

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 38-00347 ☒ New ☐ Supplemental

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

☐ Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website.

• Property Name

A) Historic name: Campbell Block

B) Other names: Kelso & Son Grocery; Laybourn & Rickers Hardware

• Location

A) Street address: 717-719 G Avenue

B) City or town: Grundy Center (☐ Vicinity) County: Grundy

C) Legal description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Qtr: _____ of Qtr: _____

Urban: Subdivision: O.P. Block(s): 25 Lot(s): Parts of 7 & 8

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of:

Contributing Noncontributing

<u>1</u>	Buildings	—
—	Sites	—
—	Structures	—
—	Objects	—

<u>1</u>	Total	—
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If non-eligible property, enter number of:

—	Buildings
—	Sites
—	Structures
—	Objects

—	Total
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C) For properties listed in the National Register:

National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:

- ☐ Property contributes to a National Register or local certified historic district.
☒ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Grundy Center Commercial Historic District Historic district site inventory number: 38-00318

E) Name of related project report or multiple property study, if applicable:

MPD title

Historical Architectural Data Base #

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

02G COMMERCE/TRADE/restaurant

02E15 COMMERCE/TRADE/billiards or pool hall

02E03 COMMERCE/TRADE/dry goods

B) Current functions

02B04 COMMERCE/TRADE/insurance office

02E COMMERCE/TRADE/specialty store

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

05 LATE VICTORIAN

B) Materials

Foundation (visible exterior): _____

Walls (visible exterior): 06 STUCCO

Roof: _____

Other: _____

C) Narrative description ☒ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☒ No ☐ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☒ No ☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ A: Owned by a religious institution or used for religious purposes.

☐ E: A reconstructed building, object, or structure.

☐ B: Removed from its original location.

☐ F: A commemorative property.

☐ C: A birthplace or grave.

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

☐ D: A cemetery

C) Areas of significance

Enter categories from instructions

02 ARCHITECTURE

D) Period(s) of significance

1877-1963

05 COMMERCE

E) Significant dates

Construction date

1877 ☒ *check if circa or estimated date*

Other dates, including renovations

ca.1926

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

• **Bibliography** ☒ *See continuation sheets for the list research sources used in preparing this form*

• **Geographic Data** *Optional UTM references* ☒ *See continuation sheet for additional UTM or comments*

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1				2			
3				4			

• **Form Preparation**

Name and Title: Alexa McDowell/Architectural Historian Date: May 5, 2020

Organization/firm: AKAY Consulting E-mail: alexa@akayconsulting.com

Street address: 4252 Oakland Avenue Telephone: 515-491-5432

City or Town: Minneapolis State: IA Zip code: 55407

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

1. **Map** of property's location within the community.

2. **Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.

3. **Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.**

4. **Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

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

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

☐ Yes ☐ No ☐ More research recommended

☐ *This is a locally designated property or part of a locally designated district.*

Comments: _____

SHPO authorized signature: _____

Date: _____

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<u>Name of Property</u>	<u>County</u>
<u>717-719 G Avenue</u>	<u>Grundy Center</u>
<u>Address</u>	<u>City</u>

Property Description

The Campbell Block is located directly north of the courthouse square on the western half of Block 25. The building is sited on the east 35.5-ft. of the southern 100-ft. of lot 7 and the west 5.5-ft. of the southern 100-ft of lot 8. The Campbell block is in the western half of the block of contiguously located commercial buildings. The buildings are representative of a variety of construction dates and architectural styles, spanning the late 19th century through the mid-20th century.

Built in ca.1877, the Campbell Block is a double bay, two-story building with the façade (south) faced in stucco. The 40- by 100-ft. building stretches north from G Avenue to the alley. The building's current visual character is defined by a major façade renovation completed by ca.1935. That renovation altered the building cornice and removed the Italianate window hoods; the resulting character remains generally Victorian, but is far from the elaborate version of the style found in the late 19th century building.

The building façade (south elevation) features two storefronts arranged around an entrance to the upper story and a single-bay arrangement of the upper story. The opening is filled by a single-leaf contemporary steel door with some glazing. Because of the material encroachment from the storefronts, it is difficult to understand what is going on with the wall plane above the door. It appears that the opening was downsized to fit the new door, but the framing and historic transom are retained.

The east storefront retains a configuration that, if not original, was in place by the early 19th century. The early character of the storefront is seen in the stepped footprint of the display windows, the deep transom, faux-coffered ceiling, and terrazzo floor. The display windows are set in a wood frame and retain the original, interior structural posts. The entrance to the store is deeply recessed (approximately 5-feet) and set on-center. The single-leaf door retains the original wood frame and transom; the door itself is wood and almost fully glazed. The storefront piers and transom area are covered in brushed steel (ca.2019). The existence of the historic transom window is undetermined.

The west storefront retains a configuration indicative of the mid-20th century. The modern character of the storefront is seen in the angled footprint of the display windows and chrome-finished steel framing system. The entrance to the store is deeply recessed (approximately 6-feet) and set to the right of center. The single-leaf door is steel framed and fully glazed with a narrow transom. The storefront piers and transom area are covered in brushed steel (ca.2019). The existence of the historic transom window is undetermined.

The upper story is visually defined by the stucco finish (painted pink), the seven windows evenly spaced across the elevation, and the lack of ornamentation except for the building cornice.

Window openings appear to be original – their relatively tall and narrow form is typical of the construction era. However, they have been stripped of all ornamental devices save the sills, which have been painted to blend with the wall plane. The windows are fitted with double-hung, one-over-one sash. The windows have a flat head, with the opening being slightly arched.

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The building cornice is comprised of some portion of the original cornice (side corbels and paired dentils) with a wide (perhaps 3-feet) band abutting the undersize of the original cornice. The band is articulated by a series of vertical boards arranged along its width. The bottom of the band is finished by a profiled molding. The elements of the cornice are painted in purple and pink.

Generally, the Campbell Block retains a good level of historic integrity with the alterations made to the upper story and west storefront dating to the period of significance (windows excluded). As a large-scale commercial building located in this contiguous line of buildings, the Campbell Block contributes to this Victorian era streetscape.

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Statement of Significance

As established in the district site form, “the potential Grundy Center Commercial Historic District is locally significant and eligible for the National Register of Historic Places under Criteria A and C. The potential historic district represents two phases of development. The first phase is associated with Grundy Center’s development as the Grundy County seat of government, an important agricultural market town, and a station and shipping point on the Cedar Rapids & Sioux Falls Branch of the Chicago, Rock Island & Pacific Railroad from the 1879 to c.1920. The second phase of development represents Grundy Center’s adaptation to the automobile, particularly after the route of State Highway 14 routed along G Avenue in 1920 and was paved in 1931, and with the post-World War II modernization and building boom, which gained steam in the late 1940s and culminated in 1963 with the Frederick Furniture front remodel” (Price, 2018).

As stated in the 2018 document, “the potential Grundy Center Commercial Historic District displays the building types and architectural details of a cohesive historic district that developed in two phases, from 1879, just after the fire in the 700 block on the north side of G Avenue to c.1920 and from the 1940s to the mid-1960s. The potential district, therefore, exhibits the characteristics, building types, and architectural styles of a late-nineteenth and early-twentieth-century commercial district, mixed with mid-twentieth-century commercial buildings and historic front remodels” (Price, 2018).

Following these established guidelines for evaluating eligibility, the Campbell Block was evaluated for its ability to contribute to the significance of the historic district under Criterion A, in association with what the 2018 evaluation identified as “Early Development and the Impact of the Railroad on Town Development, 1855-1910s” and/or under Criterion C as a resource that demonstrates the “characteristics, building types, and architectural styles of a late-nineteenth and early-twentieth-century commercial district.” With a construction date of 1880, the Campbell Block is tied to the early era of commercial development, contributing to our understanding of the community’s commercial evolution. As a result, the Campbell Block is counted a contributing resource to the potential historic district under Criterion A.

In addition, the Campbell Block is significant under Criterion C. Despite alterations of the upper façade, including the unfortunate loss of the original cornice, the building retains a generally good level of historic integrity and remains a good representative of the late Victorian era style executed in a commercial building. Further, removal of the building cornice and upper story window hoods had occurred by 1935, making the present treatment part of the historic fabric. Finally, the building gains significance as one of the oldest resources in the potential historic district.

The period of significance for the potential Grundy Center Commercial Historic District has been preliminarily established as 1879 to 1963, from the year the Central Block was built right after the 1879 fire, to 1963, the year that Frederick Furniture remodeled their façade, the culmination of the post-World War II commercial district building boom (Price, 2018). Constructed in 1880, the Campbell Block fits firmly within that period of significance.

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Historical Background

The city's street numbering system evolved as the town grew. The 1894 fire insurance map notes that the primary east-west roadway was Main Street (now G Avenue) with north-south streets numbered Fourth Street (now 7th Street), Third Street (now 6th Street), and Second Street (now 5th Street). The method of numbering buildings was also revised, with changes made between issuance of the 1902 and 1911 fire insurance maps and again between the 1916 and 1928 fire insurance maps. By 1928 the present system of street names and building numbers was in place.

The centennial history notes that the Kerr & Campbell Block was under construction in the spring of 1877. Charles Campbell and Daniel Kerr are responsible for construction of the building which was to be occupied by the Stark brothers, clothiers from Cedar Falls, Iowa. The history also notes that, previous to construction of the Campbell Block, the site was occupied by the home of A.F. Willoughby, and his home was relocated to the northwest corner of the block to accommodate the new structure.

When the fire of 1879 swept through the downtown of Grundy Center, the Campbell Block building remained standing and continued to be occupied by Stark Brothers Clothing until 1884. Price states that "the fire destroyed all the wood store buildings and the brick-veneered Kerr & Campbell Block in the 700 block just north of the courthouse." Price also notes that, "plans for rebuilding the burned district were soon perfected" with new railroad service providing access to a broader range of building materials, which impacted construction and design of the buildings built to replace those lost to the fire. Within six-years, six Italianate-style brick commercial buildings stood in the 700-block facing the courthouse square. They included the Campbell Block.

It appears, according to the history in the centennial, that the Campbell block building survived the 1879 fire and remained standing as one of the only buildings on the block. The centennial records that the original fire spread from the northwest corner of G Avenue and 7th Street to the center of the block, the building directly to the east of the Campbell Block building and two-weeks later a second fire destroyed the building on the western end of the block. With giving weight to the centennial history, it is believed that the correct construction date is 1877, not the previously recorded 1880.

The Campbell Block was constructed as a two-story, brick veneered building comprised of two, 28-ft. storefronts with interior wood ceilings, and three adjoining small iron-clad structures on the rear (north) elevation (Figure 01). Between the 1916 fire insurance map and the updated 1939 version, the three adjoining structures were removed and 2-story wood deck with single staircase was added to the rear of the building.

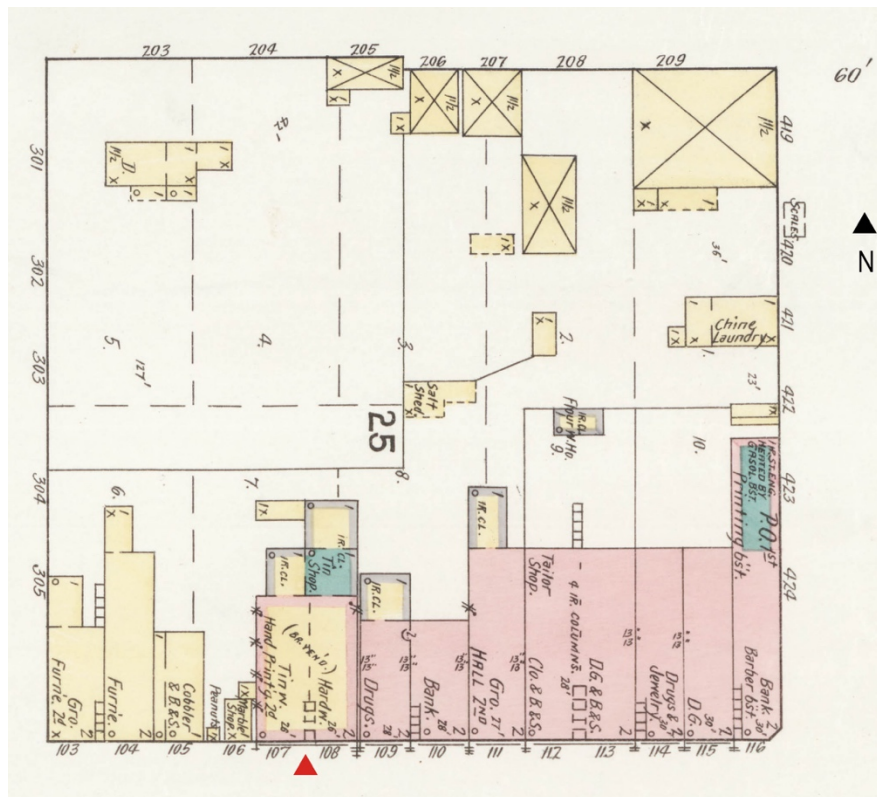
After the Stark Brothers Clothing left the building in 1884, it was occupied over the years by a hardware store, pool hall, millinery, and returned to housing clothing shops in 1936. In 1968 the centennial history reported that the Campbell Block was occupied by a tap and then from 1970-1976 when the centennial history was published it was occupied by Zeno's Pizza in one storefront and Joe's Lounge in the other.

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Figure 01. Fire Insurance Map – 1894



(Library of Congress Sanborn Map Collection. <https://www.loc.gov/collections/sanborn-maps/?fa=location:iowa>. Retrieved 03/15/2019.)

The location of the ca.1880 Campbell Block is indicated by the arrowhead.

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Table 01. Table of Occupancy

Year	Business	Source	Notes
1877		Centennial	Construction date
1879		Centennial	Large town fire, appears the Campbell block building was not destroyed
1877-1884	Stark Brothers Clothing	Centennial	
1880's	H.L.P Hillyer, Attorney	Centennial	Attorney: 1880-1895
	Barry and Son, Excelsior Clothing		
1894	Hardware	Sanborn	
1902	Hardware	Sanborn	
1911	Hardware	Sanborn	
1916	Pool Hall	Sanborn	
1917		Centennial	
1919	Kurtz Millinery	Centennial	
1936		Centennial	
1938	Mrs. James Eggelston Style Shop	Centennial	
1939	One storefront	Sanborn	
1950	Birdine Shirk Style Shop	Centennial	
1954	Emma Cogswell Style Shop	Centennial	
1959	Carol Severance Apparel	Centennial	
1961		Centennial	
1964	Fashion Center	Centennial	
1965		Centennial	
1968		Centennial	
1970	Zeno's Pizza	Centennial	
1976	Zeno's Pizza	Centennial	
2018	Gems Antiques & other fine things	District Evaluation	
2019	Gems Antiques & other fine things	Photographs	

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Early Development and the Impact of the Railroad on Town Development, 1855-1900s

The following paragraphs are excerpted from Price's 2018 survey and evaluation of the potential historic district, which provide the historical context for evaluating resources constructed during the period from 1855-1900s.

The town of Grundy Center was platted more than two decades before the railroad arrived. In 1855, Thomas G. Copp became the town's first resident. According to William G. Kerr's historical account of the town's founding and early development in the Grundy Register Centennial Edition, after a long trek across the central Iowa prairie in search of a new home.

The original plat of Grundy Center was completed in 1856; it contained 35 blocks, with Block 18 at the center dedicated to a public square and the site for the proposed county courthouse. The east-west avenues were Pine, Maple, Main, Chestnut, Elm, and Locust. The north-south streets were First, Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth. (All avenue names were changed to letters of the alphabet in the mid-twentieth century – Main Street became G Avenue – and the numbered streets were renumbered beginning further east in newer additions). The commercial district developed east and north of the public square, in Blocks 17, 24, 25, 26, and 27. In 1857, the first courthouse was constructed. The current courthouse was begun in 1891 and completed in 1893. In 1857, Copp built the town's first hotel on the northwest corner of the block just east of the courthouse (south side of G Avenue). The town's first store, built in 1860, was located in that block as well.

Prior to the railroad, the town grew slowly. By 1875, only about a dozen buildings had been erected in Grundy Center on the town lots north and east of the courthouse square. Nearly all of them were one or two-story wood false-front store buildings mixed with a few residences. When Grundy Center incorporated in April 1877, the town had 437 inhabitants. The first town election was held a month later.

Just after Grundy Center's incorporation, in the fall of 1877, the Burlington, Cedar Rapids and Northern Railroad reached the town and citizens planned a celebration. The railroad was built through Grundy Center approximately 6 blocks north of the commercial district, which paralleled Depot Street (today A Avenue) in its southeast-northwest trajectory. A building boom had begun that year in anticipation of the railroad. In the spring, C.W. Reynolds erected a frame building, and Daniel Kerr and Charles Campbell began construction on the two-story, double brick veneered Campbell Block. Holt and Beckman put up a two-story frame building for a bank, and Dr. E.A. Crouse, W.C. Williams, and G.C. Shuler built a frame building called the Grundy County Bank. The Sargent Brothers built a two-story building, and R.T. Miller and the Elliott Bros. erected a building known as City Hall Block on the west end of the business district. With so many wood frame commercial buildings built in two years, the Grundy Center business district resembled a railroad boom town.

Development of the current Grundy Center commercial district began in January 1879 with a fire that destroyed all the wood store buildings and the brick-veneered Kerr & Campbell Block in the 700 block

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just north of the courthouse. Two weeks later, a fire destroyed the City Hall Block. With Grundy Center's new railroad access to building materials not previously available, however, "plans for rebuilding the burned district were soon perfected. Within six years, six Italianate-style brick commercial blocks were built facing the courthouse. These buildings were the Central Block (Bldg #19), built 1879; Commercial Block (Bldg #16), built 1879; H.G. Geer Block (Bldg #18), built 1880; Campbell Block (Bldg #20), built c.1880; Hawkeye Block (Bldg #17), built 1884; and First National Bank Block and Post Office (Bldg #15), built 1885. A few years later, other brick buildings were built in other blocks along G Avenue, notably the Jacobs Bros. Block (Bldg #32), built 1887, and the Queen Anne style Hummel Block (Bldg #14), housing Hummel's Drug Store, built in 1893.

Bibliography

"Go Walkabout Grundy: The Liberty Tour." Booklet for the Felix Grundy Festival, 1991. Available at the Grundy County Historical Society Museum.

"Go Walkabout Grundy: The Orion Tour." Booklet for the Felix Grundy Festival, 1992. Available at the Grundy County Historical Society Museum.

Grundy Center: A Centennial Portrait, 1977. Grundy Center, IA: Grundy Center Area Centennial, Inc., 1977.

Price, Jennifer A. "Grundy Center Commercial Historic District." Iowa Site Inventory Form, 2018.

Grundy County Historical Society Museum. Grundy Center, Iowa.

Newspapers

The Grundy Republican. "A Live Town." January 03, 1895.

The Cedar Rapids Evening Gazette, "Grundy Center News: Grundy Center experiencing quite a boom in building." June 09, 1900.

The Grundy Republican. Advertisement for Jacobs & Co. November 11, 1900.

The Grundy Republican. "Historical Sketch. Early Days of Grundy County and Grundy Center." November 11, 1900.

The Grundy Register, Diamond Jubilee Edition. Misc. advertisements for local businesses. June 05, 1952.

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Online Resources

Grundy County Assessor. <https://beacon.schneidercorp.com>. Retrieved 03/26/2019.

Library of Congress Sanborn Map Collection. <https://www.loc.gov/collections/sanborn-maps/?fa=location:iowa>. Retrieved 03/15/2019.

Geographic Data

Latitude/Longitude: NW 42.361818/-92.773510
NE 42.361818/-92.773358
SE 42.361652/-92.773358
SW 42.361652/-92.773510

Additional Information

01. Assessor's Parcel Map – 2019



(Source: <https://beacon.schneidercorp.com>. Retrieved 03/20/2019.)

The location of the resource is indicated in YELLOW. The building is sited on parts of Lots 7 & 8 on Block 25.

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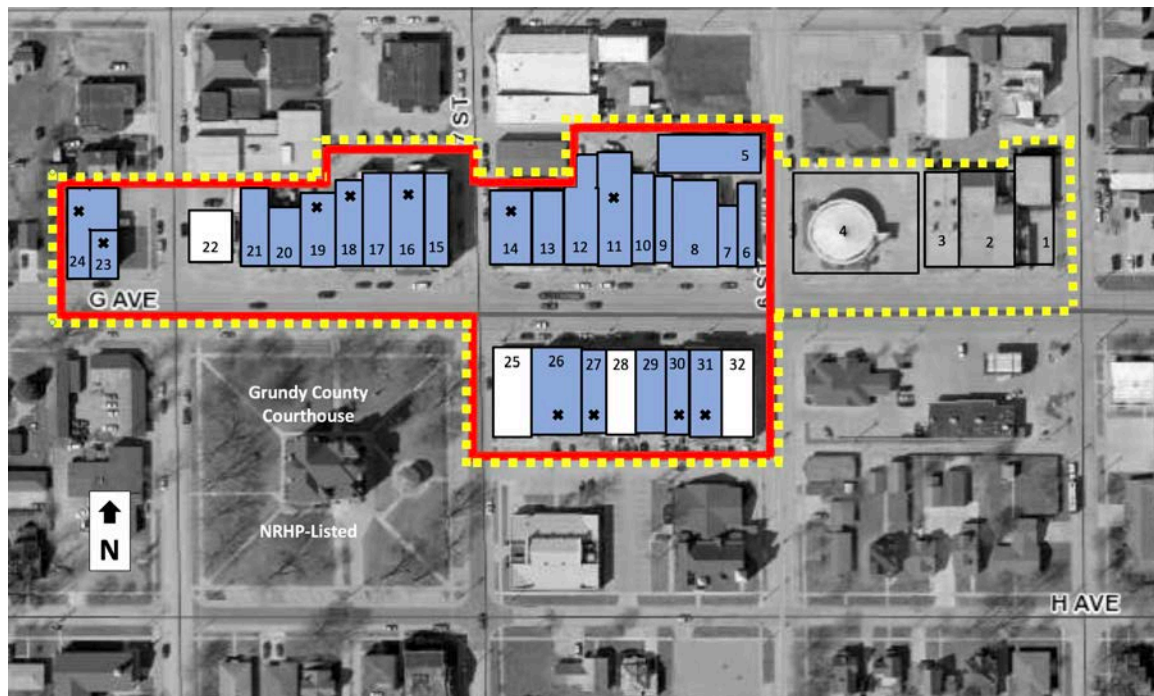
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02. Potential District Boundary Map – 2018



(Source: Jennifer Price, "Grundy Center Commercial Historic District," Iowa Site Form, 2018.)

The red outline indicates the proposed district boundaries. The Campbell Block is noted as building '20'.

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Photographs (06/08/2019)

01. Streetscape View: Looking NW along G Avenue from 7th Street



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02. Streetscape View: Looking NE along G Avenue from 8th Street



03. View of façade (south), looking north across G Avenue



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04. View of the storefronts



05. Detail of east storefront



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06. Detail of west storefront



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07. Detail of upper story fenestration and masonry



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Additional Information: Historic Images

01. View of streetscape looking NE along G Ave. from 8th St. – ca.1900



(Source: Grundy County Historical Society.)

In this early image, the original Late Victorian character of the Campbell Block (first 2-story from left) is apparent. The cornice and window hoods were removed in ca.1926.

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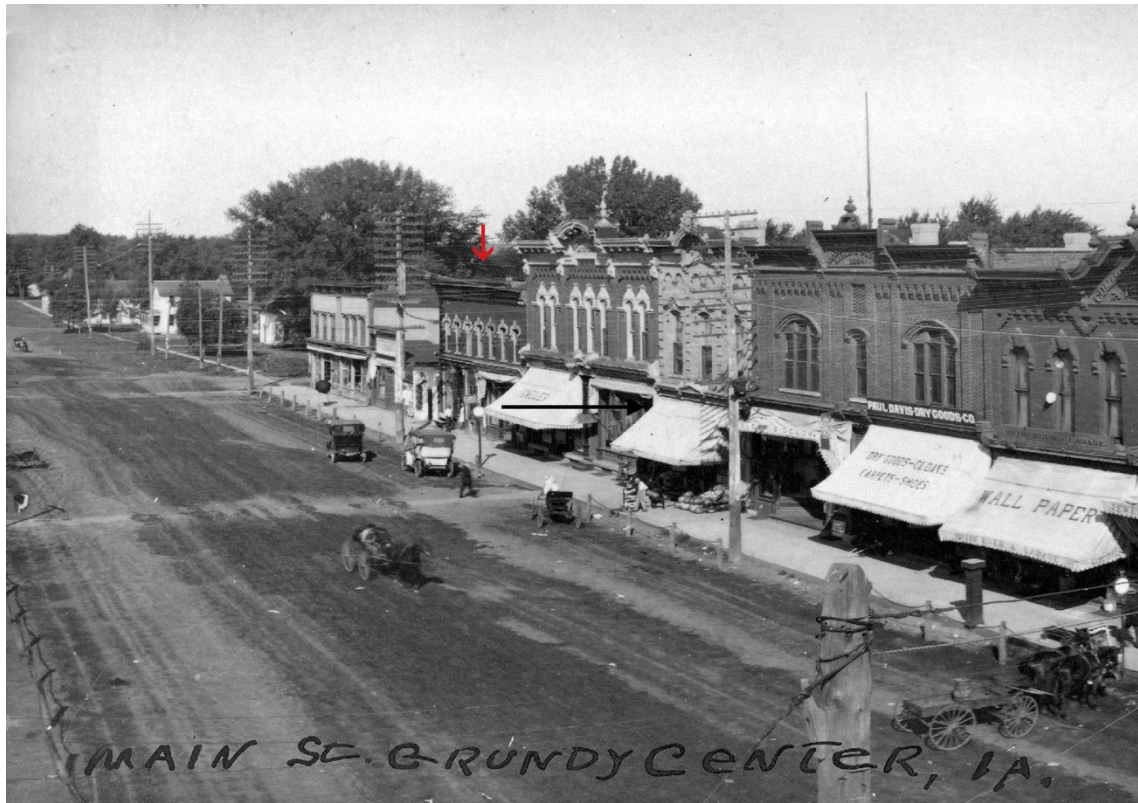
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02. View of streetscape looking NW along G Ave. from 7th St. – ca.1905



(Source: Grundy County Historical Society.)

The location of the Campbell Block is indicated.

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03. View of streetscape looking NE across G Ave. from 8th St. – ca.1920



(Source: Grundy County Historical Society.)

This ca.1920 image documents that the Campbell Block (at left) retained its original cornice, heavy upper story window hoods, and original storefronts through this period.

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04. View of streetscape looking NE along from near 8th Street – ca.1935



(Source: Grundy County Historical Society.)

By the late 1930s, the façade (both upper and storefronts) had been altered to the character that is largely retained today.