Windows with small panes and an oriel window softened the look of these new buildings and helped them blend into the adjacent residential sections of the town.

The Witmer Building exhibits all of these principal points. Completed in 1918 and sited at 112 South 9th Street, the building stands in a transition zone between downtown Adel and a residential section. This small, 1-story brick building is highly embellished. It features extensive brick detailing. The use of brick includes hoodmolds, a water table laid in soldier courses, a belt course surrounding the building above its windows, and a pediment surmounting the building's parapet. Cast concrete details are used as accents. A large, cast concrete name plaque reading "Witmer" is situated under the pediment, and the window sills are of that same material. While these architectural details are standard for Commercial Style architecture, the design of the Witmer Building also includes a prominent oriel window centered on the building's front façade. It features four bays with a total of 24 panes of glass. Projecting from the façade some 24 inches, this multi-lighted window softens the hard look of the brick and the rigidity of its geometric lines and adds a domestic note to the composition. The main entrance to the building is accessed by a flight of four steps rather than at grade level, which is standard for commercial architecture. These qualities, coupled with the building's small scale and the fact that it is free standing, rather than

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abutting other commercial buildings, create a design that links the commercial architecture of downtown Adel to the north with the residential architecture of South 9th Street to the south.

The blending of commercial and residential land use through architecture was intentional. Emery Arthur Witmer, D.D.S, (1875-1957) was a local dentist in Adel. Known as "E. A.," he was born in Newton, Iowa. Witmer attended the University of Iowa and relocated to Adel directly after his graduation from that institution's Dental School. (Emehiser: n.p.) Witmer built the Witmer Building at 112 South 9th Street to house his practice. Witmer also built the Witmer House directly to the south at 118 South 9th Street as his residence. Influenced by Tudor Revival styling and a fine example of this influence in Adel, this house, like the Witmer Building, possesses a sophistication indicative of Witmer's architectural taste.

The following list identifies buildings in the Adel Public Square Historic District influenced by the Commercial Style:

COMMERCIAL STYLE DESIGNS

<u>Name of Property</u>	<u>Address</u>	<u>Design Characteristics</u>
Burkett Ford Motor Co. Building	202 Nile Kinnick Dr. N.	Brickworked plaque, arched pediment, cast concrete detailing
Witmer Building	112 S. 9 th St.	Pediment, name plaque, cast concrete detailing
Risser & Son Building	101 N. 9 th St.	Pediment, insignia plaques, cast concrete detailing

Tudor Revival

Tudor Revival styling sought to convey an "Olde World" look to buildings through the employment of the asymmetrical clustering of architectural elements; steeply pitched roofs; brick, stone, and cast concrete embellishments; and wrought iron decorations to intimate a Medieval feeling. Popular primarily in the 1920s and early 1930s, Tudor Revival styling was employed in Adel mostly for residential architecture, but even then to a limited extent. During this period, Adel's population increased by only about 300 residents, and when new homes were constructed, they tended towards Craftsman designs rather than more contemporary styles, a reflection of Adel's architectural conservatism.

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The Iowa Highway Commission District Office at 115 Nile Kinnick Drive South is the exception that proves the rule. The Tudor Revival influence on its design shows how this style could be applied to a professional office building. This influence is most apparent in the building's roof design and fenestration. The building features a side gable roof. This use of a side gable roof for commercial design is unique in Adel. The steep pitch of this roof tends to accentuate it. Each gable end is crowned with a parapet and capped with a cast concrete coping. These architectural details call further attention to the roof. Unlike this design, most commercial buildings in Adel feature cornices at the roofline to mask the roof rather than to flaunt it. The Iowa Highway Commission District Office is likely architect-designed, although the name of such an individual has not yet been identified. It should be noted that this office, like the Witmer Building, is located at the edge of the downtown. Both buildings attempt to provide, through architectural design, a visual transition from one land use to another. The small scale of these buildings and their references to domestic design help them blend into the surrounding residential sections of the community. The Highway Commission might have employed this design in its other buildings in other Iowa communities as well.

Later Styles

By the 1930s, when Art Deco design began to influence architecture in Iowa, most of Adel's business district had been improved with buildings. The influences that do appear generally are façade remodeling. These typically addressed the first floor storefront and avoided alterations to the upper floor or floors.

Art Deco designs focus on geometric designs and the use of new materials, such as aluminum and Carrara-type glass. These materials give a smooth and hard surface to exterior walls. Art Deco also employs dramatic geometric shapes, frequently constructed in materials of contrasting color that provide further bold notes.

Following World War II, Iowa and the nation began the conversion from wartime to a peacetime economy, and, by the 1950s, business and industry were booming. New commercial construction in Adel reflected the strength of the local economy. A watered down version of Art Moderne styling influenced much of this work. Popular characteristics of this influence included pre-cast concrete elements, smooth surfaces, streamlined detailing, use of metal canopies, nontraditional window configurations, and the use of opaque glass block. The Adel Printing Building at 910 Court is a representative example. Built in 1959, the façade of this small, 1-story, brick building features two casement style windows and a metal canopy, suspended from two braces, over the front door. The beige colored brick walls are capped with a cast concrete coping.

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The asymmetrical placement of fenestration of upper floors became a characteristic of these new designs. This iconoclastic break with tradition sought to jar the eye and announce something new and original. The commercial buildings at 119 North 9th Street and at 108 and 118 Nile Kinnick Drive North exhibit such asymmetry. They also feature sleek and unadorned wall surfaces. Built in 1958, the 108 building features a front façade with an asymmetrical arrangement of windows and doors on both floors. The façade is clad with face brick veneer, while the other three walls of the building are constructed of hollow tile block. Cast concrete coping surrounds the top of the building.

The commercial block at 118 Nile Kinnick Drive North is another Art Moderne example. Completed in 1946, this 2-story building is constructed of concrete block veneered with face brick. Its walls are capped with tile coping. The building's fenestration features 1/1 double-hung sash on the sides and rear walls, while the front façade features casement-style windows on its upper floor.

OTHER POINTS OF INTEREST

As a small community physically contained within the restricted geographical limits of a valley, Adel residents recognized early on that tolerance towards one another promoted neighborliness. This has encouraged a conservatism that has affected architecture. Local merchants tended to conform to the norm. Downtown merchants in Adel sought to conform to one another's architectural designs. A circa 1895 historic photograph of the west side of the Public Square, for example, pictures virtually every one of the nine commercial buildings shown boasting identical canvas awnings over the storefront. (See Continuation Sheet 7-29.) All of these awnings are trimmed with identical scalloped edgings. An example of the south side of the Public Square calls attention to this phenomenon as it related to signage. A circa 1908 historic photograph pictures the commercial establishments of grocer Lon B. Smith and others. (See Continuation Sheet 8-68.) Each of these stores features signs on its plate glass windows identical to one another except for their wording. This willingness of Adel entrepreneurs to standardize their designs rather than to tout individuality lent a unified appearance to the streetscape, free from the commercial clutter that plagued Victorian downtowns during the late 19th and early 20th centuries.

The role of architects in designing commercial buildings in Adel remains unknown. Few sources make mention of such professional assistance, even when the quality of a building's design makes it seem likely architect-designed. The Dallas County Savings Bank is a case in point. When completed in 1901, the *Dallas County News* published a large photograph of the building along with a story about its construction and history. The newspaper made no mention of an architect. (*Dallas County News*, March 28, 1900). The Dallas County Courthouse (#4) is the exception. Proudfoot & Bird of Des Moines designed this building, which was completed in 1902. As a publicly financed building, stories of its

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planning and construction received widespread coverage. Indeed, one finds missing in Adel the architectural designs one might otherwise expect. Architects working in other Iowa communities frequently designed major buildings, like banks and libraries, for example. The decision in Adel to convert the former Presbyterian Church into the town's public library obviated, in this instance, the need for an architect and at the same time provided an economic alternative to new construction. At about the same time of this adaptive reuse, the Des Moines architectural firm of Liebbe, Nourse, and Rasmussen designed public libraries for Perry, Atlantic, Boone, Grinnell, Hampton, Iowa City, and Nevada. In spite of this dearth of architect-designs, the single most prominent extant one—Proudfoot & Bird's Dallas County Courthouse (#4)—has had an incalculable effect on Adel. The building's clock and bell tower soar above everything in Adel except the surrounding hills. The building's mass dominates the Public Square and pulls everything around it into a unified composition.

The renovation of commercial facades to update their appearance has a long tradition in Adel. Already by circa 1924, the Adel Masons had renovated the Risser & Son Building at 101 North 9th Street, stripping away its Italianate features and replacing them with a Commercial Style design. As Adel's population, economy, and commercial markets grew in the early 20th century, entrepreneurs sometimes remodeled one-room commercial buildings as commercial blocks. The commercial building at 803 Main Street, for example, was renovated. The Victorian-style upper floor was stripped off and replaced with one conforming to the design of the 1908-built Adel State Bank at 801 Main Street. The cast iron columns of the 803 Main storefront point to its earlier design. These renovated designs possess significance in their own right. They occurred during the historic district's period of significance and call attention to the influence of then-current stylistic influences on their design.

REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

Already in 1973, the Dallas County Courthouse was listed individually on the National Register because of its architectural design. Its boundaries were increased in 1979 to include the green space immediately surrounding the courthouse.

In 1997, a reconnaissance survey conducted by Molly Myers Naumann and prepared for the State Historical Society of Iowa and Main Street Iowa surveyed all buildings facing the Adel Public Square, as well as its extensions on several other streets. This area included virtually all the historic commercial properties in Adel. Determinations were then made as to what resources within that area possessed sufficient integrity and significance for National Register eligibility as an historic district or as individual properties.

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In 2004, an intensive survey of the same area by William C. Page, prepared for the Adel Historic Preservation Commission and the State Historical Society of Iowa, concurred with Naumann's findings that an historic district existed in this location with similar boundaries. Each building within the area was recorded on an Iowa Site Inventory form, including detailed physical descriptions and evaluations of each building's historical and/or architectural significance. This survey included the preparation of an extensive historic context for the area contained within the format of a Multiple Property Document. This document forms the basis of this nomination and so is not forwarded to the National Park Service.

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

Although the historic district's potential for archaeological research is, as yet, unevaluated, there appears to be little in this regard. Construction of the buildings in the historic district disturbed the site, and it is unlikely that historic subsurface features remain extant. Future research may reveal potential archeological significance.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

Several buildings identified in the 2004 survey remain individually eligible for nomination to the National Register. They include the following:

HILL-WOODWARD HOTEL
602 Main Street
Significant locally under National Register Criteria A and C.

CHICAGO, MILWAUKEE & ST. PAUL RAILROAD PASSENGER DEPOT AT ADEL
218 South 9th Street
Significant locally under National Register Criteria A and C.

ADEL MANUFACTURING COMPANY-ROLAND BONNET FACTORY
301 South 10th Street
Significant locally under National Register Criteria A and C.

ADEL PRESBYTERIAN CHURCH-ADEL PUBLIC LIBRARY
820 Prairie Street
Significant locally under National Register Criteria A and C.

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Further research into the history of the United Brick and Tile Company of Adel and properties featuring its products is strongly recommended.

The City of Adel should consider undertaking the nomination of the Adel Manufacturing Company-Roland Bonnet Factory. The City has acquired the title to this property and, in an adaptive reuse, converted the building into its city hall. This conversion preserved the historic integrity of the building, and its placement on the National Register would be a worthy acknowledgement of this project's success.

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Volunteer efforts have been central to the life of this project, and the quality of their efforts is hard to overestimate. The commission solicited volunteer assistance from the community, and an ad hoc research committee for the project formed from individuals who responded. The research committee was responsible for much of the information included on the Iowa Site Inventory Forms. These volunteers included:

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Dani Flinn
Mike Flinn
Mary Harvey
Dale Hutzell
Gene Maahs
Naomi Maahs
Jan Price
Velma Renfrow
Ann Robison
Donna Schauer

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Thanks are also due to Chad Bird, Adel City Administrator, who provided support for every need, and the staff of the State Historical Society of Iowa, specifically Barbara A. Mitchell, Architectural Historian, who administered the project for the Society.

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WEST SIDE PUBLIC SQUARE

LOOKING SOUTHWEST CIRCA 1908



Frame buildings are more evident as one moves from Main Street north along North 9th Street. Note the two at the far right.

Source: Historic postcard view, courtesy Adel Historical Society.

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SOUTH SIDE PUBLIC SQUARE

CIRCA 1908



Looking to the southwest, this view pictures three storefronts with virtually the same window signage except for the businesses they identified. Such conformity added visual unity to the Adel streetscape.

Source: Historic postcard view, courtesy Adel Historical Society.

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WEST SIDE PUBLIC SQUARE

LOOKING NORTHWEST CIRCA 1908



The height and building materials of commercial buildings change as one moves north from Main Street along North 9th. Historically, entrepreneurs preferred locations nearer Main Street. In this view, several frame buildings are evident along the northern reaches of North 9th Street, while all the buildings to the south are of brick and two are three stories in height (far left).

Source: Historic postcard view, courtesy Adel Historical Society.

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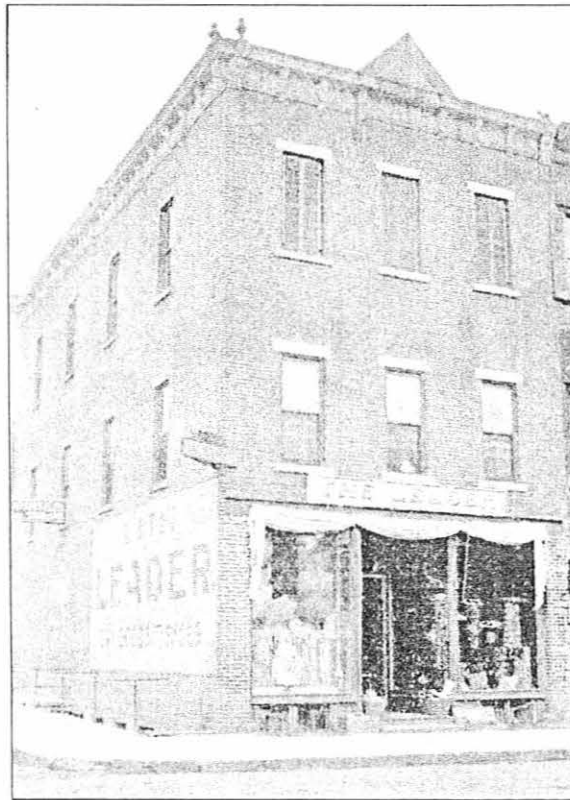
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RISSE & SON BUILDING

CIRCA 1900



Charles Rodenbaugh's Risser & Son Building at 101 North 9th Street—Adel's first 3-story commercial building. It anchored the southwest corner of the Public Square and encouraged commercial land use westward along Main Street.

Source: Historic postcard view, courtesy Adel Historical Society.

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SOUTH SIDE PUBLIC SQUARE

CIRCA 1962



Following World War II, the look of the Adel Public Square on the south and west sides remained virtually unchanged from earlier years, although changes occurred on the east and north sides. Brick streets continued to provide visual links with the past.

Source: Historic postcard view, courtesy Adel Historic Society.

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United States Department of the Interior
National Park Service

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Adel Public Square Historic District, Dallas County, Iowa.

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Adel Public Square Historic District, Dallas County, Iowa.

LIST OF PHOTOGRAPHS

1. Adel Public Square H. D.
Dallas County Courthouse
Adel, IA 50003
Looking south
William C. Page Photographer
May 21, 2008
2. Adel Public Square H. D.
Dallas County Courthouse & Public Square
Adel, IA 50003
Looking northwest
William C. Page Photographer
May 21, 2008
3. Adel Public Square H. D.
Intersection Main Street & Nile Kinnick Dr.
Adel, IA 50003
Looking southeast
William C. Page Photographer
May 21, 2008
4. Adel Public Square H. D.
100 Block, Nile Kinnick Dr. N.
Adel, IA 50003
Looking northeast
William C. Page Photographer
May 21, 2008
5. Adel Public Square H. D.
800 Block, Main St.
Adel, IA 50003
Looking southwest
William C. Page Photographer
May 21, 2008
6. Adel Public Square H. D.

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Adel Public Square Historic District, Dallas County, Iowa.

800 Block, Main St. & Intersection w/9th St.
Adel, IA 50003
Looking southwest
William C. Page Photographer
May 21, 2008

7. Adel Public Square H. D.
900 Block, Main St.
Adel, IA 50003
Looking southwest
William C. Page Photographer
May 21, 2008

8. Adel Public Square H. D.
900 Block, Main St.
Adel, IA 50003
Looking northwest
William C. Page Photographer
May 21, 2008

9. Adel Public Square H. D.
100 Block, N. 9th St.
Adel, IA 50003
Looking north
William C. Page Photographer
May 21, 2008

10. Adel Public Square H. D.
800 Block, Court St.
Adel, IA 50003
Looking northeast showing brick street
William C. Page Photographer
May 21, 2008

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Adel Public Square Historic District, Dallas County, Iowa.

11. Adel Public Square H. D.
202 Nile Kinnick Dr. N.
Adel, IA 50003
Looking northeast
William C. Page Photographer
May 21, 2008
12. Adel Public Square H. D.
112 S. 9th St.
Adel, IA 50003
Looking southwest
William C. Page Photographer
May 21, 2008
13. Adel Public Square H. D.
115 Nile Kinnick Dr. S.
Adel, IA 50003
Looking northeast
William C. Page Photographer
May 21, 2008

Printed on HP Premium Plus Photo Paper, high gloss,
paper using HP 84/85 ink.

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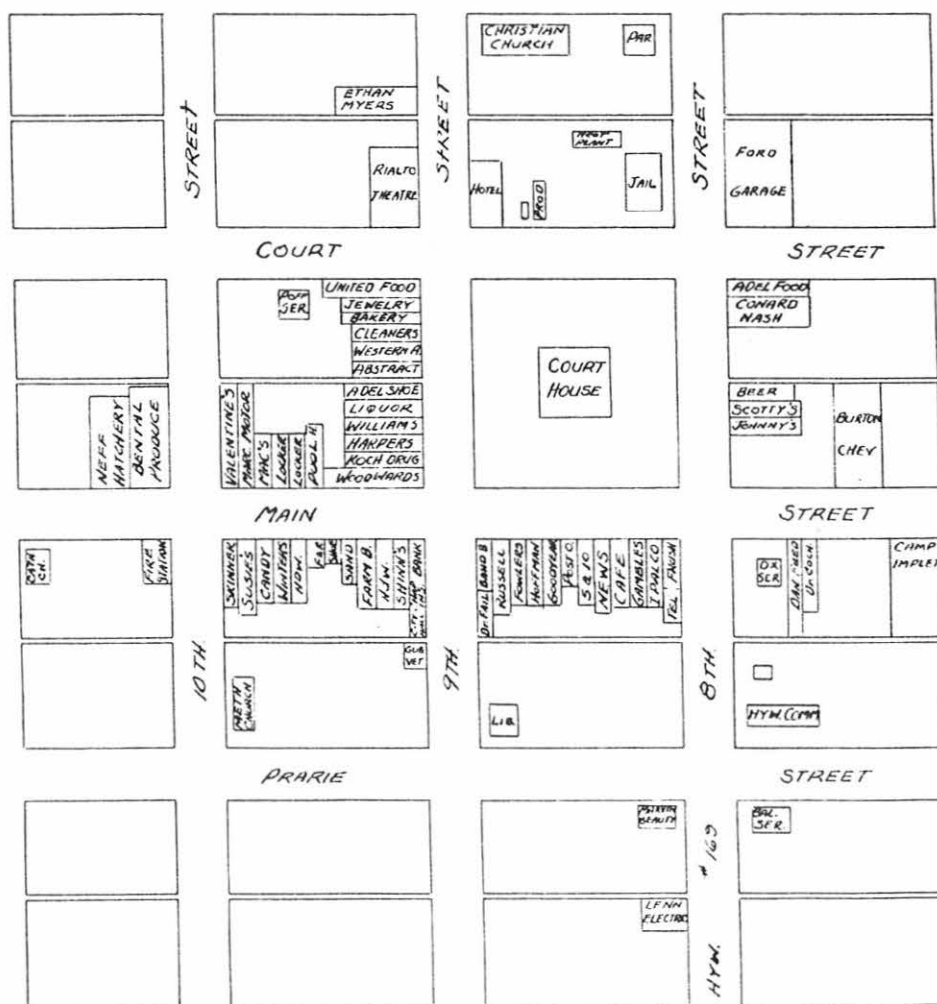
CONTINUATION SHEET

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Adel Public Square Historic District, Dallas County, Iowa.

PHOTO MAP

ADEL BUSINESS DISTRICT



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Adel Public Square Historic District, Dallas County, Iowa.

VERBAL BOUNDARY DESCRIPTION

The network of brick streets abutting the Adel Public Square and the properties, which face those streets (excluding those on the north side of Court Street), as well as 910 Court Street; 112 South 9th Street, 703 Main Street, 711 Main Street, 715-717 Main Street; and 115 Nile Kinnick Drive South.

BOUNDARY JUSTIFICATION

Contains all property associated historically with the historic district including the network of brick streets that articulates it.

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Adel Public Square Historic District, Dallas County, Iowa.

PROPERTY OWNERS

Property Owner	Address	Property Owner	Mailing Address	City, State Zip
Curtis McClatchey	901 Main	Curtis James & Kimberly J McClatchey JTRS	901 Main	Adel, IA 50003
Bonnie Kirk	903 Main	Bonnie M Kirk	30499 Pueblo Ct	Adel, IA 50003
Kenneth Chapman	907 Main	Kenneth E & Linda J Chapman JTRS	1800 Grove	Adel, IA 50003
Sylvia Cohenour	909 Main	Sylvia Cohenour	1310 Orchard	Adel, IA 50003
Arlene B Cook	909 Main	Arlene B Cook	609 S 11th	Adel, IA 50003
S & O Rentals	911 Main	S & O Rentals	911 Main	Adel, IA 50003
S & O Rentals	915 Main	S & O Rentals	911 Main	Adel, IA 50003
James Loynachan	917 Main	James C & Lynnea L Loynachan JTRS	1127 Grove	Adel, IA 50003
Charlie Merical	919 Main	Charles A & Patricia A Merical	915 Cottage	Adel, IA 50003
Standley Properties LLC	921 Main	Standley Properties LLC	1519 Grove	Adel, IA 50003
Wm M & Lois M Jenkins JTRS	921 Main	Wm M & Lois M Jenkins JTRS	1812 Hyvue	Adel, IA 50003
Kenneth Chapman	920 Main	Kenneth E & Linda J Chapman JTRS	1800 Grove	Adel, IA 50003
Kenneth Chapman	910 Main	Kenneth E & Linda J Chapman JTRS	1800 Grove	Adel, IA 50003
Gary Colwell	906 Main	Gary W & Janis Colwell	415 N 15th	Adel, IA 50003
KC Holdings INC.	101 North 9th St	Kc Holdings Inc	5530 West Pkwy	Johnston, IA
Leslie Boatman	105 North 9th	Leslie C & Esther Ann Boatman JTRS	22207 Maple Ridge	Adel, IA 50003
Naoma Maahs	107 North 9th	Naoma Maahs	32317 N Avenue	Adel, IA 50003
Richard Nielson	109 North 9th	Richard A & Bonnie L Nielson JTRS	109 N 9th	Adel, IA 50003
Bill Byers/Joel Johnson	111 North 9th	Bill Byers	2531 Woodbourne Pl	Cape Coral, FL
Roy Hicks	113 North 9th	Roy A Hicks	1319 HyVue	Adel, IA 50003
Jeff Stanbrough	117 North 9th	Jeff Stanbrough	10888 Hickman Rd Ste B	Clive, IA
Penoach Post 464 IA AM Legion	119 North 9th	Penoach Post 464 IA The American Legion	PO Box 81	Adel, IA 50003
Dallas County	121 North 9th	Dallas County	801 Court	Adel, IA 50003
Earl Sande	911 Court St	Earl E Sande	515 N 13th	Adel, IA 50003
Betty Besick Trustee Estates	918 Court St	Dallas County	801 Court	Adel, IA 50003
Donald Hanlon	910 Court	Donald E Hanlon	512 N 15th	Adel, IA 50003
Dallas County	902 Court	Dallas County	801 Court	Adel, IA 50003
James Doll	818 Court St	James William Doll Trustee	32312 Northwoods Rd	Adel, IA 50003
Dallas County	201 Nile Kinnick Dr N	Dallas County	801 Court	Adel, IA 50003
Bales Curnes, LLC	202 Nile Kinnick Dr N	Bales Curnes, LLC	3303 156th St	Urbandale, IA
Driessen Water INC	120 Nile Kinnick	Driessen Water I Inc	1104 S State St	Waseca, MN

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Driessen Properties III, LLP Dallas County	118 Nile Kinnick Dr N	Driessen Properties III LLP Dallas County	1104 State St S 801 Court	Waseca, MN Adel, IA 50003
Alocor Investemtns, LLC	108 Nile Kinnick Dr N	Alocor Investemtns, LLC	PO Box 41	Waukee, IA 50263
Dallas County State Bank Greg Ryman James Book 2YK, LLC	100 Nile Kinnick Dr N 703 Main 711 Main St 715 Main St	Wells Fargo Bank Greg & Jennie Ryman JTRS James R & Karen Book JTRS 2YK<LLC	PO 1395 15578 Smithfield PL 12 Sunset Circle 33062 Hi View Knl	Carlsbad, CA 92018 Centerville, VA Adel, IA 50003 Waukee, IA 50263
Harvey Greenslade John Reich Greg Ryman Bohlen Properties, LLC Linda S Byers K & P Holdings, LLC Thomas Berry Quentin R Kirk	109 Nile Kinnick Dr S 801 Main St 803 Main St 805 Main St 805 Main St 807 Main St 809 Main St 809 Main St	Harvey James Greenslade ETAL John O Reich Greg & Jennie Ryman JTRS Bohlen Properties, LLC Linda S Byers K & P Holdings LLC Thomas A & Mary K Berry JTRS Quentin R Kirk	109 Nile Kinnick Dr N 801 Main 15578 Smithfield PL 1305 S 14th 32645 K Ave 8830 Swanson Blvd 1818 Patricia Acres RR3 Box 71	Adel, IA 50003 Adel, IA 50003 Centerville, VA Adel, IA 50003 Adel, IA 50003 Clive, IA Winterset, IA Sullivan, IL
Mortimer Properties, LLC Spinvestments, LLC Huber Asset Management, LLC	811 Main St 813 Main St 815 Main	Mortimer Properties, LLC Spinvestments, LLC Tom Huber	2430 240th 201 Washington PO Box 65624	Dallas Center Cedar Falls, IA West Des Moines, IA 50265
EOJ Holdings, LLC	817 Main St	EOJ Holdings, LLC	4236 154th	Urbandale, IA
River Valley Insurance, LLC	819 Main St	River Valley Insurance/Jerry Lewis	819 Main	Adel, IA 50003
Kent & Brett Glenn William Essy	821 Main St 823 Main St	Kent & Brett Glenn William J Essy	228 40th Street 24179 HWY 69	West Des Moines, IA New Virginia, IA
Dallas County Courthouse	801 Court	Dallas County Courthouse	801 Court	Adel, IA 50003
Don Stephen H T Holcomb	115 Nile Kinnick Dr S 112 S 9th	Don Stephen HT Holcomb	940 S 16th 112 S 9th	Adel, IA 50003 Adel, IA 50003

For Immediate Release

Contact: Chad A. Bird, City Administrator, (515)993-4525

**City of Adel's Historic Downtown is Listed on the
National Register of Historic Places.**

Adel, IA (January 12, 2010) – Ann Robison, Secretary for the Adel Historic Preservation Commission announced today that the City's historic downtown district has been placed on the National Park Service's National Register of Historic Places. It is listed on the National Register as the **Adel Public Square Historic District**.

This listing is the culmination of more than three years worth of research and writing to describe the District's historical significance in the community, the state, and the nation.

This project began with the writing of a Certified Local Government (CLG) grant request to hire a consultant to name the square surrounding the Courthouse to the National Register of Historic Places. The city was notified that it received the grant and work on the project began in May 2007.

Throughout the project, the Adel Historic Preservation Commission members were guided by the vision of consultant William Page and the Chamber's Design Committee.

The City of Adel and the Commission are proud to have national recognition of the treasures the city has with its brick buildings and brick streets. The Commission is particularly pleased that the brick streets were included as part of the listing, because the city is beginning to plan a long term project to restore the brick streets. It is a rare occurrence that non-building type structures are listed on the Register. The brick streets are a "brand" for Adel and can be a focus for tourism. In all, more than 50 buildings and structures were included in the listing.

The city is excited about using the National Register of Historic Places listing as a catalyst for rejuvenation of the square, for historic tourism, and to jump start economic development. This project has increased public awareness of our historic and architectural treasures and will continue to do so as the listing is publicized. The listing was official as of December 18th, 2009. A map of the district is attached.

According to the official website: *The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.* The site address is <http://www.nps.gov/nr/>

Additional questions may be directed to the office of the City Administrator, City Hall, 301 South 10th Street, Adel, IA 50003 or to the National Park Service, attn: Edson Beall via voice (202) 354-2255 or E-mail: Edson_Beall@nps.gov, or National Park Service 2280, National Register of Historic Places, 1201 "I" (Eye) Street, N.W., Washington D.C. 20005.

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January 5, 2010

The Honorable James Peters
Mayor
301 S 10th Street
Adel, IA 50003-0248

RE: Adel Public Square Historic District, about 4 blocks in downtown Adel centered on the Public Square, Adel, Dallas County

Dear Mayor Peters:

We are pleased to inform you that the above named property, which is located within your community, was listed in the National Register of Historic Places effective December 18, 2009.

Listing in the National Register provides the following benefits:

- Consideration in the planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
- Eligibility for Federal tax benefits. If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent investment Tax Credits (ITCs) for rehabilitations of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. For further information please refer to 36 CFR 67 and Treasury Regulation Sections 1.48-12 (ITCs) and 1.170A-14 (charitable contributions).
- Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977. For further information, please refer to 30 CFR 700 et seq.

- Qualification for Federal and State grants for historic preservation when funds are available.
- Eligibility for State Tax Credits for rehabilitation. Properties listed on the National Register, eligible for listing on the National Register or Barns constructed before 1937 are eligible to apply for a 25 percent state tax credit for rehabilitation. The cost of a 24-month qualified rehabilitation project would exceed either \$25,000 or 25 percent of the fair market value for a residential property or barn less the land before rehabilitation. For commercial properties, the rehabilitation project would exceed 50 percent of the assessed value of the property less the land before rehabilitation - whichever is less. The State Historic Preservation office must approve the rehabilitation work before an amount of tax credits will be reserved for your project. There are limited credits available each year, so let us know if you want the application information.

Should you have any questions about the National Register of Historic Places or Tax Incentives you can get information from our website at <http://www.iowahistory.org/preservation/index.html> or please feel free to contact me by e-mail at beth.foster@iowa.gov or by telephone at 515-281-4137. You may enjoy visiting the National Register website at <http://www.cr.nps.gov/nr/index.htm>.

Sincerely,


for

Barbara Mitchell
Deputy State Historic Preservation Officer