NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

COPY

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Wilton Commercial Historic District

other names/site number

2. Location

street & number Roughly bounded by 4th E and W; Cedar; Railroad E and W; and Chestnut Streets N/A [ ] not for publication

city or town Wilton N/A [_] vicinity

state Iowa code IA county Muscatine code 139 zip code 52778

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [_] does not meet the National Register criteria. I recommend that this property be considered significant [_] nationally [_] statewide [X] locally. ([_] see continuation sheet for additional comments).

Steve King 25 July 2016
Signature of certifying official/Title Date

State Historical Society of Iowa
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[_] entered in the National Register. [_] See continuation sheet.
[_] determined eligible for the National Register. [_] See continuation sheet.
[_] determined not eligible for the National Register.
[_] removed from the National Register.
[_] other, (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

[X] private
[X] public-local
[ ] public-State
[X] public-Federal

Category of Property
(Check only one box)

[ ] building(s)
[X] district
[ ] site
[ ] structure
[ ] object

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

Contributing	Noncontributing	
32	14	buildings
0	0	sites
1	0	structures
0	0	objects
33	14	Total

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

Iowa's Main Street Commercial Architecture

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE/specialty store
COMMERCE/TRADE/restaurant
COMMERCE/TRADE/department store
COMMERCE/TRADE/financial institution
GOVERNMENT/post office
SOCIAL/meeting hall
HEALTH CARE/pharmacy
RECREATON AND CULTURE/theater
GOVERNMENT/city hall
TRANSPORTATION/rail-related

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling
COMMERCE/TRADE/restaurant
COMMERCE/TRADE/professional
COMMERCE/TRADE/specialty store
GOVERNMENT/city hall
COMMERCE/TRADE/business
COMMERCE/TRADE/ fire station
SOCIAL/meeting hall
GOVERNMENT/fire station
TRANSPORTATION/rail-related

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY/Greek Revival
LATE VICTORIAN/Queen Anne
LATE VICTORIAN/Romanesque
LATE VICTORIAN/Italianate

LATE 19th & 20th CENTURY REVIVALS/Colonial Revival
OTHER: Vernacular

Materials
(Enter categories from instructions)

Foundation STONE
BRICK
walls BRICK
WOOD
SYNTHETICS/Vinyl

roof ASPHALT
other METAL

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

8. Statement of Significance

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

[X] **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.

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

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

Criteria Considerations

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

Property is:
[_] **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.

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

Areas of Significance
(Enter categories from instructions)

COMMERCE

SOCIAL HISTORY

TRANSPORTATION

Period of Significance

1856-1966

Significant Dates

1856
1874

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation

Architect/Builder

Muesse, Howard.

Zeidler, Henry William

Chicago Rock Island & Pacific Railroad

U.S. Treasury Department

9. Major Bibliographical References

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

Previous documentation on file (NPS):
[X] preliminary determination of individual listing (36 CFR 67) has been requested
[X] previously listed in the National Register
[_] previously determined eligible by the National Register
[_] designated a National Historic Landmark
[_] recorded by Historic American Buildings Survey # _____
[_] recorded by Historic American Engineering Record # _____

Primary location of additional data:
[X] State Historic Preservation Office
[_] Other State agency
[X] Federal agency
[_] Local government
[_] University
[_] Other
Name of repository:
_____

10. Geographical Data

Acreage of Property 11 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	665197	4605855	2	15	665410	4605796
3	15	665412	4605743	4	15	665141	4605676

[ ] See continuation sheet

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

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

11. Form Prepared By

name/title Jan Olive Full/ Historian and Architectural Historian jofofic@gmail.com

organization Tallgrass Historians L.C. date February 2016

street & number 2460 S. Riverside Drive telephone 319.354.6722

city or town Iowa City state IA zip code 52246

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name 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 Reductions Projects (1024-0018), Washington, DC 20503.

7. Narrative Description

Summary Paragraph[1]

To an observer shopping, banking, or sipping a cup of coffee from the downtown café, the Wilton Commercial Historic District offers a solid sense of time and place grounded in Midwest commercial buildings that date from the mid-19th to the mid-20th century – buildings that long served local residents and area farmers, as well as travelers passing through town on the main line of the Rock Island railroad. The T-shaped commercial district is located in the heart of Wilton, a small market town in north-central Muscatine County, in eastern Iowa. Until it was bypassed in the 1960s, the town also was fortunate to be a stop on the route of the historic transcontinental U.S. 6.[2] Today the community lies a few miles south of Interstate 80, one of the nation's premier transcontinental highways. The Wilton topography overall, as well as that of its commercial district along Cedar and 4th Streets, is relatively flat with a slight rise in elevation from the south, where the Rock Island's tracks run along the Mud Creek flood plain. To the west, the town's corporate boundaries are elongated into a long neck lying parallel to the tracks in order to accommodate light industrial sites. The railroad, which bisects the town into north and south sections, formerly routed heavy daily traffic through town on multiple sets of tracks, which undoubtedly hindered residential development to the south. To the northwest and northeast of the commercial district, residential streets are well-developed with commodious houses ranging from the late 19th- to the mid-20th century. The town's historic mid-19th century seminary is extant and located on the rise in the northeast portion of the town. District buildings are typically attached, two-stories tall, a single storefront wide, and made of brick although there are wooden exceptions. Wide sidewalks and paved city streets run past the storefronts, while narrow paved and graveled alleys provide access to the stores' rear doors. At the district's outer edges, the buildings tend to be detached with non-retail functions, such as the feed mill near the railroad depot on the south, the local newspaper office at the north end, and the town hall at the east end. These edge buildings have either green lawns or surfaced parking lots and drives surrounding them. Some commercial buildings that once fronted Railroad Street across from the depot have been lost to fires or active demolition

[1] This nomination has been supported through grants awarded by the State Historical Society of Iowa, including a Technical Advisory Network (TAN) grant in 2014 that determined the potential existed for a historic commercial district and a Historic Resource Development Grant (HRDP) in 2015 to fund the nomination itself. In between the Wilton Development Corporation (WDC) funded an intensive-level survey of the district (2014-2015). The WDC also administered both grants, supervised the consultants' work, and coordinated volunteer research efforts. The intensive study recorded the buildings with site forms, available from the WDC and the Iowa SHPO in Des Moines.

[2] From the 1910s, the route through Iowa from Davenport to Council Bluffs was registered with the Iowa Highway Commission (now Iowa Department of Transportation) as the River-to-River-Road. "Huebinger's [1910] guide described the path of the River to River Road from Davenport to Council Bluffs, profiting every city, town, park, historic landmark, friendly person, and relevant gas station, and auto shop along the route. Starting in Davenport, the River to River road traveled west to Walcott, Durant and Wilton Junction, then on to Moscow, Atalissa and West Liberty. Next, the route traveled through the old state capital, Iowa City, and then farther west to Tiffin. From there, the route continued through Oxford, Homestead, South Amana, and Marengo..." Accessed on 1/8/2016 at http://www.iowadot.gov/autotrails/rivertoriverroad.html#

leaving green space owned by the city. District buildings are generally vernacular, but to one degree or another were influenced by the popular styles of the day including Italianate, Queen Anne, Romanesque, and Colonial Revival. Several buildings were designed by architects or known entities, but the builders and designers of most remain unidentified. Ground floor space continues to be used mostly for commercial retail purposes, with upper floors devoted to professional offices and apartments. Civic or public buildings in the district include the WPA-era town hall and a Mid-century Modern U.S. post office. Buildings already listed in the National Register include the Wilton Candy Kitchen (1992) and the Chicago, Rock Island & Pacific Railroad: Wilton Depot (1988). Both are in excellent shape and their historic character is known and appreciated by the community and visitors. The Candy Kitchen, in fact, actually draws travelers off the Interstate who want to experience an old-fashioned soda shop.

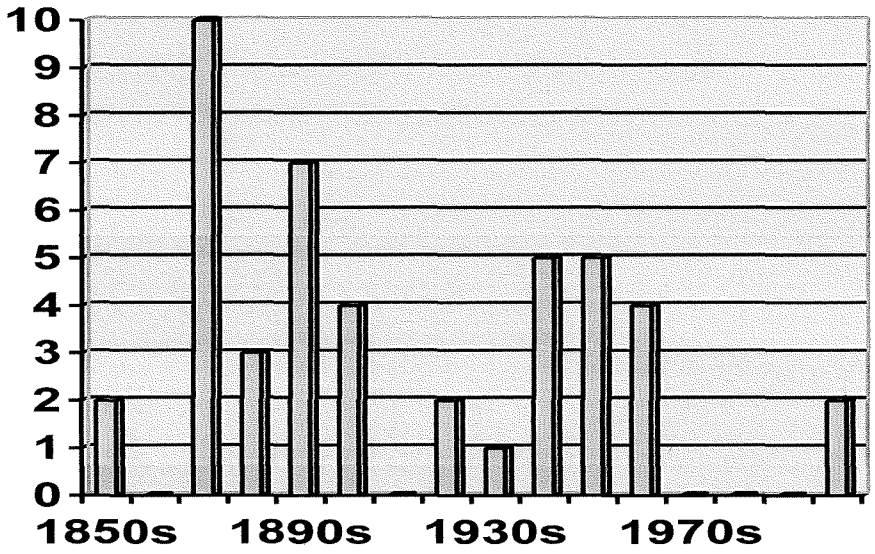
The district contains 45 properties with 35 contributing resources and 14 noncontributing resources, for a total of 49 resources. (One of the contributing properties contains four resources.) All of these resources are classified as "buildings" except the tall feed mill/grain elevator (201 Cedar), which is classified as a "structure." Some portions of the streets within the district contain large aggregate suggesting older concrete, however, streets, curbs, sidewalks, and street architecture are of mixed age and are not included as resources. Among the contributing resources are the two buildings previously listed in the National Register and one building evaluated as individually eligible as a part of a federal rehabilitation project for tax credits, in progress. Integrity issues involve predictable storefront remodelings, upper floor window replacements, facades hidden behind new fronts, and modern infill buildings. Noncontributing resources are either modern or lack historic integrity. Several of the noncontributing buildings have the potential to become contributing if integrity problems are resolved. Table 1 located at the end of this section lists pertinent physical details for all buildings and the structure within the district, as well as contributing or noncontributing status for each building.

NARRATIVE DESCRIPTION

The Wilton Commercial Historic District is centrally located along three blocks of 4th Street East and West; a block and a half of Cedar Street; and Railroad Street between Cedar and Maurer Streets. Wilton is a small eastern Iowa agricultural market town located mostly in Muscatine County, though some of its northern residential blocks fall within the Cedar County borders. The commercial district falls entirely within Muscatine County. Known construction years for the district's buildings range from the 1856 Wilton Candy Kitchen to a modern bank built in 2003 and a park shelter that dates to 2009 (Chart 1). Twenty-six (58%) of the extant buildings were constructed prior to World War One, with the peak decade of surviving buildings being the 1870s when 10 (22%) were built. Only two buildings from the 1920s are extant, and there are no additional buildings thereafter until 1939 when a Depression-era federal assistance program (WPA) funded a new town hall. The commercial district entered a more "modern" age at the middle of the 20th century when a supermarket opened on the main street in a double-wide storefront (1943), the telephone company moved out of a converted

dwelling into a newly constructed, purpose-built building (1955), and the cheese factory near the railroad tracks expanded its operations (1940-1955).

CHART 1 Number of Buildings by Decade of Construction



Brick is the major building material seen in the commercial district, although there is a small number of wood-frame stores still standing, the most intact of which is the Wilton Candy Kitchen.[3] This building dates to the earliest construction era along Cedar Street, a street once lined with small wood shops until a disastrous fire in 1874 destroyed virtually the entire west side of the block from the railroad tracks to 4th Street. Undoubtedly, the large number of buildings still standing from the 1870s is a result of rebuilding after this particular fire. Another fire in 1892 touched this same block, though the damage was not as widespread.

Most district buildings have two stories, although the actual height varies widely from building to building. One two-story former grocery and hardware store is especially tall in order to accommodate an opera house on the second level. The tallest and, generally, larger and more elaborate two-story buildings are located on corner lots, with the central-block lots filled with the single-story and lower two-story buildings.

[3] Another wooden survivor from the mid-19th century was allowed to deteriorate and was recently torn down (2015).

The core commercial area (Cedar and 4th streets) is composed of shops and services intended to attract local residents and rural and farm families. There are two distinct transition zones around these principal retail streets. Beyond these fringe transition zones, the buildings change to single-family residential dwellings. One transition area is the far east end of the district. It is a civic area containing the 1939 town hall and buildings influenced by it, as well as the current post office. At the opposite west end of the commercial district is an industrial fringe area, a transitional zone of buildings and land uses that were influenced by the presence of the Rock Island railroad tracks. A feed mill and a former cheese factory are the main remnants of this historic influence. The earlier Railroad Street landscape of hotels and restaurants serving passengers arriving at the extant 1898 passenger depot has vanished (Fig. 1), partially due to yet more fires. Fires played a powerful role in the commercial district historically, whether it was the devastating 1874 Cedar Street conflagration thought to have been started by a spark from a passing train, or the second Cedar Street fire in 1892, or another one in 1905 along 4th Street. The latest fire occurred in 2009 (Fig. 2).



Figure 1 Railroad Street, c. 1900. Except for on the far right, the buildings seen here were replaced by the cheese factory from 1940 on. The far right corner is now the site of a city-owned green space and modern park shelter. This photo likely was taken from the railroad's water town. Provided by the Wilton Development Corporation



Figure 2 This commercial building fire next to the Masonic hall in the 400 block of Cedar Street took place in 2009. The Masonic building anchors the northwest corner of the district. Provided by the Wilton Development Corporation

Wilton merchants' concern for protecting their buildings from fire is evident in the district and clearly seen in historic photographs. They reconstructed in brick rather than wood and applied brick-pattern metal siding over both wooden and brick buildings. Stucco cladding was also used on at least one wood-frame building (Wilton Candy Kitchen's side walls). Siding on certain buildings may also have been added to cover fire damage on buildings that survived the flames, for example, the slipcovered building at the southwest corner of Cedar and 4th St. W and the three buildings to its south (325 through 319 Cedar Street). This is an area affected by the 1892 fire and these claddings may have been added to cover damaged bricks.

Cornices are missing from the rooflines of some stores but there is a remarkable number of cornices still intact for a commercial district of this size. Typically, these are pressed-metal decorations, but there is one potentially made of wood (Fig. 3, the Bacon Building at 324 Cedar) and several with ornate brickwork, especially the Farmers Savings Bank at 101 4th St. West (Fig. 4). Tall, intact historic chimneys are also found atop at least two prominent district buildings, the Star Drug Store at 129 4th St. West (Fig. 5) and the Bacon Building across the street. These are unusual features to remain intact, especially on these buildings, which are two of the oldest in the district.



Figure 3 The 1870 Bacon Building (324 Cedar St.) cornice may be of wood. Tallgrass Historians LC, 2015



Figure 4 Farmers Savings Bank (101 4th St. W.) has both metal and brick cornices. Tallgrass Historians LC, 2015



Figure 5 Fred Maurer's Cash Store building (112 4th St. W.) Tallgrass Historians LC, 2015

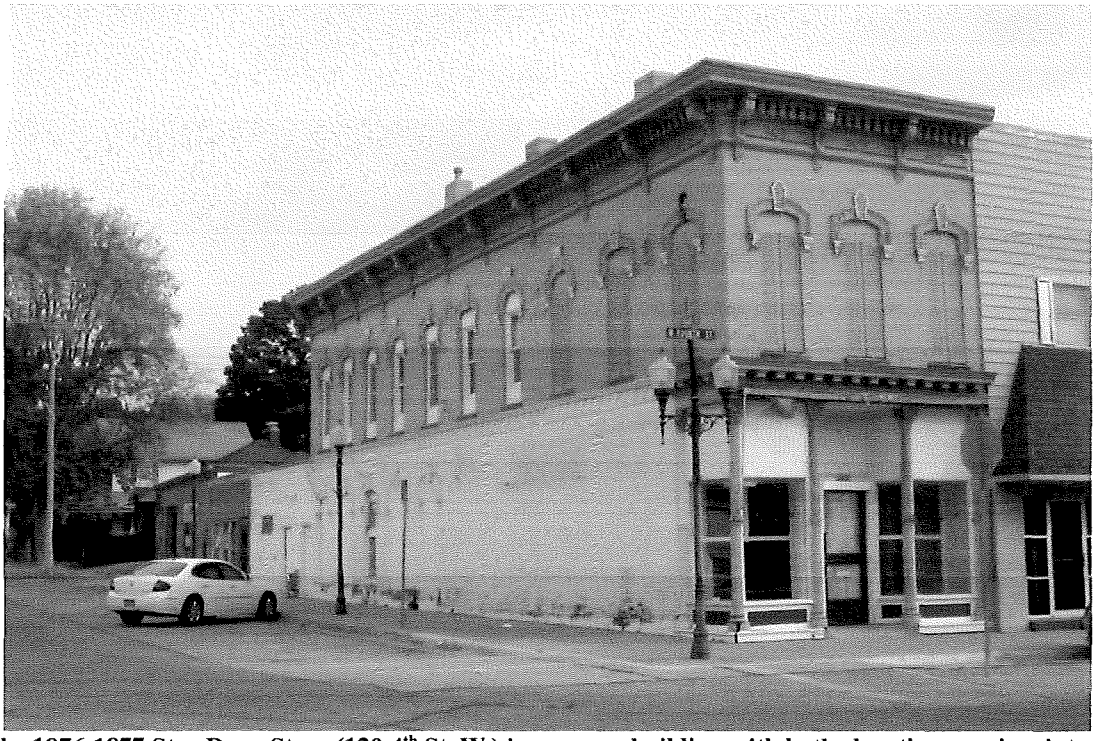


Figure 6 The 1876-1877 Star Drug Store (129 4th St. W.) is a corner building with both elevation cornices intact as well as several original chimneys. Tallgrass Historians LC, 2015

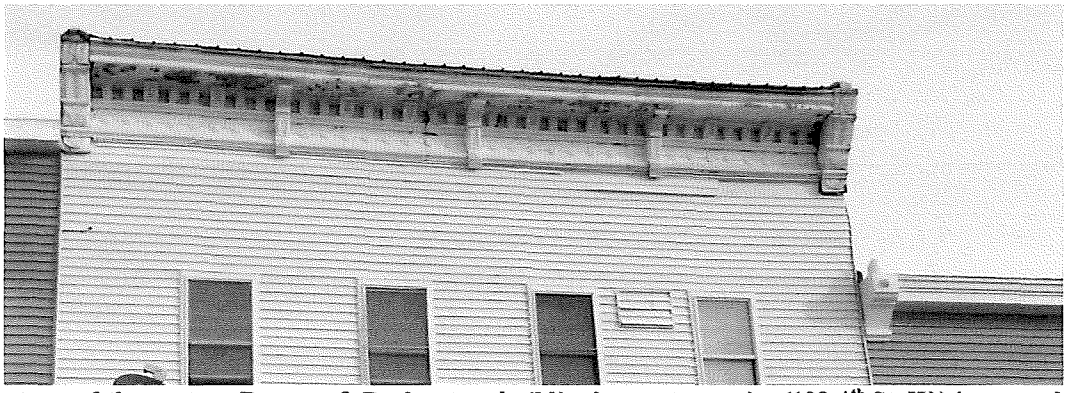


Figure 7 The turn-of-the-century Downer & Derby store building's ornate cornice (109 4th St. W.) is pressed metal that is showing some rust. Tallgrass Historians LC, 2015



Figure 8 The south three bays of the Reed Building(313-315-317 Cedar St.) also have pressed metal cornices . Tallgrass Historians LC, 2015

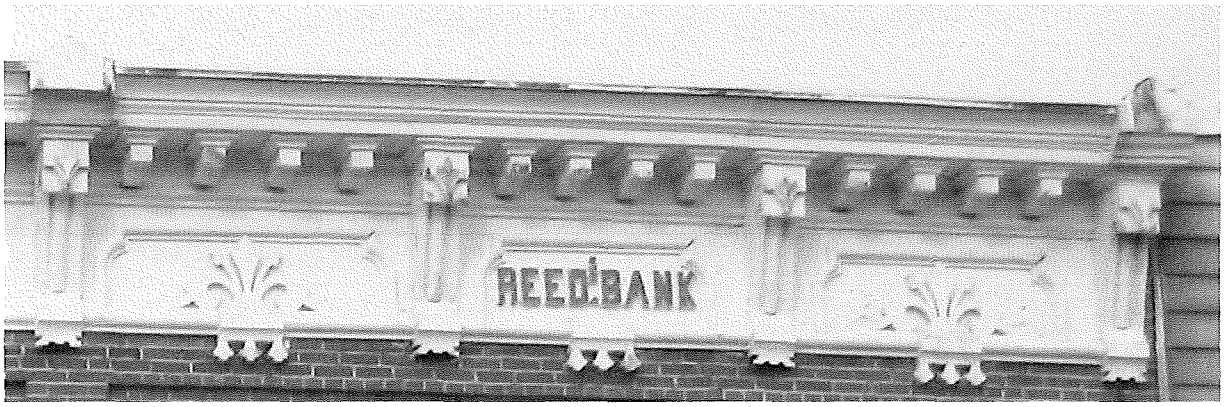


Figure 9 Detail of "REEDs BANK" cornice. Tallgrass Historians LC, 2015



Figure 10 The Baerwald Harness Shop/IOOF hall (309 Cedar St.) and its neighbor (311 Cedar St.) have well-detailed brick cornices. The IOOF cornice is a framed corbel or mousetooth design, while the other building on the right exhibits an arcade pattern that is classically inspired. These two buildings were built soon after the 1874 fire that destroyed this block. Tallgrass Historians LC, 2015

COUNTING SYSTEM FOR BUILDINGS

Generally, the counting system for buildings within the district is based on the original historic configuration of the building and its separation from adjacent buildings by structural walls and building dates, and not by internal store units. Therefore, a block building constructed as a structurally identifiable building separate and distinct from adjacent buildings but having any number of internal store unit divisions, would count as only one building even though it might have two or more storefronts or internal store units. Two exceptions to this general format exist because they appear to have been constructed for separate rental or lease arrangements from the beginning. In other words, the builder's intent was to construct two or more discreet units unified behind a single façade, which would function as unrelated separate spaces. The examples are 119 and 121 4th Street W. (both noncontributing due to integrity problems), and 313, 315, 317, and 319 Cedar Street (3 contributing; 1 noncontributing due to integrity).

PROPERTY TYPES UNDER *IOWA'S MAIN STREET COMMERCIAL ARCHITECTURE* MULTIPLE PROPERTY LISTING

The Wilton Commercial Historic District as a "Property Type I: Commercial Districts" meets the registration requirements set forth in the *Iowa's Main Street Commercial Architecture* Multiple Property Document (2002) under Criterion A by reflecting the development and growth of the town of Wilton as a small regional market town and an important repair-shop location for a mainline railroad. Within the taxonomy of the MPD, there is one known Type II first-generation *wooden* store building remaining in the

district, the Wilton Candy Kitchen. A second one was recently pulled down due to its deteriorated condition. Another two are likely first-generation wooden buildings, but are now hidden completely behind façade cladding and, therefore, classified as Type V buildings. A revealing historic photograph from about 1873 indicates most buildings on the west side of Cedar Street that predated the devastating fire of 1874 were small, wooden false front shops. Other first generation buildings appear to have been brick buildings, although it is difficult to be certain there were no prior buildings, wooden or otherwise, on these lots. The assumption of their first-generation status, therefore, was based on their location within the district and their construction dates during the prosperous days between the Civil War and 1881 when the railroad abandoned its Wilton repair shops. Many of the remaining brick buildings are Type III (Second Generation) or Type V (Remodeled and Later Additions). Specialized buildings such as the railroad depot are classified as Type IV resources. There are also several modern infill buildings (Type VI). Classifications are included in Table 1 below.

INTEGRITY OF THE DISTRICT

The integrity considerations stated in *Iowa's Main Street Commercial Architecture* MPD are relevant to the Wilton Commercial Historic District and help explain the changes that have taken place over time in the district and to the buildings within it. These considerations, taken from page 38-39 of the MPD, are as follows:

> When viewing a district of buildings and secondary resources, it is necessary to understand that most commercial districts are composed not of just one building type or another. More likely there will be a mix of building types, construction periods, and remodeling face-lifts present, representing an evolution of the district over time. Evolution and change over time are fundamental characteristics of nearly all Iowa commercial districts, especially at the street level.
>
> Judgments about the integrity of the district will take into consideration the expected alterations and typical motivations of Main Street tenants and owners. Change is a constant on Main Street because merchants treated their storefronts as an important way of inviting shoppers–both pedestrian and rolling–to stop in and buy something. Nineteenth and twentieth century merchants have generally linked attracting customers with having an updated and remodeled storefront composed of the latest materials and styles. Storefronts at the street level show more alterations than on the upper floors. Alterations range from stylish updates that reference specific popular architectural influences to piecemeal projects conducted over a longer period of time, perhaps by several tenants or property owners. Large upper floor window sashes are replaced by smaller windows and the excess space bricked in or filled with plywood. Sometimes these windows are simply covered over. Stamped sheet metal cornices are often missing at the roofline.
>
> Since change is the historic factor present from Main Street's inception, a greater degree of alterations can be accommodated in a commercial district before the integrity of the district is seriously compromised. Essential characteristics such as massing, survival of the historic pattern of fenestration and storefront composition, and contribution to the street's overall profile are key components. Where a building's façade is hidden behind new materials, much of the original, historic fabric may still be present underneath since merchants had little motivation to spend more on a remodeling project than was commercially practical or necessary. Still, the application of an overlay material like metal siding or Perma-stone may have necessitated removal of projecting architectural elements. Inspection behind the cladding should be performed where possible in order to gauge the extent and condition of original features intact underneath. If a building is completely hidden behind

materials that were applied after the period of significance and no inspection underneath is possible, then that building will be non-contributing to the district. The building should be reevaluated, however, if and when the cladding is removed...

Not all changes and alterations to the buildings within the Wilton Commercial Historic District have been the result of intentional merchant remodeling projects or property owner activities. Repeated fires, both major and minor, have damaged facades and destroyed entire buildings. Brick-pattern metal siding that exists in the district today and was even more predominant in the past reflects the protective response of building owners concerned about the next fire. Despite the changes and alterations however, taken as a whole, the essential physical features of the district's buildings and its historic layout are sufficiently intact to represent the district's significance to the community. Specific aspects of the district's integrity are as follows:

(1) Location – The district and its buildings remain in their original locations.

(2) Design – Some district buildings reflect the utilitarian commercial function for which they were built while others involve more aesthetics and a clear design scheme. The layout of the district, which extends along Cedar Street from near the railroad depot, north to the alley beyond 4th Street, with a pivot to the east along 4th Street reveals the anchor effect the railroad operations had on the commercial district's development. The visual rhythm set up by the designed and vernacular resources, represented most clearly by the rooflines, is historic and intact.

(3) Setting – With the possible exceptions of sidewalks and streets being paved or repaved, and sidewalk furniture (benches, waste cans, street lights, etc.) and signage changing periodically, the setting of the district is essentially unchanged.

(4) Materials – Buildings in the district maintain most of their historic physical fabric, though there are many presumed missing cornices and a few facades that are completely obscured by modern materials. Also, upper level windows are frequently changed out for smaller, modern replacement sashes. The most significant loss of historic materials is at street level where display windows and entrances have often been modernized, sometimes repeatedly.

(5) Workmanship – Workmanship is best revealed through the skills of the masons who laid up the brick walls and stone trim, created the fenestration openings, and on occasion trimmed the façade roofline with a decorative brick pattern different from the walls.

(6) Feeling – Viewed together, the district's contributing buildings express the nature of a particular place and community type – the small Midwest market town – as well as the long evolution and ongoing history of that place.

(7) Association – The attached commercial brick buildings reflect the retail pulse of the town; the town hall and post office represent the presence of civic government; and the depot remembers the deep importance of the town's transportation history. These buildings – virtually all open to the public – reflect the communal nature of the commercial district, as opposed to the more private nature of the residential neighborhoods beyond.



Figure 11 In this early and undated, but ca. 1880, photograph, the camera is at the foot of Cedar Street by the railroad tracks and looking north up Cedar. To the left is the block destroyed by the disastrous 1874 as it appeared shortly after being rebuilt – largely in brick. The "CLOTHING" sign is approximately in front (but not necessarily a part) of the Baerwald Harness/IOOF hall (refer back to Fig. 10). The four bays of the Reed Building are clearly visible. Beyond are the two-story, probably wood-frame, buildings (one sporting a second-story awning) that later were destroyed in an 1892. The D.G. Agnew drug store was next to Reed's Bank and two doors up was the C.B. Strong grocery and fruit store. The farthest building from the camera on this west side of Cedar was the W.F. Hayford hardware store (*Owen's Gazetteer and Directory of Muscatine County, Iowa,* 1879). In 1886, the Union Bank was built on this choice business corner. On the right or east side, the corner and one upper window of Star Drug is visible as the most distant building, with the Bacon Block across the street. Midway on the east side block is the 1856 falsefront (future home of the Wilton Candy Kitchen), the oldest extant building in the historic district. Buildings seen here between the Bacon Block and the 1856 falsefront were demolished in the late 1980s leaving a greenspace. Provided by the Wilton Development Corporation

TABLE 1

ADDRESS, *HISTORIC NAME*, COMMON NAME, OR PROPERTY TYPE IF NO NAMES ARE KNOWN BUILDING ORDER WAS DETERMINED BY PREVIOUS SHPO RECORDATIONS	YEAR BUILT ASSESSOR'S DATE GENERALLY USED UNLESS NOTED OTHERWISE WITH A SOURCE OR A CIRCA DATE	DESCRIPTION, HISTORY, & COMMENTS SEE SHPO/WDC SITE INVENTORY FORMS FOR ADDITIONAL INFORMATION "SANBORNS" REFERS TO FIRE INSURANCE MAPS "HISTORIC PHOTOS" REFER TO THOSE IN THE WDC COLLECTION SEE SECTION 9 FOR FULL SOURCES	PROPERTY TYPE UNDER IOWA'S MAIN STREET COMMERCIAL ARCHITECTURE MPD	EVALUATION C=CONTRIBUTING *NC= NONCONTRIBUTING *NC BUILDINGS THAT ARE HIDDEN BEHIND MODERN CLADDING SHOULD BE REEVALUATED IF THE CLADDING IS REMOVED IN THE FUTURE
Wilton Commercial Historic District	1856 - 2009	Approximately 3½ blocks, L-shaped retail shopping district of 1- and 2-story, mostly brick commercial buildings.	I Criterion A	Eligible for the NRHP
117 4th St. W *Scott & Johnson* grocery; *Scott & Blanchard* (name not confirmed); *A[shton].T. Nelson Hardware; Johnson's Opera House; D[uard].V. Smull Hardware*	1878 (Nelson family records) 1879 (*Wildasin*)	Red brick, 2-story, central 1st story entrance with offset door to upstairs, four 2nd story windows; tallest building on block in order to accommodate top-floor opera house; ornate Italianate metal window hoods; cast-iron storefront columns are extant. Extant opera house features include: seating risers above the front upstairs apartment (former offices), possibly a staircase hidden behind a later partition, backstage "guides" for scenery or backdrops; also the first floor may still have its original ceiling above a modern drop ceiling (owner Fred Grunder and WDC director Becky Allgood, emails 1/2015). The A.T. Nelson signage in the form of a huge ax that hung over the sidewalk is preserved at the local historical museum housed in the Rock Island depot. Alterations to the exterior include missing roofline cornice and pediment; 2nd-story windows are reduced-size replacements; storefront altered. Nonextant date block can be read as both 1878 and 1879 depending on which historic image is viewed. Sources conflict on when and for whom this prominent building was constructed. A later owner, A.T. Nelson, says 1878 for Scott & Blanchard (*Wilton, Moscow & Yesteryear,* 147); Henry Wildasin claims 1879 for Scott & Johnson [n.p.]). The property's abstract has a gap between 1851 when Benjamin C. Kauffman bought it and A.T.Nelson's 1899 acquisition from a local bank. Henry W. Scott, from Pennsylvania, was 33 in 1878 and sold dry goods and groceries in Wilton by 1880 (federal census). Wilmer H. Johnson, also from Pennsylvania (where his father was a dry goods and grocery merchant), was but 22 in 1878. He was elected county auditor by the early 1880s. It's unclear what Blanchard was involved. Winslow I. Blanchard, a New Yorker, was 27 in 1878 and is remembered as a stock buyer rather than a merchant (*Wildasin*, n.p.) Ashton Thomas Nelson, future owner of the building and the hardware business, learned the tinner's trade from a K. Blanchard in 1890. Nelson would run his business for decades in the building and upon his death in 1937, his widow	II	C Contributes to the streetscape roof pattern; some opera house interior features extant Note: Any future survey of the half block north of the historic district and the alley behind 117 4th St. W. may want to explore any historical connections of alley storage buildings to the stores and shops on this block of 4th St. W.

TABLE 1

		sold the building to Duard V. Smull who continued the hardware business (abstract). The 2nd-floor opera house ran until c. 1900 after which the space was used by Nelson to display furniture. Later yet, Smull used it for seasonal storage (*Wilton, Moscow & Yesteryear,* 147). The building continued to be used as a hardware store until the 1970s, after which it was used as an auto parts store and, later, as apartments (city directories).		
310 Cedar St. *Wilton Candy Kitchen* (NRHP)	1856	Falsefront, wood-frame, 2-story, single bay storefront; central 1st story entrance; three 2nd-story windows. The sides are clad in pebbledash stucco, while the façade is clad in brick-pattern metal siding (likely since the 1870s or 1880s due to fires across the street). Alterations include a concrete block addition to the rear. Integrity has not changed since it was listed in the NRHP in 1992 however the building is thought to be leaning and in need of attention; locals are working on this. This building appears to be the earliest remaining and best example in town of a free-standing, falsefront, wood-frame store building. After housing the I.O.O.F. hall upstairs and serving various businesses downstairs, including a men's clothing store and tobacco shop (Sanborns), the building has been operated as a soda fountain shop since 1910. The original soda fountain operator was a Greek immigrant, Gus Nopoulos, whose son George and daughter-in-law, Thelma, then ran it for decades (George passed away in late 2015). Thelma, is the daughter of a Greek immigrant who worked on the nearby railroad. (Nopoulos family history, no date, no page; Wilton Candy Kitchen nomination)	II	C Listed in NRHP in 1992 Immediate future as a soda fountain uncertain, but new owner (2016) plans to continue its operation.
100 Railroad St. *Chicago, Rock Island & Pacific Railroad: Wilton Depot*	1898	Red brick, 1-story hipped roof Chicago Rock Island & Pacific RR passenger depot with a large baggage room. Multiple, irregularly placed, entrance doors and one-over-two sash windows on each side. The building has been rehabilitated and operates as a local museum with limited hours or by appointment; City owned. Integrity is good. This is the second permanent depot in Wilton and post-dates the days when Wilton was a division point with repair shops. It was part of a late 19th-century improvement program by the Rock Island.	IV	C Listed in NRHP in 1988
118 4th St. E *United States Post Office*	1960	Mid-Century Modern styling; 1 story, red brick with large wrap-around glass corner and white metal trim; smaller windows positioned high on side walls; still operating as the town's post office; unaltered. May be an example of the Post Office Department's $1.5 billion building program announced in 1959 through which small post offices would be financed by private investors and leased back to the government for long terms (Lee, *Architects to the Nation,* 290).	IV	C

TABLE 1

304 Cedar St. *Wilton Milk Products Co.*, cheese factory complex (4 buildings)	1940 through 1955	Located across the street from the railroad tracks and depot, this complex of 4 tile-block buildings produced cheese until c. 1979; main building on corner has a flat roof, large glass-block windows looking onto Cedar and, around the corner on Railroad there are 1-over-1 sash windows and narrow casements; windows and entrance doors are irregularly located. The two other buildings have gabled roofs over tile block walls, with few windows (boarded up and larger, double doors; the small arched-roof building has a new façade since 2013; evaluated in 2014 through an unrelated §106-type study as NRHP-eligible as a small district under Criteria A and C.	IV	C
104 4th St. E *Wilton Town Hall*	1939	Davenport, Iowa architect Howard Muesse designed this WPA-funded town hall in the Colonial Revival style; red-brick, 1-story, hip roof, extensive use of white wood trim includes broken pediments and columned doorway surrounds. Alterations include modification of the 16x16-light windows to a three-sash format (9x9 over 1); reshaping of the belfry's roof, and removal of roof dormers prior to 1963; construction in 1963 of a compatible addition to west end for the fire department trucks. The August 1938 "project proposal" to the Works Progress Administration states: "Town needs new Town Hall badly. At present building in deplorable condition. Sponsor does not have funds to carry out construction of proposed building, but with Federal aid this will give the Town of Wilton Junction a modern town hall as well as new library – fire station and Community hall." The idea was promoted by the local Lions Club and supported by women's groups, including the Garden Club (Council minutes; *Advocate-News*, "Historic Bits" column by Curtis and Frances Frymoyer, various dates in Oct. and Nov., 1983).	IV	C
129 4th St. W *Star Drug Store*	1876 - 1877	Prominent corner location, 2-story, solid brick building with strong Italianate styling consisting of an ornate roofline cornice with brackets, decorative window hoods, and a nearly intact glass and cast iron-column storefront. Central 1st-story entrance flanked by large display windows, supported by cast iron columns, three tall windows on façade (clad by closed louvered shutters), 8 similar windows along long side elevation. One of 5 notable Wilton buildings mentioned in Gebhard and Mansheim, *Buildings of Iowa* (1993). Alterations include reduction in storefront window glass surface area, some sidewall ground floor windows toward rear of building are bricked in; storefront and interior have high degree of integrity. Built for Drs. A[lbert]. A. Cooling and C.E. Witham, who operated	II	C Individually eligible under Criteria A, B, and C The subject of a tax credit project initiated in 2014.

TABLE 1

		a pharmacy downstairs and had offices toward the rear of the building (sources conflict on whether their office was on the 1st or 2nd floor). Witham appears to have left town relatively soon after construction of the building. Cooling advertized himself as a physician and surgeon. An attorney and the mayor in 1879 had offices on the second floor and there was at least one residential room on the second floor too, occupied by a clerk employed downstairs (*Owen's Gazetteer*, 115, 121, 122). Cooling, who was responsible for Star Drug's construction in 1876-77, was also responsible for construction in 1894 of the Wilton Savings Bank building next door at 127 4th St. W. In addition to being a physician and surgeon, Cooling had deep interests in local banking too. At some point, probably in the 1880s, Cooling became President of the Farmers' & Citizens' Bank (not to be confused with the extant Farmers Savings Bank at 101 4th St. W), formed in 1874 with another successful local businessman, Frank (Francis) Bacon, as the initial President. When its 20-year state charter expired in 1894, Farmers' & Citizens' was rolled into the newly chartered Wilton Savings Bank, of which Cooling was by then President. Cooling gladly surrendered the façade of his Star Drug's eastern stairwell bay for the bank's construction. The strategy made the bay appear to be part of the new Wilton Saving's Bank, though the stairs inside still served the upstairs tenants of Star Drug. The trick made the bank's façade look larger and grander than it actually was.		
110 4th St. E *Lange's Garage* (1946-1969); Ribeye Café (1977-1978) Junction Lounge	1945 1946 (*Wildasin*)	Unadorned mid-century, 2-story, flat-roofed commercial building; offset front entrance and one slider window on 1st floor, three sash windows on 2nd, all fenestration is irregularly placed. Building is free standing; asbestos-shingle and brick veneer upper story over concrete block lower; concrete trim; modern wood awning over front entrance. Alterations include reduced-size window replacements on ground floor and the overhead door on the east edge of façade is filled in. Asbestos shingles may not be original. A c. 1945 historic photograph suggests the original paired windows are similar to the present windows; also, the setback of this building (its placement on the lot) was the same as the button factory neighbor (nonextant; now site of U.S. post office) to the east; also the historic photo shows gas pumps between the street and front of the building (undated historic photo collected by volunteer researchers; source unknown).	V	C
108 4th St. E *White Pigeon Insurance Co.* Mead Law Office (1960-?); Scieszinski Law Office (current)	1940	One-story, gable front, raised foundation office building; red brick veneer with masonry window sills; 3x1 window sashes; pedimented front door surround centered on facade. Influenced by the Colonial Revival town hall built next door in 1939. The business was organized in 1872 in the "White Pigeon School House" and its secretary was housed in various other locations until this first office was constructed *(Wildasin)*. White Pigeon Insurance Co. left this building when it moved across the street	V	C

TABLE 1

		to 105 4th St. W, the larger purpose-built office building it constructed in 1960.		
No address, but on Maurer St. near Railroad St. metal pole building	1962	Shop building behind city hall; used by City of Wilton; large overhead door and smaller pass door at the Maurer St. gabled west end, porch canopy runs the length of the long south side; canopy overlooks green space to the south and the railroad tracks beyond. Sanborn from 1895 indicates the green space was the former site of the Wilton Burr Feed Mill, which was gone by 1901 with nothing ever rebuilt here.	V	C
101 4th St. E *Jake's Market* Jeff's Supermarket	1966	Metal sided and roofed, 1-story, shallow roof, corner location with drive-under canopy for loading groceries, and side parking lot; 2 fixed windows on gable end facing 4th St. E, and double door entrance around the corner under the canopy. Canopy is supported by brick piers terminating in a brick planter box; canopy suggests Mid-Century Modern influence; historical importance as a transition from small local grocers to larger "super markets." First location of Jake's Market extant nearby (125 4th St. W; noncontributing due to poor integrity) Alterations include cladding the front brick entrance area with vinyl siding. This is the former site of a large agricultural implement facility, the J. H. Wacker Implement Co., constructed between 1895 and 1901 (Sanborns).	V	C
104 4th St. W Wilton Bank	2003	One-story, hipped roof, with brick veneer and masonry quoining on front corners; centered front entrance flanked by large windows. Former site of small, free-standing gas station building constructed by 1922; pumps in front and paved driveways entering from both 4th and Maurer Streets; was a DX station in 1938. A "feed shop" occupied this lot prior to the gas station (Sanborns 1922, 1909; Muscatine *Journal & News Tribune*, 3/30/1938).	VI	NC Modern
Maurer St. at Railroad St. Ruth Elder Park Shelter	2009	Grassy corner lot with a winding brick path leading from public sidewalk to an open-sided, gable-roofed structure with picnic tables. Former site of Economy Lumber Co. (Sanborns, 1909-1939)	VI	NC Modern
112 4th St. W *Maurer's Block; Fred Maurer's Cash Store*	1876 (date block)	Large and impressive, Italianate 2-story solid brick block; stone belt course, sills, and ornate window hoods; elaborate metal cornice extant; two off-set entrance doors and three double-hung sash windows on ground floor; 6 windows evenly spread out on 2nd story. Originally had two wide traditional storefronts (double doors flanked by huge display windows) on either side of a central single doorway leading to the stairway to upper floors. Among others, a Justice of the Peace and a dentist had offices on the second level in 1879. There were also residential quarters on this floor (*Owen's Gazetteer*, 121, 124). Alterations include reduction of 2nd-story windows (originally	II Or III	C

TABLE 1

		large 2x2 sashes) and storefront windows between cast iron columns (columns hidden but likely extant); removal of pediment with date block above cornice; addition of wooden canopy over storefront. The decorative pressed-metal cornice is extant. Born in Switzerland in 1848, just about the time settlers were filtering in to the Wilton area, Fred Maurer operated a general merchandise store in Wilton for more than 6 decades (Obit., *Wilton Advocate*, 1/29/1931). Along with the Bacon Block (324 Cedar St.) at the west end corner of this block, Maurer's Block represents the efforts of profitable local business operators who contributed to the town's commercial success and invested significantly in building the downtown. This is an early form of the evolving "department store" business type of the late 19th century (see Chandler, Jr. *The Visible Hand* [1977], 224 et seq.; also Leach, *Land of Desire* [1993], Part I).		
114 4th St. W *M.C. Ott's meat market;* *City Meat Market*	1872 Rider & Stevenson 1878 (assessor)	Small 2-story brick building with an ornate cornice and upper-story window hoods; hoods with brackets, a pediment, and shell motif are Italianate influenced. The 1st story has a central entrance flanked on one side only by a large fixed-glass window. The 2nd story has three evenly spaced windows. Alterations include upper-story window replacements; store front alterations and a wooden canopy shared with 116 4th St. W. next door to the west. The abstract for this lot contains a long gap (1851-1948) but ownership of the property appears to have been connected to its neighbor to the west (116) since the beginning. Rider & Stevenson state "In 1872 M.C. Ott built the brick meat market on the south side of Fourth street." Reading the abstract and historic photos of 114 and 116 together suggests the meat market probably consisted of both buildings, 114 being the retail meat shop with apartment quarters overhead, and 116 being constructed as cold storage for the business. Ott later went into the grain elevator business. Ownership of 114 and 116 remained shared until the late 20th century.	II	C

TABLE 1

116 4th St. W *Meat market cold storage*	1872 Rider & Stevenson 1878 (assessor)	Small 2-story brick building with size, scale, and features similar but not exactly like its neighbor at 114th St. W. Roof is a shallow-pitched, hipped roof; stone sills and flat stone lintels on the upper story. Lacks the Italianate influence of its neighbor. The 3 evenly spaced 2nd floor windows were blank and bricked in since at least 1895 (Sanborn) but almost certainly since it was built. Today the central window is still blank, but the other two hold sash windows. At ground level, there is a central entrance flanked by fixed glass windows similar to the one next door at 114 St. W. The decorative cornice is intact. See 114 4th St. W. for shared ownership information. Historic photos reveal that not only were 2nd story windows blank, but the ground floor fenestration also was limited to a small central door flanked by two small windows. The reveals for this ground floor fenestration are unusually deep suggesting the cold storage function dated to its construction, likely in 1872. Sanborns and historic photos indicate this building continued as "cold storage" for the meat market next door (114) to at least the 1910s. By 1922, this building had been converted to house the retail meat market itself and s more traditional storefront surely was added at this time; at the same time, the neighbor at 114 was being used as a bakery (Sanborn). A historic photo from c. 1955 shows this new traditional storefront with large display windows.	II	C
118 4th St. W *Grocery warehouse; grocery; "Doc" Whetstine's office on upper floor;* Chamber of Commerce	1850s to 1870s (assessor date is circa 1898)	Small 2-story, (probable) wood-frame building; gable roof behind the falsefront facade. Unfortunately, all surfaces are clad in replacement materials and all façade fenestration is modern. There is a central entrance flanked by two casement-style windows and an offset side door on the 1st story. On the 2nd story is a squared oriel containing two double hung sash windows, with similar single windows on either side. The 1895 Sanborn shows a 2nd-floor balcony and c. 1900 historic photo shows a central door opened onto this balcony, but the balcony is absent. The present square oriel replaced the balcony by 1922 (historic photo). The building's rear wall (and perhaps façade) was covered in brick-pattern metal siding (visible in the background of a 1938 photo of Doc Whetstine). Building should be re-evaluated if the Permastone (artificial stone) and replacement siding are ever removed. Interior inspection of basement and attic might clarify construction era. The abstract has a gap in ownership from 1851 to 1925. Sanborns indicate this was a grocery warehouse, no doubt for the grocery store next door (120 4th St. W) in 1895, and a grocery store itself in later years (1901, 1909, 1922). The 2nd floor held the office of the long-time town doctor, Dr. G.A. ("Doc") Whetstine, who practiced in Wilton from 1935 to 1970 (*Wilton, Moscow and Yesteryear).*	II	NC Integrity
120 4th St. W *Grocery, hotel and*	1870s circa	Small 2-story, (probably) wood-frame building, gable roof behind the falsefront façade. Storefront consists of an offset entrance	II	NC Integrity

TABLE 1

restaurant; Duffe Oil Co.(1925-1949+)	(assessor date is 1888)	door with large glass panes filling the space from door to far side wall. Overhead on the 2nd story are two small, evenly spaced sash windows. Unfortunately, all surfaces are clad in replacement materials and all façade fenestration is modern. Building should be re-evaluated if the replacement siding is ever removed. Interior inspection of basement and attic might clarify construction era.		
101 4th St. W *Farmers Savings Bank*; "Doctor Mason's Office"* on the second floor *Not to be confused with the Farmers' & Citizens' Bank, estab. in 1874, which became Wilton Savings Bank, estab. 1894.	1904	Narrow but long 2-story, free-standing, prominent corner bank building; solid brick with a canted corner entrance facing the intersection; 2 fixed-pane windows beside the corner entrance on the 1st-story 4th street façade with one window on the 2nd story over the entrance. On the 2nd floor there are 7 evenly spaced window openings, except for near the alley where they are more closely spaced. Below on the 1st story are 5 windows and 2 doorways. Both doorways are toward the rear/alley end of the side wall. Both long side walls are exposed and extend the entire length of the half block from 4th street to the alley on the north; long east elevation has elaborate brick corbelling at the roofline; narrow façade has an ornate painted (probably pressed metal) cornice and pediment showing Queen Anne influence; relatively rare intact enclosed exterior staircase to the doctor's office on the second floor of the west wall. Historic photos indicate the façade was clad in metal brick-pattern siding from the start, or at least by 1907 (likely as fire protection). Alterations include replacement of 2nd story east windows with smaller sashes, vinyl siding on the narrow façade, and remodeled storefront with a wood awning. Organized in 1905, the initial bank president was Charles C. Kaufmann, who was a Cedar county farmer until 1933 when he moved to Wilton (Obit., *Muscatine Journal & News Tribune*, 2/10/1945).	III	C Contributing despite its impaired façade integrity because the majority of the building's 4 walls are exposed to the public and have a clear historic appearance. Integrity would be much improved by removal of the façade siding, which covers 2 windows.
105 4th St. W *White Pigeon Insurance Co.*	1960	1-story, brick- and masonry-clad office building with wider than typical façade because it replaced a small wood-frame marble-working shop with an open side yard used for displaying grave markers/memorials; narrow pedestrian alley between the building and its neighbor at 101; heavy cornice, multiple-light casement windows (two to the side of a central entrance with a larger window on the other side of the door), and white shutters indicate the Colonial Revival (Neo Colonial Revival) influence popular in the 1960s in the Midwest. The business was organized in 1872 in the "White Pigeon School House" and its secretary was housed in various other locations until its first office building was constructed in 1940 at 108 4th St. E *(Wildasin).* The business left the 1940 building for this larger purpose-built office building in 1960.	V	C

TABLE 1

107 4th St. W Shirli's Style Shop	1909 circa	Wide 2-story brick building with a decorative cornice that terminates in brackets at the side walls. At ground level, there are two store-like entrances plus an offset door to the stairway. Windows are restricted here to two sash windows beside one store door, and square fixed window beside the other. Overhead on the 2nd story are three evenly spaced sash windows. Building is completely clad in vinyl siding with replacement doors and windows; should be reevaluated if the vinyl is removed. Appears to be a replacement building for the earlier C. Hucke Farm Implements store, which was a frame building.	III	NC Integrity
109 4th St. W *Downer & Derby Furniture and Hardware Store*	1905 circa	2-story brick building with a single storefront under four evenly spaced windows at the 2nd level; the storefront's entrance is offset near the door to 2nd-story stairway. This stairway entrance still has its original millwork-catalog door; the cast iron column is extant between the two doors and the altered storefront; overhead at the roofline is a highly decorative cornice with brackets and dentils. Historic photo from 1907 indicates the upper façade was either painted brick or clad in metal brick-pattern siding (likely as fire protection). Alterations include vinyl siding on the second floor, replacement upper windows and a remodeled storefront with reduced glazing.	III	C Impaired integrity but capable of contributing because of its original street level features, maintenance of the four-window fenestration, and its decorative cornice.
115 4th St. W commercial building, converted to an office building; First Choice Real Estate	1890 circa	2-story, wood-frame (?) building with a central ground-floor entrance, an offset door to the staircase to the 2nd floor, and three windows on the second floor; roofline cornice and metal brick-pattern siding seen in historic photos are nonextant. Alterations include all replacement windows and doors; new upper window added; vinyl siding on the second floor, and brick veneer on the sidewalk level; no suggestion of a storefront remains.	V	NC Integrity
119-121 4th St. W *D.V. Smull Hardware Store Annex;* Sassy Style (119) *Dr. Whetstine Office;* The Puppy Spa (121)	1900	1-story building constructed with two functionally separate interior store bays, each independently owned; original metal façade cladding and decorative cornice nonextant. Entrances to each store space are next to each other on either side of the central dividing wall; 119 has 2 widely separated slider windows inset, while 121 has larger, adjacent sliders next to the space's entrance. Alterations include removal of original metal sheeting and replacement with modern siding; new brick and concrete cladding at sidewalk level; new windows.	V V	NC (119) Integrity NC (121) Integrity
125 4th St. W *Jake's Market;* Samantha's Dance Academy	1943 circa	Low, wide 1-story building with two doors and two large fixed windows; was first location of Jake's Market before a strong need for auto parking developed. By the mid-1960s, Jake's Market owner had built and relocated to a larger, more "modern" supermarket building at 101 4th St. E. Original flat canopy over sidewalk and large signage is gone.	V	NC Integrity

TABLE 1

		Alterations include new shingled decorative awning, brick veneer at sidewalk level, replacement doors and windows.		
127 4th St. W *Wilton Savings Bank*	1894 (*Wildasin*)	2-story brick building; offset 1st story entrance with a three-pane casement or fixed window next to it; two small windows set close together on the 2nd floor. At the time of its construction, the building incorporated the east-most bay (a stairway to the 2nd floor) of the older neighboring building next to it (Star Drug, at 129 4th St. W) so that at completion the new bank building had about the same width as the reduced-façade Star Drug building. The bank also was highly decorated with an ornate cornice and pediment, an oriel window and a large sidewalk level store window. A historic photo shows the bank's ground level was remodeled in the Streamline Moderne style, probably around 1940, with glass-block sidelights and a rounded white-metal entrance roof. All this is now gone on both the first and second stories. Alterations include removal of the decorative features, replacement vinyl siding, replacement windows and doors, modern shingled "awning" over the sidewalk level. Dr. A.A. Cooling, who was responsible for Star Drug's construction in 1876-77, was also responsible for the Wilton Savings Bank building. In addition to being a physician and surgeon, Cooling had strong interests in banking in Wilton. At some point, probably in the 1880s, Cooling became President of the Farmers' & Citizens' Bank (not to be confused with the extant Farmers Savings Bank at 101 4th St. W), which had formed in 1874 with another successful local businessman, Frank (Francis) Bacon, as President. When its 20-year state charter expired in 1894, Farmers' & Citizens' was rolled into the newly chartered Wilton Savings Bank, of which Cooling was also President. Cooling surrendered his Star Drug's eastern stairwell facade for the bank's construction. The strategy made the bay appear to be part of the new Wilton Saving's Bank, though the stairs inside still served the upstairs tenants of Star Drug. The trick made the bank's façade look larger and grander than it actually was. Unfortunately this important bit of downtown history has been lost to modern remodeling projects.	V	NC Integrity
410 Cedar St. *Wilton Telephone Company;* Advocate News	1955	Low, 1-story building clad in yellow Roman stacked-brick veneer (Roman because each brick has a narrow but long face; stacked because joint lines are not staggered). The façade has irregularly placed glass blocks that visually break up the monotony of the stacked brick; on the other side of the deeply recessed central entrance is a larger display window and an integrated, bifold-door telephone booth; overhead is a denticulated cornice that is actually a modern gutter. Overall, the building has a strong Mid-Century Modern appearance enhanced by the glass blocks, arranged in lively Alexander Calder-mobile like fashion.	V	C

TABLE 1

		Appears unaltered but for the gutter system. The first telephone lines in Wilton were installed in 1898 with the "central office" and operator located in the back of a clothing store downtown. In 1901 a number of influential merchants incorporated the Wilton Telephone Company, housing the office first in the Bacon building (324 Cedar), then in the Star Drug Store (129 4th St. W), then in an existing 2-story house on the site of the present building, and finally in this purpose-built telephone building (*Wildasin).*		
408 Cedar St. commercial office building; Durant-Wilton Food Pantry	1950	Low and narrow, 1-story office building perhaps built as a small insurance office; yellow brick veneer with masonry trim; masonry planter box outside and under large 3-part windows trimmed in white metal sash; entrance door is offset to one side. Alterations: The present windows appear to be replacements for a 9-large-light fixed window, based on a historic photo.	V	C
324 Cedar St. *Bacon Block; Bacon Building; Wilton Herald* on the second floor	1870 (Rider & Stevenson) 1869 (assessor)	This large and impressive, painted, double brick store building is 2-stories high and occupies a corner lot at the historic main intersection in the district. Its Cedar St. façade has two wide bays separated by a brick pilaster, its longer side wall occupies four such bays separated by brick pilasters. Brick corbelling creates a sort of belt course to visually separate the upper and lower stories; the prominent bracketed cornice at the roofline survives (as do two crown chimneys). Second floor windows (3 to a bay) on the façade have masonry (probably) hoods with prominent keystones and no drops; the 8 2nd-story windows on the 4th St. side wall (2 to a bay) have rounded headers with prominent keystones and no hoods. At ground level, the main façade has two storefronts (north side has a central entrance, south side entrance is offset); the side wall has no storefronts but a door toward the east end wall corner may once have been a secondary storefront or office; the styling of this building is early Italianate. Alterations include reduced-size upper story replacement windows and storefront remodeling although there are still two storefronts with large display windows. At the west end of the 4th St. elevation, near the corner, a window has been replaced by two small fixed windows; an exterior side staircase on 4th St., which was not original, has been removed; blank ground floor windows may be original to preserve interior wall space (similar to Star Drug across the street), or at least early modifications for the same purpose. Frank (or Francis) Bacon arrived in Wilton in 1856, making him one of the true pioneers of the town. He first worked for and, in 1860, bought out J.J. Rider's mercantile business. Bacon was briefly in partnership with Charles McIntire, but by 1889, the latter was a merchant in Rock Island, IL. After Bacon's death in 1905, his son Charles C. took over the store until his death in	II	C

TABLE 1

		1923. (*Owen's Gazetteer,* 118, 123; Rider & Stevenson; *Portrait & Biographical Album,* 400; *Wildasin*). Bacon Block rivals Maurer's Cash Store building a block to the east for its impressive character and association with long-time business operators who contributed to the development of Wilton's commercial success and the building of its downtown. Bacon and then his son sold dry goods, notions, hardware and more. A historic photos shows shoe boxes and children's toys also. Like Maurer's, the Bacon family business may represent the evolving form of retail business later called a department store (see Chandler, Jr. *The Visible Hand* [1977], 224 et seq.; also Leach, *Land of Desire* [1993], Part I.)		
405 Cedar St. *Masonic Temple – Lodge #167*	1926 - 1927	Designed by architect Henry William Zeidler, the Masonic building has a decorated and vaguely "temple form" façade and plain utilitarian sides; the façade has a raised Bedford stone foundation and squares of this stone are used as trim around the fenestration, which includes a central door flanked by wide single window openings now containing paired smaller windows. The facade also has a stone belt course above the three upper floor windows (which are similar to the lower windows), and stone is used as capitals for the engaged pilasters that divide the facade into three bays. The ground-floor front door, in the center bay, has an elaborate stone surround that includes a bracketed lintel; walls are of brown face brick with matching mortar. The interior is extremely intact with a meeting room and related Masonic paraphernalia, as well as a lower level dining hall, sitting parlor, Masonic display rooms, and other spaces used by the fraternal organization. The Masons still occupy the building but are much reduced in number than when this Lodge was constructed. Alterations include replacement paired windows for the original pairs. The Lodge received its charter in 1863 and met in more than one location before this edifice was constructed. For example, in 1909, there was a Lodge Hall on the second floor of the Bacon Block (Sanborn), and the 1922 Sanborn indicates the Masonic Lodge occupies a 2-story building (probably frame) at the east end of 4th Street, where the current Town Hall now stands (104 4th St. E) (*Wildasin*).	IV	C
403 Cedar St. Matthew Office Supply	1898	1-story building clad in irregular red brick; offset recessed front entry with a fixed or slider casement window next to the entry. Alterations: This is either a completely modernized (1970s or 1980s) older building if the assessor's date is correct or it is a modern replacement.	V	NC Integrity/Modern
401 Cedar St. *Union Bank*	1886 *(Wildasin)*	2-story solid brick, freshly painted, bank building; is influenced by the Romanesque style; located on the main intersection of Wilton's commercial district; prominent canted corner entrance terminates above with a tall angular tower with a steeply pitched	III	C

TABLE 1

		roof; stone foundation, masonry water table; masonry beltcourse above 2nd story windows; dentil trim at juncture of vertical walls and roof; round-arched windows looking into the bank space inside at the front of the building with flat lintels on other windows; roof is gabled at the east end beside the tower and hip framed at the west end; rare and apparently original enclosed exterior staircase to the historic dental office on the second floor is extant. A brick veneer addition attached to the west rear wall of the bank building by 1895 is now clad in modern siding. Alterations to Union Bank include: replacement of windows with smaller sizes; infilling upper arch of the rounded bank windows with solid material; new doors; roofline cresting is gone. Union Bank was organized in 1878 and Samuel Wildasin is credited with its formation. Wildasin was a farmer who at the time was serving on the board of the Farmers' & Citizens' Bank (est. 1874). He became the first President of Union Bank. In 1886, the bank moved from its quarters in Maurer's Block (112 4th St. W) into this new building, which was built on the former site of W.F. Hayford hardware & agriculture implement building (see Figure 10 in Section 7 for image, *Owen's Gazetteer*, 121; *Wildasin*; *Portrait & Biographical Album*, 660)		
325 Cedar St. *C.B. Strong's Dry Goods; Lamp's Groceries and Dry Goods;* Wilton Dental Office	1875 circa (*Wildasin*)	2-story corner building clad in vertical metal siding except for the ground-floor façade, which has red brick veneer; canted corner entrance; replacement windows throughout, which include two small 2nd story sash windows over a four-pane casement window below on the Cedar Street side, and only two small, widely separated, 2nd story windows on the 4th St. W side (with no 1st story windows). A once-architecturally important building on the main intersection of the town's commercial district; partially rebuilt following an 1892 fire. If the metal siding is ever pulled off, the building should be reevaluated.	V	NC Integrity Re-evaluate if cladding removed.
323 Cedar St. Shirk Photography	1898	One of two adjacent 1-story buildings constructed following an 1892 fire that totally destroyed the prior buildings; both have been completely modernized with new materials leaving no hint of the original facades (*Wildasin*). The storefront consists of an offset entrance with the rest of the façade filled by large, fixed, plate glass windows separated by wide ornate wood columns. Sanborns indicate the store has been both a clothing and a dry goods store at different time.	V	NC Integrity
321 Cedar St. Blooming Ideas	1898	One of two adjacent 1-story buildings constructed following an 1892 fire that totally destroyed the prior buildings; both have been completely modernized with new materials leaving little hint of the original facades; a small length of the original cornice is extant on this building (*Wildasin*). The storefront now has an offset entrance, with large plate glass windows separated by modern white columns. Sanborns indicate this building has been an agricultural implement store, a dry goods store, and a motion	V	NC Integrity

TABLE 1

		picture theater.		
319 Cedar St. *Reed Building* (north storefront; 4th bay) Serendipity Salon	1875	2-story brick store (northernmost) bay in a 4-part building constructed by town-builder J. R. Reed to be used as four functionally separate businesses. The 4-part brick block was built soon after an 1874 fire that devastated the entire west side of the 300 block of Cedar Street. Another, smaller fire (in terms of the number of buildings damage or destroyed) in 1892 next door to the north (see 321 and 323 Cedar St.) may have damaged this bay. The ground floor now has an offset entrance to the interior business, and at the opposite end of the façade, another offset door to the interior 2nd floor stair case. In between is a single fixed-pane window. Overhead on the 2nd story are two small, widely separated sash windows. Alterations include complete cladding of the façade with siding on the upper floor and Permastone (artificial stone) or limestone veneer on the ground floor; new doors and small replacement windows; the central 2nd story window is covered by the cladding. These severe changes *may* have been necessitated over time by the 1892 fire damage. Re-evaluate if cladding removed.	V	NC Integrity Re-evaluate if cladding removed.
313-315-317 Cedar St. *Reed Building* *Reed Bank,* *Leith Building*	1875	2-story, 3-bay block constructed (along with a 4th bay, see above 319 Cedar) following a devastating 1874 fire; stone foundation; brick walls; extremely ornate pressed metal cornice at roofline with brackets, dentils, and panels, one of which has "REEDs BANK" in raised letters; 2nd story windows (3 to a bay) have round-arched headers with prominent keystones; two storefronts (313, 317) remain nearly intact but for the display glass (central recessed entry between cast iron columns, wooden bulkheads); the central storefront (315) has an offset entrance with two large fixed-pane windows to the side; stone beltcourse and brick corbelling separates the two stories; strong Italianate influence. Represents the heyday of town growth just before the Rock Island railroad pulled out its division shops in 1881; associated with an early industrialist and town-builder J.R. Reed who arrived in 1857 and built a harness shop, a grain elevator, and a private bank. Reed quickly rebuilt his property after the massive 1874 fire that destroyed the entire block of mostly frame stores, but then Reed died in an carriage accident soon after. Banker Reed's death may have prompted the formation of the Farmers' and Citizens' Bank, which was established about the same time. Alterations include reduced size replacement windows on 2nd story; remodeled storefront on central bay; loss of the stone beltcourse on central storefront also. Each bay has a separate occupant.	III	C (313) C (315) C (317)
311 Cedar St. commercial building; Fro's Pub & Grub	1880 circa (probably a bit earlier)	2-story, semi-detached, brick building influenced by the Italianate style; attached on the north to the 1875 Reed Building; arcaded corbelling at the roofline capped by a masonry cornice; 2nd story fenestration (2 windows flanking a central door and	III	C

TABLE 1

		balcony) has rounded hoods with prominent keystones. Below on the 1st story is a central entrance, flanked by small fixed windows, and an offset door to the stairway to the 2nd floor. The central opening on 2nd floor is a door that opens onto a filigreed (wrought) iron balcony, the last of several that once existed in the commercial district; the transom over this door appears original (rounded and divided into two lights by a single vertical muntin); the ground floor maintains its storefront footprint (recessed central entry flanked by windows), but is now clad with vinyl siding and windows are not original; the base of the cast iron pillars on either side of the door have been left exposed. Alterations include upper story windows and storefront alterations; offset door to the upper floor has a newer door. While little is know about the building's earliest uses, the 1895 and 1901 Sanborns note it as a hardware store and the 1922 Sanborn has it as a harness shop.		
309 Cedar St. *A.H Baerwald Harness Shop, I.O.O.F. Hall* (2nd story) Fro's Pub & Grub	1880 circa (probably a bit earlier)	2-story, free-standing brick building influenced by the Italianate style, separated by only a few feet from its neighbor at 311; mouse-tooth brick corbelling at the façade roofline and around the corner on the long south side wall; IOOF in large letters affixed across the façade above the three 2nd story openings, which have rounded hoods and large keystones; central doorway opening on 2nd story is filled in; the original balcony seen in historic photos is gone; ground floor storefront footprint (central recessed entry flanked by windows) survives but storefront is now clad with vinyl siding; cast iron columns either side of entry survive and are exposed, as are what appear to be painted brick bulkheads under the storefront windows. Alterations include 2nd story replacement windows; loss of balcony; storefront alterations; offset doorway to upper floors has been covered by vinyl siding. Historic photos suggest this may have been the new building constructed for the Graaf Brothers clothing store following the loss of its frame building in the disastrous 1874 fire in this block. Later the building housed the A.H. Baerwald Harness Shop (c. 1895-1901). By 1909, the upper floor was serving as the IOOF lodge hall with a plumber downstairs occupying the storefront. In 1922, the building housed a printing company downstairs and the lodge hall was still upstairs (Sanborns; *Wilton, Moscow and Yesteryear, 114*).	III	C
(207) **Cedar St.** falsefront building [presumed street number]	1890s	1-story, free-standing falsefront with gabled roof; wood-frame; stucco wall cladding on sides and rear wall; vinyl siding on façade. Tall narrow windows on the south side wall indicate the building could be as old as the 1880s (earlier if the building was moved onto the site from another location). Alterations: vinyl on façade; large overhead door installed on rear wall.	II	C Despite impaired façade integrity, the building still contributes due to its size, scale, footprint, and

TABLE 1

		The history behind this falsefront building is unclear. Historic photos from the turn-of-the-century do not show the building in this location suggesting it may have been moved in. Sanborns list the uses for the building on this site as: "poultry" (1895); carpenter (1901, 1909); and "junk" with the notation "stucco" (1922). Additionally, this building and its neighbors at the time are noted as "Very Old" on the Sanborns.		obvious falsefront profile
205 Cedar St. apartment building	1949	2-story concrete block apartment building, influenced by International Style; glass-block vertical ribbon window near inset front entrance; incongruous within the historic commercial district, but suggests post-war need for housing wherever it could be built and/or the transitional nature between the attached brick store buildings to the north and the more industrial zone of buildings to the south and the railroad tracks just beyond. Alterations appear minimal, but upstairs windows may be replacements. This midcentury residential building sits partially on a lot that was empty around 1900 (and part of a "cheese factory in 1909). Its southern section spills over onto the former site of an older, 2-story gambrel-roofed building that had a typical storefront at ground level (Sanborns marked it a "feed mill" in 1895, vacant in 1901, a carpenter shop in 1922). These nonextant buildings were frame and likely the rebuilt structures following the 1874 fire in this block. While after 1895, buildings on this south end of Cedar Street, just across the street from the railroad tracks, were clearly in transition, at least a couple of them, including the old feed mill, were large enough to have been hotels serving the railroad traffic. The present midcentury building probably was infill built to answer the local postwar housing crunch.	V	C
201 Cedar St. *Econ-O-Mix Feed* Duffe Grain, Inc.	1920	The mill consists of a tall, slope-shouldered feed mill with familiar rooftop elevator housing, a small 1-story squarish store building/office in front along Cedar Street (offset front door, ribbon window next to it), and 1-story warehouse in the middle attaching the mill to the store/office; the small front store/office has orange-brown and yellow face bricks arranged in striking diagonal pattern end a concrete foundation; the very large mill itself is clad in replacement siding. The local assessor dates the entire complex to 1920, however the office building fronting Cedar has more of a mid-20th century appearance. The office building that sits on Cedar St. on the former site of an older, 2-story gambrel-roofed building that had a typical storefront at ground level (Sanborns marked it a "feed mill" in 1895, vacant in 1901, a carpenter shop in 1922). The nonextant building was frame and likely a product of the rebuilding effort following the 1874 fire in this block.	IV	C Able to contribute because of its distinctive profile elevator/feed mill profile and attached commercial store/office that fronts Cedar St.

TABLE 1

		Because of its larger size and essential function, the mill/elevator structure, defines this property type. The store building is small and ancillary to the major function of the mill/elevator structure.		

NOTE: Iowa's Main Street MPD property types include: Type I – Commercial Districts; Type II – First Generation and Settlement Period; Type III - Second Generation and Reconstructed; Type IV – Specialized Buildings; Type V – Remodeled and Later Additions; Type VI – Modern Infill

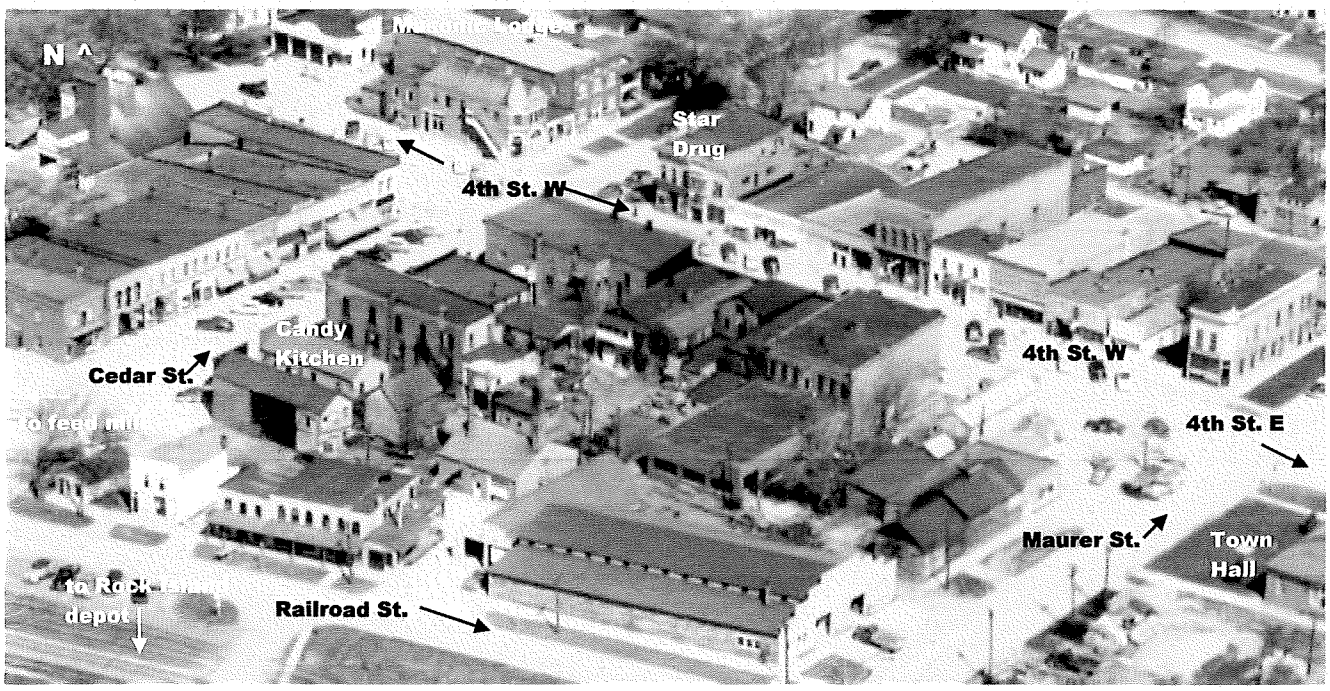


Figure 12 1953 aerial view of the Wilton commercial district, looking northwest. The east end of the district beyond Maurer Street is not visible in this photograph. A number of the buildings seen here, especially along Railroad Street are nonextant, replaced by cheese factory buildings shortly after this photo was taken. See Fig. 23 for a similar 1953 view taken from the north side of town looking toward the south. Provided by the Wilton Development Corporation

8. Narrative Statement of Significance

Summary Paragraph

The Wilton Commercial Historic District is significant under Criterion A[1] as the commercial heart of the community, the central locus where Wilton's bankers, merchants, and professionals gathered to serve residents and farm families, as well as the travelers in town because of the Rock Island railroad. Named after one pioneer's hometown in Maine, Wilton largely owes its existence to the Rock Island's precursor, the Mississippi & Missouri, whose route had been surveyed through this area in early 1853.[2] The surveyors quickly attracted land speculators who drew up plats and founded the town in 1854.[3] Business activities commenced at once. Groceries and dry goods were sold from the front rooms of the first house (nonextant) built in town and new firms arrived to buy grain and pork from the surrounding settlers. In 1856, a falsefront store was built a few lots north of the tracks during the "most active operations in building and improving ever witnessed in the history of Wilton."[4] This building survives and represents the earliest known purpose-built commercial building extant in the district. It continues to serve the community as a soda fountain today, and helps define the Period of Significance for the historic district as 1856 to 1966, the arbitrary 50-year date within the National Register rules.[5] During this Period of Significance, the Wilton Commercial Historic District provided a common venue for selling goods and services, for social interaction, for civic transactions, and for patriotic celebrations that reinforced community bonds.[6] The district reflects the evolving patterns of commerce over the course of 110 years as the town adjusted to changes in the way goods and services were marketed. It remains the essence of the small-town Iowa main street district. The Wilton Commercial Historic District also qualifies as a "Property

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[1] Criterion C is checked on the nomination form itself per an NPS policy decision regarding commercial historic districts in general (Iowa SHPO staff to author, 3/10/2016).

[2] An 1876 local history book noted a series of 1853 land deals between the first pioneering landowners, who acquired their land from the government in 1849, and land speculators who probably had gotten wind of the railroad's initial survey through the area. Surveyors for the Mississippi & Missouri Rail Road, which was backed by the Chicago & Rock Island Rail Road, "blazed" the first route of the Rock Island through Iowa in 1853 according to railroad historian Frank P. Donovan. "The Rock Island in Iowa," *The Palimpsest* 44 (September 1963) 9: 381-386; also, Anon. *A Twenty Years' History of Wilton... 1854 to 1876* (Wilton: Rider & Stevenson, Printers, 1876), not paginated (hereafter called Rider & Stevenson). Rider was J.M. Rider, editor of the local newspaper.

[3] Rider & Stevenson. In eastern Iowa, settlers and speculators most often preceded railroad construction. West of Des Moines, however, the railroads typically preceded dense settlement. As railroads established stations on their new lines, they platted and sold town lots around them, frequently naming towns after railroad officials and often giving streets an unimaginative grid system of numbered streets running one direction and tree species and presidential names for streets running the other direction.

[4] The comment was written by an 1876 observer and recorded in Rider & Stevenson.

[5] The building has been occupied by the business known as the Wilton Candy Kitchen since 1910, when a Greek immigrant, Gus Nopoulos, arrived from Davenport to attend the local fair but ended up renting the building and never leaving ("Visit Wilton's Historic Candy Kitchen," pamphlet; also, Jan R. Nash [Jan Olive Full], "Wilton Candy Kitchen," National Register of Historic Places nomination, 1993.

[6] These historic functions continue to the present day.

Type I: Commercial District" and meets the registration requirements set forth in the *Iowa's Main Street Commercial Architecture* Multiple Property Document (2002) under Criterion A by reflecting the development and growth of the town as a small market town serving as a collection and distribution point for the railroad.

SMALL TOWNS AND RETAIL PATTERNS

During the 19th century, Iowa saw hundreds of towns created to serve as market towns for an agricultural countryside being aggressively settled by easterners and immigrants. These towns were collection points for shipping raw produce out to larger cities and distribution hubs for the manufactured goods that were shipped back into town. In addition, they offered both rural and community residents services that could not or were not provided within the family, from spiritual counseling to schooling children, from cutting hair to pulling teeth, and from laundering businessmen's collars to burying the dead. A healthy vibrant Iowa town from the mid-19th to the mid-20th century, fueled by agriculture and small industry but separated by hundreds of miles from a large metropolis like Chicago, or even Des Moines, meant most Iowa towns were relatively self-contained. Communities were capable of supporting a diversity of small retail stores run by merchants, shops operated by skilled craftsman, and even a few businesses run by women who could sew clothes, create hats, or run a café or lodging house. To this commercial mix were added the professional services of apprenticed or academically-trained dentists, doctors, and lawyers. Job skills in these small towns tended not to be specialized or defined by educational training, but more by opportunity, luck, and capital. Many if not most people tried their hand at several jobs over the course of the years, shifting from one to another as the opportunity presented itself.[7] A woman working in a steam laundry might marry and later work in a seasonal cannery; a laborer might become a builder, and a builder might become an architect; a dry goods merchant might move into banking. Within these 19th century traits, Wilton and its downtown activities were typical and fit the pattern. And like other towns, after the turn of the 20th century Wilton's central commercial district modernized as stores and buildings became more specialized.

FOUNDING OF WILTON AND DEVELOPMENT OF ITS COMMERCIAL DISTRICT

Backed by many of the same men involved in the Chicago & Rock Island Rail Road in Illinois, the Mississippi & Missouri Rail Road incorporated in February, 1853 and soon after sent engineers Peter A. Dey and Grenville

[7] For example, in 1930 the Maurer Bros. Garage claimed it made "expert auto repairs" and also paid the "highest prices" for cream (*Wilton Junction, Iowa Telephone Directory*, 1930); see also generally, Jan R. Olive Full, "Hinterland or Heartland: Survival of Small-Town Lake Mills, Iowa, 1850-1950" (Ph.D. diss., Loyola University Chicago, 2006); especially Chapter 5 "The Importance of Main Street and Its Merchants."

M. Dodge to scout a route across Iowa.[8] In July of that same year, Franklin Butterfield arrived from the East at the future town site and bought 205 acres from a settler at two dollars an acre. Through a deal or two with bankers from Muscatine, Butterfield would ultimately acquire the land north of the railroad grade then under construction. Land at this spot was soon selling at $10 per acre. In September, 1854, just a year after arriving, Butterfield and the Muscatine bankers "platted out the original town" and began selling town lots along the north side of the railroad grade.[9] The first lot went for $40, suggesting the optimism and speculation fever that propelled Wilton's founding, even if at this point the settlement was just a "few shanties."[10] By late summer 1855 though, the first real house was built and its occupant was selling groceries and dry goods from the front rooms, effectively establishing the pattern for Wilton's future commercial district.[11]

A "great many" town lots were sold over the last months of 1855 and the new village saw a building boom the next spring in 1856. But the settlement also experienced the first of many fires it would suffer when a store being built by Butterfield and his partners went up in flames.[12] Undaunted, the store was quickly reconstructed and opened for business. According to local historians writing in 1876, "during this year a great many buildings were put up, and often a score of new frames could be seen going up at the same time." Not all of these were stores; some were houses. Nor were all the new buildings wooden as a few merchants were already building in brick. Two hotels were constructed in 1856, one of which had burned down by 1876. A grist mill was built and a warehouse erected. A druggist and doctor both arrived and constructed buildings. The town's first baker, Henry J. Nicolaus, came to town in 1856 and worked in the first bakery, a frame building. Nicolaus would later operate a saloon and become a grain dealer, indicating the adaptability of early merchants. And the Mississippi & Missouri Rail Road built a freight house and proper depot this year.[13] Even though the heady economic times evaporated the next year with the panic of 1857 and would not return until the end of the Civil War in 1865, the town and its commercial district appear to have been firmly established by 1856.[14]

The same national forces that ended the construction boom in Wilton also spelled doom for the Mississippi & Missouri, which went bankrupt trying to extend its line west toward Des Moines. In 1866, the Chicago, Rock Island & Pacific Rail Road acquired the M & M and its Iowa trackage. Wilton, briefly called Wilton Junction

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[8] Dwight Agnew, "Beginnings of the Rock Island Lines, 1851-1870," (Ph.D. diss., History Dept., State University of Iowa, 1947), 327.

[9] Rider & Stevenson. Land to the south of the grade, was platted in 1855 and soon a railroad Y was laid out to accommodate a branch line to the southeast to Muscatine. Off and on, the town was called Wilton Junction because of this Y in the railroad tracks.

[10] Rider & Stevenson.

[11] Ibid.

[12] Ibid.

[13] Patricia Smith, "Chicago, Rock Island and Pacific Railroad: Wilton Depot," (National Register of Historic Places nomination, 1988), 8-2.

[14] Rider & Stevenson.

because of the spur line that extended southeast to Muscatine, became the eastern terminus of the Rock Island's Southwestern Division. "By 1866 a roundhouse and turntable, a carpenter shop, and a dispatch office were all in full operation." The repair shops that were located in Wilton eventually would employ 100 to 125 workers.[15]

According to local historians, "in 1866 considerable business was done in Wilton and a number of valuable improvements made." Merchants shifted around between existing buildings, and elevators were built at the foot of Cedar Street near the tracks. "It was no uncommon thing to see Cedar Street filled with farm wagons for a distance of two blocks waiting to discharge their loads into the elevators, and often the jam of wagons would continue until late into the night."[16] A year later, in 1867, J. L. Reed constructed a new brick, two-story bank building on Cedar Street (Fig. 13). A three-story brick building (nonextant) was constructed right across the street by Dr. William Ross. At the end of the 1860s and into 1870, Frank Bacon "built the fine double brick

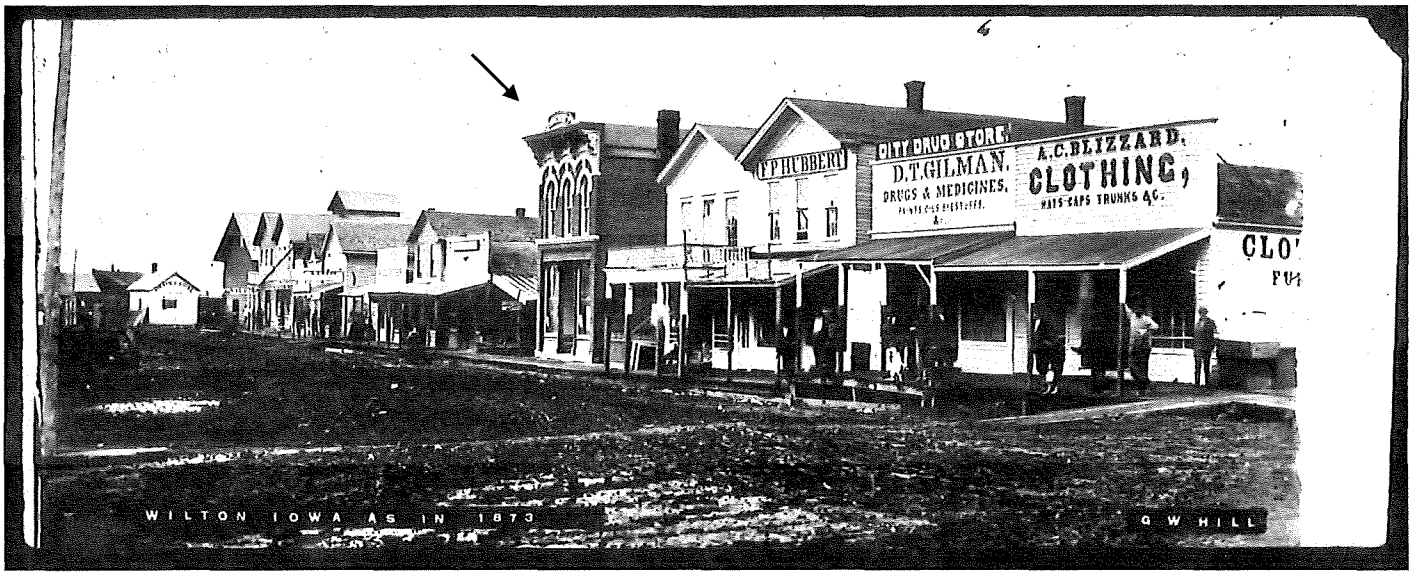


Figure 13 The view here is of the west side of Cedar Street in 1873, looking south toward the Rock Island tracks. It shows a congested mix of small falsefront shops and gabled two-story buildings, with Reed's new brick bank in the middle (marked with an arrow). The gabled housing on top of a grain elevator is just visible above the roofline at the far end of the street. These buildings were all destroyed by the town's worst fire a year later. Provided by the Wilton Development Corporation

[15] Agnew, 327-329; Wilton Depot National Register nomination, 2-3.
[16] Rider & Stevenson.

store building on the corner of Cedar and Fourth Streets, now occupied by his dry goods store, and the hardware store of O. Shaw." A fire in 1869 destroyed J.G. Lyford & Company's elevator near the tracks and threatened to also incinerate the J. J. Rider elevator near it.[17]

The decade of the 1870s promised continued growth for Wilton, with the Rock Island's repair shops busy and the main line traffic increasing.[18] In June of 1874, the town's "well-to-do-farmers" and "best businessmen" funded the new Farmers' and Citizens' Bank suggesting prosperous times were at hand for the community. But just two months later the town suffered its worst conflagration, described shortly thereafter by the Rider & Stevenson historians:

> Thursday, the 20th of August, in the year eighteen hundred and seventy-four, will be an epoch in the annals of Wilton. The town had just entered upon a fall business of unexampled prosperity. The products of thousands of surrounding fertile acres attracted by the excellent prices and shipping facility here, had begun to pour through this gateway to the East, and business of every kind quickened under the impulse of dollars thus thrown into circulation....
>
> The fire began in Reed & Dow's elevator, on Third, or Railroad Street. The cause is not certainly known. It is generally attributed to sparks from a locomotive...Flames soon followed the smoke and wrapped the tall building from foundation to roof-ridge, the wind, which quickened with the heat, flinging them over the narrow street...

The fire quickly consumed the entire west side of Cedar Street between the railroad tracks and 4th Street (the buildings seen in Fig. 13) including the "fine and handsomely finished brick occupied by Reed's Bank." It moved north, but other brick commercial buildings at the corner of Cedar and 4th delayed its progression and turned the fire west. Ultimately a church and houses at the edges of the commercial district were consumed also. The Davenport Fire Department "was telegraphed for help within fifteen minutes after the fire was discovered, but although they made all haste to respond by a special train that made twenty-five miles in twenty-four minutes, the fire had substantially run its course when the Fire King steamer and Rescue hand engine arrived." Rural residents also hitched up their teams and came into town to help save the contents of the burning stores. The final tally of destroyed commercial buildings included two elevators and at least 14 buildings and shops, most of which were uninsured. Buildings near the fire, including the Candy Kitchen building directly across the street, sustained damage from the heat.[19]

Rebuilding commenced immediately. "The next morning presented a sad sight—smoking ruins covering what had been the day before the busiest and most valuable part of Wilton. But encouragement was soon given by

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[17] Rider & Stevenson.
[18] The local newspaper remarked that in one 18-hour period in February, 1875, 42 trains arrived or departed from the Wilton station. Wilton Depot National Register nomination, 3.
[19] Rider & Stevenson.

Mr. J. L. Reed,[20] who while the standing walls of his bank were still hot, set teams to work hauling material for new buildings and was the first to commence rebuilding, followed almost simultaneously by the rest [of the block]." The entire block was said to have been rebuilt in just a few months (Figs. 14-15).[21]

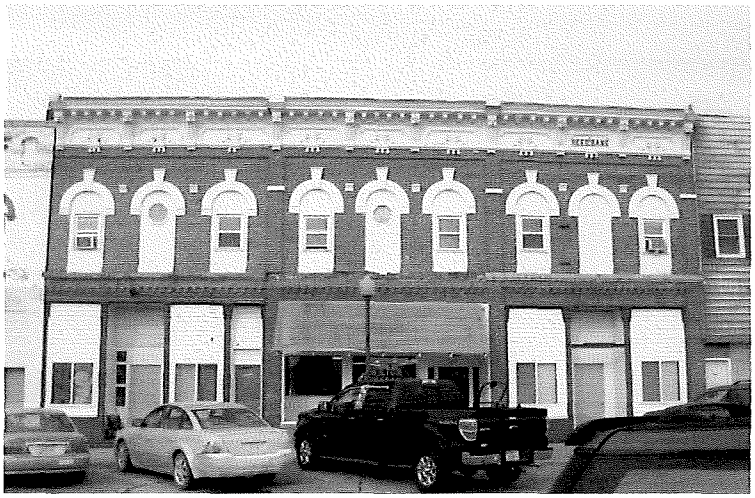


Figure 14 Reed's new bank operation occupied the far right bay in his rebuilt brick block. Tallgrass Historians LC, 2015

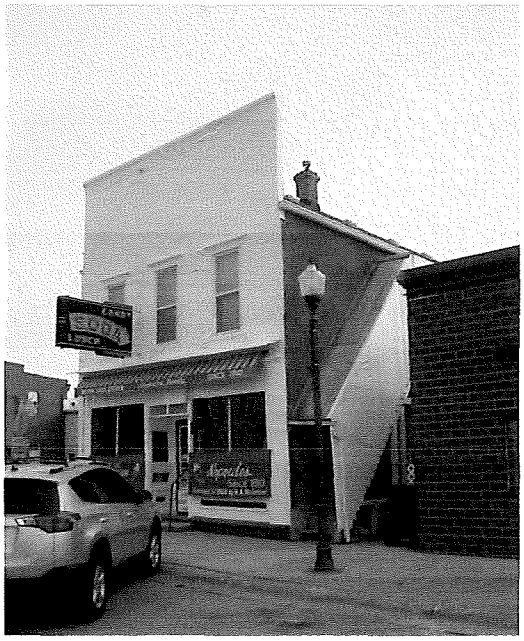


Figure 15 The 1856 building immediately across the street from the fire still wears brick-pattern metal siding on its falsefront. Tallgrass Historians LC, 2015

[20] Joseph Laughrey Reed, a Pennsylvania native, arrived in Wilton in 1857 to work as a harness and saddle maker. Reed clearly prospered in his new hometown. In 1866 he constructed an elevator near the tracks and a year later he was banking in his new brick building constructed on Cedar Street. Historic atlases from the 1860s indicate he owned land in the nearby countryside where he may have engaged in breeding trotting horses to race. Unfortunately, though he is credited with jump starting the rebuilding following the 1874 fire, he died soon after on November 5, 1875 at the age of 44 when his horse bolted and he was thrown from his buggy. Rider & Stevenson; 1870 U.S. census, obtained at Ancestry.com on 1/19/2016.

[21] Rider & Stevenson.

Wilton's merchants and the commercial district fared better in 1876-1877 when Drs. A.A. Cooling and C.E. Witham erected the extant "Star Drug" store (Figs. 16-17) on the northeast corner of Cedar and 4th Street.[22] That building still stands as a good example of the Italianate-influenced corner brick block and remains one of the most significant buildings in the district. Also that year another large brick building, Fred Maurer's block, was built across 4th Street and at the opposite end of the block. Just down the street a few storefronts from Star Drug, another important brick commercial building was put up in 1879 by Scott and Johnson for their grocery business. An opera house operated in the tall top floor, providing a cultural venue for the town residents.[23]

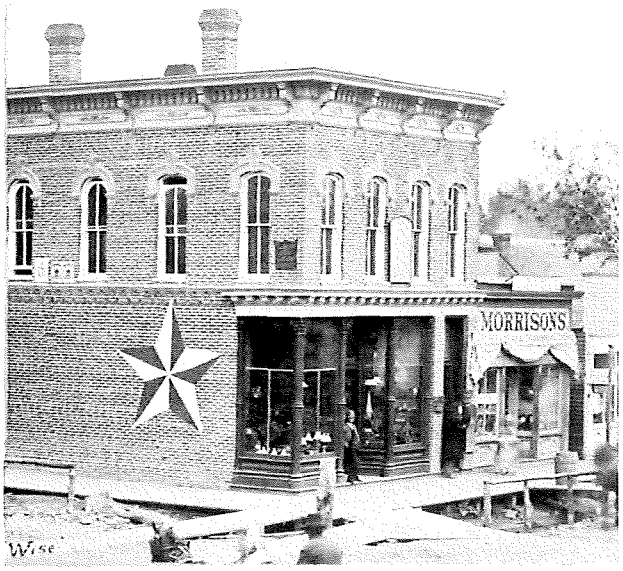


Figure 16 Star Drug building, ca. 1880. The lower, windowless side wall accommodated the interior placement of shelving, bins, and counters. Provided by the Wilton Development Corporation

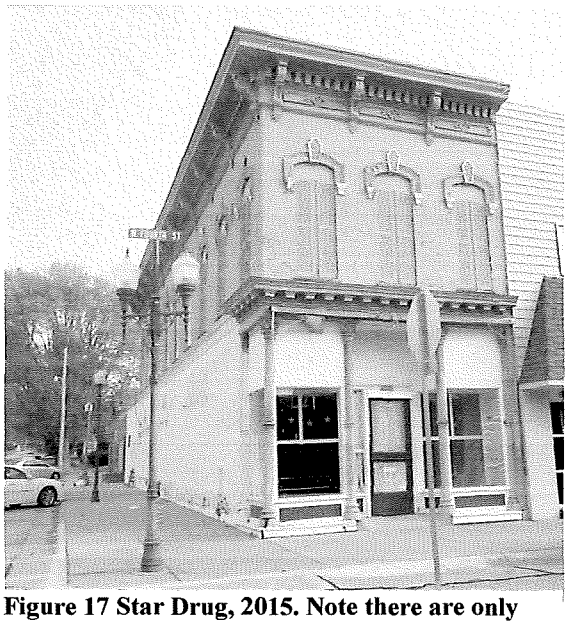


Figure 17 Star Drug, 2015. Note there are only three windows on the façade today. Refer to Table 1, page 15, for the explanation. Tallgrass Historians LC, 2015

Also in 1876, the nation's centennial year was celebrated on the streets of the commercial district, even though the unpaved streets had been rendered extremely muddy by a heavy rainfall the night before the event. "Early

[22] *Owen's Gazetteer and Directory*, (Davenport, IA: F.E. Owen, 1879), 115. Collection of the Musser Public Library, Muscatine, Iowa.
[23] Henry Wildasin, *Henry Wildasin's Revised History of Wilton* (no publisher, 1947), no pagination.

the people began to flock into town in wagons, buggies, on horseback and on foot, until Cedar, Fourth, and Railroad streets presented a spectacle never before witnessed, even standing room being at a premium…" The celebration included festooning the buildings with flags and flowers and evergreens. The town's band played and celebrants listened to talks on the history of Wilton and the recollections of Civil War veterans. Fireworks lit up the sky and an evening dance at "Ross's Hall wrapped up the festivities." Wilton had grown from a nascent village in 1856 to an energetic market town of over 1,400 people by the end of the 1870s (Fig. 18).[24]



Figure 18 Commercial district streets were wide to accommodate horse-drawn wagons but left muddy after a heavy rain. These streets would not be paved until 1926. In this undated, but c. 1900 view, Star Drug is seen here on the near left edge, with the tall Scott and Johnson/opera house building a few doors down. On the opposite side of the street, the near corner building is the Bacon block, while at the end of the block in the distance, the other tall building is Fred Maurer's mercantile store. These buildings are all extant, as are most of the smaller buildings in between the brick blocks, especially on the right (south) side. Many of these smaller buildings now have poor integrity however. Provided by the Wilton Development Corporation

[24] Rider & Stevenson; Iowa Data Center, accessed on 1/19/2016 at http://www.iowadatacenter.org/datatables/PlacesAll/plpopulation18502000.pdf. Population for earlier decades is not reported.

The Wilton community could not have known what trials awaited it just a few years away. In 1881, the Rock Island pulled its shops out of Wilton and took with it the jobs for about 100 men, from blacksmiths and carpenters, to a bridge gang and the conductors and engineers who were based in town. Workers in the 9-stall roundhouse and turntable were gone, as were telegraph operators and dispatchers.[25] Adding to the difficult times, train traffic through Wilton was reduced in late 1881 when the Rock Island built a line between Muscatine and Davenport along the Mississippi River. For much of the southbound traffic, this line effectively bypassed the "junction" route between Wilton and Muscatine that had been built in the 1850s.[26] The commercial district managed to add a new bank building in 1886 – the Union Bank at the northwest corner of Cedar and 4th Street W.– but overall the town's population decreased by more than 15% during the 1880s, a loss of residents that would not be made up until 1950.[27]

As the end of the century neared, residents looked forward to progressive improvements. The 1890s saw the town's first electric-light plant (nonextant), and construction of water mains, but also another significant fire in 1892. That fire started in a blacksmith shop in the same west side block of Cedar Street as the 1874 fire, but was limited to several buildings at the north end of the block, near the intersection of 4th Street (Fig. 19).

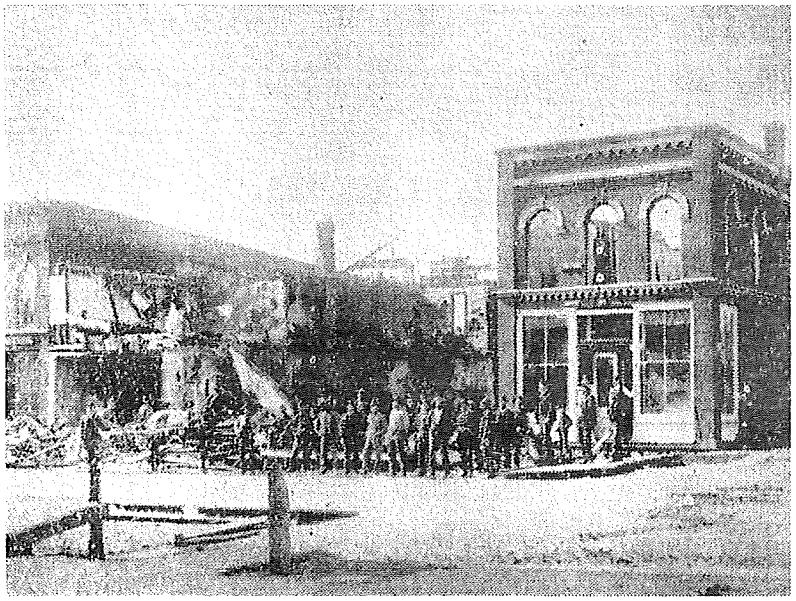


Figure 19 The 1892 fire severely damaged the C.B. Strong general store on the northwest corner of Cedar and 4th (far right building) but it was reconstructed, apparently using the same walls, and the front entrance was moved to the corner. Today this building is completely clad by metal siding and is noncontributing to the district. Wildasin, 1947.

[25] *Wildasin.*
[26] Wilton Depot National Register nomination, 3.
[27] Iowa Data Center.

The lots of the wood-frame buildings destroyed in this fire remained empty until 1898 when lower, one-story stores were constructed. This delay, as well as the decision to salvage the adjacent brick buildings rather than knock them down, may well have been due to the depressed economic times that followed the Panic of 1893. Also in 1898, the Rock Island railroad installed a second track running west, and constructed the extant brick passenger depot. The new brick depot (Fig. 20) was part of a Rock Island corporate program to upgrade facilities along its line through the Midwest, an effort financed by a $100 million bond issue.[28]



Figure 20 The Rock Island depot in Wilton is listed in the National Register of Historic Places. It is the only building in the historic district that is south of the one remaining (but still active) set of tracks. Tallgrass Historians LC, 2015

[28] The national Panic of 1893 and the Pullman strike of 1894 delayed most railroad construction and improvements, and led to an economic depression that did not end until 1896. By 1897, having survived a depression that ruined many smaller railroads, the Rock Island planned a reorganization of its debts and readied itself to move forward with a massive program of upgrading its physical facilities. The depot in West Liberty, Iowa was constructed in 1897 following the fire that destroyed old one and may not have otherwise been in the Rock Island's list of towns for new depots. The bond issue certainly funded the new depot at Wilton as well as new brick depots in Peoria (1899) and Ottawa (1898), Illinois, and Iowa City (1898), and Council Bluffs (1899), Iowa. (This list is not exhaustive). See Jan R. Nash [Jan Olive Full], "Chicago, Rock Island & Pacific Railroad Passenger Depot [in Council Bluffs], (National Register of Historic Places nomination, 1995) 14, citing *The Chicago, Rock Island & Pacific Railway System and Representative Employees,* (Chicago: Biographical Publishing Company, 1900), 125.

TWENTIETH CENTURY GROWTH AND CHANGES

By the end of the 19th century, the core commercial district along Cedar Street and 4th Street West was well established with attached, mostly brick, retail buildings. Construction surges in this core area had followed the devastating fires of 1874 and 1892. Future changes in the district would largely be limited to the edge areas, or the transitional zones, where the commercial uses melded into the residential blocks beyond. In the northwest corner of the district, north of the key intersection of Cedar and 4th, the local Masons built a fine brick and stone lodge in 1926, designed by a fellow Mason, Muscatine architect Henry William Zeidler (1859-1928). When a fire in 1925 damaged or destroyed a feed mill and the lumber yard at the intersection of Railroad and Cherry Streets across from the railroad depot, the lumber yard was re-inhabited but the mill appears to have been converted to farm machinery sales, servicing, or manufacturing.[29]

In 1938, during the Great Depression, town officials applied to the federal Works Progress Administration for funds to demolish the existing buildings it owned at the southeast corner of the 4th and Cherry (now Maurer) Streets at the east end of the commercial district. This included the town's first electric light and water plant and the two-story building that housed the municipal fire department. A two-story former Masonic hall located next to the fire department would also be demolished according to the application.[30] Funds were granted and in 1939 the new town hall was completed, designed by Davenport architect Howard Sheldon Muesse (11/4/1895-4/6/1953) in the Colonial Revival style.

Railroad Street (sometimes called 3rd Street) in front of the railroad depot at the south edge of the district once hosted a prominent block of businesses intended to serve travelers on the many trains passing through town. It had the large, brick Ludlow (later Commercial) Hotel, a nearby lunch counter, and a restaurant (Fig. 21). With declining passenger traffic as motor vehicles improved and roads were paved, these railroad-focused buildings began to be converted to new uses, including the cheese-making business that would demolish them and rebuild the site with a new cheese factory in the 1940s and 1950s (Fig. 22).

Finally, in another nod to the growing influence of the automobile on main street shoppers, the northeast corner of the commercial district was rebuilt in 1966 with a new, larger supermarket. Jakes Market moved from the center of the block to the west, where the only parking was on-street in front of the store, to this corner where the business could include a parking lot for customers. A former farm implement manufacturing building was removed for this redevelopment.

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[29] Sanborn Map Company, fire insurance maps of Wilton, 1922, 1939.
[30] A copy of the application remains in the Wilton city files.

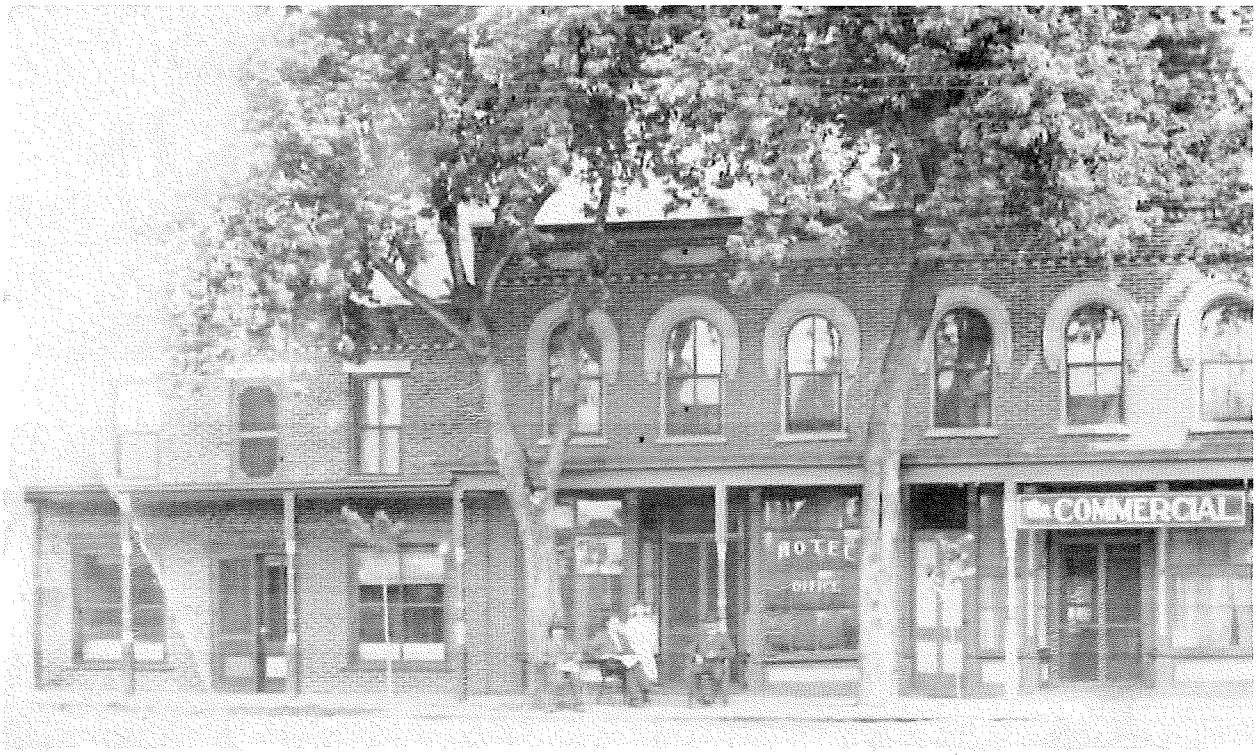
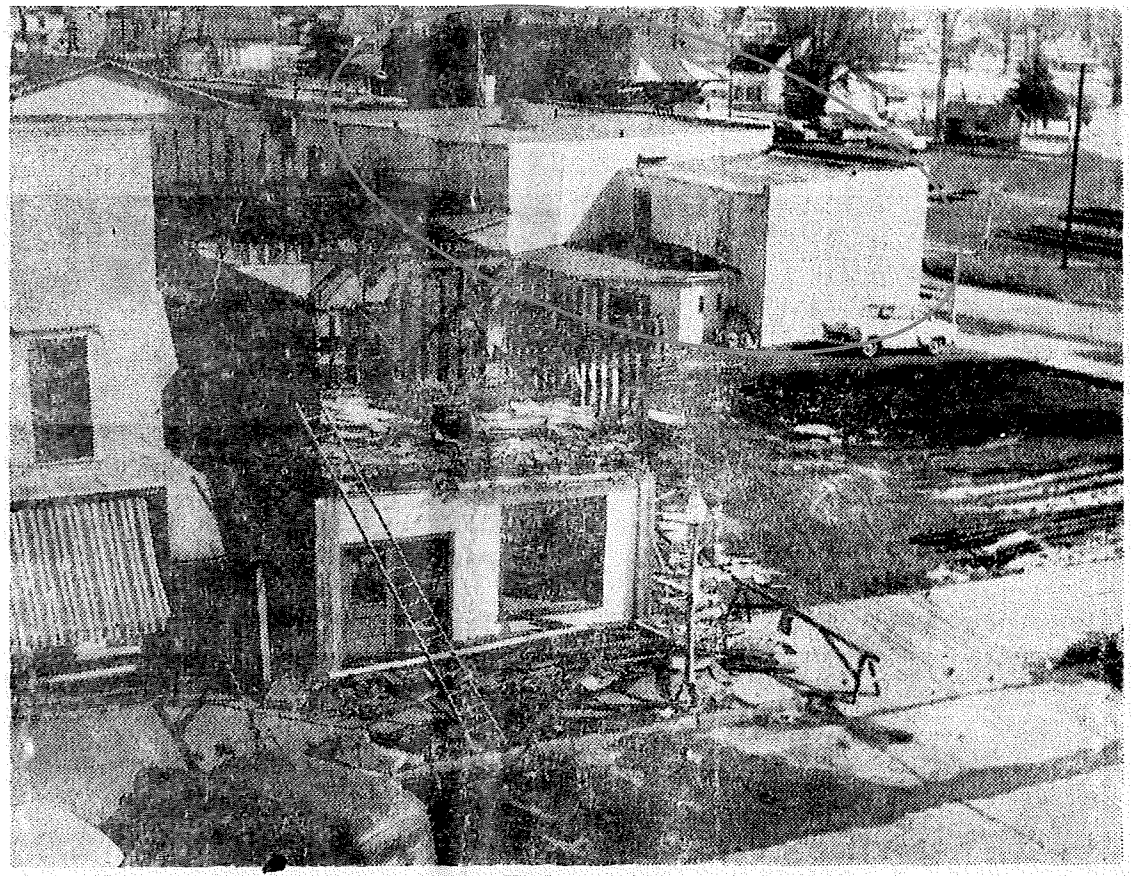


Figure 21 The two-story, two-bay Commercial Hotel on Railroad Street sat across the street from the Rock Island Rail Road depot. Built sometime prior to 1895, it and the attached neighbor to the left were demolished in the middle of the next century for new cheese factory buildings (Fig. 22). Provided by the Wilton Development Corporation



The building next to the Wilton Candy Kitchen which was in the process of being torn down when this picture was taken, is now completely dismantled. The two structures just west of the Wilton Milk Products are also gone, to make room for the new cheese producing plant, which will be completed in August.

Figure 22 1 Currently cheese factory buildings from 1940 through 1955 occupy the entire corner seen in this 1954 newspaper clipping (refer back to Fig. 12). The extant Wilton Candy Kitchen is partially seen on the far left. The rear walls of the two buildings circled in red are the same buildings seen in Figure 21, including the double storefront Commercial Hotel. Provided by the Wilton Development Corporation

FUTURE PLANS IN THE DISTRICT

This nomination is the result of a multi-stage plan to revitalize the historic Wilton downtown, a project spearheaded by a local group, the Wilton Development Corporation, and its executive director, Rebeckah Allgood. Beginning with a locally-funded architectural survey project, a professional historian and volunteer researchers inspected, photographed, and researched each building. The collected data were then used to apply for a state Historic Resource and Development Grant to fund this nomination. In addition to the present National Register nomination, a planning firm (MSA Professional Services, Inc.) and an architecture firm (Klingner & Associates, P.C. Architectural Group) were engaged to assist in creating a master downtown revitalization plan and to provide consultation services for subsequent projects. Early in 2016, the WDC and City of Wilton will apply for a Community Development Block Grant to renovate the downtown building facades and develop new guidelines for the Wilton Commercial Revitalization Grant Program, both activities to be compatible with the Secretary of the Interior's guidelines.



Figure 23 Circa 1953 aerial view of the commercial district and the Rock Island railroad depot (behind train), tracks, and standpipe (nonextant), looking south. The WPA-funded town hall is center left. The circle around 325 Cedar Street (C.B. Strong's Dry Goods; Lamp's Groceries and Dry Goods) is on the original photo. That Cedar Street building is covered completely by metal siding now. A similar 1953 view but taken after the plane had circled around to the south of the town is seen in Fig. 12. Provided by the Wilton Development Corporation

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Ochiltree, Lynn and Brenda, Star Drug and Candy Kitchen property owners within the district. Photograph Collection. [Many, if not most of the historic photographs included herein were generously provided to the Wilton Development Corporation from the Ochiltree collection.]

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OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

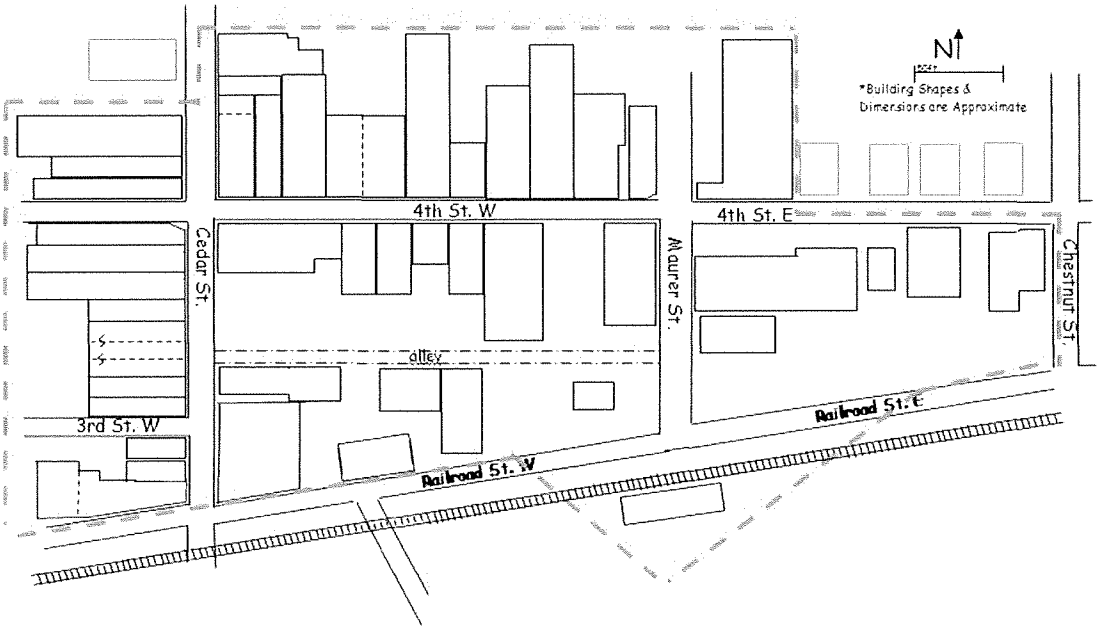
Geographical Data

Verbal Boundary Description

The boundary of the Wilton Commercial Historic District is shown as dashed line below and includes the 300 block and portions of the 200 and 400 blocks of Cedar Street, the 100 block of 4th Street West, a portion of the 100 block of 4th Street East, the block of Maurer (formerly Cherry) Street between Railroad Street, north to but not including the Alley north of 4th Street, and the 100 block of Railroad Street.

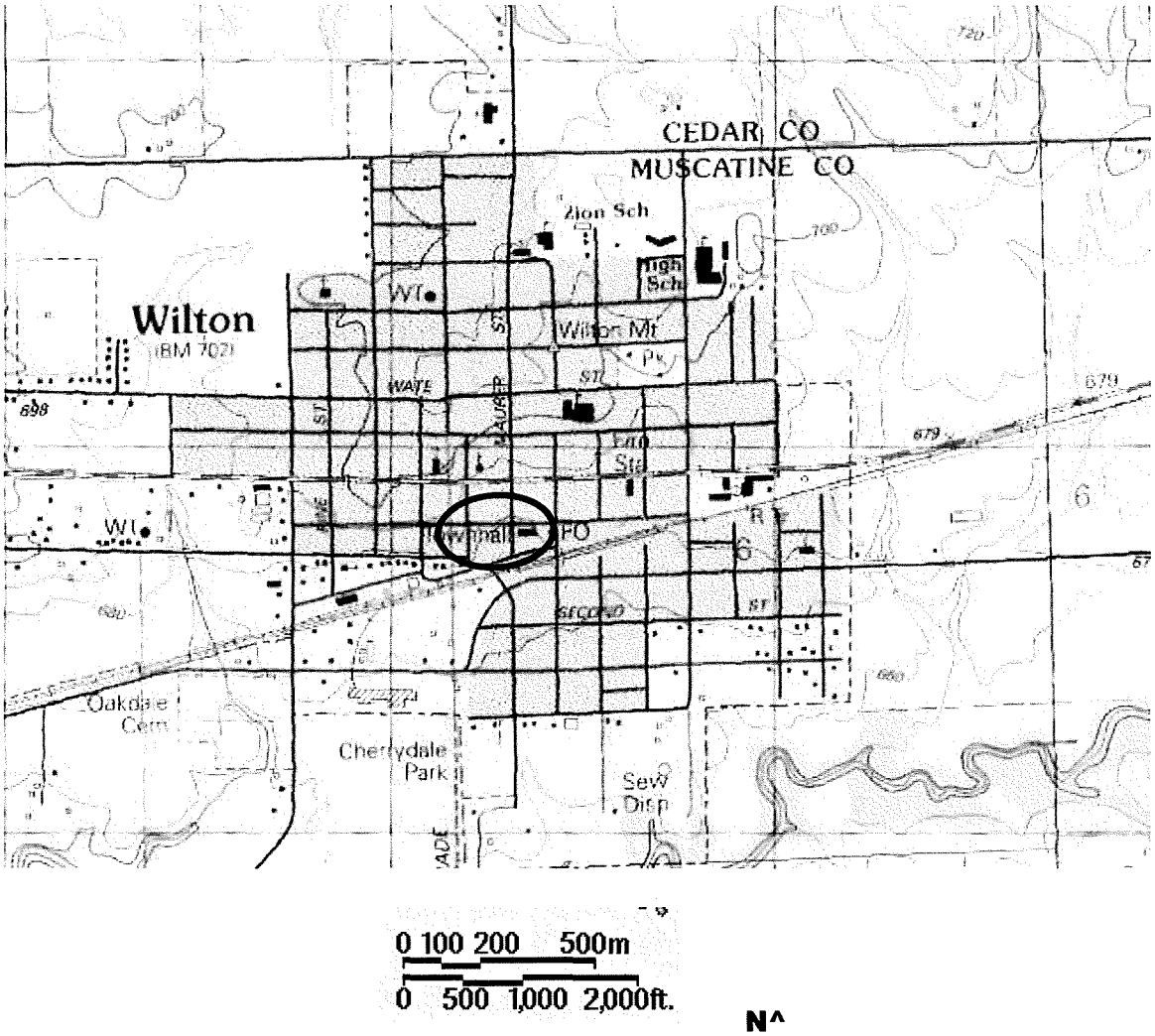
Boundary Justification

These boundaries represent the blocks historically associated with the Wilton central commercial district.



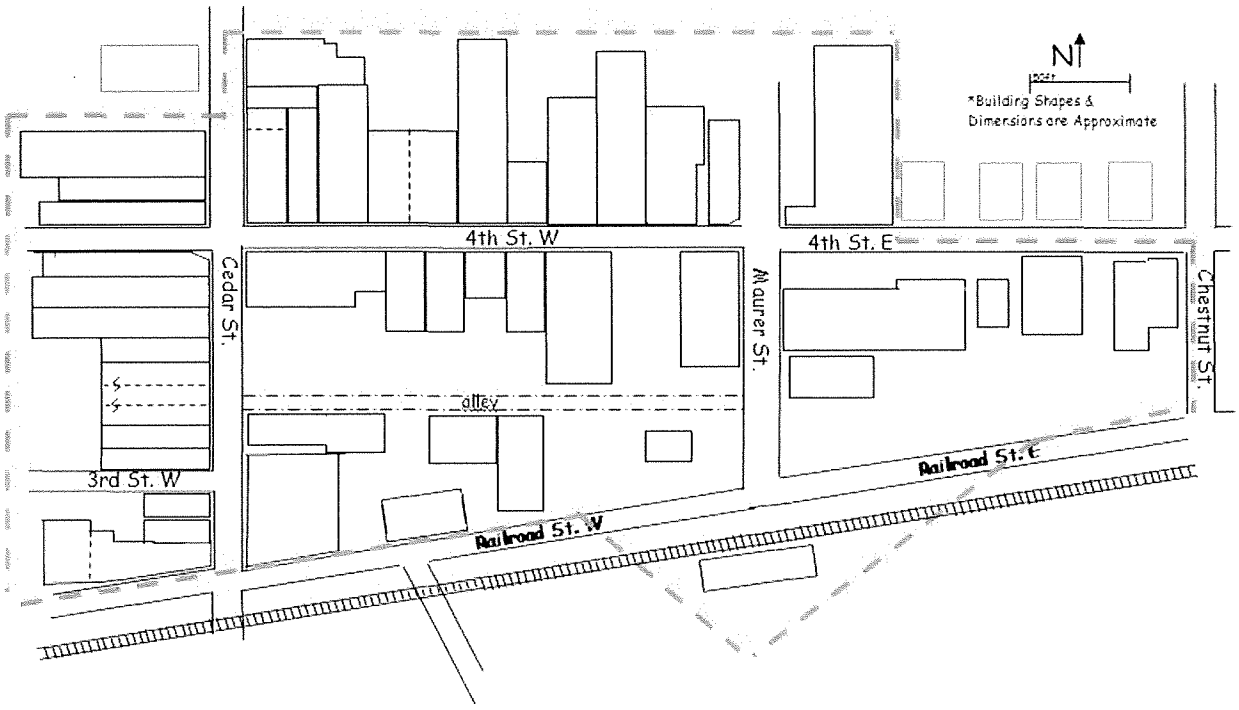
City of Wilton, Muscatine County, Iowa, with general location of district noted.

(Source: U.S.G.S. topographic, 7.5 series)

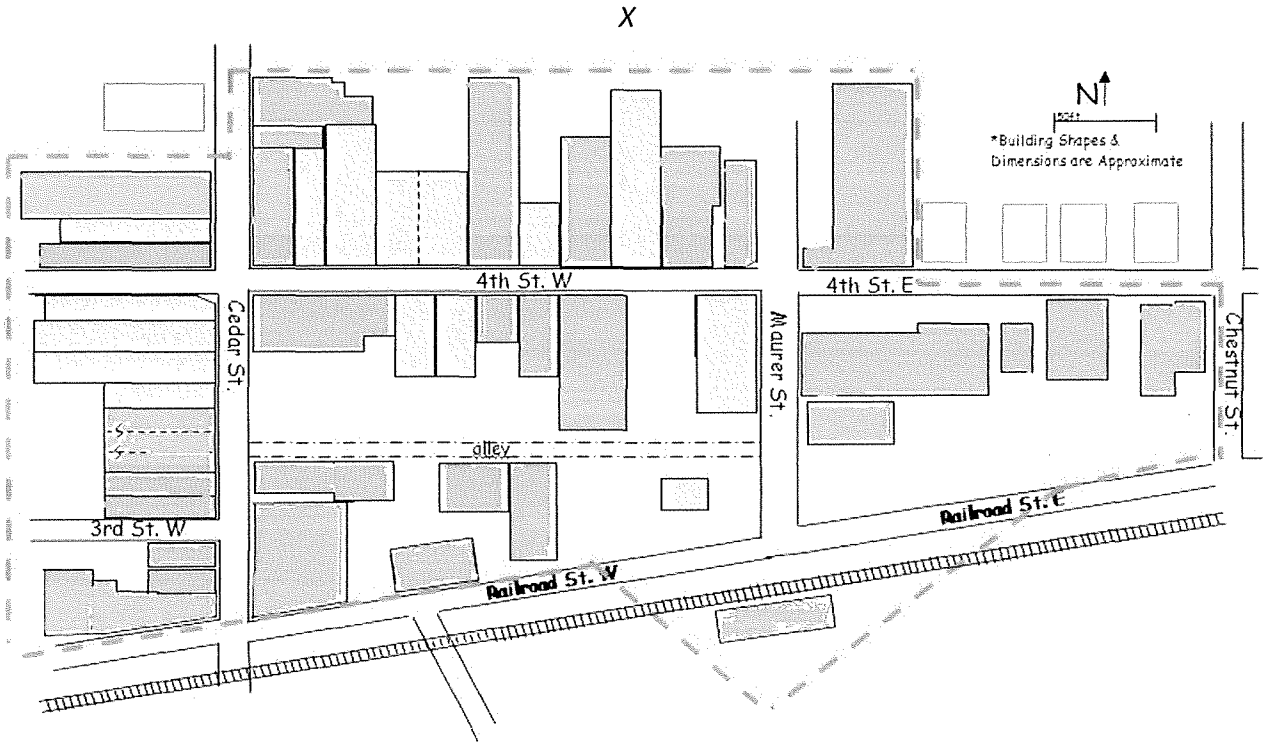


Historic District Boundaries – See Photo Location maps for addresses, pages 50-51

Base map sketched by Tallgrass Historians LC, 2016



Distribution of Contributing [C] and Noncontributing [NC] Resources



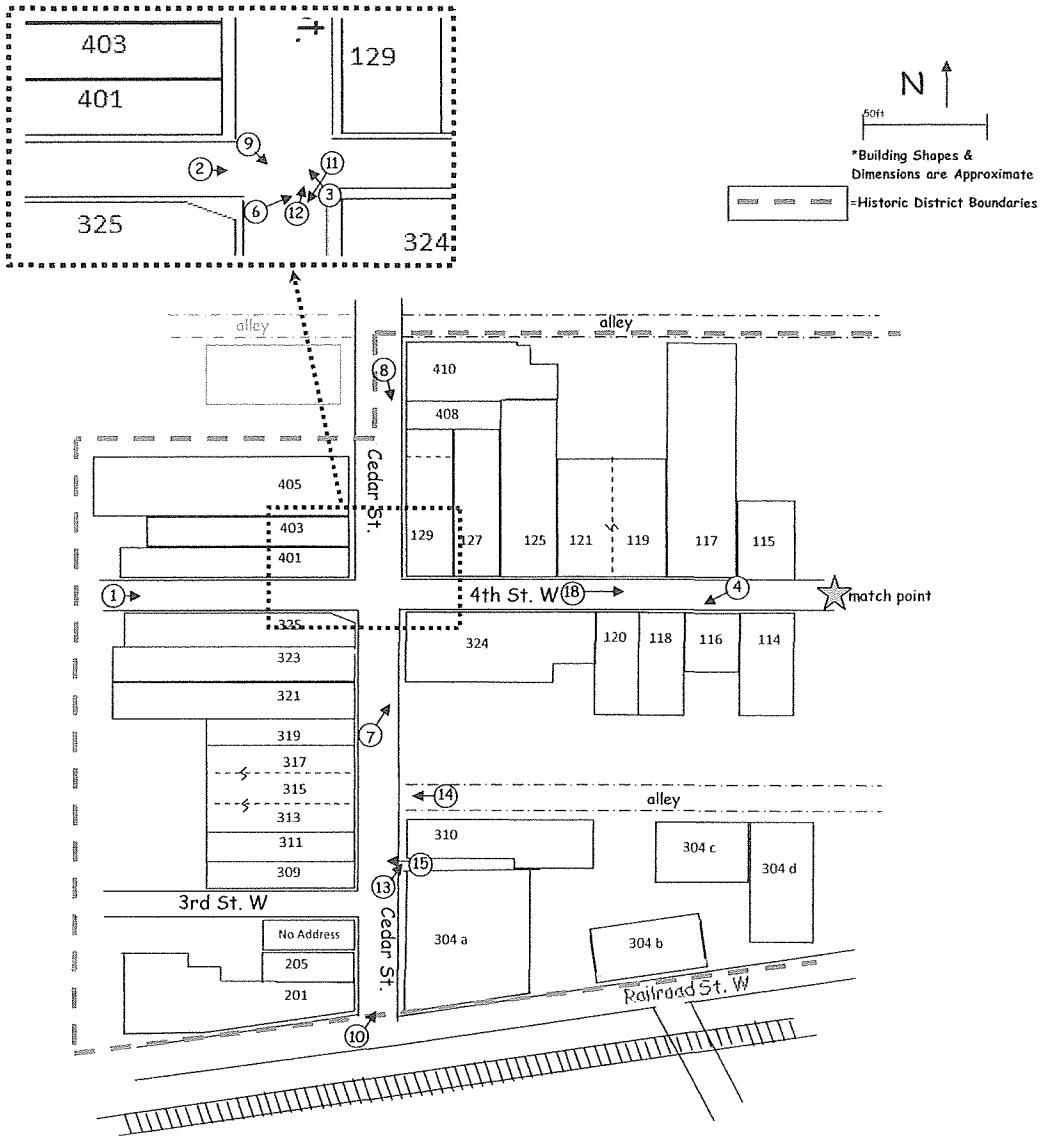
Orange (dark shapes) = Contributing

Tan (lighter shapes) = Noncontributing

X = Reflects the approximate location, across the alley just north of the district boundary, of an early 20th century garage, workshop, or stable-like utility building that may be connected with one of the historic businesses south of the alley.

Photo Locations by View Number and Addresses

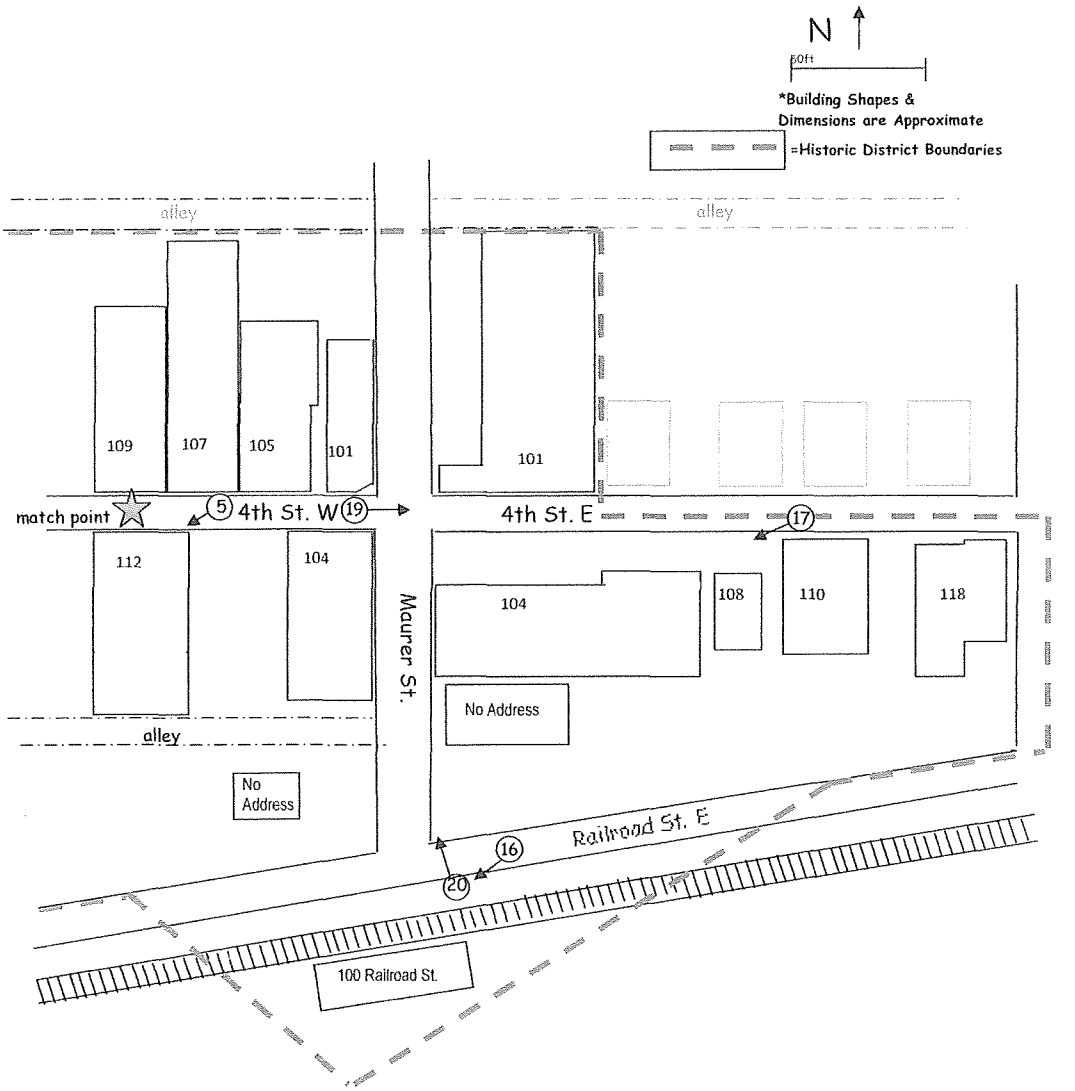
West Half of District



"No address" at the intersection of 3rd St. W. and Cedar St. was given the presumed street address of 207 3rd St. W. in Table 1 for ease of discussion.

Photo Locations by View Number and Addresses

East Half of District



Photograph Label Information

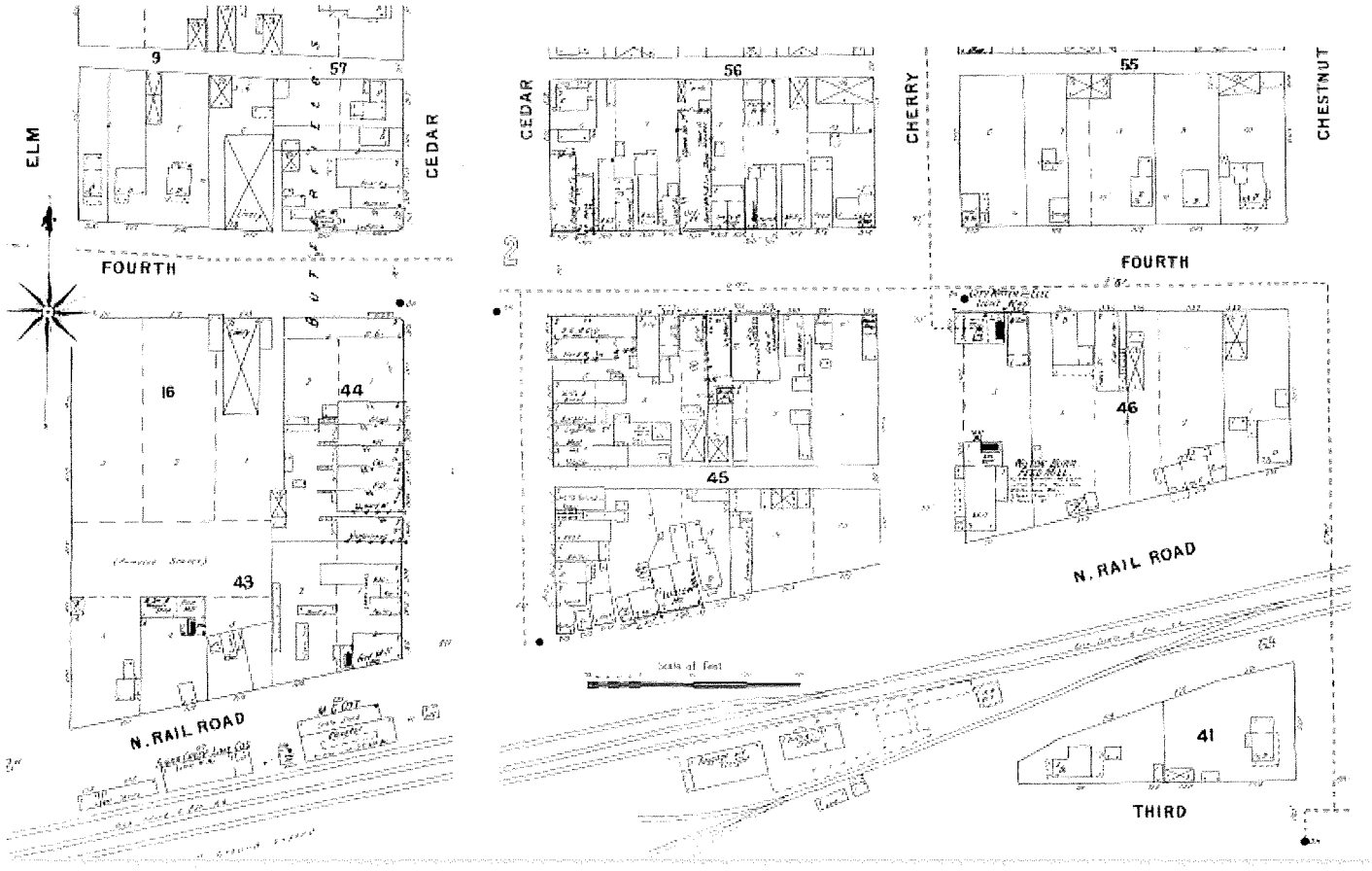
1, 2, 3, 4 & 5 share the same information as follows:

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2. Wilton, Muscatine County, IA
3. Tallgrass Historians L.C.
4. 2015, 2016
5. N/A (digital photographs)

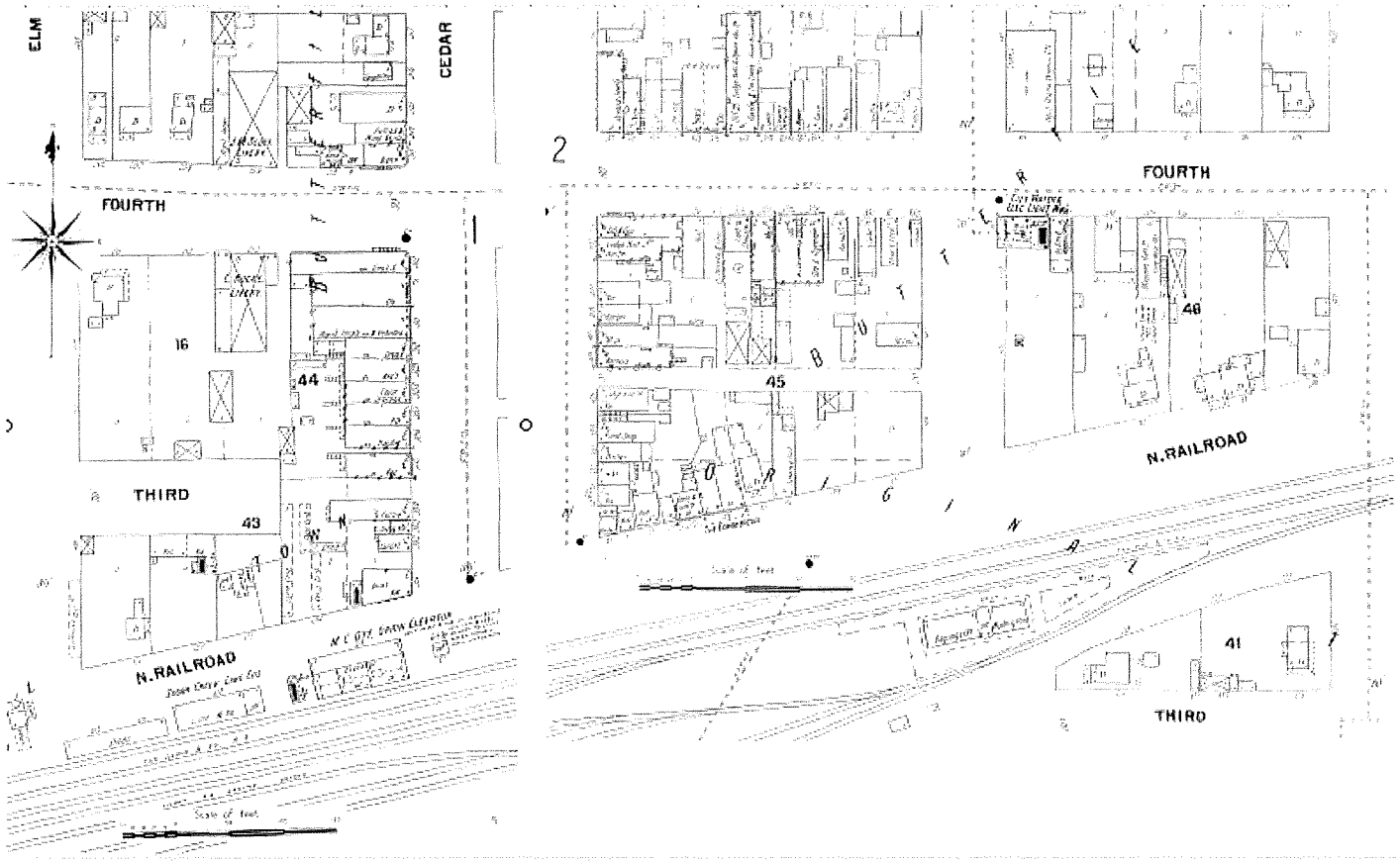
6.-7. Description of View by Photo #

1. Streetscape, 4th St. W., facing E
2. Streetscape, 4th St. W., facing E
3. Intersection of 4th St. W. & Cedar St., 400 block Cedar St., facing NW
4. 118 & 120 4th St. W. & 324 Cedar St., facing SW
5. Streetscape, 100 block, 4th St. W., facing SW
6. Streetscape, 100 block, 4th St. W., facing NE
7. 324 Cedar St., facing NW
8. Streetscape, 400 block, Cedar St., facing SE
9. 324 Cedar St., facing SW.
10. Streetscape, 300 block, Cedar St., facing NE
11. Streetscape, 300 block, Cedar St., facing SW
12. 129 4th St. W. & 400 block of Cedar St., facing NE
13. 310 Cedar St., **Wilton Candy Kitchen** (NRHP), facing NE
14. 313-317 Cedar St., facing W
15. 309 Cedar St. & 311 Cedar St., facing W
16. 100 Railroad St., Chicago, Rock Island & Pacific RR: **Wilton Depot** (NRHP), facing SW
17. 104 4th St. E, facing SW
18. Streetscape, 100 block, 4th St. W., facing E
19. Streetscape, 100 block, 4th St. E., facing E
20. Streetscape, Maurer St., facing NW

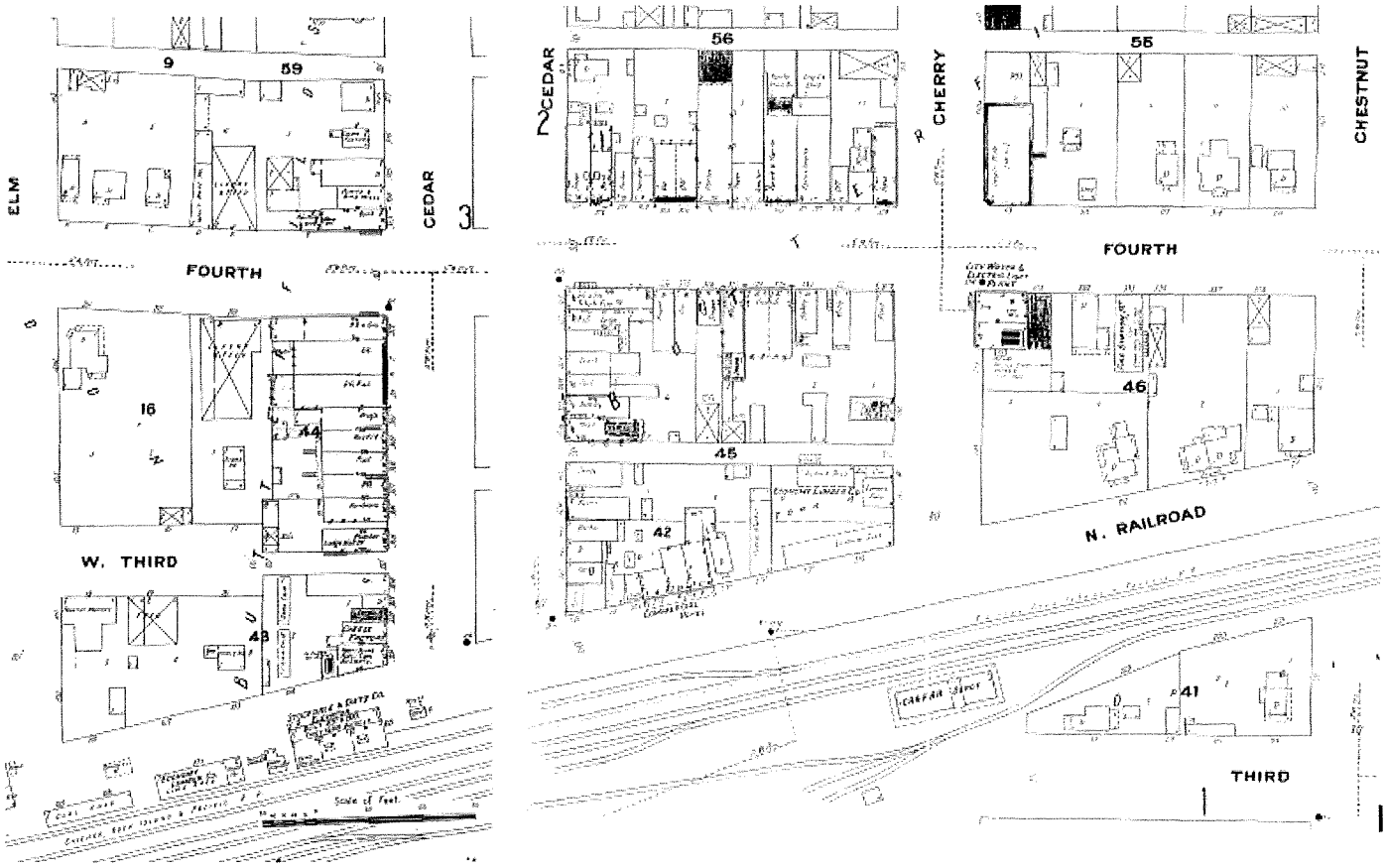
Composite Sanborn Map Co. fire insurance map of Wilton - 1895



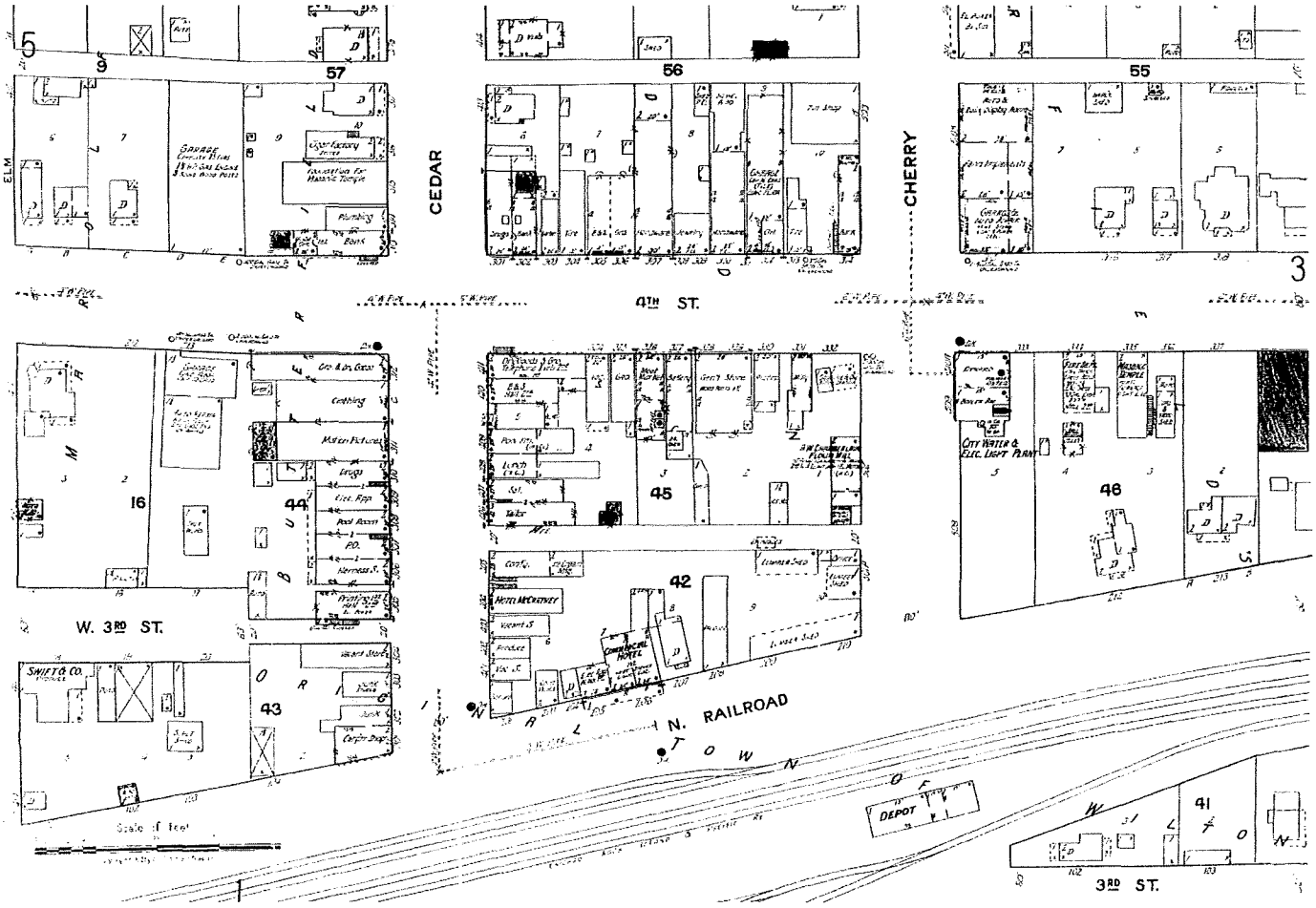
Composite Sanborn Map Co. fire insurance map of Wilton – 1901



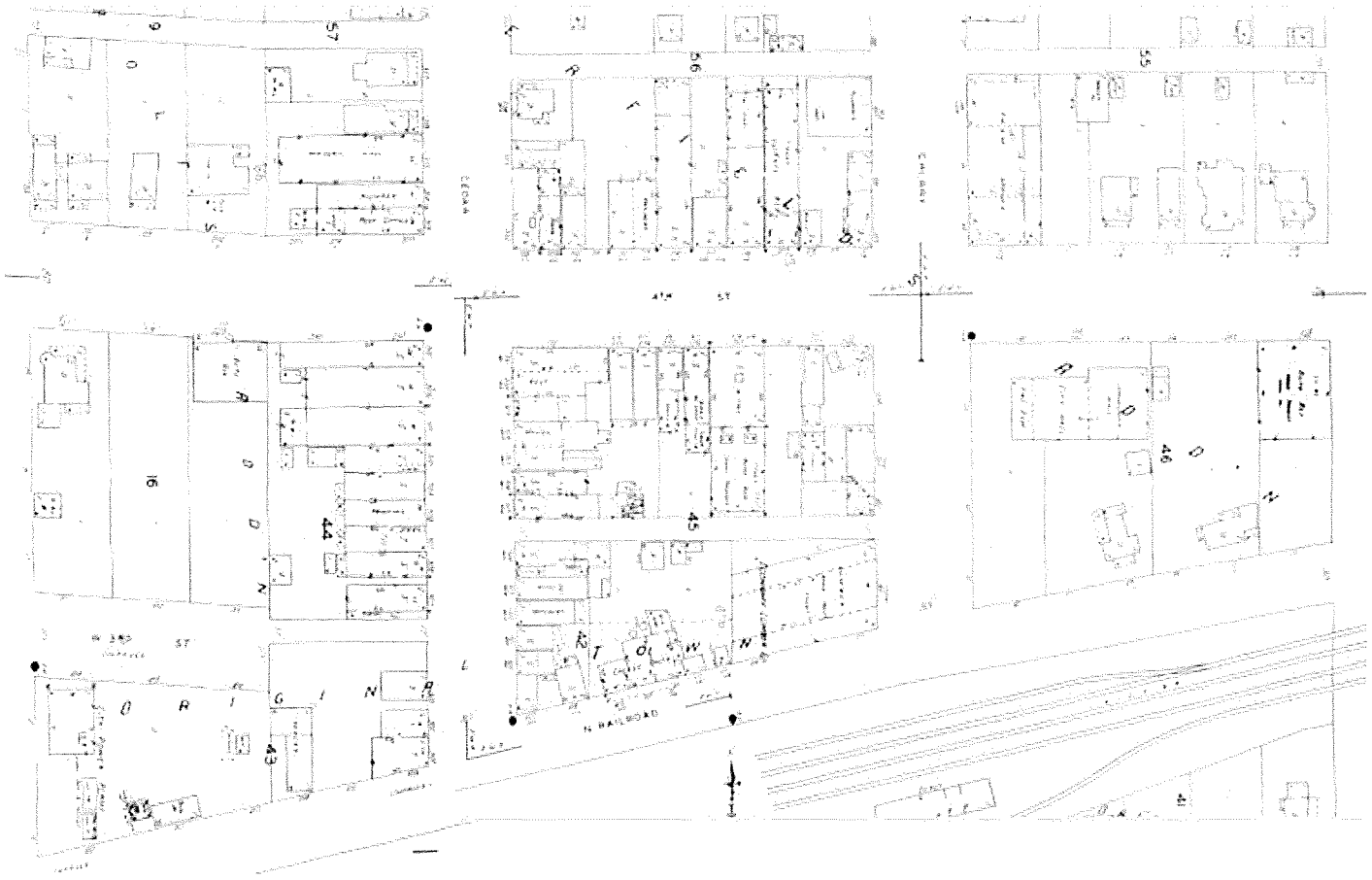
Composite Sanborn Map Co. fire insurance map of Wilton – 1909



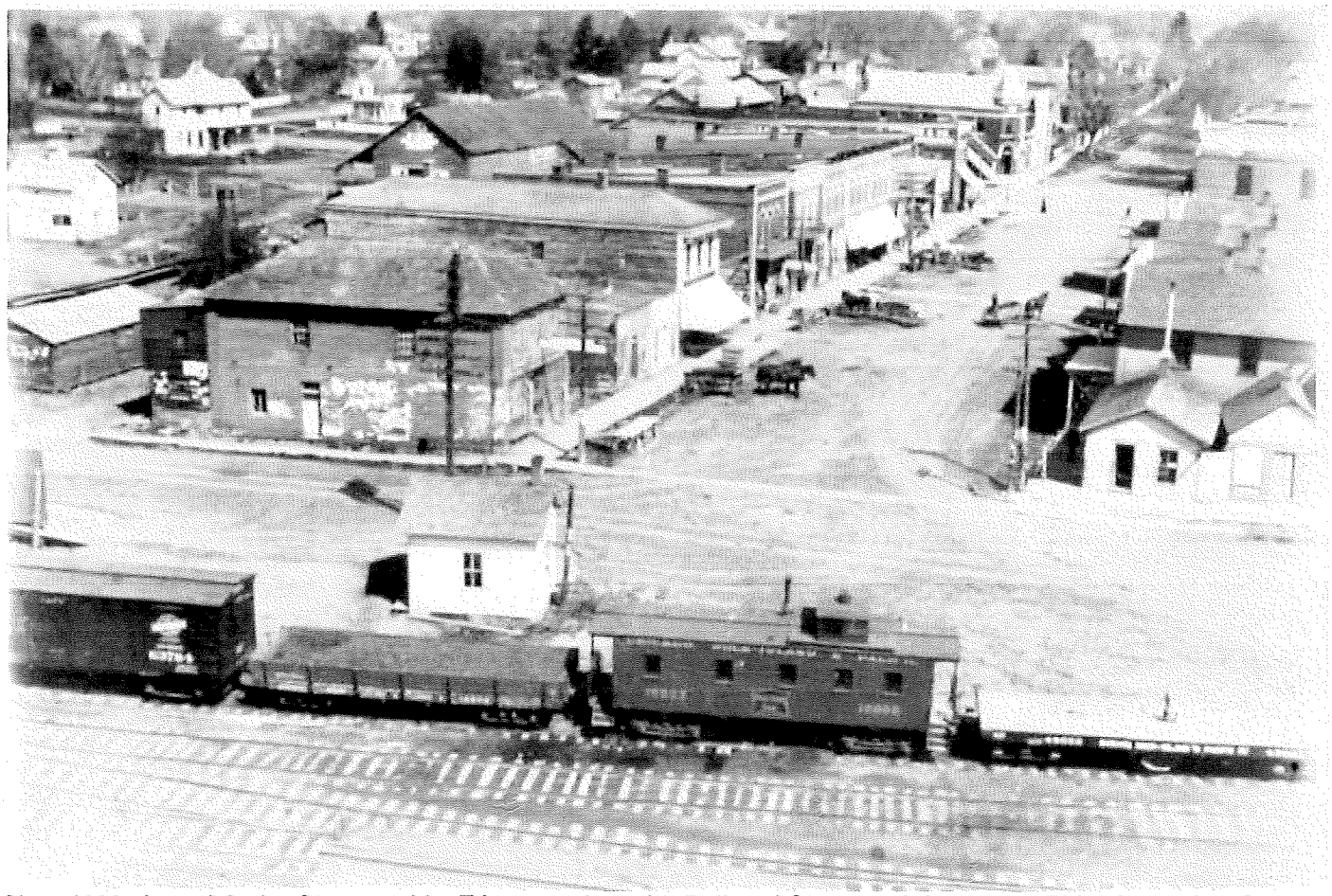
Composite Sanborn Map Co. fire insurance map of Wilton – 1922



Composite Sanborn Map Co. fire insurance map of Wilton – 1939



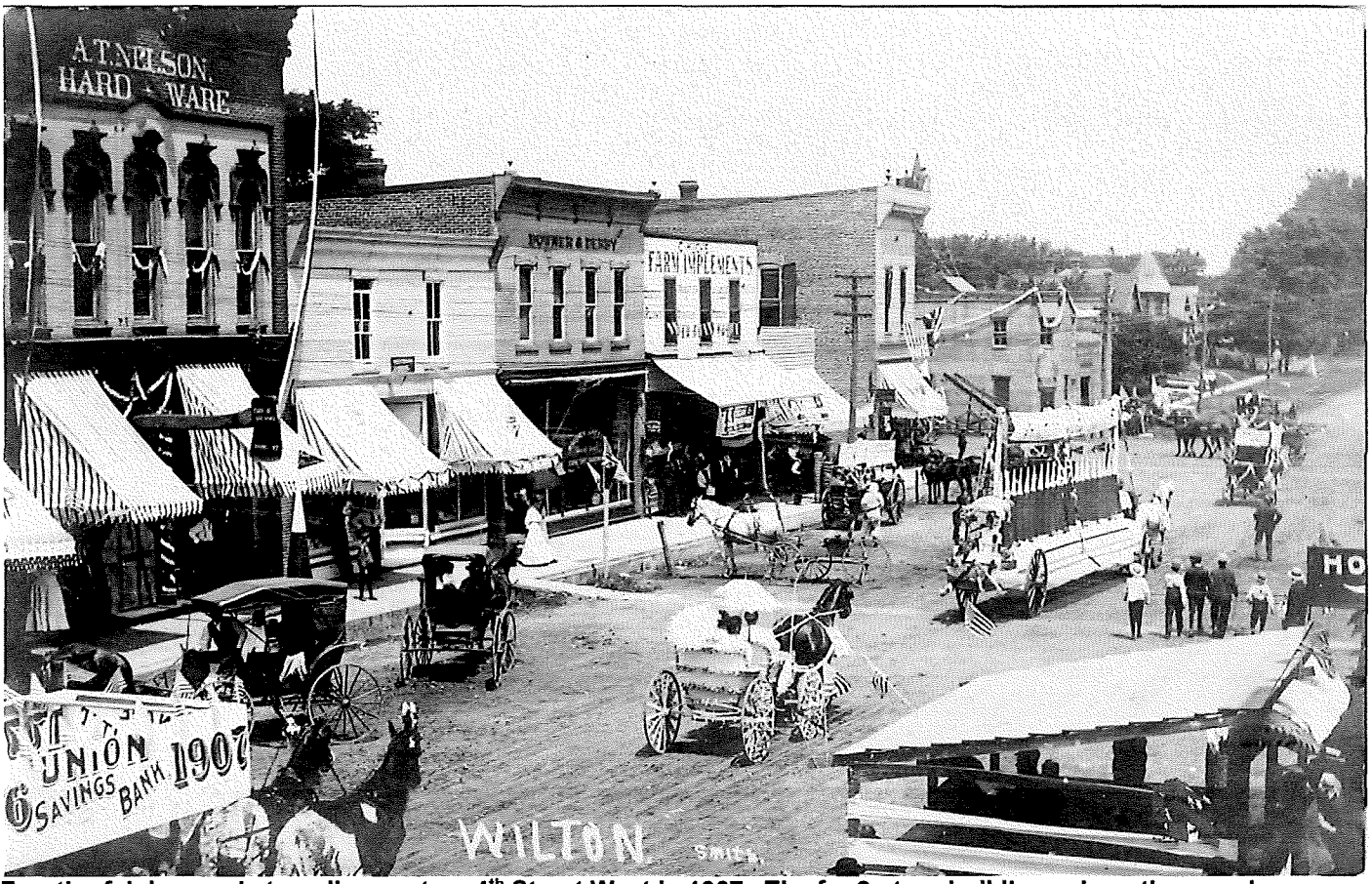
Additional Historic Photographs – Ochiltree and Wilton Development Corporation collections



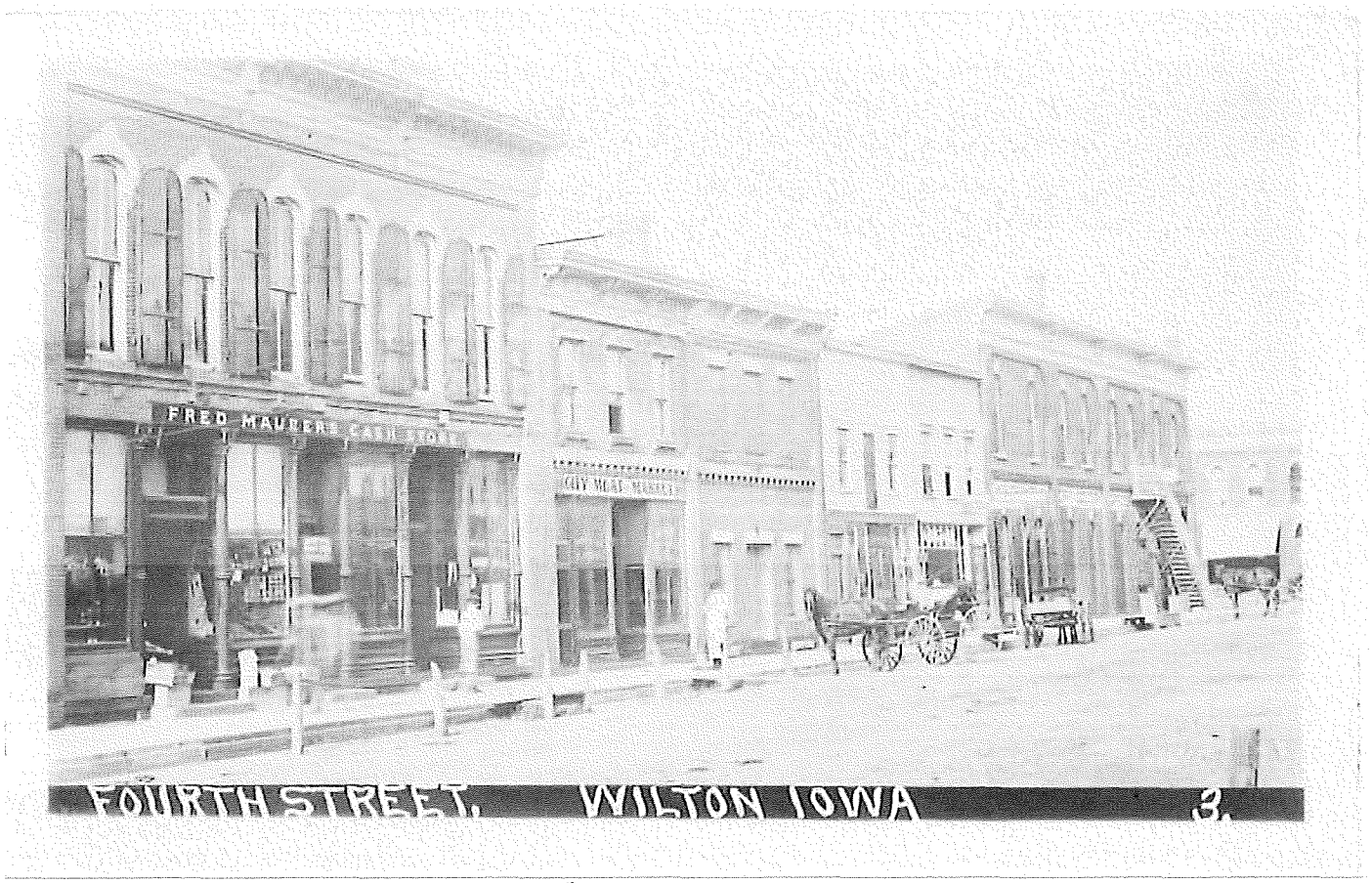
Circa 1900 view of Cedar Street and its T intersection with Railroad Street and the tracks. This view, taken from the railroad's water tower, looks slightly northwest. Cheese factory buildings now occupy the site of the two small gable-front buildings at center right. These were warehouses according to Sanborn maps. Across Cedar Street from them, are now found the feed mill and its office building. All buildings north of the gambrel roof building with the white awning on the west (left here) side of Cedar are extant. The Wilton Candy Kitchen is across the street but not visible in this view. Most of the tracks and the switch house seen here have been removed; however the main line still exists and is active as the Iowa Interstate RR.



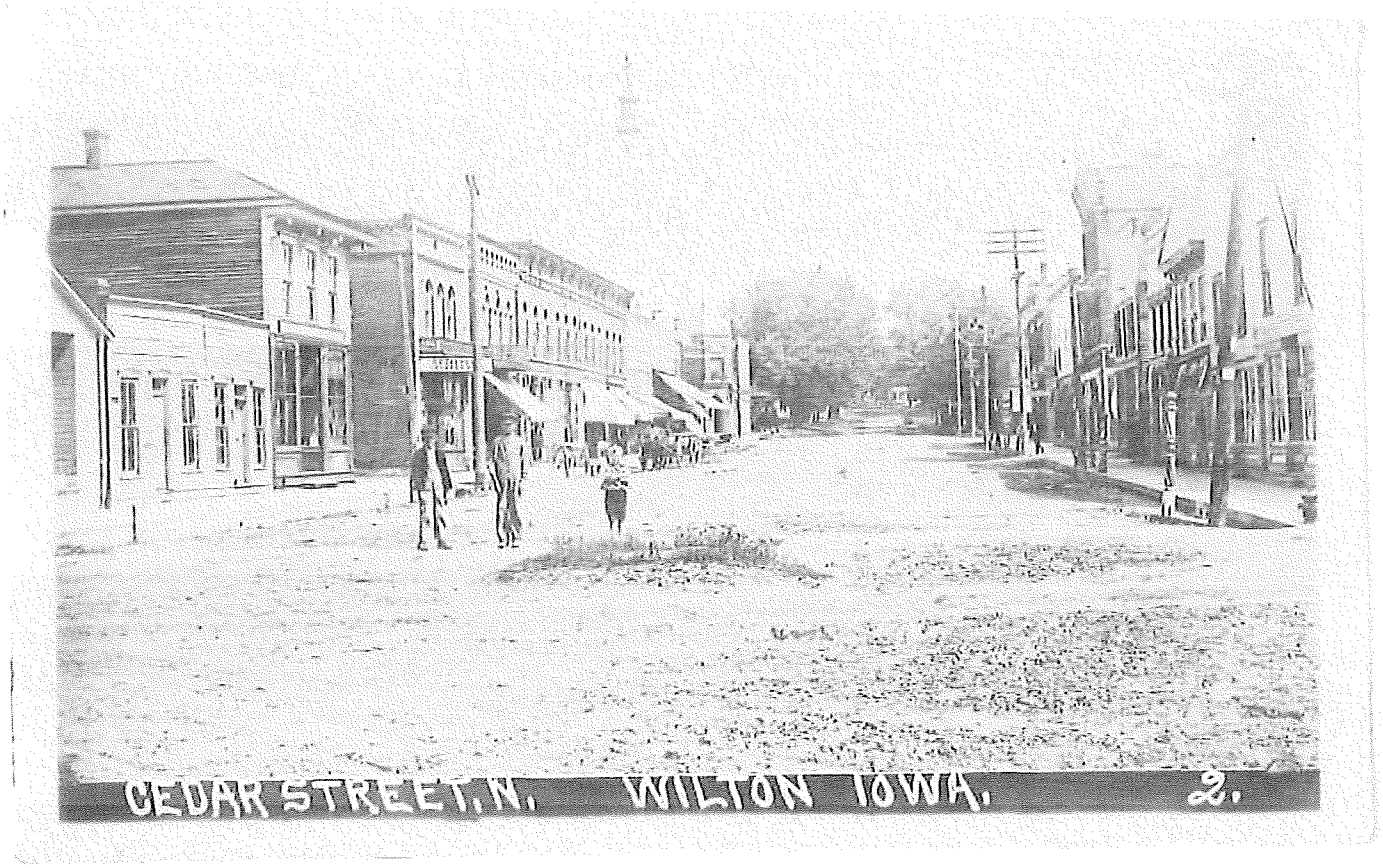
Circa 1900-1906 photo showing construction of the sidewalk along the north side of 4th Street W. The white frame buildings in the center were replaced by 1907 with the present building (115 4th St. W., noncontributing). The handle of A.T. Nelson's axe sign is visible on the far left edge. The cast iron columns of Nelson's storefront are extant and the modern cladding is scheduled to be removed. The picture-frame millwork door behind the man on the far right, standing with his hand on his hip, is extant also (109 4th St. W., Downer & Derby Furniture and Hardware store).



Fourth of July parade traveling east on 4th Street West in 1907. The far 2-story building, where the parade appears to be turning north onto Maurer Street, was an agricultural implement building replaced by 1966 by Jake's Market (now Jeff's Supermarket, 101 4th St. E.). Residential buildings are beyond that intersection on the north side of 4th.



Circa 1910 postcard view of the south side of 4th Street W. These buildings are all extant, although the two small frame buildings behind the horse and wagon are currently noncontributing due to their modern cladding (118 and 120 4th St. W.).



Circa 1910 view of Cedar Street, looking north toward the intersection with 4th Street W. The brick buildings along the west (left) side are all extant, but the frame buildings nearer the camera are not. They were replaced by a feed mill office and post-World War One apartment building. The tallest building on the right (east) side of the block is the nonextant Ross Building, now a green space. Mid-20th century cheese factory buildings now occupy the lots nearest the camera on the right. In between is the extant 1856 falsefront now known as the Candy Kitchen, oldest known commercial building in the district. Compare this view to one taken from roughly the same location 30 years earlier, seen in Fig. 11.



Circa 1922 view of Cedar Street, looking north through the intersection with 4th Street W. Union Savings Bank is on the far left corner, with the exterior staircase. Star Drug in on the far right corner.



Circa 1958 view of the north side of 4th Street W. Star Drug is on the far left and the Scott & Johnson/A.T. Nelson building is on the right side, with red trim. Note the Streamline Moderne entrance on the Wilton Savings Bank next to Star Drug. This building is now noncontributing due to modern cladding. The oriel window is nonextant.

Property Owners

BUILDING ADDRESS	PROPERTY OWNER	MAILING ADDRESS
117 4th St. W	Grunder, Fredrick K	Fredrick K Grunder P.O. Box 115 Wilton, IA 52778
310 Cedar St.	Ochiltree, Lynn E Ochiltree, Brenda	Lynn E Ochiltree & Brenda M Ochiltree P.O. Box 261 Winterset, IA 50273
100 Railroad St.	Wilton Historical Society	Wilton Historical Society P.O. Box 258 Wilton, IA 52778
118 4th St. E	Mealy Holdings LLC	Mealy Holdings LLC 301 E. 2nd St. Muscatine, IA 52761
118 4th St. E	United States of America	Mr. Daniel B. Delahaye Federal Preservation Officer United States Postal Service 475 L'Enfant Plaza, SW Suite 6670 Washington D.C. 20260-1862
304 Cedar St.	Zeien's Holding LLC	Zeien's Holding LLC 10619 Courthouse Blvd Inver Grove Heights, MN 55077
104 4th St. E	Wilton, City of	City of Wilton P.O. Box 27 Wilton, IA 52778
129 4th St. W	Ochiltree, Lynn E Ochiltree, Brenda	Lynn E Ochiltree& Brenda M Ochiltree P.O. Box 261 Winterset, IA 50273
110 4th St. E	Plsak Enterprises Inc.	Plsak Enterprises Inc. P.O. Box 134 Muscatine, IA 52761
108 4th St. E	Scieszinski, David L	David L Scieszinski P.O. Box 394 Wilton, IA 52778

Maurer St. and Railroad St.	Wilton, City of	City of Wilton P.O. Box 27 Wilton, IA 52778
101 4th St. E	Thoma Real Estate LLC	Thoma Real Estate LLC P.O. Box 1058 Durant, IA 52747
104 4th St. W	2161 Hwy 6 Trail LLC	2161 Hwy 6 Trail LLC P.O. Box 70 Amana, IA 52203
Maurer St. and Railroad St.	Wilton, City of	City of Wilton P.O. Box 27 Wilton, IA 52778
112 4th St. W	Youngwirth, Elizabeth A Youngwirth, Tom A	Elizabeth A Youngwirth & Tom A Youngwirth 1824 79th St. Windsor Heights, IA 50324
114 4th St. W	Brooke Ventures LLC	Brooke Ventures LLC P.O. Box 822 West Branch, IA 52358
116 4th St. W.	Brooke Ventures LLC	Brooke Ventures LLC P.O. Box 822 West Branch, IA 52358
118 4th St. W	Wilton Chamber of Commerce	Wilton Chamber of Commerce P.O. Box 280 Wilton, IA 52778
120 4th St. W	Dmdr Properties LLC	Dmdr Properties LLC P.O. Box 631 Wilton, IA 52778
101 4th St. W	Shuger, Michael E Shuger, Janice L	Michael E Shuger & Janice L Shuger 2332 Taylor Ave Wilton, IA 52778
105 4th St. W	White Pigeon Mutual Insurance Assn.	White Pigeon Mutual Insurance Assn. P.O. Box 10 Wilton, IA 52778

107 4th St. W	Anderson, David Anderson, Shirley J	David Anderson & Shirley J Anderson P.O. Box 857 Wilton, IA 52778
109 4th St. W	R & R Apartments Inc.	R & R Apartments Inc. 2141 Hwy 6 Atalissa, IA 52720
115 4th St. W	Rental Property Outlet LLC	Rental Property Outlet LLC 2784 120th St. Wilton, IA 52778
119 4th St. W	Sawvell, Nathan S Sawvell, Amanda L	Nathan S Sawvell & Amanda L Sawvell P.O. Box 344 Wilton, IA 52778
121 4th St. W	White, Cory White, Kay	Cory White & Kay White P.O. Box 918 Wilton, IA 52778
125 4th St. W	Allen, Thomas H III Allen, Margaret E	Thomas H Allen III & Margaret E Allen 2641 Terrace Hill Muscatine, IA 52761
127 4th St. W	Wilton Chiropractic Clinic Pllc	Wilton Chiropractic Clinic Pllc 127 W. 4th St. Wilton, IA 52778
410 Cedar St.	Wilton Telephone Co.	Wilton Telephone Co. P.O. Box 970 Wilton, IA 52778
408 Cedar St.	Wilton Chiropractic Clinic Pllc	Wilton Chiropractic Clinic Pllc 127 W. 4th St. Wilton, IA 52778
324 Cedar St.	Nopoulos, Gus G	Gus G Nopoulos P.O. Box 95 Wilton, IA 52778
405 Cedar St.	Wilton Lodge #167	Wilton Lodge #167 405 Cedar St. Wilton, IA 52778

403 Cedar St.	Gradert, Diana M Tr	Diana M Gradert Tr. 101 W. Mississippi Dr. #501 Muscatine, IA 52761
401 Cedar St.	Shontz, Ward W	Ward W Shontz 1590 Cedar St. Moscow, IA 52760
325 Cedar St.	Stanley Keith	Stanley Keith P.O. Box 399 Wilton, IA 52778
323 Cedar St.	Shirk, Benjamin Rex Shirk, Sara Ann	Benjamin Rex Shirk & Sara Ann Shirk P.O. Box 1033 Wilton, IA 52778
321 Cedar St.	Sgbg LLC	Jeff Graves P.O. Box 70 Durant, IA 52747
319 Cedar St.	Vitek, Warren L Vitek, Barbara L	Warren L Vitek & Barbara L Vitek 2391 Plum Ave Wilton, IA 52778
313-315-317 Cedar St.	Shontz, Ward W Shontz, Judy M	Ward W Shontz & Judy M Shontz 1590 Cedar St. Moscow, IA 52760
311 Cedar St.	Froehlich Securities Inc.	Froehlich Securities Inc. P.O. Box 1288 Wilton, IA 52778
309 Cedar St.	Froehlich Securities Inc.	Froehlich Securities Inc. P.O. Box 1288 Wilton, IA 52778
(207) Cedar St.	Duffe Grain Inc.	Duffe Grain Inc. P.O. Box 55 Wilton, IA 52778
205 Cedar St.	Duffe Grain Inc.	Duffe Grain Inc. P.O. Box 55 Wilton, IA 52778
201 Cedar St.	Duffe Grain Inc.	Duffe Grain Inc. P.O. Box 55 Wilton, IA 52778


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