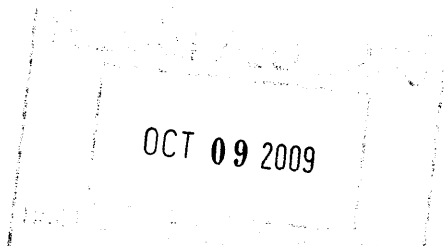


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

930



OCT 09 2009

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 Marion Commercial Historic District

other names/site number _____

2. Location

street & number 560-748 10th St., 958-1298 7th Ave., 760-96 11th St., 766-76 13th St., 1108 8th Ave., & 969 6th Ave. N/A [] not for publication

city or town Marion N/A [] vicinity

state Iowa code IA county Linn code 113 zip code 52302

3. State/Federal Agency Certification

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

Brian A. Mitchell October 1, 2009
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

[Signature]
Edson H. Beall 11.18.09

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 29 | 8 | buildings |
| 1 | 0 | sites |
| 1 | 0 | structures |
| 2 | 0 | objects |
| 33 | 8 | 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

1

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

RELIGION/religious facility

SOCIAL/meeting hall

DOMESTIC/hotel

EDUCATION/library

LANDSCAPE/park

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/restaurant

COMMERCE/TRADE/professional

LANDSCAPE/park

RELIGION/religious facility

RECREATION AND CULTURE/museum

DOMESTIC/single dwelling

HEALTH CARE/pharmacy

RECREATION AND CULTURE/monument/marker

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19TH CENTURY/Greek Revival

LATE VICTORIAN/Italianate

LATE VICTORIAN/Romanesque

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other METAL/tin

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.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" 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.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

SOCIAL HISTORY

Period of Significance

1855-1957

Significant Dates

1855

1894

1895

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Dieman, Charles A.

Connor, Amos H.

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):

- preliminary determination of individual listing (36 CFR 67) has been requested
- 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:

- State Historic Preservation Office
- Other State agency
- 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.)

| | | | | | | | |
|---|--------|--------------------|-----------------------|---|--------|--------------------|---|
| 1 | [1][5] | [6][1][6][2][3][7] | [4][6][5][4][5][2][2] | 2 | [1][5] | [6][1][6][2][3][7] | [4][6][5][4][4][2][4] |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 3 | [1][5] | [6][1][6][0][4][4] | [4][6][5][4][4][2][4] | 4 | [1][5] | [6][1][6][0][4][6] | [4][6][5][4][3][1][8] |
| | | | | | | | <input type="checkbox"/> 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 Leah D. Rogers/Member

organization Tallgrass Historians L.C. date September 23, 2009

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.

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**National Register of Historic Places
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**Marion Commercial Historic District
Linn County, IA**

Section 6. Function or Use (continued):

Historic functions (continued)

DOMESTIC/single dwelling
FUNERARY/mortuary
COMMERCE/TRADE/professional
GOVERNMENT/fire station
RELIGION/church-related residence
RECREATION AND CULTURE/monument/marker
HEALTH CARE/pharmacy

Section 7. Architectural Classification (continued):

LATE 19TH and 20TH CENTURY REVIVALS/Classical Revival
MODERN MOVEMENT/Moderne

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**Marion Commercial Historic District
Linn County, IA**

Narrative Description

The Marion Commercial Historic District is located in the heart of the City of Marion in Linn County, Iowa. Marion was the original county seat and functioned in this capacity until 1919 when the seat was removed to Cedar Rapids. The town also served as a Division Point for the Milwaukee Railroad in the late nineteenth and early twentieth centuries. The buildings within the Marion Commercial Historic District comprise the surviving historic core of Marion's courthouse square commercial area. Most of the earliest public buildings in Marion's commercial core either were churches or were related to the designation of Marion as the county seat. Unfortunately, none of the early county seat buildings remain standing, the last extant one having been the old jail building, which was demolished in recent years to make room for the new library building. There are, however, a number of early churches, homes, and a few commercial buildings dating from the 1840s-60s that remain standing in Marion, particularly in the area of the original town plat and including several within the historic commercial core along 10th Street. As the district evolved, the commercial core filled in all sides of the courthouse square, which encompassed the City Square Park in the center. Large commercial block buildings were constructed in popular styles of the day including Italianate and Richardsonian Romanesque. A number of these buildings were architect designed, with many built by Cedar Rapids contractor, A.H. Connor. Most of the buildings are brick and two stories in height but multiple-story buildings were once present. Both single-unit commercial buildings and multi-unit block buildings are present. Fire had a major impact on the current look of the historic district, with most fire-damaged areas rebuilt with stylish new buildings. Several key buildings were refaced with updated facades in the mid-twentieth century, particularly in the 1940s-50s, with most of these updates diminishing but not destroying the buildings' overall integrity. Demolition had a more recent impact, with the entire block on the east side of the square south of 7th Avenue and the entire block on the south side of the square south of 6th Avenue demolished to make way for a small shopping center and the new public library, respectively. These two blocks are not included in the currently proposed historic district because of that severe impact. While the loss of these historic areas from the original commercial area is unfortunate, the remaining commercial district still presents a strong sense of time and place and contains a collection of early commercial and public buildings that is rare for many communities in Iowa. The nominated district is essentially L-shaped and is roughly bounded by 8th Avenue on the north, 6th Avenue on the south, 13th Street on the east and the alleyway in-between 10th and 9th streets on the west. The majority of buildings in the district front 7th Avenue and 10th Street, which intersect at the northwest corner of the City Square Park.

The majority of buildings within the district are commercial in historic function, but the district does encompass two historic churches, the historic public library, and three dwellings, two of which also housed a commercial enterprise during the historic period and the third served as the parsonage for its associated church (one of the two churches in the district). The district contains 30 contributing buildings (one of which has been previously listed individually in the National Register of Historic Places), 8 non-contributing buildings, 1 contributing structure, 1 contributing site, and 2 contributing objects. The previously listed property is the Marion Public Library, which was built in 1905 and added to the National Register in 1994 (Rogers 1993).

COUNTING SYSTEM FOR BUILDINGS

The counting system for buildings within the district is based on the original configuration of the building and its separation from adjacent buildings by structural walls and not by its internal store unit divisions. 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.

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**National Register of Historic Places
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**Marion Commercial Historic District
Linn County, IA**

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PROPERTY TYPES

The property types follow those devised for the *Iowa's Main Street Commercial Architecture* Multiple Property Submission to the National Register. The following is a brief listing and summary of each type, with more detailed descriptions summarized in the cover document for the MPS. Type I is the commercial district itself. Type II consists of the first generation of buildings, structures, sites and objects constructed around the main street. Type III represents the second generation of construction along Main Street often tied to a building boom associated with prosperity and growth. Type IV consists of specialized buildings constructed for a specific purpose such as a courthouse, Carnegie public library, post office, grain elevator, or gas station. Type V represents properties that have undergone substantial modification reflecting the updating of commercial properties in the form of façade remodeling as well as buildings, structures, sites and objects that are late additions to the district but within the period of significance. Type VI consists of modern infill properties added to the district after the period of significance.

The Marion Commercial Historic District as Property Type I meets the registration requirements set forth in the *Iowa's Main Street Commercial Architecture* MPS by retaining sufficient integrity and by reflecting the settlement and development of the town of Marion, particularly how the town's economy and commercial development reflected the importance of Marion as the county seat and how the town responded to several devastating fires in the late nineteenth and twentieth centuries. Of particular note is the nearly-whole block of buildings fronting the north side of 7th Avenue that had to be rebuilt in the wake of a devastating fire in 1894.

LIST OF PROPERTY TYPES BY ADDRESS, CONSTRUCTION DATE, AND DISTRICT STATUS

Type II: Front Gabled Brick

| | | | |
|-----------------|--------------------------|-----------------|--------------|
| 560 10th Street | 7th Day Adventist Church | built c.1860-65 | contributing |
| 590 10th Street | M.E. Church | built 1853 | contributing |
| 969 6th Avenue | M.E. Parsonage | built 1858 | contributing |
| 630 10th Street | Carter-Samson Dwelling | built 1856 | contributing |

Type III: Two-Story Masonry Commercial – Italianate influenced

| | | | |
|---|--------------------------|---------------------------|--------------|
| 642 10th Street | Farmers Home Hotel | built 1872 | contributing |
| 690 10th Street | Kuhne Building | built 1874 | contributing |
| 710 10th Street | Mentzer & Son Grocery | built 1873 | contributing |
| 1000-30 7th Avenue & 741 10th Street | Owen Block | built 1882 | contributing |
| 1038 7th Avenue | Dumont Building | built 1894/remodeled 1952 | contributing |
| 1138-44 7th Avenue | Cobban & Hervey Building | built 1872 | contributing |

Type III: Two-Story Masonry Mansard Roof

| | | | |
|--------------------|-------------------------|--|--------------|
| 610 10th Street | Davis-Reichert Dwelling | built 1884 | contributing |
| 660-84 10th Street | Masonic Hall | built 1894-95/ refaced Moderne style 1941 | contributing |

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**Marion Commercial Historic District
Linn County, IA**

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Type III: Two-Story Masonry Commercial – Romanesque Revival influenced

| | | | |
|--|-----------------------------|---------------|--------------|
| 1048 7th Avenue | Kurtz Building | built 1894-95 | contributing |
| 1060-64 7th Avenue | Coenen-Kendall Block | built 1894 | contributing |
| 1070-80 7th Avenue | Lillis & Wilson-Keyes Block | built 1894 | contributing |
| 1090 7th Avenue/ 710-20 11th Street | First National Bank Block | built 1895 | contributing |

Type III: Two-Story Masonry Commercial – Other stylistic influence

| | | | |
|---------------------|---------------|------------|--------------|
| 760-770 11th Street | Memorial Hall | built 1900 | contributing |
|---------------------|---------------|------------|--------------|

Type V: Two-Story Masonry Commercial –Remodel

| | | | |
|--|------------------------------|--|--------------|
| 1104-20 7th Avenue/ 725 11th Street | Park Place/ Daniels Hotel | built 1855/remodeled 1870s-90s, 1920s and gutted by fire 2002 | contributing |
| 1150 7th Avenue | Mentzer Block | built 1882/remodeled 1950s | contributing |
| 1180 7th Avenue | Weichman-McKean Block | built 1883/remodeled 1957 | contributing |
| 790-96 11th Street | Commercial building | built 1905/remodeled 1950s | contributing |

Type III: One Story Masonry Commercial – Twentieth Century

| | | | |
|-----------------|-------------------------------|-------------------|------------------|
| 714 10th Street | Beiber's Market Building | built 1928 | contributing |
| 720 10th Street | Commercial building | built 1928 | contributing |
| 740 10th Street | Davis Building | built 1928 | contributing |
| 748 10th Street | Castle Building | built 1928 | contributing |
| 743 10th Street | Monument Shop | built c.1925 | non-contributing |
| 777 11th Street | Davis Dental Building | built c.1958 | non-contributing |
| 1222 7th Avenue | Dr. Skinner's Office Building | built 1923 | contributing |
| 1244 7th Avenue | Commercial building | built c.1894-1902 | non-contributing |
| 1248 7th Avenue | Sentinel Building | built c.1905 | contributing |

Type IV: Church Gothic

| | | | |
|-----------------|-------------------|---------------|--------------|
| 1277 8th Avenue | First M.E. Church | built 1895-96 | contributing |
|-----------------|-------------------|---------------|--------------|

Type IV: Public Building

| | | | |
|-----------------|-----------------------|------------|--------------|
| 1298 7th Avenue | Marion Public Library | built 1905 | contributing |
|-----------------|-----------------------|------------|--------------|

Type IV: City Park

| | | | |
|------------------|----------|-----------------------|------------------|
| City Square Park | Site | established 1839 | contributing |
| Monument | Object | erected 1914 | contributing |
| Cannon | Object | placed by early 1900s | contributing |
| Depot pavilion | Building | rebuilt 1988 | non-contributing |

Type IV: Dwelling

| | | | |
|----------------|---------------------------------|-------------|--------------|
| 958 7th Avenue | Italianate-style brick dwelling | built 1870s | contributing |
|----------------|---------------------------------|-------------|--------------|

(8-86)

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**Marion Commercial Historic District
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Type IV: Historic Infrastructure

10th Street between Brick street (structure) late 19th century contributing
5th and 7th avenues

Type VI: Modern Commercial

| | | | |
|-----------------|------------------------|----------------------|------------------|
| 766-76 13th St. | Office building | built 1970s-80s | non-contributing |
| 760 12th St./ | | | |
| 1175 8th Avenue | Office Building | built 1970s-80s | non-contributing |
| 1105 8th Avenue | Commercial building | built c.1960 & 1990s | non-contributing |
| 1204 7th Avenue | Vores's DX Gas Station | built post 1948 | non-contributing |

INDIVIDUAL BUILDING DESCRIPTIONS BY PROPERTY TYPE

Type II: Front Gabled Brick

560 10th Street - Seventh Day Adventist Church built c.1860-65, good integrity - contributing building

This is a two-story front-gabled brick building that has a very low pitched gabled roof and wide eave overhang but no brackets, although it might have had brackets originally. The building has three-rank fenestration that has been modified through the years and once had a rectangular bay window in the center of the second floor façade. The bay window was removed, but the window with a central glass pane surrounded by colored glass panes was placed back in the window opening flush with the façade. The storefront window on the left side of the first floor is probably also a later addition but was added during the period of significance. There is a small one-story frame addition on the north that is not original but was also added during the period of significance and retains good integrity.

This building was shown as the "Second Advent Church" on the 1868 bird's eye illustration and the 1883 and 1888 fire insurance maps. Marvin Oxley's Marion history suggests that the Adventists purchased an existing building in 1864 (Oxley 1995:114). The property abstract does suggest that a building was built on this lot between 1860 when the lot was first purchased by Emmer Ramsey and 1865 when the property was sold for a much higher price to Thomas Hare and Asahel Aldrich. The latter was a known member of the Adventist Church. Ramsey was a contractor who built the original poor house in the county in 1862, but he died during the Civil War in June 1863; therefore, it is not certain whether this building was built by Ramsey before he went to war and then was later sold to the Adventists, or whether they actually built this structure sometime around 1865 when they purchased the lot.

The Adventists had a printing shop on the second floor of this building until 1873 where they printed a paper called *The Hope of Israel*. William Brinkerhoff was the editor. In 1873, his brother, Jacob Brinkerhoff, became owner and publisher and moved the print shop to his home at 479 7th Avenue. The newspaper later became *The Bible Advocate* when it was taken over by A.C. Long and is still being published to the present day but is now published in Stansberry, Missouri (Hull 2008:13).

The Seventh Day Adventists became the Church of God in 1884, and the property was sold to Nancy Howe in 1886 when the congregation built a new church at 9th Avenue and 6th Street, which is still in use to the present day. Howe sold it to the Independent School District in 1887, who in turn sold it to the City in 1890. The school district may have

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National Park Service****National Register of Historic Places
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Linn County, IA**

used this building for a short time for classrooms while awaiting the construction of the Irving School (Hull 2008:14). However, Oxley reported that in 1887, the George B. Owen Hose Company moved into the building and shared it with the Davis Hook and Ladder Company (Oxley 1995:319). In the process, the building was remodeled to accommodate the hook and ladder trucks. By 1893, the fire insurance map of this property showed a one-story addition had been made to the north side and labeled as H & L Truck (for Hook & Ladder Truck). In 1898, the city built a new fire house on the north side of 7th Street between 9th and 10th streets (building non-extant), which was used by the W.F. Fitzgerald Hose Company, with the Advent Church building still used as the Owen Hose Company. On the 1899-1905 fire insurance maps, H & L Truck was still shown in the north addition, with the main building showing a hall on the 2nd floor and a "Tramp House" on the 1st floor. Tramps were allowed to enter the back unit of the building and spend the night. The front of the first floor was used for the hose cart and as a polling place.

By 1913, the entire building was shown as the Fire Department; by 1923, the city decided they no longer needed the Owen Hose House, so in January 1924, it was sold to Raymond Eckhart, who operated his second hand furniture and refinishing business from this building for the next 43 years. Eckhart noted that the building needed a lot of work when he purchased it and that there were "countless" names carved in the backroom walls where the tramp house was located. "He especially remembered one who called himself 'Lonesome Jim,' [and that] vandals had broken all of the windows" (Hull 2008:3). Eckhart and his business partner, Herbert Harford, dug a basement under the building where only a crawl space had originally existed (ibid.:15). The 1926 fire insurance map listed this as an upholstering business. Eckhart's business was subsequently called an antique shop. When Eckhart retired, the business continued to be operated as Eckhart's Antique Shop until that business closed in 1985. Eckhart and his family lived on the second floor, which he had remodeled into a six-room apartment, until his death. Wilfred and Betty Wilkinson acquired the property as a gift from the Eckharts. In 1998, the Wilkinsons sold the property to Caroline Locher Kelly, who opened an interior design business in the building. In 2006, the building was sold to REM Prop., Inc., and then to Scott Bizek in 2007. The building currently houses Scott's Refinishing business (ibid.:16-17).

590 10th Street – Methodist Episcopal Church completed in 1853, good integrity – contributing building; individually eligible

This is a two-story front-gabled brick building with center and front-entry square tower. It exhibits stylistic influence from the Italianate and Romanesque styles. The tower has a round-arched window and door and a circular vent/window in the upper level. The building has tall rectangular windows with flat stone lintels. There have been some alterations through the years including the reduction of the tower height and rebuilding its roof as a result of tornado damage and the addition of a side entryway at the basement level on the north side of the building. The building was recently refurbished for the Marion Heritage Center museum.

The Methodist Episcopal Church purchased two lots at the corner of 6th Avenue and 10th Street in May 1853, but according to local historian, Marvin Oxley, the congregation had actually started construction of the church building on these lots three years prior in 1850 and acquired title to the land upon the building's completion in 1853.

The building is shown as Methodist Church on the 1868 bird's eye illustration. In 1874, it became the Baptist Church after the Methodist congregation moved to a new building at the corner of 6th Avenue and 13th Street. The building housed the First Baptist Church until 1958 when the building was sold to the YMCA of Cedar Rapids. The Baptists moved to a new church located on 14th Avenue. The Marion YMCA, converted the former sanctuary into a gymnasium. It remained the YMCA until 1964 when a new "Y" was built at the corner of 10th Avenue and 31st Street.

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Marion Commercial Historic District
Linn County, IA

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In 1970, the church building was sold to Varns and Hunter Motor Supply, and for nearly 30 years, the building housed a NAPA Auto Parts store. After the store closed, the building was purchased in 1999 by Vic and Pat Klopfenstein, who wanted to save the building from demolition. The Klopfensteins "were interested in establishing a museum to showcase Marion's history and heritage" (Hull 2008:20). The property was sold to the Marion Historical Museum, Inc., in June 2001 when the Klopfensteins' dream was fulfilled in the establishment of the Marion Heritage Center. In the process, the historic building was restored on both the interior and exterior. During the restoration, a painted mural was uncovered on the west wall of the former sanctuary. Unfortunately, the mural was in very poor condition and could not be restored. However, it does remain in place under a new coat of paint. The mural was photographed prior to covering. Another mural is now housed in the museum and came from the 8th Avenue Post Office building. This mural was painted in 1939 by Dan Rhodes as part of a federal make-work program during the Great Depression (ibid.:22).

969 6th Avenue - Methodist Parsonage behind Church built in 1858, good integrity - contributing building

This is a 1.5-story front-gabled brick house that has a triangular vent in the attic peak of the front gable. The 1/1 double-hung windows are replacements but are older windows and have pedimented lintels and stone sills. The front door is to the left on the façade and has two windows to the right. The wrap-around porch has half-height round columns on concrete piers and a balustrade with closely spaced rails. This porch is an early 20th century addition to the house.

A typewritten history of the adjacent M.E. Church indicates that this house was completed April 20, 1858, and was first occupied by Rev. Amos B. Kendig, who came to the church in 1857 (Parks 2000). Local historian, Marvin Oxley also stated that the building was completed in April 1858 (Hull 2008:22; Oxley 1995:109). However, the property abstract suggests that the lot on which this house was built was not acquired by the church until 1865. This dwelling was shown on the 1868 bird's eye illustration and on the 1883+ fire insurance maps. It served as the Methodist parsonage until the church moved to a new location in 1874. At that time, the parsonage was sold to Renshaw Harvey, even though Oxley stated that both the church and parsonage were sold to the Baptists (Oxley 1995:109). The Baptists did build a new parsonage in 1899 at 9th Avenue and 15th Streets. However, Harvey had sold the parsonage property to D.M. Rowley in 1894 suggesting that the Baptists had already housed their minister in another dwelling by that time.

The parsonage property was sold again in 1900 to Mary Ella Brockman, who sold the house to L.K. Klein within a year. In 1904, the property was sold yet again to Olivia and John Cochran. Olivia sold the house to Alice H.M. Fillmore in 1915 upon her husband's death. Fillmore retained possession until 1920, although she and her husband were living elsewhere by that time. The new owners were E.A. and Anna Cleaver. He worked for the railroad, as did two of their sons. E.A. Cleaver died in 1926, but the family retained possession until 1939 when it was sold to Mike and Lena Cira, although the sale was complicated by the death of one of the Cleaver sons. The Ciras did not acquire full title until 1944, and it appears that they had purchased this property as an investment and did not live here.

Subsequent owners included Mary Eckhart, mother of Raymond Eckhart, from 1944 until her death in 1959, and then her heirs from 1959 to 1986 when Brian and Julie Wagner purchased the property. The Wagners are still in residence.

630 10th Street - Carter-Samson Dwelling built in 1856, good integrity - contributing building

This is a two-story front-gabled brick building that has a bracketed eave overhang and flat stone lintels over the doors and windows. The front door originally had side lights and transom, which are now covered or infilled. The door is also a modern replacement. The windows may be replacements but are multi-pane windows or treatments appropriate to the age

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Marion Commercial Historic District
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of the building. While primarily a residential property, it did house an early business in Marion's commercial district, E.L. Samson's jewelry business, which was a successful business in town for many years.

The building was built by Charles Carter in 1856 as his family's home; however, he died shortly soon after it was built. His widow, Catherine "Kate" Briggs Carter, married Edmond L. Samson, a watchmaker/jeweler, in 1859, and they lived in this house where Samson also operated his business for a time before moving it to a building on 7th Avenue. The building was shown as dwelling on the 1883-1926+ fire insurance maps. It had a one-story office building in-between this building and the building to the south at 610 10th Street for a time. A sketch of early buildings around the courthouse square shows this building with the name of E.L. Samson, while another sketch indicates that this was a doctor's office in the 1920s-30s.

Cora Carter Busby (Charles Carter's daughter) lived here with her husband, Bert, until her death in 1923, and he continued to live here until 1936, followed by their son, George Busby for a time. In 1958, the building was purchased by George Murdock, who also lived here. Afterwards, it housed families who assisted in the Murdock funeral home next door. In 1980, Robert Becker owned this building and also lived here. By the early 1990s, it housed Tenth Street Station Antiques. By 2000, it housed Brad Paulson's All State Insurance Agency.

Type III: Two-Story Masonry Mansard Roof

610 10th Street - Davis-Reichert Dwelling, built in 1884, good integrity - contributing building

This is a two-story brick building that has a mansard roof pierced by windows with exaggerated and elaborate projecting hoods and scrollwork. There are brackets under the eave overhang, and a metal grillwork around the roofline. The windows and doors are capped by prominent, pedimented hoodmolds. There have probably been some window and door replacements through the years. There is a stone mounting block along the street frontage between this building and the one next door. The building was renovated on the interior after 1976, refurbishing many of the original details. The building retains good integrity. The mansard roof styling was popular in Marion in the 1880s, even though this building was built at the end of the French Second Empire style's range of popularity in the United States. Other examples similar to the Davis House are known in Marion, including one in the National Register-listed Pucker Street Historic District.

There are two stories related to this property that contain some kernels of truth but both have proven somewhat incorrect concerning the date of construction of the extant dwelling. The first story related that this building was built as the Presbyterian Church in 1850-55 and then enlarged in the early 1870s, and subsequently remodeled into a dwelling in 1885 after the Presbyterians built a new church. It is true that the Presbyterian Church formerly occupied this lot; however, it is incorrect that the standing building is the remodeled church. Simply comparing the footprint of the church on the 1883 fire insurance map to the footprint of the extant dwelling on the 1888 map confirms that the extant dwelling is far too different in size and footprint to have been the earlier church building even if greatly remodeled.

The second story came from a handwritten reminiscence authored by Carrie Davis Reichert in the early twentieth century (Copy in possession of Pat Klopfenstein, Marion, Iowa). Reichert was the daughter of Jacob C. "Jake" Davis, who purchased this property in 1884. She related that the family lived in the old church building for two years before they tore it down and built a completely new house, the one that is still standing at 610 10th Street. However, the timeline on this reminiscence does not fit with written evidence uncovered inside the house when the second floor was being remodeled in the late 1990s. This evidence consisted of pencil writing uncovered on the plaster walls underneath layers of wallpaper. One inscription read "A.L. Starbuck, painter, wallpaper 1884" and below that was a second that read

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“repapered 1901 by W.L. Ranz,” and a third that read simply “May 20, 1924” (Hull 2008:27). The 1884 date would indicate that this house was built in 1884 shortly after Jake Davis purchased this property. It may be that the family had lived in the church building as renters or on contract for two years prior to actually purchasing the property, tearing down the old church, and building their new home. Therefore, a construction date of 1884 appears most likely for this property.

Jake Davis had a room addition on the north side of the house that served as his law office. Davis’ daughter, Carrie Reichert, occupied this dwelling into the 1940s. From 1947-68 the building functioned as Dr. H. Gerstman’s office, and then it housed various businesses. In 1968, Gertsman sold the building to George F. Murdoch, and for the next few years the building housed an art gallery, an antique shop, and the Marion Sentinel in the 1970s. In 1976 it was purchased by the Sheets, Forest, Draper Insurance Agency, which remains at this location to the present day. In the late 1990s, an apartment on the second floor was converted into offices.

Type III & V: Two-Story Masonry Mansard Roof/Remodeled

660-84 10th Street - Masonic Hall built in 1894-95, refaced 1941, sufficient integrity/historically significant - contributing building

This building was begun in 1894 and completed in 1895 as the Masonic Temple. The Masonic hall is on the second floor. This building was built on the site of the old Jaquith Opera House building, which burned down in 1881. Cedar Rapids’ architect, William A. Fulkerson, designed the Masonic building, with A.H. Connor of Cedar Rapids serving as the contractor. The original design of this hall featured a French Second Empire-influenced mansard roofline along the façade, but the overall design exhibited Romanesque Revival design in the round-arched and arcaded windows and use of rusticated stone trim against the smooth brick body of the building. The building was refaced in 1941 to its current look and exhibits some influence from the Moderne style of architecture, which was popular in the 1940s. The Moderne influence is reflected in the façade’s sleek look, strong lines, and use of glass block windows. The new design did retain the original Masonic Hall entry on the right side of façade including the round-arched stone entry, which incorporates Masonic symbols in decorative carved stone details. Currently, the two ground floor storefronts have recessed central entries and metal-framed display windows. While the building was altered in 1941, this alteration was a stylish update and retained some of the significant original details of the Masonic Hall entry along the north side of the building. Furthermore, this update was completed within the period of significance for the district. In addition, the historical significance of this building as the Masonic Hall outweighs any integrity concerns, with the building considered contributing to the district.

The historic fire insurance maps showed the post office in one of the ground floor units in 1905-26 and a moving pictures theater (i.e., the Delphins Theater) in 1913. The south store unit housed the first bowling alley in Marion in the basement of this building beginning in 1899 and operated by C.M. Wing, with businesses in the first floor unit including: the IXL Laundry operated by Frank Rosenberger and Bert Rogers by 1898; the Palace Billiard Parlor operated by C.J. Byerly by 1911 and then by J.H. Peck; the Delphins Theater in 1913; the Bismark Billiard Parlor operated by George Wood and Laurence G. Hall by 1923; Melvin and Henry Arp, Jr.’s paint store in 1945; and then Arp and Weber’s paint store. Fred Weber subsequently operated the store as Weber Paint & Glass beginning in 1948 until 2004 when the business was purchased by Larry Nessel (Hull 2008:35-6).

The north store unit historically housed W.J. Collar’s men’s clothing store in 1896-7. From 1903 until about 1929, the Marion Post Office was located in this space, followed by the Hallwood Café in the 1930s to early 1940s, and Burd Hardware from the mid- to late 1950s. Smitty’s Shoe Shop was in the basement for a time, along with A&H Appliance

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and (Frank) Smith's Shoe Repair, which it remains to the present day, although it was purchased by Rich Foens in 1983 (Hull 2008:36-7).

Type III: Two Story Masonry Commercial - Italianate influenced

642 10th Street - Farmers Home Hotel built in 1872, marginal integrity - contributing building

This two-story brick building has a flat roofline/parapet, with simple brick corbelling along the parapet. The façade features five-rank fenestration with a centered entry door on the first floor. The building originally had a full-width, two-story porch across the façade, which was elaborate in its stylistic details. The building does retain its original fenestration and overall form and massing. Other modifications have included the application of stucco to the exterior by 1949, window replacements, removal of the porch, and the addition of a projecting front entry and steps to the façade. The modifications were probably made when the building was converted from a hotel into a funeral home. The building does retain the original segmental-arched stone lintels over the façade windows and flat lintels over the side windows and the window openings are intact. While having marginal integrity, this building is historically significant as one of the historic hotels around the courthouse square and near the railroad depot. Furthermore, the building was altered during the period of significance for the district. As such, it is considered to retain sufficient integrity to be contributing to the district.

The building was not shown on the 1868 bird's eye illustration. There was a hotel on this lot by 1871 called the Washington House; however, it was destroyed in a fire in 1872 when the buildings to the north caught fire. In the wake of the fire, the hotel was rebuilt as the extant structure and was known as the Farmers Home Hotel or The Farmer's House. The 1883 fire insurance map shows it as the Farmers Home Hotel, which it remained through the 1888 fire insurance map. The proprietor of the hotel, "Count" Koslovsky, also had a successful saloon business in the basement (Hull 2008:30-1).

In 1884, Dominicus Freisinger purchased the hotel and operated it as the "German Hotel" (which is how it is labeled on the 1893 fire insurance map) and as the "Deutsches Hotel" (how it was labeled on the 1899 map, also meaning German Hotel) (Hull 2008:31; Sanborn 1893). By 1905, the hotel had become the Teeple's Hotel and operated under this name through at least 1913 (Sanborn 1905, 1913).

By 1929, William Yocum had his funeral parlor in this building. Yocum moved away from Marion in 1937; however, the funeral parlor at 642 10th Street continued to operate under the Yocum name for a number of years. It was operated by J. Frank and Mabel Beach during this period. Their daughter, Faye Beach, married Kenneth Murdoch, and the young couple joined her parents in the funeral home business. The name of the business was changed to Murdoch Funeral Homes in 1949. George Murdoch, son of Faye and Kenneth, joined the family business in 1956. Under George's leadership, the business continued to expand to other locations in the county. The funeral home continued to operate in this building until 1983 when Potter Real Estate occupied the building (Hull 2008:31-2). The building is now an office building.

690 10th Street - Kuhne Building built in 1874, marginal integrity - contributing building

This two-story brick corner building has a corbelled parapet, which steps to the rear. The façade exhibits three-rank fenestration on the second floor, with 1/1 double-hung windows. On the first floor, the metal-framed display windows wrap around the corner with the recessed entry to the right on the façade. The exterior is stuccoed brick. The building has

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marginal integrity but it is still recognizable as an older masonry commercial building in the district and is considered contributing for that reason.

The building was built in 1874 following a fire that burned the previous building on this lot in 1872. In fact, the 1872 fire started in the building on this lot. The standing building was built by John Kuhne (also variously spelled Keene or Kuehne), who had a saloon on the first floor and his residence on the second floor. The building was damaged again in 1881 when the adjacent Jaquith Opera House was destroyed by fire; however, the Kuhne building was repaired and soon back in business.

Kuhne's business was shown as a saloon and billiards on the 1883 fire insurance map. By 1887, John Adams had his "eating house" at this location, which was shown as a boarding house on the 1888 fire insurance map. Adams moved his business in 1889 to the Wilson Block at the corner of 7th Avenue and 12th Street. The Kuhne Building was vacant in 1893 but had a millinery shop in 1899. It was vacant again in 1905, but was a confectionary in 1913 and simply listed as a "store" on the 1926 fire insurance map.

Charles and Pauline Naso had a fruit and confectionary store at this location from 1903 until 1926 when widow, Pauline, sold it to E.W. Evers of Monmouth, Iowa. The building was the location of the Hallwood Lunch Café in the 1950s operated by George Wood, which had previously been housed in the north unit of the adjacent Masonic Hall building.

In 1956, the building became the location of George Hajny's Western Auto Store, which remained at this location until the mid-1970s when it became Sieg Cedar Rapids Co., an auto accessory store. In 1995, Jim and Dennis Novak purchased the building and opened Zoey's Pizzeria, which it remains to the present day.

710 10th Street - Mentzer & Son Grocery Building built in 1873, good integrity - contributing building

This two-story Italianate-influenced building has a pressed metal cornice and decorative metal hoodmolds over the second floor windows. Its historic looking storefront was recently restored. The brick exterior walls were stuccoed, but the building overall retains good integrity. An exterior stairway was added to the south side of the building in 1951 when the second floor was remodeled into two apartments.

It was built in 1873 by Joseph Mentzer, who along with his son, Theodore, operated a grocery store in this building. The upper floor was the Masonic Hall from 1876 until the Masons built their own building in 1895 at 684 10th Street. This hall was used by three Masonic groups. The Eidamiller Bros. took over the Mentzer store in 1877 but moved to Harlan, Iowa, two years later. In 1881, W.A. Patterson and Frank Smith opened a dry goods store here, with Jud Edarbury having a tailor shop on the second floor associated with the dry goods store. In 1883, Patterson and Smith moved their business to the Daniels block (non-extant) on the south side of 7th Avenue, but they were not successful at their new location and soon closed.

In 1879, William B. Wells and Nathan E. Burroughs opened their grocery store in the north part of the Mentzer building, with Burroughs operating it alone after 1885 until he retired. In 1886, Cooper and Chislett took over Burroughs' grocery business, with Chislett later in partnership with V.G. Shumack but moving to the Keyes Building in 1888 (also non-extant). Subsequent businesses included: Frank Plumb's shoe store in 1887, Carl Reichert and John Domer's grocery store in 1893, and Reichert and (J.M.) Bailey's grocery in 1895. A cigar store and confectionary operated in the north half of the building in the late 1890s. In 1918, the building became Tom Abodeely's general store for a short time. This was followed by Clyde Martin's Star Grocery from 1920 to 1926 when it became Lester O. Dickey's grocery store.

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Dickey's son, De Wayne "Bud" later went into partnership with his father. In the 1940s, this was Dickey's Jack Sprat Food Store and by 1953 it was Dickey's Self-Serve Foods. After Bud Dickey returned from World War II, he operated a dry cleaning business in the building until 2002 when Dickey died. The building was recently refurbished.

The historic fire insurance maps showed this building as a dry goods store on the 1883 map with a tailor on second floor. It remained a dry goods store in 1888, with a hall listed on the second floor. In 1893-95, it was shown as a grocery with hall above. The 1913 map showed a grocery with no hall or any other business on the second floor. It was simply labeled as a store on the 1926 fire insurance map.

1000-30 7th Avenue and 741 10th Street - Owen Block built in 1882, retains sufficient integrity - contributing building

This corner block building has a canted corner entry that now has a plate glass window. The main entries to the building are through the 7th Avenue storefronts. The building has distinctive inset brick panels on the first and second floors and incised stone hoodmolds over the second floor windows connected by a continuous band of stone. The 7th Avenue storefronts have recessed entries and retain much of the historic storefronts. The storefront on the 741 10th Street unit has been covered with modern siding and windows, but does have a recessed entry that is reached by set of stairs. The main building was sandblasted, and the brick is spalling in places from tuckpointing with a too-hard mortar mix. Additionally, all of the windows on the second floor have been reduced on both the 10th Street and 7th Avenue sides. Other modifications have included removal of the elaborate decorative cornice and applying cement stucco to the parapet. The original cornice had a name plate over the canted corner entry that read "Owen Block" and had the date of "1882." This was an important building historically in the district and retains sufficient integrity to be considered contributing as a result.

The Owen Block building was built by George Owen in 1882. A.H. Connor of Cedar Rapids was the contractor. The brick for the building came from the local Cook brickyard. Historically, the corner unit has housed the following: a grocery store; a meat market known as the Central Meat Market; a grocery store also called the Central Market, with a barber shop in the basement; a real estate and insurance office; People's Grocery; the Queen N' Teen Shop, with the Marion Sentinel in the basement for a time; Hobby Shop; Fashion Corner; and finally in 1986, Tom and Ellie Osborn opened their Maid-Rite Café at this location, where it remains to the present day. The second floor hall was shown on the 1883-1905 insurance maps and housed the Odd Fellows from 1882 to 1893. The Marion Public Library was also housed on the second floor for a time before the Carnegie Public Library was built in 1905 at the corner of 13th Street and 7th Avenue.

The next store unit to the east in the Owen Block on the 7th Avenue side housed the following: Marcus Breed's novelty store; a pool hall; a grocery store; a locker plant and meat market; Kope's Cash Market; Gibson Locker Service; Marion Locker Service; and by the late 1950s was joined with the corner store unit and remains part of the Maid-Rite Café to the present day.

The next unit east on the 7th Avenue site housed the following: a grocery store in the early 1900s; Mike Cira's fruit and confectionary store from 1910-16; Clyde Carsner's bakery in the 1930s then the Nira Bakery, Foitle's Bakery, and the Danish Maid Bakery (late 1940s until the late 1970s). The unit then housed the Smith Shoe Shop followed by a series of retail businesses to the present day.

The last unit east in the Owen Block on the 7th Avenue side housed the following: F.C.H. Schminke's drug store starting around 1900; Pingrey Undertaking for a time; the Western Auto Store in the 1950s; Schmitt's Barber Shop and

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upholstery business; Smith's Shoe Service into the mid-1960s; and Schmitt's Barber Shop, which it remains to the present day although is now operated by Kim White. A Duck Pin bowling alley was also in the basement of this building in the early to mid-twentieth century, along with a miniature golf course on the second floor hall at one time.

The 10th Street side of the Owen Block houses a storefront at 741 10th Street. Many of the fire insurance maps showed an internal connection for this unit to the rest of the Owen Block. A historic photograph of the block clearly shows the 10th Street unit as part of the Owen Block construction. H.I. Elliott's photo shop was on the upper floor from 1882 to 1887. The 1899 fire insurance map showed this unit as still housing as photo shop.

The Owen Block currently houses three businesses – Maid Rite, Chocolate Shop, and Schmitt's Barber Shop

1038 7th Avenue - Dumont Building (a.k.a. Kuba Building), built in 1894/remodeled in 1952, retains sufficient integrity - contributing building

This two-story one-unit brick building exhibited some Italianate influence in its original design including: a pressed metal cornice with a "DUMONT" name plate and brick corbelling below the cornice. It originally had four single windows across the second floor, with a storefront below that was nearly all glass and a recessed entry to the right. Following a fire in 1952, the storefront was modified to its current look including: two Chicago-type windows on second floor, removal of the metal cornice, lighter-colored face brick and a newer storefront, although the historic ribbon window area is maintained with glass blocks and the recessed entry is at the same place, with newer door and windows. The alteration took place within the period of significance for the district, with this building retaining sufficient integrity to be considered contributing as a result.

The A.B. Dumont & Son furniture building originally on this site burned in a major fire that took most of the block (except for the Owen Block) in 1894. The Dumonts immediately started rebuilding and replaced their old one-story frame building with the extant two-story brick building with pressed face brick. The new building housed their furniture business. A.B. Dumont died in 1908, with D.W. Pingrey joining Charles Dumont in the mortuary and furniture business at this location for a time. Mike Cira purchased this building in 1916 and had his confectionary and fruit store at this location into the 1960s. The business expanded into the Kurtz Building next door to the east in 1945 where his business became a super market. Mike's son, Joe Cira, operated the store with his father for a number of years until the store closed in 1967. From 1970 to 1987, the building housed Herren's Floor Covering. In 1987, the building was purchased by Bill Kuba, who moved his bar to this location where it remains to the present day. Kuba placed the new name plaque with his name on the parapet at that time.

1138-44 7th Avenue - Cobban and Hervey Building built in 1872, retains good integrity - contributing building

This two-story two-unit brick building retains the bracketed overhang of its original pressed metal cornice, with only the top raised plate since removed. It also has prominent metal hoodmolds over the second floor windows, brick corbelled dentils below the cornice, and some of the older 2/2 double-hung windows in the east unit. The windows in the west unit have been replaced and partially reduced. Both storefronts have been modernized but retain recessed entries. The building overall retains fairly good integrity, particularly on the second floor, and is considered contributing to the district.

G.A. Cobban and J.F. Hervey built this two-unit block building in 1872. The second floor was a popular hall and theater, known as "Grove City Hall." Cobban had a boot and shoe store, while Hervey had a mercantile here until he retired in

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1875. William Twogood succeeded him in this business, with the firm becoming Twogood & Downie until 1882 when they moved across the street to the Daniels block (non-extant).

The 1883 fire insurance map showed books and notions in the west unit (A.J. McKean's business since 1882 when he purchased the Cobban half of the building) and the hardware store in east unit. The 1888 map showed furniture and undertaking in the west unit and a grocery in the east unit. The 1893 map showed the books and notions store in the west unit and printing business in the east unit. The 1899 map still had a books and notions store in west unit but the east unit was then vacant. The 1905 map showed the City Book Store in the west unit, while the 1913 map had books and stationery in the west unit and a drugstore in the east unit. The drugstore was still there in 1926.

Other known businesses included in the west unit: George Robinson's jewelry store in 1911, Arp Paint Store in 1929, Louise Braska's Millinery Company c.1930, REA office 1940-54, then N.F. Sorg's Pharmacy relocated in the west unit from the east unit in 1954 and remains at this location but suffered smoke damage in the 2002 fire in the buildings to the west. C.E. Drummond had a dental office on the second floor of the west unit in the twentieth century.

Known businesses in the east unit after the mercantile have included: Ovington Hardware, Toms and Smyth Hardware, Lillie grocery, McLain grocery, Carl Owen's drugstore, and in 1945 N.F. Sorg began his pharmacy at this location until 1954 when he moved into the west unit of this building where it remains to the present day. The east unit subsequently housed the Sherwin Williams Paint Store owned by Bill Armstrong and a dental office by 1980 until 2002 when the building was damaged by fire. This unit is now an orthodontist office.

Type III: Two Story Masonry Commercial – Richardsonian Romanesque Revival influence

1048 7th Avenue - Kurtz Building, built in 1894-95, retains good integrity - contributing building

This two-story, one-unit brick building has an elaborate pressed metal cornice with "1894/KURTZ" on the raised name plate and decorative brick corbelling below the cornice. The second floor features a round-arched window with decorative sunburst flanked by two single 1/1 double-hung windows. The storefront has a glass block ribbon window over a modified storefront, although the storefront still has recessed entry to the left. The glass block ribbon window has been in place since at least the mid-twentieth century. Overall, the building generally retains good integrity.

This building was built following the fire of 1894, which destroyed the whole block except for the Owen Block. C.H. Kurtz bought the lot of the destroyed Burroughs building and had the basement finished for the new building by September 1894. The two-story, one-unit brick building was completed in 1895, with the first tenant being Will J. Collar, who had a clothing store here briefly. A drugstore was shown here from 1913-26 on the fire insurance maps. It is also known that the undertaking business of D.W. Pingrey, and his wife (the first female undertaker in Marion) moved here when Mike Cira took over the Dumont Building next door. William Yocum took over the undertaking business in 1928 and established Marion's first funeral chapel. This business relocated the following year to the old Farmers House Hotel on 10th Street.

Subsequent businesses in the Kurtz Building included the Marion Bootery Shoe Store (1929-1933) and Isaac Edgar "Ed" Sigfred's men's clothing store (1937-46). The building then became part of the Cira Grocery store next door in 1946 following a fire in Sigfred's store that had also damaged Cira's store. Later businesses included: Vince Hatt Insurance Agency, a clothing resale shop, and a quilting shop.

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1060-64 7th Avenue - Coenen-Kendall Block, built in 1894, retains good integrity - contributing building

This two-story brick block building has a decorative corbelled cornice, with the store units separated by a central hall/stairway to the second floor. The second floor stairwell/hall window is round arched, with each store unit having on the second floor a large centrally-placed, segmental-arched tripartite window flanked by 1/1 double-hung windows. A band of rusticated stone linking the window lintels across the building reflects Richardsonian Romanesque influence in the design. The storefronts both retain a recessed central entry but have been modified with window and door replacements. The windows on the second floor of the Kendall unit have also been reduced across the bottom with a band of brick. Overall, the building generally retains good integrity and is considered contributing as a result.

This building was built in 1894 following the fire that destroyed most of the block except for the Owen Block on the corner. The contractor was A.H. Connor of Cedar Rapids, and the building was first occupied in the winter of 1895.

Joseph Coenen had a billiard hall and saloon at this location in 1878 after he and his brother sold the Coenen Brewery to the Schneider brothers. Coenen's building was destroyed in the 1894 fire, but he rebuilt the store, with his first occupant being the Christie Shoe Co., followed by the Coenen Company Dry Goods store (operated by the Coenen children: Sophia, Will and Effie); Roscoe Branin's variety store for a few years in the early 1900s; Marco Cash & Carry Grocery (1917-22); G. Arthur Shumack's Grocery (1922); Fiedler's Grocery (1931); Central Meat Market (1945); G.C. Nordman's Jewelry (1954 into the 1980s); Iowa's Own Popcorn (1991); Scott's Refinishing (1990s); and Weeping Willow gift store (2005).

Wellington Kendall rebuilt his earlier store after the fire of 1894 as part of this block building. The Kendall unit housed the Kendall Hardware store from 1895-96 (Kendall died in 1896), followed by Wagner & Hunter Hardware (1896-1907); Karl Kendall's hardware store (1907-1957); and Norville Olson's hardware afterwards, which still operated as Kendall's until 1964 when it became the Marion Hardware Store, a name it retained until 1981. It became an art gallery in the 1980s, and in 1991 became the Campbell Steele Gallery. In 1924, the second floor of this building housed the office of the Handy Sack Baler Company, whose storage warehouse was on east 6th Avenue. By 1925, this company was making aluminum wringers for washing machines and remained in Marion until the early 1940s.

1070-80 7th Avenue - Lillis & Wilson and Keyes Block, built in 1894, retains good integrity - contributing building

This two-story, two-unit brick block was built in the Romanesque Revival style similar to the adjacent Coenen-Kendall Block. This building features name plates for "Lillis & Wilson" and "Keyes" on the parapet above each store, with "1894" on the parapet over the center stairwell to the second floor. There are two narrow round-arched windows on the second floor, and the second floor over each store unit has a centered, tripartite, segmental-arched window flanked by narrow 1/1 double-hung windows. The rusticated stone lintels and bands of stone on the parapet and linking the windows reflect Richardsonian Romanesque stylistic influence. The storefronts are more modern modifications; however, the good integrity of the second floor lessens the loss of integrity on the first floor.

This building was built in the wake of the 1894 fire that destroyed all of this block except for the Owen Block. This building was first occupied in winter of 1895. Lowell M. Lillis & James B. Wilson operated a drugstore in their unit from 1895-1901 when Lillis sold his interest to Wilson, who then rented out the unit to Emil Benesch's pharmacy. In 1896 Wilson installed a fancy soda fountain operated by W.L. Adams, an expert soda mixer from Chicago. One of his specialties was a slightly alcoholic drink called "Roman Punch" (Hull 2008:74).

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In 1912, George Miller had his drugstore here, and by the 1920s, had a Rexall franchise at this location but sold out in 1926. Dr. R.E. Leidigh had his dental office over the Rexall store for a number of years. In 1926, the Edison brothers established their pharmacy at this location, which remained the Edison Drugstore until 1973 when it became Midwest Office Products & Furniture. In 1990, Quality Print was established in this unit and remains in business here to the current day. While the Edison Drugstore continued under this name until 1973, Ray Sheldon had purchased the pharmacy business in 1962.

Originally, Amory Keyes had his grocery building on the east lot, which was destroyed by the 1894 fire. His son, Arthur J. Keyes, worked with his father in the grocery business and later went into business with his brother-in-law. Following the 1894 fire, Arthur Keyes rebuilt the store as part of the Lillis & Wilson and Keyes Block, with this unit then leased to a grocery business operated by the Shumack Brothers until 1912 when J.A. Oxley purchased the grocery. The Cedar Rapids Gas Company also had an office here in the 1920s until 1958 by which time it was known as the Iowa Illinois Gas Company. The building was sold in 1957 to Vern Balster, who then sold this unit to the First National Bank into which they expanded their bank from next door to the east. This unit remains part of the bank block ownership to the present day.

1090 7th Avenue/710-20 11th Street - First National Bank Block built in 1895, very good integrity - contributing building and individually eligible

This two-story corner brick building has a rounded corner and exhibits influence from the Richardsonian Romanesque Revival style of architecture the popular in the nation (i.e., mid-1890s). This influence is seen in the round-arched windows and the use of both smooth brick and rusticated stone on the walls. This building also features corbelled brick and terra-cotta to form a decorative frieze, cornice, and capital details. A name plate is located over the 7th Avenue entry and reads "1st Nat'l Bank," with "1895" in Roman numerals below. Some of the transom windows have been covered over or removed and there are modern doors on the 7th Avenue main entry. In the 1960s, the bank added a plaster and stucco band around the façade, but this has since been removed and the façade repaired. Overall, the building still presents a very historic appearance and is a grand stylish building on this prominent corner lot.

The three-unit, two-story storefronts at the rear of the block are considered part of the same building as the bank section and were built as part of the 1895 construction. These units continue the same historic look and style on the 11th Street frontage of the building. This section also retains very good integrity, with the second floor details largely intact and all but the actual storefronts original as well. The current storefronts are glass but maintain a historic look.

This building was built in 1895 in the wake of the fire of 1894, which destroyed this entire block except for the Owen Block, by contractor A.H. Connor of Cedar Rapids. The bank was established by R.D. Stephens. The First National Bank was on the first floor of the 7th Avenue frontage, with three offices and a studio on the second floor. A dental office was on the second floor for many years. The bank operated at this location until 1978 when a new bank building was built on west 7th Avenue. The bank building was sold to M.S. Associates, Wayne Engle, Scott Olson and John Schlotterback. One of the businesses operating in the building during this time was Bode Eyewear. In 1988, Terry Frey purchased the building, with tenants then including the Marion Chamber of Commerce and the Town Square Book Store. In 1992, the property was purchased by MMP, Inc., consisting of David & Karen Martin and Robert Peck, who are the current owners. Martin's architectural firm, Martin Design P.C., is located on the second floor. The old bank unit is still occupied by the book store. In the late 20th century, the intersection of 11th Street and 7th Avenue was blocked off, with a small plaza established at the now-closed end of 11th Street.

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The 11th Street store units included: a photo shop on the second floor over two of the units; a jewelry store in the south unit; and a millinery shop in the center unit in 1899. The northern unit was vacant in 1899. This arrangement continued in 1905, except for the northern unit which now had the telephone exchange, but was labeled "Premiums" in 1913, with all three units labeled simply as "stores" in 1926.

The jewelry store was that of Hollenbeck & Son in the north unit, with the Elliott photo gallery occupying the second floor studio suite, followed by the photo studio of Clarence C. Ellson; Ana Eldridge had the millinery shop for a time. E.A. Lagerquist had a camera shop in the early twentieth century in the northern unit. Lagerquist died in 1939. By the 1960s, Hall's Photo was operating in this unit. Hall's has since moved to a building along 7th Avenue west of the commercial district. Historic photographs of this unit show an unusually tall transom or ribbon window area above the storefront, which appeared to be all glass when Lagerquist owned the business. Hall's covered over this area with metal siding. This area on all the current 11th Street storefronts is now covered over with awnings.

Type III: One Story Masonry Commercial**714 10th Street - Beiber's Market Building built in 1928, sufficient integrity - contributing**

This building was built as a one-story brick building and had simple brick corbelling along the parapet. The storefront had display windows, with a high brick kickplate and a recessed entry to the left. The second floor was added in the mid-twentieth century while the building was functioning as Dr. Hill's office. The building retains a recessed entry to left, with storefront display windows to the right including a brick kickplate. A triple window is off-center to right on the second floor. While the building has been modified and was a later addition to the district, it was built within the period of significance and is considered to retain sufficient integrity to be contributing to the district.

This building housed Beiber's Market into the 1930s while it was a one-story building. This market sold meat and groceries. The building may have been on the site of Addison Daniels' original store. The older building was a two-story meat market and later housed a cigar store and grocery stores. By the time of the 1926 fire insurance map, this lot was vacant with no building. The building must have been rebuilt prior to the 1928 fire because it is known that Beiber's business was one of four destroyed in the 1928 fire that devastated this section of the block along the west side of 10th Street. A 1930s-era photograph shows the current building then in place in its one-story original configuration. Therefore, a construction date of 1928 appears likely for this building.

Beiber went to work for Collins Radio Company in Cedar Rapids in the 1930s. His first wife died in 1945, and it appears that the second floor was added to the building around 1949 when he and his second wife, took up residence in an apartment on the second floor of his building. The Charm Beauty Shoppe owned by his wife, Stella, was operated on the second floor as well for many years. Earl Beiber died in 1965, and Stella continued to live in the apartment and operate the beauty shop from this location (Hull 2008:133).

In 1945, the Tenth Street Meat Market was operating on the first floor of the Beiber Building. In 1958, this was the location of Marion F. Robb, Insurance, and by 1968, it was the location of podiatrist, Cameron J. Hill. Dr. Hill continued at this location until he retired in 2007 (Hull 2008:133).

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720 10th Street - Commercial building built in 1928, sufficient integrity - contributing building

This one-story, brickfront building has a simple design that features a recessed panel across the parapet. The storefront has a brick kickplate, a single wide display window with a three-segment ribbon window above it that is now covered over, and an entry door to the left. This simple building is a later addition to the district but was built within the period of significance. It retains sufficient integrity to be contributing to the district.

The 1883-1926 fire insurance maps showed a one-story commercial building (primarily a meat market) on this lot; however, this building burned down during the 1928 fire, with the extant building constructed in its place. Hutton's grocery was in the new building by 1937, but had relocated by 1949. Snyder Electric was then in this building. The Marion Café was here by 1958 and operated for about the next ten years. Two women operated the café, one of whom was Elma Bolton. By 1968, the building housed Mr. Bills' Gourmet Dining, which continued through at least 1980. Puzzle Works was here in 1985, followed by Marion Collectibles, and then the Iowa Popcorn Company by 1995 to the present day (Hull 2008:133-3).

740 10th Street - Davis Building built in 1928, sufficient integrity - contributing building

This one-story, two-unit wide brick building features a date/name plate that reads "19 DAVIS 28," indicating a construction date in 1928 in the wake of the fire that burned four buildings on the west side of 10th Street. The building has polychrome brick walls, a plain parapet, and an inset brick panel with four stone corner pieces. The lower storefront has been modified with a PermaStone application as well as with modern windows and door; however, the parapet level remains intact. The façade was completely covered over in the 1960s but was later restored in 2007 to its current look. This simple building is a later addition to the district but was built within the period of significance. It retains sufficient integrity to be contributing to the district. At present the identity of the Davis for whom the building was named is not known.

This building housed taverns and restaurants through the years including: "Ping" Ballard's Score Board Tavern (1930s), Nick's (Kepros) Scoreboard (after Ballard), (Harold) Stickney's Score Board Tavern (1948-1990s), Gilded Carriage & Raven Restaurant (1995), American Gothic Café (1996), Chasers Bar & Grill (2000), and Kat's Lounge (2005). It is now the location of the Spy Bar.

748 10th Street - Castle Building built in 1928, sufficient integrity - contributing building

This one-story, one-unit wide brick building has a stepped parapet. A date plate on the parapet is damaged but indicates a date of construction in the 1920s, and it is known from a newspaper article that the building was built in 1928 by E.B. Castle of Castle Brothers, who were contractors and had a lumberyard and coal yard in Marion. The building was covered over on the front along with the Davis Building next door in the 1960s but was restored in 2007 to its current look. The Castle Building is considered to retain sufficient integrity to be contributing to the district.

This building first housed the Miller Radio Studio in 1928 before it became the Marion Post Office towards the end of that year (*Marion Sentinel*, December 13, 1928). At the time, A.E. Granger was the postmaster. The post office remained in this building until a new post office building was constructed on 8th Avenue (outside of the commercial district) in 1937. In 1938, E.A. Lagerquist opened his new Coast-to-Coast hardware store in the Castle Building. This business was later operated as Hill's Coast-to-Coast in 1958 and continued as this franchise through 1970. In 1971, Stickney's Score

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Board, located in the adjacent Davis Building, expanded into the Castle Building and used it for a game room for the bar. The building is currently part of the Spy Bar.

743 10th Street - Monument Shop built c.1925, insufficient integrity - non-contributing building

This one-story brick building has a completely modern storefront that wraps to the side and completely obscures the historic storefront. In a mid- to late 1960s photograph, this was a brickfront building with an entry to the right and a band of triple windows next to the doorway. At this time, the building presented a modern appearance, but it has since been altered even further with cover-up wood siding. This building is considered non-contributing in its current configuration.

There was no building shown here on the 1913 fire insurance map, but a building of this size was shown on the 1926 fire insurance map as a marble cutting business. It is known that Booth and Clark established a monument business on the east side of 10th Street before 1896 when they dissolved their business. C.S.W. Lutz had a monument shop in the extant building by 1925 when he sold his business to W. Anderson of Cedar Rapids. Lutz stayed on as manager of the 10th Street business to at least 1930. By the mid- to late 1960s, this building housed the *Cedar Rapids Gazette* office in Marion. By 2000, the Penny Saver publication was located here, replaced by Hair Additions in 2005. In 2008, this building was vacant (Hull 2008:140).

1222 7th Avenue – Doctor Skinner’s Office Building built in 1923, retains good integrity – contributing building

This small-scale one-story brickfront building features round-arched windows flanking a round-arched doorway. The brick arches feature stone keystones, with a stone cornice on the parapet. The upper portions of the round-arched features have decorative designs including a caduceus over the door. The windows may be replacements, and the door is modern. Overall, this small building retains fairly good integrity and is considered contributing to the district.

The Mentzer Hose Company building originally on this site burned in 1922. In its place, Dr. Frank Skinner built his stylish new office in 1923. Dr. John J. Keith joined the practice in 1936 and continued to practice here into the late 1970s eventually taking over the practice from Dr. Skinner. The building housed David Martin’s architectural firm for a short period in the 1980s, and then became the Soigneur Body Therapy business, which it remains to the present day.

1244 7th Avenue - Commercial building built c.1894-1902, insufficient integrity - non-contributing building

This one-story masonry building has a stucco-type of covering over the entire storefront that is older and was present in a photograph dating from the mid- to late 1960s, but it is not the original facade, which is suspected to have been a brickfront. The building is currently considered non-contributing because the stucco cover-up overwhelms this small building. The building should be re-evaluated if this covering is ever removed and original fabric found to be intact underneath. The building does retain a recessed central entry, with metal-framed windows to either side, and has a flat metal awning over the storefront.

A frame building was constructed on this lot in 1894 by J.C. Austin for his son, George, to use as a grocery store and was located just east of the Mentzer Hose House. Sometime prior to 1922, the building was rebuilt as a brick structure, with a 1902 abstract entry indicating that it was a brick building by that time. Whether the standing building is the older frame building refaced with brick in 1902 or is a brick building that replaced the 1894 frame building is unclear.

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The building appears to be shown on the 1913 fire insurance map as a plumbing business and is represented as a separate building from adjacent buildings. It is on the 1905 and 1926 maps; however, this unit and that to the east at 1248 were opened on the interior as a single building. The unit at 1248 was labeled as a printing office in 1926, with the 1244 unit labeled a plumbing business on the 1905 map. By 1921, this building housed Pliny Harlan's Paint Store. From the late 1960s until the late 1980s, this was Ray's Jewelry Co., and in the 1990s, it became Herren's Floor Covering store.

1248 7th Avenue - Sentinel Building built c.1905, sufficient integrity - contributing building

This one-story brickfront building may have been joined as a two-unit building with the unit to the west at 1244 7th Avenue c.1926, as noted above. However, the two buildings were shown as separate buildings on the 1913 fire insurance map and are separate units in the present day. The façade has a recessed central entry flanked by metal-framed windows, with a brick kick-plate. The windows and kick-plate are probably more modern modifications. The façade above the storefront features a parapet which has Moderne stylistic details in the smooth concrete cap, the use of a vertical ridged brick pattern, and three inset rectangles of glass block windows across the attic level. This building retains more of its historic façade than its neighbor and is considered contributing as a result.

The 1913 and 1926 fire insurance maps show this building as a printing office. A historic photograph shows this as the *Marion Sentinel* publishing and printing building. At that time, the storefront level had only a slightly recessed central door with two multi-pane casement type windows to either side in a brick wall that extended the full length of the façade. The current storefront involved the removal of brick wall fabric and the original entryway. The Sentinel building had a Moderne-type neon sign bolted above the entry and another sign hanging out over the doorway. The same photograph showed the side of the building having an older look, with segmental-arched side windows that had 2/2 double-hung windows. These windows strongly suggest that this is an older building that was remodeled with a Moderne storefront in the 1930s-40s.

The actual construction date of this building is uncertain. J.C. Austin, purchased this lot after the Globe Hotel fire in 1892, but it is unclear whether he ever built anything on this lot. The extant building was built, however, by 1905 when it was shown on the fire insurance map as a paint store. By 1911, it was occupied by the *Marion Sentinel*, which operated in this building until 1964 when it moved to the basement unit of the Owen Block. In 1964, this building became Thorp Credit, followed by a video store, the Bruggeman Design Group (architects), and then in 1995, it became Budget Copies, and is now Impressions Custom Printing. From 1927 until 1946, the *Sentinel* was owned by John Lewis "Lew" Papes.

777 11th Street - Davis Dental Office, built c.1958, late addition - non-contributing building

This small, one-story concrete block building has a flat roofline and features a centered modern door flanked by two square plate glass windows. It is a late addition to the district and has no distinguishing architectural or historical associations. It is considered non-contributing as a result.

The building is currently vacant. This lot was devoid of a building on the 1926 fire insurance map, with the extant building present by the time of a 1960s aerial photograph when the city water tower was still standing just to the northeast of this building. Dr. Thomas Davis had his dental office in this building by 1958 (Hull 2008:166).

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Types III & V: Two-Story Masonry Commercial – Other stylistic influences/remodel

1104-1120 7th Avenue/725 11th Street - Brick Hotel/Washington Hotel/Park Place Hotel/Daniels Hotel Block, started in 1855 but not fully completed until 1873; remodeled in 1880s-90s and then completely remodeled in 1920s, damaged in 2002 fire with the 7th Avenue façade left standing - marginal integrity, but contributing building because of historical significance

The current building is a two-story, two-unit building but was originally a single block building with four store units along the 7th Avenue frontage. The main hotel entry was in the 11th Street unit. The 7th Avenue unit was seriously damaged in a 2002 fire, which destroyed much of the east half of the building except for the brick façade. The fire was less serious in the west half of the building. The interior of this building has since been rebuilt using what was left of the 1920s façade. The 11th Street unit was also damaged by the 2002 fire but primarily sustained smoke and water damage. This unit may retain some original hotel elements on the interior. While the extant building bears little resemblance to the original hotel, it does retain the 1920s façade and still presents a historic appearance along 7th Avenue. The historic significance of this building far outweighs the impacted integrity, and the building is considered contributing as a result.

The 1104 7th Avenue unit currently features a shaped parapet exhibiting some influence from the Mission Style of architecture and features inset diamond-shaped concrete panels across the parapet. The unit has modern windows and doors reflecting the restoration following the 2002 fire. The 1120 7th Avenue unit featured a stepped parapet, brick corbelled inset panels, and two tripled windows across the second floor. It has a modern storefront, with a date plate on the parapet that reads "1929" reflecting the 1920s remodeling project. The 725 11th Street unit is part of the rear unit of the old hotel block and was four stories in height in its 1890s configuration. This unit was the main entry into the hotel, with the 7th Avenue frontage being store units. Currently, this unit is faced with the same brick as the 7th Avenue frontage and has a modern storefront, which features a recessed entry and window area.

This block building was originally built in 1855 for use as a hotel that came to be known first as the Brick Hotel. However, only the first floor was finished in the 1850s by contractor, J. Bentley Scott. In 1870, the building was purchased by George Wilson and renamed the Washington Hotel, but by 1873, the ownership had shifted to Addison L. Daniels, who extensively renovated the building, including completion of the upper floors. He reopened the hotel as the Park Place Hotel. The 1873 hotel was three stories in height and featured a decorative iron railing across the entire façade at the second floor level. The Daniels Hotel closed in 1918, with the building sold in 1920 to E.W. Griffith, who planned to renovate the hotel. It was reopened as the Hotel Griffiths but was short-lived. This marked the end of the hotel business in this building.

The building was remodeled and upgraded in 1886-88 as the Daniels Hotel, with the building at its architectural peak featuring an elaborate pressed metal, bracketed cornice with large triangular name plates centered on the 7th Avenue façade and over what was now the hotel entry on 11th Street, which also had an iron grillwork balcony across the entryway. The remodeled exterior was executed with what appears to have been light or buff-colored brick or stone blocks with rusticated stone hoodmolds over the many single and tripled windows and a metal balcony on the second floor across the façade. A fourth story was added to the 11th Street unit in 1891. Plate-glass windows were also added to the 7th Avenue storefronts in 1890.

The foundation was later found to be unable to hold the full height of the multi-story building, and the building was eventually reduced to a two-story building. The 1104 unit became Balster's Furniture store (established in 1924) and remained Balster's into the 1980s. The 1120 unit became Price Electric & Appliances also continuing into the late

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twentieth century. When the upper floors were removed, the rest of the building exterior was remodeled in the 1920s to essentially its current look. The 2002 fire seriously damaged the building but the 1920s façade was left standing and was retained during the restoration of the building.

Historically, the businesses in the first floor storefronts on 7th Avenue included: John Logan's general store, J.B. West's tailor shop, E.L. Samson's jewelry store, and Wallace and Rixon's hardware store in the 1850s-60s. Subsequent businesses included: Elliott Grocery, McElhenny & Smith's drugstore, R.F. Winchell's billiard hall in the basement, George F. Wilson's general store, R.F. Haskell & Co.'s grocery store, and George Cathcart's furniture business (in two units and later Cathcart & Luellen). In 1924, Cathcart sold his furniture business to Ludwig Balster, whose sons, Verne and Edward, would operate the family furniture business in this building into the 1980s. A&P grocery was in the third business unit followed by Hutton's grocery, and then the KV Café. The B&H Meat Market was in the fourth unit, with a barbershop in the basement. Burd Hardware replaced the meat market, which became Price Electric and Hardware by the 1960s into the 1990s.

1150 7th Avenue - Mentzer Block built in 1882, remodeled 1950s - contributing building

This two-story block originally had an Italianate-influenced storefront with elaborate metal cornice and a name plate that read "Mentzer Bros. 1882." The building also featured brick corbelling and inset panels, elaborate incised hoodmolds over the second floor windows, and probably cast iron storefronts. The building was completely remodeled in the mid-twentieth century to its current look using buff-colored brick, a flat parapet, modern tripled windows and storefront. A stone lintel remains over the second floor doorway that bears the original inscription of "B.F. Mentzer." The building is shown in its remodeled state in a 1960s aerial photograph, with a 1956 photograph of the adjacent Irwin's Clothing store building (Weichman-McKean Block) showing that this building had been refaced by that time.

While local historian Marvin Oxley claimed that this building was originally a remodeling/refacing of two older stores, one of which was frame, a 1931 newspaper article from the *Marion Sentinel* specifically stated that the older buildings were razed and the new Mentzer Block was built in their place in 1882. Ben Mentzer was still alive in 1931 and certainly would have been interviewed for this story, which lends more credence to the *Sentinel* account. This building is historically significant in the district, and while it has been refaced, this modification was accomplished within the period of significance for the district, albeit at the very end of this period. Therefore, it is considered to retain sufficient integrity and is contributing to the district.

Built by brothers, Benjamin F. and Charles Mentzer, sons of pioneer builder John Mentzer, this building was used for their grocery and housewares store. By 1892, B.F. Mentzer had a grocery wholesale business at this location. In 1903, Mentzer sold out to Anthony Shumack and Horace Reiter, who operated a grocery store here until Reiter died in 1930 (he had earlier bought out Shumack). From 1931-37, this was Ed Sigfred's clothing and shoe store (one of the many locations he had through the years). Subsequent businesses included: Ament's Dry Goods, The Boston Store (clothing and variety store), and finally Marion Center Antiques. The Boston Store was a popular business in Marion for most of the twentieth century.

The east unit variously housed: P.C. Garrett's undertaking and furniture store (Garrett was B.F. Mentzer's brother-in-law), the Bailey & Son second hand furniture store (by 1911), the Iowa Electric Light and Power Co. (by 1935), and the Shoe Horn (by 1985). The entire block was vacant in 1991, with Maple Hollow Tack and Western Wear here in 1995 followed by Heavenly Sew (1999) and finally Antiques of Marion (2002).

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The Mentzer Block was shown on the 1883-99 fire insurance maps with a grocery store and furniture/undertaking store in the two units during this period. The west unit was double the size of the east unit by 1905. The building housed hardware and drug stores by that time.

1180 7th Avenue - Weichman-McKean Block built in 1883, remodeled in 1957 - contributing building

This two-story, corner block building was an elaborate Italianate-influenced building when first built in 1883 and featured a pressed metal cornice and prominent metal hoodmolds, inset and corbelled panels, a canted corner entry, and elaborate cast iron storefronts. A date/name plate on the cornice read "Weichman/1883" on the 7th Avenue side. The McKean Block was built originally as a separate building, and there was a thick firewall in-between the Weichman and McKean sections; however, in the early 1960s, the two buildings were joined and now share a common remodeled storefront and are counted as one building as a result. The building façade was remodeled in 1957 using buff-colored brick, a flat parapet, squat tripartite windows on the second floor, a metal overhang across the storefront, which now features metal-framed windows and doors, and a corner entry moved to the 7th Avenue frontage. While this represents a complete remodel from its original 1880s configuration, the remodel was accomplished just within the period of significance and is compatible with other later storefront remodels. As such, the building is considered to be contributing to the district, particularly given its historical significance.

This building was built in 1883 by Andrew J. McKean and Augustus Weichman, with A.H. Connor of Cedar Rapids the contractor for both units. Weichman was a tailor and also operated a saloon. His first tenant in this building was John and Charles Nye's dry goods store, with other stores including: D.M. Jones' dry goods, Lawrence & Son dry goods, Roscoe Branin's variety store, The Boston Store, Adkins and Feigh's men's clothing store, and finally Irwin's Clothing store in 1956. Irwin Renfer operated Irwin's clothing. In the fall of 1957, Renfer put a new front on the building, which included his clothing store and Marion Radio and TV. In 1963, Irwin's expanded into the McKean Block unit, with the two joined buildings still housing Irwin's Clothing to the present day. The Weichman portion of the block was two units wide and fronted 7th Avenue.

The IOOF had a hall on the second floor after 1892 when they purchased the building including both the Weichman Block and the McKean Block. The McKean portion of the building was one unit wide and situated on the corner of the block, with the canted corner entry facing the intersection of 7th Avenue and 12th Street. The McKean Block housed H. Bagley & Co., a men's clothing store by 1885. Subsequent businesses in this unit included: Parsons and Bowman's clothing store, Lawrence's dry goods, Marion Electric Co., Marion Radio & TV, and after 1963, Irwin's shoes and clothing in the entire Weichman-McKean block. Jack Larson purchased Irwin's Clothing in 1982, and Larson purchased the entire building in 1993. Jack Larson retired in 1996, with his son, Lee, still operating the business under the Irwin's name.

790-96 11th Street - Livery Barn built in 1905; remodeled in 1950s, sufficient integrity - contributing building

This is currently a four-unit, two-story brick-faced block building. Historically, it consisted of a large livery barn (later a garage) building on the corner. This section now consists of the three north units. A separate single-unit commercial building at the south end was historically a harness shop and then an agricultural implements store. A 1960s aerial photograph shows this building with the unified façade that it has today including a light-colored polychrome brick veneer. There were single windows above each unit across the 2nd floor, and each unit was demarcated by a plain vertical pilaster. The parapet stepped higher on the two center units. At that time, the three northern units had garage door openings, which have since been infilled with modern storefronts. The building appears to have been remodeled to much

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of its current look within the period of significance for the district, albeit at the very end of this period. As such, it is considered to retain sufficient integrity in its later remodeling to be contributing to the district. Modern storefronts were added in 1985.

This lot was occupied only by a one-story carriage house in 1899, with the buildings that have now been unified into a single block building constructed by the time of the 1905 fire insurance map. Charles A. Patten and S.B. Scott started a livery barn in 1894 at the southwest corner of 8th Avenue and 11th Street. This building burned in the great fire of 1894. Patten resumed business by himself at a stable located a half block north. "A few months later he built a brick building that was still standing in 1924," with a small building that contained carriages added by 1899; however, "by October 1905 this had been replaced with a large livery barn that covered half of this quarter block. It fronted 8th Avenue, but the building would later open to 11th Street" (Hull 2008:151). This livery was owned by Charles W. Court and is the extant building prior to remodel, although there is one unit of the current building at its south end that was actually a separate harness shop originally but was incorporated into the current building during the 1950s remodel. The 1926 fire insurance map labeled the livery barn building as a garage, with the building labeled as the "Witwer Farm Supply Lumber and Paints" on the 1948 fire insurance map.

760-70 11th Street - Memorial Hall, built in 1900 - contributing building

This two-story brickfront building features a denticulated metal cornice painted to look like stone but may actually have stone emblems and classical pilasters below the cornice on the second floor façade. The building also has "Memorial Hall" in raised letters across the metal cornice. The second floor has three round-arched windows that appear to retain their original windows and transoms. The exterior brick is buff-colored and matches the stone color, with red brick used for the parapet that rises above the metal cornice. The façade is Classical Revival in design. The storefront has been modified with cover-up vinyl siding and modern window inserts but does retain the original round-arched second-floor stair entry on the right side that features a sunburst transom window and has round-arched brickwork around the doorway. The actual door opening is recessed back from this archway and has a modern door. The left door repeats the round-arched opening with sunburst transom; however, a historic photograph reveals that originally the storefront had a central recessed entryway flanked by display windows but possibly also had a side entry on the alley. Therefore, the current left doorway is a later modification but is compatible with the historic entry door on the right. Despite the modern storefront application, the Classical Revival stylistic details of the second floor and the remnant left door opening on the first floor overcome the modification making this building contributing to the district.

The lot was vacant in 1899 except for a shed and an old gas holder at the rear of the lot. The extant building had been built by the time of the 1905 fire insurance map when it housed the Electric Light and Water Works Office. Later fire insurance maps made note of the second floor hall, but only labeled the building as either an office or a store. Ground was broken for this building in September 1899, with cornerstone ceremonies held on June 23, 1900. The hall was completed in the fall of 1900. It was built by the Women's Relief Corps (W.R.C.), an auxiliary of the Grand Army of the Republic (G.A.R.). The original purpose of this organization was to assist in caring for the poor and destitute of the town with particular attention to the families of Civil War Veterans. The Marion group of the W.R.C. was organized in 1888. They had finally raised sufficient funds by 1899 to build the Memorial Hall. The first floor was intended for income producing property, with the second floor to house a lodge hall, kitchen and parlor. The American Legion Post of Marion was organized in the hall in 1919. For a time, the first floor was the location of the Marion Water Department. Later businesses included Ned Jones Harness and Tin shop (1937) and Broadston Heating and Air Conditioning (1958), but the first floor was vacant from 1965-70. By 1975, the Marion Chamber of Commerce was located on the first floor, with Red Fox Illustrations now occupying the hall on the second floor.

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Type VI: Church Gothic

1277 8th Avenue - First Methodist Episcopal Church (2nd in district), built in 1895-96, very good integrity - contributing building and individually eligible

This building was the second Methodist Episcopal Church in the district, with the first Methodist Episcopal Church located at 590 10th Street. However, it is actually the third M.E. Church in Marion, with the second church built at the southwest corner of 6th Avenue and 13th Street just outside of the district. The second M.E. Church is non-extant having been torn down for a new City Hall.

The M.E. Church at 1277 8th Avenue was begun in 1895 and was completed and dedicated in 1896. This large church building was designed by the well-known architectural firm of Bell & Kent of Council Bluffs, Iowa. A Marshalltown firm served as the contractor. The art glass windows came from the Kansas City Art Glass Company. The exterior features: pressed brick with stone trim; Gothic-arched windows, door, and belfry vent openings; a 100-foot tall corner entry/bell tower, which features four spires and decorative circular windows at the apex; a lower tower; and multiple-gabled rooflines at different levels. This is a highly decorative and massive building in the district. It does have a newer addition on the rear and has seen some modifications to correct a roof problem, but overall retains very good integrity and still presents a strong historic look on this block. The church is now the First United Methodist Church. The building was previously determined individually eligible in 2001 but has not been individually listed.

Type VI: Dwellings in District

958 7th Avenue - Brick dwelling, built in the 1870s, sufficient integrity - contributing building

This two-story square brick dwelling has a two-story ell off the northeast corner. It has a low-pitched hip roof, with eave overhang. The windows on the second floor have pedimented stone hoodmolds on the façade, but have brick lintels and stone sills on the sides. The first floor of the façade has been covered with modern siding, and the entry door has an enclosed entry porch with flat roof. The porch alteration had occurred by the 1960s. Originally, there were brackets under the eaves and the front entry was covered with a porch hood cantilevered on oversized console brackets with a rectangular bay window to the west of the front entry. While the building has been altered to some degree in the modern era, it does retain sufficient integrity to be considered contributing particularly since it does appear to have had a commercial function within the period of significance.

The Italianate style of this building indicates a general construction range of 1840-1885 according to McAlester and McAlester's architectural style guide (1998:211). This dwelling was in place by the time of the 1883 fire insurance map, and it was not represented on the 1868 bird's eye illustration of Marion; therefore a construction date in the 1870s appears likely. The 1883 map shows that the rear ell was only one-story in height and that the dwelling did not have a porch on the main façade. A porch was shown on the 1888-1926 fire insurance maps, with the 1905 map showing the rear ell now two stories in height. While built as a single-family dwelling, it had become a boarding house by the early twentieth century. In the mid-twentieth century, a one-story store unit was added at the southeast corner of the dwelling. It appears that the historic portion of the dwelling was subdivided into at least three apartments around the same time.

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Type VI: Public Building

1298 7th Avenue - Marion Carnegie Public Library, built in 1905 - Listed in NRHP and contributing building

The Marion Carnegie Public Library was designed by the architectural firm of Dieman and Fiske of Cedar Rapids and was specifically designed by Charles Dieman of that firm. The contractor was A.H. Connor of Cedar Rapids. The design was executed in the Classical Revival style using a typical Carnegie Library layout plan designated by Dennett et al. (1980) as a Type III library plan. The building retains very good integrity but is no longer used as a library. It was listed in the National Register of Historic Places in 1994.

Type VI: City Park

City Square Park - established with original town plat in 1839, improved as a park in 1890s, sufficient integrity - contributing site

The City Square Park forms the center of the original courthouse square, with the courthouse once situated on the south across the street along 6th Avenue (this entire block is now occupied by the new Marion Public Library). The park once had a bandstand, fountain, city scale, and city well but retains the original crossed sidewalk pattern (originally brick walks, but now concrete), the 1914 Soldiers' and Sailors' Monument, and a historic cannon display (one of the two original cannon once on display). The Milwaukee Depot was partially rebuilt at the south end of the park in 1988 for use as a pavilion or shelter house. The city well was located in the northeast corner of the park and dates from the late 1860s. In 1976, the well was uncovered when new sidewalks were being installed. The stone-lined well was still open, and it took eleven truckloads of sand to fill the feature. It had been previously covered by a slab of cement (Hull 2008:2). The presence of this early well suggests a good potential for additional archaeological evidence of former park features.

Historically, this was a county park before being transferred to the city, reflecting its original function as part of the county courthouse public square. It was established with the city plat in 1839 and was the subject of additional improvements in the late nineteenth century. The park is considered a contributing site to the district because it was the center around which the commercial district developed. In some county seats, the center square was also the site of the courthouse; however, in Marion, the courthouse was set off to the south side of the square, with the square being used for a park and community gathering place throughout its history. The park has been the site of community band concerts for many years and the annual Swamp Fox Festival, among other community celebrations and events.

The park was shown on the 1860 map of Marion as the "public square" and was represented with a starburst pattern of sidewalks radiating out from a central point and a scattering of trees (Granger 1860). The 1888 and 1893 fire insurance maps show the same starburst pattern of sidewalks with a fountain at the center point (Sanborn 1888, 1893). These maps also label the park as the "Marion Park" and note that it was "Full of Trees" (ibid.). In the mid- to late 1890s, cottonwood trees were removed from the park and the ground surface was leveled. New trees and grass were then planted, with a simpler "X" or crossed pattern of sidewalks laid but retaining a fountain at the center point (Sanborn 1899). By 1905 a bandstand had been added just north of the fountain. A limestone retaining wall along south edge of park may date from around 1887 when the city donated twelve feet of land on the south side to the Milwaukee Railroad for additional tracks (Hull 2008:9).¹ However, the retaining wall was first represented on the 1913 fire insurance map and, therefore, may

¹ The retaining wall would have been needed where the higher slope of the park had to be cut and leveled for the new tracks.

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have been built between 1905, when the map did not represent a wall on the south side of the park, and 1913 when a “retaining wall” noted at this location (Sanborn 1905, 1913).

Other park enhancements have included the placement of monuments including two cannon (only one of which survives) and The Soldiers’ and Sailors’ Monument, which was erected in 1914 and still graces the park’s north edge (Oxley 1995:27). In more recent years, the old Milwaukee Depot was dismantled and parts of it, including the roof, were moved to the south edge of the park where the parts were rebuilt as a new park shelter house or pavilion. A caboose and freight wagons were also added around the new shelter. Through the years, the park became known as either the City Square Park or the Marion Square Park.

Soldiers’ and Sailors’ Monument - City Square Park, erected 1914, good integrity - contributing object

This monument was erected in 1914 in the City Square Park. A Monument Association had been formed in 1893 to raise funds for this project. The monument retains good integrity and is considered a contributing object to the district.

Cannon Monument - City Square Park - good integrity - contributing object

Among the above noted park enhancements placed in the City Square Park during the period of significance for the district were two cannon, one of which remains at the northwest corner of the park. This cannon monument retains good integrity and is considered a contributing object to the district.

Depot Pavilion - City Square Park - original depot built in 1888; torn down in 1988 with portions rebuilt into a shelter house - non-contributing building

The Milwaukee Depot was originally built in 1888 along 6th Avenue just east of the City Square Park. A century later, the depot was demolished to make room for the City Square Mall on that block. The massive hipped roof of the depot was raised up and moved to the City Square Park where it became the roof for a new shelter house along the 6th Avenue frontage of the park. Other original elements used in the new shelter house included: some of the bricks from the original depot that were cleaned and reset as walls for the shelter house; the original window sills; the original stained glass window, which has since been destroyed by vandalism; and the porch timbers and rafters for the new pavilion. A new addition includes bathrooms and storage area and was built of brick from a source other than the depot. A CRANDIC line caboose and freight wagons were added around the depot as a static exhibit. The depot pavilion is considered a non-contributing building because it is essentially a modern building composed of historic elements from the historic depot, which were dismantled and moved to this location in 1988.

Type VI: Public Infrastructure

Brick Street - 10th Street between 5th and 7th avenues, paved in the late nineteenth century - contributing structure

The section of 10th Street between 5th and 7th avenues retains the late nineteenth century brick pavement, with the brick still exposed on the surface. Other streets and avenues may retain brick pavers but are currently covered over with asphalt and concrete. The section of brick pavement on 10th Street between 5th and 7th avenues is considered a contributing structure to the district.

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Type V: Modern Commercial Buildings in District

766-776 13th Street - Office Building built in the 1970s-80s - non-contributing building

This two-story rectangular concrete building has a hipped roof with gabled peak. A triangular pediment across the storefront has paired spindle posts flanking the two office entries, which are to the left and right sides of the façade. Bands of tripled two-pane windows are to interior side of each doorway. There is brick veneer around the doorways and windows, with horizontal siding on the pediment. This building was built after the period of significance and is non-contributing to the district as a result.

760 12th Street/1175 8th Avenue - Office Building built in the 1970s-80s - non-contributing building

This two-story, flat-roofed rectangular building fronts 12th Street and was Schlotterback Realty most recently, with law offices in the rear section at 1175 8th Avenue. The building has reflective glass windows across the second floor façade, with an angled recessed entry below. The first floor has a brick veneer. The second floor has vertical "board-and-batten"-look siding. This building was built after the period of significance and is non-contributing to the district as a result.

1105 8th Avenue - Commercial Building built c.1960 and 1990s - non-contributing building

This address actually consists of two buildings that are joined and operated under a single ownership. The two-story rectangular gable-roofed building faces 12th Street and appears to be a residential apartment building. The attached one-story flat-roofed building carries the 8th Avenue address and currently houses the Exclusive Looks salon. The flat-roofed building (originally numbered 799 11th Street) was built c.1960 and housed the Wilson Beauty Shop and later Linda's Iron Works Beauty Salon by 1978 (Hull 2008:166). According to aerial photographs, the apartment building unit was added between 1990 and 2002. The one-story commercial building was not represented on the 1948 fire insurance map when this lot was occupied by the city water tower and a small filling station. It was not yet present on the 1952 aerial photograph of Marion when the water tower was still standing but appears to be present in a 1960s aerial photograph of Marion. The gabled roof apartment unit has a stucco-look exterior wall treatment, while the flat-roofed one-story unit is concrete, with a PermaStone-type exterior on the storefront façade on the 11th Street side. This building appears to have been built after the period of significance and is non-contributing to the district as a result.

1204 7th Avenue - Vore's DX Gas Station, built post-1948 - non-contributing

This building features a glass storefront, with overhead glass and metal doors and a flat roofline, with a vertical wall projecting above roof in-between the storefront and service garage. It was built on the site of the early American House/Globe Hotel, which burned down in 1886, and the later Sigfred Clothing Store, which also burned to the ground in 1922. There was a gas station here before 1948 that was first Mid-Continent Petroleum and then Vore's DX Station by 1936. The building was subsequently Howard Glass' DX station and then became Harry's DX station into the early 1970s when a new station was built and the business moved elsewhere. The building currently houses a Jiffy Lube. The updated 1948 fire insurance map shows a smaller gas station building next to a separate service garage building. The setback for the extant building is the same as the c.1948 buildings, with the garage bay the same size as the garage bay shown in 1948; however, the service station, if the same building, was enlarged, remodeled and then connected to the garage bay after 1948. As such, while the extant building may be older at its core, it has been extensively remodeled in the modern era to the point that is considered non-contributing.

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INTEGRITY OF MARION COMMERCIAL DISTRICT

The Marion Commercial Historic District retains good integrity and conveys a strong sense of time and place of the heart of Marion's commercial district during its heyday as the county seat of government and as the division point for the Milwaukee Railroad. While there certainly has been an impact in the loss of the commercial and county government buildings on the south and east sides of the city square, the surviving north and west sections of the historic commercial area contain a notable collection of buildings dating from the early settlement era of the town and are fairly unique in their survival for a town of the size of Marion. The district retains moderate to good integrity of the following seven aspects of integrity: 1) location--the district encompasses that portion of the historic courthouse square that remains intact including a notable number of the early commercial buildings built around the square; 2) design--the district retains a number of architect-designed buildings and buildings that are good examples of architectural stylistic elements dating from the nineteenth and early twentieth centuries; 3) setting--the district still conveys the historic setting of Marion's main commercial area from its heyday as the Linn County seat of government and as the division point for the Milwaukee Railroad; 4) materials--the district retains good integrity of materials in the surviving collection of brick buildings that reflect the early availability of brick made locally in Marion and the influence of the railroad in the later years shown by the availability of higher-quality pressed and face brick as well as other materials such as cast iron storefronts, pressed metal cornices, cut stone, and terra-cotta decorative elements; 5) workmanship--the district shows this aspect in the surviving brick buildings and structures and their reflection of the skills of the local masons and contractors; 6) feeling--the surviving resources of the district still convey a strong sense of time and place around the City Square Park and the city's main thoroughfares, which included 7th Avenue and 10th Streets; and 7) association--the district consists of resources that were directly associated with the growth and development of the town of Marion from its earliest settlement through its boom period.

The Marion Commercial Historic District also meets the registration requirements under Criteria A and C for Commercial Districts as set forth in the Iowa's Main Street Commercial Architecture Multiple Property cover document (Nash 2002). Specifically, most of the resources in the Marion district were built between the 1850s and 1920s, although the period of significance for the Marion district is considered to extend beyond that period to reflect important later remodeling of several older buildings in the district. The Marion district also played a key role in the settlement, growth, and survival of this county seat town. The buildings in the Marion district also exhibit the distinctive characteristics of key periods in the town's growth, including its early beginnings and the rebuilding that occurred in the aftermath of fires. The Marion district also meets the integrity considerations set forth for Main Street commercial districts in that there are the expected alterations to storefronts but the upper stories retain historic fabric and original stylistic details; there is a mix of building types and construction periods that reflect the district's growth and development; the district has few empty lots within the district boundary; and the district is not marred by extensive modern building construction. It was noted in the Main Street cover document that commercial districts will rarely have significance under Criterion B "except where a single person was responsible for the construction of all or the majority of the district by financing or other activity *unrelated* to the design or construction of the district" (Nash 2002:F38). In this case, the Marion district does not meet the registration requirement for Criterion B because there were a number of individuals who were responsible for the financing and development of the commercial district.

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Architect/Builder (continued):

Bell & Kent
Fulkerson, William A.
Scott, J. Bentley
Castle, Elra B.

Statement of Significance

The Marion Commercial Historic District is locally significant under Criterion A for its representation of the historic commercial growth and development of the City of Marion, which was the county seat of Linn County from 1838 until 1919 when the county seat was moved to Cedar Rapids. The buildings within the district reflect not only the historical associations of important businesses, religious institutions, and residents in the community but also reflect important early building industries and builders in the community. The district is also locally significant under Criterion C for the architectural significance of its early buildings, the architectural styles and designs of its late nineteenth and early twentieth century development, and the works of important architects and builders in the Marion-Cedar Rapids area. The period of significance for this district is from 1855 to 1957 at which time the historic commercial core had reached its zenith of construction and development and had experienced some notable façade updates to historic buildings. The post-1957 period was characterized primarily by building loss, with some minor additions and a few additional building remodels in the modern era. Significant dates include 1855 when the first extant building was erected in the district and 1894-95 when devastating fires destroyed a number of buildings and resulted in the addition of notable and stylish commercial buildings to the district. Significance under Criterion D is not currently claimed; however, there may be areas in the district, such as the City Square Park, where significant archaeological features or deposits may be present and could contribute to the district. As noted previously, significance under Criterion B is not claimed per the registration requirements as set forth in the Iowa's Main Street Commercial Architecture Multiple Property cover document (Nash 2002).

HISTORICAL SIGNIFICANCE OF THE MARION COMMERCIAL DISTRICT

Early Settlement and Development: the Importance of the County Seat

The first towns established in Linn County included Westport, established in July 1838 by Israel Mitchell; Columbus, established in the summer or early fall of that same year by William or Wilbert Stone; Ivanhoe, established by Anson Cowles in 1839; and Marion, established in the winter of 1838-39 by the County commissioners. Reportedly, the first town plat officially filed was that of Newark in 1844, although the town site of Marion was entered at the Dubuque land office in 1840. Newark was actually a renaming of the earlier town of Westport (Brewer and Wick 1911a:42-43; Marion Chamber of Commerce 1980:8; Western Historical 1878:343-344).

Of these early town sites, only Marion and Columbus (the forerunner of Cedar Rapids) managed to grow and develop into thriving communities. Columbus was laid out along the Cedar River and became the nucleus for the later city of Cedar Rapids, which was established in 1841 by N.B. Brown, George Greene, Hosea W. Gray, Addison Daniels, and others. A post office was established at Cedar Rapids in 1847, with the city incorporated in 1856. Much of the early growth of Cedar Rapids can be attributed to the attractiveness of its river site providing motive power for its many early industries (Brewer and Wick 1911a:42-43, 92, 327; Strong 1990:41; Western Historical 1878:343-344, 583).

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Marion was founded with the organization of Linn County in 1838 and was a central location specifically selected as the county seat. It was situated on a high upland interfluvium at the north end of a large grove, which served as a further inducement to early settlement. The grove came to be known as Isbell's Grove, named after a pioneer settler of this area. The town also came to be known by the nickname of "Grove City" owing to its location within this timbered area. Waterpower for early industry was afforded by nearby Indian Creek, which wrapped around the south and west sides of town. Early settlers in this grove area included Albert K. Farnsworth, Preston James, and Prior Scott. Settlers arriving in the wake of the county seat designation included Luman M. Strong, James W. Bassitt, Rufus H. Lucore, and John C. Berry, among others. The first building on the town site, which was surveyed in 1839, was the house and tavern of Luman Strong. The first stores were established by 1840 by Addison Daniels, David Woodbridge, and Henry Thompson. That same year, the first frame courthouse was built by George W. Gray. It was replaced in 1844-46 with a more permanent building. By 1842 Marion could boast of a hotel, three stores, a post office, and a sawmill. In 1842 the first town addition, the Gray and Greene's Addition, was made to the north side of the original town plat (Oxley 1946a:2-74, 1995:13; Patterson c.1915; Western Historical 1878:364).

Marion boomed in the 1850s primarily because of its important position as the seat of county government. The addition of small industries including: two steam sawmills, one water-powered sawmill, a distillery, a brewery, a foundry, and a steam-flouring mill, helped to strengthen that position. As the county seat, Marion also became a hub for the early post and stage road system.

Even during this boom period, however, Marion lagged somewhat behind the remarkable growth of nearby Cedar Rapids. As a result, there was always tremendous competition over the county seat designation. Marion had to fend off a number of attempts by the citizens of Cedar Rapids to wrest the county seat designation away through the years. The first attempt to change the designation came in 1855 when the construction of additional county buildings, including a jail and county office, was proposed. Marion was the victor in this and subsequent fights until 1919 when Cedar Rapids finally prevailed (Oxley 1946a:1-74).

The Panic of 1857 was an economic setback for the fledgling town of Marion, as it was for many of the early towns in Iowa, but Marion quickly rebounded. By 1859, Marion had a number of businesses and small industries in addition to serving as the hub for several important roads, which passed through the town from the east, west, southeast, and southwest. A stage line was running between Cedar Rapids and Dubuque by way of Marion during the 1850s. One of the earliest roads through Marion was the so-called "Anamosa Road" or "Dubuque Road," which followed present-day 8th Avenue through Marion before turning north onto 10th Street. This road was shown on the 1875 plat of Marion as "Centre Point" (or Center Point) Road because it originally extended into that town in northwest Linn County by way of the village of Lafayette (McWilliams and Thompson 1859; Thompson and Everts 1869). When the town of Alburnett was later established, this road connected to that town and became more commonly known as Alburnett Road in the process. By the time of the 1895 plat map, Centre Point Road had become simply "Central Avenue" in Marion (Bergendahl 1895).

The route along 6th Avenue (then known as Broad Street) developed as the main road west into Cedar Rapids. As the commercial area developed, 7th Avenue evolved into the major business district, and traffic that had formerly traveled solely along 6th Avenue into Cedar Rapids shifted to 7th Avenue through the commercial area but still had to get back onto 6th Avenue in order to cross Indian Creek heading west into Cedar Rapids. It was not until the construction of a new bridge over Indian Creek in 1946-47 that traffic could remain on 7th Avenue between the commercial area in Marion and Cedar Rapids. As it was being bypassed by 7th Avenue traffic, 6th Avenue developed more as the railroad corridor, with the multiple tracks of the Milwaukee Railroad, its depot, yards, and shops located along this street. The tracks actually traveled along the north

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side of 6th Avenue. When the streetcar system was developed between Cedar Rapids and Marion, the tracks also came into town along 6th Avenue, with a depot located across the street from the Milwaukee Depot.²

Despite these early advantages, the competition from Cedar Rapids, and its greater industrial development, continually served as a damper on Marion's development. This was further exacerbated by the town's inability to secure a railroad before Cedar Rapids, an event that was accomplished in 1859 when the Chicago, Iowa and Nebraska Railroad (later part of the Chicago and North Western system) entered the county and extended through Lisbon, Mt. Vernon, Bertram, and into Cedar Rapids (Oxley 1946a:74-321).

Marion's citizens began to make improvements to their living conditions in the fledgling city. These included the establishment of the first street grade in the late 1860s and the installation of the first Anamosa limestone sidewalks in 1866. However, the streets were still unpaved and the majority of sidewalks, where they existed, were made of planks. The city's educational system steadily improved during this early period, with Lincoln High School built in 1868 (Oxley 1995:119, 123, 167).

During the early settlement period, Marion's population stood around 300 by 1845 rising to 1,500 by 1855 and up to 2,713 by 1859 (Oxley 1995:35, 54, 66). New additions to the town plat by the mid- to late 1860s included Gray and Greene's Addition, Isbell's Addition, Holmes & Ristine's Addition, Whipple's Addition, Winter and Holmes Addition, and S.N. Goodhue's Addition. By the mid-1860s there were 288 homes built in Marion, a number of them of substantial brick construction built of brick manufactured locally (ibid.:75, 120).

The early settlers of Marion were largely from the states of Pennsylvania, Ohio, and New York. Lesser numbers hailed from Maryland, Indiana, Vermont, New Hampshire, Illinois, Maine, and West Virginia. Foreign-born settlers were present in small numbers including immigrants from England, Scotland, Ireland, Canada, Prussia, and Switzerland (Oxley 1995:11).

Important early settlers of Marion included Addison Daniels, who settled here in 1839 and built one of the first stores in the community in 1840. This store was located on Lot 7 of Block 12, just northwest of the intersection of 10th Street and 7th Avenue but one lot north of that intersection along 10th Street. He was the town's first important merchant. He served as the first postmaster and the first county recorder. His second store was a brick building constructed in 1843 just south of the intersection of 11th Street and 7th Avenue. Daniels was prominent in the growth and development of both Marion and Cedar Rapids until his death in 1883 (Brewer and Wick 1911b:63; Oxley 1995:20, 32).

A brother of Addison Daniels, Preston Daniels, followed Addison to Marion settling here in 1846. Two other Daniels brothers, Lawson and Lowell, arrived in 1848 but settled in Cedar Rapids. Preston Daniels joined Addison in his pioneer mercantile, with both becoming "guiding forces in both commerce and government during the early, formative years of Marion" (Hull 1998:10). "Few major business deals were made without the participation of either Preston or Addison" (ibid.). Preston Daniels would acquire all of Block 1 of the Original Town Plat of Marion, building a fine brick home on Lots 5 and 6 for his family in 1853. This home at 1308 8th Avenue still stands along what became one of the premier residential streets in Marion.³ He married Mary Ann Keyes, daughter of pioneer Marion merchant Amory Keyes, with Mary Ann and Preston's daughter, Caroline, marrying B.F. Mentzer, son of pioneer Marion mason, John Mentzer. Their second daughter,

² Both the Milwaukee and the streetcar depots are no longer extant, although components of the demolished Milwaukee Depot were incorporated into the current pavilion or shelter house in the City Square Park.

³ This residential neighborhood including the Daniels Home is listed in the National Register of Historic Places as the Pucker Street Historic District (Rogers 2002b).

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Adeliza, never married but became prominent in the social and civic events of Marion. One of Adeliza Daniels most notable accomplishments was the role she played in the acquisition of a Carnegie Public Library for the community in 1905.⁴

George Greene was also an influential early settler. He moved to Marion in 1840 where he was among the first to practice law in the county. He became a State Supreme Court Judge in 1847, was a member of the Territorial legislature, and served as a U.S. District Court Judge. In 1851 he moved to Cedar Rapids where he was influential in that city's development (Brewer and Wick 1911b:5-6).

Boom Times: the Arrival of the Railroad

The primary reason for town growth and new town establishment in Linn County after 1859 was the arrival and expansion of the railroads. Towns established during the early settlement period that failed to acquire a rail connection did not develop and expand like those that obtained these connections. Some towns vanished entirely or were reduced to crossroad hamlets for lack of a rail line. Towns abandoned in the late nineteenth century in the county included Ivanhoe, Newark (Westport), and New Linden. Among those that survived into this period but did not develop much beyond village proportions included Paris, Waubeek/Paddington, and Western. The town of Kingston was incorporated into the city of Cedar Rapids during this period. Perhaps most symptomatic of the influence of the railroad on community development was the number of towns founded in the county after 1859 by or for the railroad, or that greatly benefited from early rail connections. These towns included Coggon, Viola, Fairfax, Ely, Walker, Toddville, Alburnett, and Robins. Others served as rail stations having some community development around the station. These stations included Beverly, Covington, Louisa, Otis, Paralta, Jackson, Roger's Crossing, Summit, Konigsmark, and Linn Junction. One community, Kenwood, was established as an early suburban community at the junction of the streetcar and railroad lines between Marion and Cedar Rapids. Kenwood was later absorbed into Cedar Rapids (Rogers 1992:47-48).

Community development in the late nineteenth century in Linn County was most dramatic in the City of Cedar Rapids, which grew into a major urban center during this period because of its booming large-scale industrial development following the end of the Civil War. This industrial development had its roots in the early settlement period prior to 1859 but required the transportation and market ties of the railroads to really expand. By 1878 four major railroads had reached, extended through, or extended out from this city. The influence of the railroads in the city's industrial growth is reflected in the number of wholesale and manufacturing businesses in operation by the late 1870s including the T.M. Sinclair and Company Pork Packers and the North Star Oat Meal Mill (predecessor of the Quaker Oats milling complex) (Clements 1967:38-41; Western Historical 1878:523-529).

The industrial and urban expansion of Cedar Rapids by the 1870s is particularly evident when compared with the development of Marion, the county seat during this period. By 1875 the industries of Marion included one creamery, two flouring mills, two brickyards, three elevators, one plow factory, and one planing mill. By 1878, there were two wagon factories, one tin shop, one medical laboratory, one brewery, and one flouring mill. While these were, for the most part, successful enterprises that helped Marion to grow, they were not operated on the same scale as the industries and manufactories of the urban center of Cedar Rapids (Oxley 1946a:195; Western Historical 1878:556).

The town of Marion experienced a spurt of growth in 1860-61. By that time, Marion had added a number of businesses, including two fanning-mill manufactories, and boasted a population of over 2,000 residents and nearly 300 dwellings. There

⁴ This library is within the current survey area, but is already listed individually in the National Register of Historic Places (Rogers 1993).

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was some stagnation of growth during the Civil War, but “soon after there began the erection of new brick business blocks, elegant residences, and general improvements” (Western Historical 1878:538). Marion achieved incorporation in 1865.

However, the 1870s marked another stagnant period in Marion’s growth attributable in part to nationwide economic woes, including the Panic of 1873, and perhaps due in larger part to the intense competition with Cedar Rapids. There was a tendency during these hard times for the population to shift to the larger cities including Cedar Rapids and elsewhere. Among the Marion businesses that failed in the 1870s-80s were the Hinckley Cheese Factory, the Latta Flax Mill, the plow factory, and one bank (Oxley 1946a:240, 287, 307).

The principal industries of Marion in the late 1870s included the Coenen Brothers Brewery and the Indian Creek Mill. The brewery was established in 1866 and was manufacturing 30 barrels of beer per day by the 1870s under the name of Coenen and Schneider. The Indian Creek Mill was erected in 1872 by Carver, Aldrich, Kramer and Patterson and later was operated by Cromer and Carrer at the location of the earlier Beales and Thomas mill. By the late 1870s, the mill was principally engaged in the grinding of grist for the local farmers with some manufacturing of “Patent Process Flour.” In 1881, A. Howeler and Sons took over the mill operation (Oxley 1946b:165; Western Historical 1878:555).

During the late nineteenth century, the proponents of temperance and prohibition were strong in Linn County and the town of Marion. This directly affected the viability of the local brewery as well as the saloons and other liquor dispensing establishments that had been established in the early years of the community. In the period between 1868 and the 1920s, when there was nationwide prohibition, there were a series of attempts to shut down the sale and manufacturing of alcohol in Iowa. In 1875, Marion went dry within the city limits, but the main brewery continued operating because it was located just outside the city limits. By 1876, prohibition had eased and saloons returned to Marion. Iowa enacted a Dry Law in 1884, and in 1886 the saloons in Marion were once again closed. The State Supreme Court modified the Dry Law in 1890 to allow for the opening of “original package stores,” thereby letting alcohol back into Marion (Oxley 1946b:244, 261, 277, 1946c:154, 223, 1946d:32).

The railroads were responsible for much of Marion’s growth and development during the late nineteenth century and came to be the major industry in town. The first rail line into Marion was the Dubuque and Southwestern Railroad (D&SW) in 1864. This rail line extended to Cedar Rapids by 1865 and this was followed by the arrival of the Sabula, Ackley, and Dakota Railway (SA&D) in 1872. In 1873, this line became part of the Iowa Division of the Chicago, Milwaukee and St. Paul Railroad, with a new depot built at Marion. The Dubuque and Southwestern Railroad was not a financial success until it was absorbed by the Milwaukee line in 1878, and a new depot and roundhouse were added (Clements 1967:23; Oxley 1946a:295, 320 and 1946b:155, 182). The line of the SA&D extended along Broad Street (present day 6th Avenue) before angling to the northwest where it crossed Indian Creek. The line of the D&SW angled off the SA&D line to the southwest before the D&SW reached the commercial area.

The construction of the D&SW had just entered Linn County when the Civil War broke out. Following the war’s end, there was a push westward for the completion of a transcontinental railroad, which accelerated the expansion of rail systems within the State of Iowa. Construction of the D&SW resumed after the War, with the section between Springville and Marion completed in 1864 and extending into Cedar Rapids the following year. The citizens of Marion contributed funds to the completion of this railroad, recognizing that their retention of the county seat would be greatly hampered by the failure to secure a rail line. This fact was brought home to Marion’s residents when Cedar Rapids had secured a rail line five years earlier. The D&SW was extended from Cedar Rapids to Ottumwa in 1879-80 and on to Kansas City by 1882. The western extension from Marion to Council Bluffs was also constructed c.1879-80. In 1872, the SA&D arrived in Marion just south

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of the Dubuque and Southwestern line. The following year the SA&D became the Iowa Division of the Chicago, Milwaukee and St. Paul Railroad, or "the Milwaukee" for short. In 1878 the Dubuque and Southwestern was also absorbed by the Milwaukee system. The line from Springville to Marion was abandoned and a new route was laid out connecting Springville to the Milwaukee by way of the Paralta rail station (Lazell 1923:12-13; Oxley 1946b:155, 182, 312; Western Historical 1878:516, 553).

By 1882, the Milwaukee line had been extended west to Council Bluffs and south to Kansas City. From 1887-88 the railroad constructed extensive switchyards, shops, and a new depot at Marion following the designation of this city as a Milwaukee Railroad Division Point. This was perhaps one of the most important developments in Marion's history and enabled the town to prosper in the face of strong competition from the booming industrial expansion and urbanization of Cedar Rapids. Being a Division Point was of particular significance because it injected more jobs and direct income from the railroad into the community than it would have provided had Marion simply been a station along the line. This economic boost enabled the town to weather the hard times of the 1890s, including the Panic of 1893, when one of the town's banks was forced to close, as well as a disastrous fire in 1894, which claimed 11 businesses on the north side of the town square. The dependence of Marion on the railroads was demonstrated in 1903 when the town suffered a tangible economic blow after the rail line between Marion and Ottumwa was reduced to a feeder line. This would foreshadow the blows to come during the early to mid-twentieth century when the railroad industry in general went into decline and the Division Point in Marion was eventually abandoned (Oxley 1946c:2, 6, 127, 190, 247 and 1946e:1).

It was because of Marion's growth spurred by the railroads that the town was in a position to fend off three more attempts by Cedar Rapids to take away the county seat designation. These attempts were made in 1871, 1872, and 1903. All three attempts were launched at times when Marion's growth had stagnated. However, each time, the residents of Marion managed to rally to the cause and maintained their hold on the county seat (Strong 1990:47).

Civic improvement in Marion between the 1870s-1910s included: the planting and cultivation of numerous shade trees, which helped maintain the city's nickname of "Grove City;" the establishment of a town park; the installation of Anamosa stone sidewalks and kerosene street lamps; paving the main streets with brick, asphalt, and macadam; and the construction of the city water works, sewer system, electric light plant, and a Carnegie Free Public Library in 1905. The stone sidewalks were largely replaced with cement walks by 1900. Many of the original brick paved streets remain intact to the present day, although some segments are now covered with asphalt. One of the more interesting improvements was the construction of the streetcar line linking Marion and Cedar Rapids in 1879-80 along the boulevard that still links these two cities. That boulevard had been established during the early settlement period but was widened and partially relocated in 1877. The early streetcars included both steam and horse-powered cars, with the line electrified by 1891. By 1909 the streetcar line had many extensions and double tracks totaling 12.85 main line miles within Cedar Rapids and 2.8 miles of main line from Kenwood to Marion for a total of 15.65 miles. The streetcar depot in Marion was located on the south side of 6th Street across the street from the Milwaukee Depot but is non-extant (Oxley 1946b:22, 132, 159, 289, 350, 1946c:2, 175, 1946d:47, 84, 133, 307-08, 347; Oxley 1995:449; City Planning Commission 1931:50).

By 1885 Marion had a population of 2,673. By 1890 the population had risen to 3,094, rising further to 3,766 by 1895. The population had grown to 4,102 by 1900 but had added only 10 more residents by 1905, likely reflecting the rail line reduction to this community in 1903. By 1910 the population stood at 4,400 showing a modest rebound from the early 1900s stagnation. While Marion was the second largest town in the county, it greatly lagged behind the urban center of Cedar Rapids, where the late nineteenth century population totals went from 15,426 in 1885 to 32,870 by 1910 (Brewer and Wick

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1911a:417). By 1895, the town had new additions primarily to the east, west and north sides of the original town plat, with 1st Avenue still basically serving as the south edge of town even at this late date.

Among the late nineteenth century residents of Marion were a number of Irish immigrants, who were attracted to this town primarily for the opportunities offered by the railroad. There is an area in south Marion, near the railroad tracks that became known as "Irish Hill" during the late nineteenth century because of the concentration of Irish immigrants and their descendants in this neighborhood (Oxley 1946a:88, 247). This area roughly extended from 5th Avenue south between 15th and 17th streets in what was largely Taylor's Addition to the City of Marion and is outside of the district.

By 1860 there were nine religious societies established in Marion including five church buildings, with twelve resident ministers. These congregations included the Methodist Episcopal, Baptist, Congregationalist, O.S. Presbyterian, Christian, Dutch Reformed, Seventh Day Adventist, and Methodist Protestant. A Catholic Church was added in the late 1860s. As noted above, the M.E. Church was built in the early 1850s and is still standing within the district at the southwest corner of 6th Avenue and 10th Street. This church was later purchased by the Baptist congregation, whose original church (now non-extant) was located near the Milwaukee Railroad Depot on 6th Avenue and 11th Street. The Adventist Church is also located within the district at 560 10th Street, with that building later used by the fire department as well as commercial enterprises. Reportedly, the dwelling at 610 10th Street had also begun life as a church, specifically the Presbyterian Church; however, this story proved to be incorrect, with the old 1850s church having been torn down and replaced with a new brick dwelling built in 1884 by Jake Davis.

The late nineteenth century saw many of the religious congregations building new and larger churches away from the commercial core where they had earlier concentrated. This included the new First Methodist Episcopal Church built in 1895-96 at the southeast corner of 12th Street and 8th Avenue on the north edge of the commercial district. This enormous church occupies more than half a block and was designed by the Council Bluffs architectural firm of Bell & Kent (Oxley 1995:403).

Prominent individuals in Marion's late nineteenth to early twentieth century commercial history included: Fergus L. Anderson, a noted lawyer and the City Attorney after 1894, director of the First National Bank and the Commercial Savings Bank in Marion, and the town's mayor for a time (Brewer and Wick 1911b:210-13);⁵ and Wellington J. Kendall, was born in Marion in 1851 and early on worked in his father's hardware store. He later dealt in real estate "contributing much to the improvement of Marion by the erection of a large number of houses there" (Brewer and Wick 1911b:433). He also served as a member of the City Council (ibid.:432-3).

While most of the railroad buildings and structures once extant along the rail lines in Marion have been demolished or altered and moved, there are a number of residential and commercial properties extant that represent the railroad boom period in Marion's growth.

The City Beautiful: Fulfillment and Loss

As Marion entered the twentieth century, the early promise of this town was nearing fulfillment. It was the county seat of government, it was a Division Point for the Milwaukee Railroad, and it had a population that was growing and generally prosperous. Around 1915, a booklet extolling the city's virtues and the location of the city on the new Transcontinental Auto Route (later known as the Lincoln Highway) stated the following:

⁵ F.L. Anderson's home in the early twentieth century was at 985 12th Street, a contributing building in the Terrace Park Historic District.

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Marion is the County Seat of Linn County and one of the most beautiful cities in Iowa. Perhaps in no other section of the State is there such a combination of natural advantages, perfect drainage, rich soil and pure water. The country tributary to Marion is unsurpassed for fertility and diversity of resource. Marion is a modern city in every respect, and its wide streets, substantial buildings and shaded avenues evidence its wealth and prosperity. It is one of the most perfectly located and most progressive cities of eastern Iowa. Delightfully situated upon the crown of one of Iowa's rolling prairie hills, at the confluence of Dry and Indian creeks, it enjoys superb natural drainage and interesting and romantic scenic effects are to be found everywhere....

Marion is a city of fine streets, beautiful homes, imposing commercial and public buildings, maple trees and green lawns. The 'sobriquet' of 'Grove City' has been given to the city. The name is well deserved on account of its beautiful natural groves, where nature untrammelled has been given sway. Wide avenues and streets lined on either side with long rows of maple trees, lend enchantment to the view. The modulation of the surface of the city affords excellent surface drainage and time has proven it to be the healthiest city of its size in the United States (Patterson c.1915:1-3).

The booklet goes on to note the excellent water supply, with "grand springs" gushing forth from the foothills, and the city's sanitary reservoirs, water piping system, and fire hydrants located throughout the city. Also noted were the city park and bandstand, the County Home and Inter-State Fairgrounds located just outside of the city, the use of 7th Avenue as the principal business thoroughfare and part of the original route of the transcontinental highway (a.k.a. the Lincoln Highway), the presence of the Carnegie Free Public Library completed in 1905 on 7th Avenue, the macadamized Marion Boulevard linking Marion and Cedar Rapids, the excellent railroad and streetcar connections, the light and heating plant, the telephone company, and the "very lively retail district." "A number of successful and growing enterprises" including "a cement block and vault factory, a large wholesale produce house, two large green houses, wholesale ice cream factory, two wholesale bakeries, two steam laundries, transcontinental garage, two transfer lines, two newspapers, and the Overland Signal Factory" were also touted in the booklet (Patterson c.1915:4-10). Further extolled were the "four solid and prosperous banks," eight churches, and the school system, which included St. Berchman's Seminary, a Catholic-run boarding school for small boys that attracted students from "all sections of the United States" (ibid.:11-13). The booklet ends with a photographic essay showing views of public utilities, pastoral and scenic views, businesses (both interior and exterior shots), and some of the finer residences and residential streets to further extol the city's virtues and to entice newcomers to the community.

The completion of such a booklet reflects the growing movement in the United States by the early twentieth century to make cities more aesthetically pleasing and more physically comfortable places to live. This so-called "City Beautiful Movement" grew out of the Reform movements of the late nineteenth century and was strongly influenced by the World's Columbian Exposition held in Chicago in 1893. The core belief of the City Beautiful Movement was that in creating a beautiful city, its inhabitants would be inspired to moral and civic virtue. The Reform movement itself, which "had been largely concerned with corruption in local government, exploitation of the laboring classes by big business, improvement in housing conditions in large cities, and other social causes, quickly embraced the concept of the city beautiful as an American goal" (Rose 1996:2). The advocates of the City Beautiful sought to improve urban areas through aesthetic beautification, which would have a number of effects:

- 1) social ills would be swept away, as the beauty of the city would inspire civic loyalty and moral rectitude in the impoverished;
- 2) American cities would be brought to cultural parity with their European competitors through the use of the European Beaux-Arts idiom; and
- 3) a more inviting city center still would not bring the upper classes back to live, but certainly to work and spend money in the urban areas (Rose 1996:2-3).

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Furthermore, “[t]he premise of the movement was the idea that beauty could be an effective social control device” (Rose 1996:3).

While Marion certainly did not qualify as a major urban center, it was struggling with some of the same problems in the late nineteenth and early twentieth centuries and was certainly being impacted to some degree by this popular national movement. It was during this period that Cedar Rapids contracted with Charles Mulford Robinson to complete a plan for the city “with recommendations for city improvement and beautification” (Robinson 1908). One of his recommendations was to transform Mays Island in the middle of the Cedar River into a civic and governmental center. While the actual recommendation was to move the city offices out onto the island, the creation of this new civic center including monumental buildings of the then-popular Classical and Revival styles of architecture, certainly must have been seen by some in Marion as a future threat to their county seat status. That the c.1915 booklet extolling Marion’s virtues as a beautiful, healthful, and prosperous place was in some way a reaction to the improvements and construction going on in Cedar Rapids is very likely. That Cedar Rapids would soon be successful in finally wresting away the county seat designation after many previous tries was due in no small measure to Robinson’s recommendations and the follow-through of Cedar Rapids city planners in transforming Mays Island into a unique and monumental governmental center.

Impetus for the c.1915 booklet might also have been a perception by some in Marion that with the expansion of the larger urban and industrial center in Cedar Rapids, their city might now benefit from the “urban flight” that was made easier in the early twentieth century with improving roads, the rise of the automobile, and the expanding streetcar lines. It was no longer so important to live close enough to your workplace that you could walk. Now you could live in the “suburbs” and ride or drive to work in relative comfort and ease. The loss of population that Marion experienced as the industries grew in Cedar Rapids in the late nineteenth century, could maybe now be reversed if Marion could be perceived as the “idyllic respite” from the aesthetic, physical and social ills of the industrial core of Cedar Rapids.

Shortly after this booklet was published, however, the city of Marion was to suffer a series of blows that would present a number of challenges to the community that threatened its very survival. The first of these was the removal of one of the railroads’ terminal and shops to Atkins between 1916 and 1919; the second was the loss of the county seat designation to Cedar Rapids in 1919; and the third was the general decline of the railroad industry, which in Marion eventually resulted in the loss of the Milwaukee Railroad Division Point by 1957. The loss of the county seat designation meant not only a loss of jobs and local income to Cedar Rapids but also the loss of prestige and identity that gave Marion a special status in the overwhelming shadow of Cedar Rapids. Being the county seat also drew people from outside of Marion to this community to conduct their courthouse business and to eat and shop in the community while they were there. Losing the county seat was certainly both an economic and spiritual blow to the community (Rogers 1992:87).

The loss of the Division Point was perhaps even more disastrous to Marion. The railroad had been the largest employer in town, and during the period between World War I and the Great Depression of the 1930s, had employed over 50% of the workingmen in Marion. This, coupled with the loss of the county seat, would have been the death of the average county seat town in Iowa. However, the proximity of Marion to the expanding urban center of Cedar Rapids, gave it some opportunity to recover even as the boundary lines between the two communities began to blur (Marion Chamber of Commerce 1980:8).

A fourth loss in Marion during the early twentieth century was the Lincoln Highway. When first routed through Linn County, the Lincoln Highway (then known as the Iowa Official Transcontinental Auto Route) entered Marion along 3rd, 4th and 5th avenues before extending through the heart of the business district along 7th Avenue then back down to 6th Avenue to cross the bridge over Indian Creek and then onto Marion Boulevard (First Avenue) heading into Cedar Rapids and points west.

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The Lincoln Highway was established in 1913 as the first transcontinental highway from New York to San Francisco passing through the "Main Streets" of the small communities and cities along the way. In Linn County, the highway entered via the southeast corner extending through Lisbon and Mt. Vernon before heading along the old Mt. Vernon to Marion Road into Marion and then turning to the west-southwest along Marion Boulevard into Cedar Rapids before heading on west across Iowa and the nation. By 1918 there were 750 registered automobiles in Linn County, and the push was on to pave the roadways to accommodate this new mode of transportation. To promote the benefits of paving, a one-mile section of the Lincoln Highway was paved with concrete just west of Mt. Vernon. This so-called "Seedling Mile" was completed in 1919 and proved its point quite effectively. However, it would not be until 1925, when the administration of Iowa's primary highway system was finally brought into compliance with federal standards, that the state became eligible for federal funds for highway improvements. This, coupled with a more equitable tax plan using increased car licensing fees and a gasoline tax, finally softened rural opposition to road paving. As a result, Iowa launched a program to pave more than 5,000 miles of primary roads across the state of Iowa by the 1930s (Clements 1967:23; Hokanson 1983:9; Rogers and Kernek 2004).

Marion recognized the promise of being situated along the transcontinental highway, with the town benefiting early on from the establishment of businesses and other amenities along this route. The above-noted "transcontinental garage" listed in the c.1915 booklet for the City of Marion was one such addition to the town's enterprises directly related to the establishment of this route and the promise of automobile trade to come. Another improvement was the establishment of Thomas Park in 1921 on the west edge of town largely for a tourist camp for travelers along the Lincoln Highway. I.N. Kramer and & Son, a local nursery, donated many of the trees and shrubs for the park (Patterson c.1915; Strong 1990:169-171).

However, it was also in the 1920s that the completion of Mt. Vernon Road between the Seedling Mile and Cedar Rapids resulted in the re-routing of the Lincoln Highway along the so-called "Cedar Rapids Cut-Off" (Rogers and Kernek 2004). This early bypass effectively cut Marion off the Lincoln Highway, thus providing another disappointment for that community. Marion residents had entertained the hope that the rough terrain in the area of the proposed cut-off would lessen the feasibility of such a route. At that time, few cars could make it up a steep incline, and it was thought that the hills would not be surmountable. This proved not to be the case, and with the paving of the cut-off in 1925, the Lincoln Highway was re-routed cutting Marion off the route (Oxley 1946e:22, 54).

Some bright spots in the history of Marion in the early to mid-twentieth century included the establishment of bus service between Cedar Rapids and Marion in 1937, even though this meant the removal of the electric streetcar service, and the consolidation of the school system in the late 1940s-50s (Schnell 1969:137, 143). Passenger service on the Milwaukee Railroad through Marion continued until 1971 under a deal with the Union Pacific. As Marion evolved into the late twentieth century, its economy evolved from one strongly focused on the railroad industry to one focused on providing a number of local services to keep residents shopping in Marion. The construction of the Marion Square Plaza on the east side of the City Square Park in the late 1980s was one such attempt. Into the early twenty-first century, Marion's commercial district has maintained businesses in its buildings around the square, with residential areas expanding in all directions as the lines between Cedar Rapids and Marion continue to blur.

The population of Marion in 1920 was 4,138, a drop of 262 from the previous decade. The loss of the railroad terminal and shops between 1916 and 1919 and the loss of the county seat designation in 1919 probably account from some of this drop. By 1940, however, the population had rebounded to 4,721 and continues to rise to the present day. Despite the loss of the Milwaukee Division Point and the general decline of the railroad industry, the town's population had more than doubled by 1960 when it totaled 10,822 (U.S. Population Censuses 1920-1960).

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Commercial Development in Marion

Original Town Plat

Marion was designated as the county seat in 1838-39 by two Commissioners appointed to the task by the new territorial legislature during its first session. The following spring, during which the Commissioners conducted a rough survey to locate the center of the county (whose lines had not yet been drawn), also saw the arrival of several settlers to the vicinity who would contribute significantly to the establishment of the new community (Western Historical 1878:357-358, 534). The site selected by the Commissioners was a "semi-circular plateau of prairie" enclosed on the west by the timber bordering Indian creek, at the edge of which a huge expanse of prairie rolled out to the east (Brewer and Wick 1911:461). The town was sited at the north end of a large grove, reflected in the nickname of "Grove City" applied to Marion during the early settlement period. The location seemed well situated for a settlement, with its abundance of timber, and waterpower supplied by the nearby creek (Brewer and Wick 1911:460; Oxley 1995:29).

In September of 1839, the newly elected Board of Commissioners (a governing body similar to the later Board of Supervisors) held its first meeting, called to order by Sheriff Hosea Gray. After completing its first official act, by appointing John Berry its Clerk, the Board proceeded to formalize the organization of the county, including the designation of the seat of justice by name for the first time, after Revolutionary War General Francis Marion (Brewer and Wick 1911a:358-359, 535).

In the fall of 1839, so many new settlers had arrived in Marion that the Commissioners ordered the surveying of the town and the announcement of lots for sale to the public, in order to finance the building of the necessary public buildings for the growing settlement. The plat laid out by the County Surveyor consisted of fifty-six blocks, laid out in seven rows of eight, each one measuring 250 square feet. Alleys were 10 feet wide, while most of the streets were 60 feet wide. The exceptions were the streets surrounding the block designated as the public park, which were 80 feet wide. The park was located just to the north of several lots reserved for the construction of public buildings. Block 56 in the southeast corner of the plat was also set aside, for use as the public cemetery. In November the Board ordered Clerk John Berry to advertise the sale of the remaining lots, 60 by 120 feet, to take place the following month. The town was entered at the land office in Dubuque in February 1840 (Brewer and Wick 1911a:460; Oxley 1995:13-14; Western Historical 1878:534-535.)

In 1842 the first addition was made to the original town plat. When the first general survey was performed by the government, it was discovered that the north line established by the County Surveyor, by running his lines from Cedar County to the east, was at variance with the general survey's section line. In order to solve the discrepancy, a strip of land was added to the north of the original plat, part of which would come to be known as Gray and Greene's addition.

Early Settlement Era Commercial Growth and Development

David Woodbridge and Henry Thompson built Marion's first store, in the winter of 1839-40, in the area later platted as the Gray and Greene's Addition just north of the original town plat. The building was reportedly a "log shanty" that had the word "STORE" written in charcoal across a smoothed slab over the door. A red flag alerted passers-by to its presence (Oxley 1995:20; Western Historical Company 1878:535-537).

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After being appointed the county's first sheriff in 1838, Hosea W. Gray then became the first elected sheriff as well in August of 1839. The following year he built the first store constructed within the town limits (on the town square), for Addison Daniels.⁶ The centennial edition of the Marion *Sentinel* featured Mr. Gray as one of Marion's early "foremost citizens" (Marion *Sentinel* 1937). His contributions made over the course of a long and varied career in public life also included serving as Justice of the Peace, Clerk of the District Court, and delegate to the third state Constitutional Convention, in 1857 (Brewer and Wick 1911a:47, 461, 463; Oxley 1995:17; Western Historical 1878:358).

Albert Kendall and the Kendall family were "prominent in the business life of the town" (Oxley 1995:41). Albert Kendall established his first blacksmith shop on 11th Street between 7th and 8th Avenues in 1848. It was sometime around then that the Kendalls built their house on the northwest corner of 9th Avenue and 13th Street, where their son Wellington was born in 1851. Wellington later went into business with his father, when Albert bought out J.V. DeWitt's tin-shop and hardware business, adding it to the family's shop (by this time located on 7th Avenue) in 1869.

Other pioneer merchants and businessmen included: E.L. Samson, who established a jewelry and watchmaking business in his brick home along 10th Street in 1859; John Mentzer, a mason and pioneer building contractor, who was responsible for the construction of many of the early brick homes and commercial buildings in Marion; and Joseph Mentzer, who came to Marion in 1845 and opened a general store along with partner, H.H. Welch, in 1848 on the northeast corner of the intersection of what are now 10th Street and 7th Avenue. Mentzer later built a store of his own in 1873 on the northwest corner of this same intersection. Pioneer hoteliers included: L.D. Phillips, who built the American House hotel (the first frame building in town) in 1840 at the northeast corner of 12th Street and 7th Avenue (later known as the Globe Hotel), and O.S. Hall, who also built a hotel in 1840, the Iowa House, just north of Daniels' first store on 10th Street. Early druggists and physicians included: brothers, Magnus and Robert Holmes, who established the town's first drugstore in 1841, and doctors, Henry Ristine and Thomas S. Bardwell, who practiced in Marion in the 1850s-60s and for a time were partners. John M. Wilson, who came to Marion in 1853, established a grocery and produce business and subsequently built a three-story brick building on the south side of 7th Avenue near 12th Street. James K. Hervey, who came to Marion in 1854, established a dry goods store between 11th and 12th streets on the north side of 7th Avenue. Nathaniel M. Hubbard, was a prominent early lawyer in Marion, with R.D. Stephens, being a banker who established the financial institution that became the First National Bank in Marion, which is still in operation but at a different location. G.A. Cobban, established a boot and shoe store, and the Smith brothers and A.J. Twogood, established the Smith, Twogood & Co. Bank on 6th Avenue just east of the county buildings (Oxley 1995:8-55).

In addition, a stock company was formed to build a new brick hotel at the northeast corner of 11th Street and 7th Avenue in the 1850s; however, the entire building was not fully completed until the 1870s and was subsequently remodeled in the 1880s-90s and the 1920s. This hotel was first known as the "Brick Hotel" or the "New Hotel Building," with later incarnations being the Washington Hotel, the Park Place Hotel, and the Daniels Hotel (Oxley 1995:53).

One of Marion's first "block" buildings in the commercial district was that of the Union Block, which was built in 1855 on the north side of 7th Avenue between 10th and 11th streets. This block building housed three stores including the business of Drs. Holmes & Ristine (Oxley 1995:53).

⁶ Daniels also became the town's first postmaster, taking over the duties from Luman Strong, who had constructed a house, also serving as a tavern, in 1839 on Central Avenue (outside the town limits at the time). Daniels was a prominent merchant in Marion until his death in 1883, and founded the town's second bank, in 1882 (Brewer and Wick 1911a:461; Oxley 1995:267, 280; Western Historical 1878:537).

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Notable events in early Marion history included the establishment of the Marion Masonic Lodge (No. 6) in 1845 and the Odd Fellows Lodge (No. 18) in 1848. For a time, the Masons met in Hosea Gray's home, the upper floor of Addison Daniels' second store, one of the upper floor units in the Union Block, and the upper floor of the Mentzer & Son grocery store at 710 10th Street, until 1895 when they built their own building near the southwest corner of 10th Street and 7th Avenue. The Odd Fellows also met in various buildings before purchasing the Weichman Block in 1892 and using the second floor for their meeting hall (Oxley 1995:30, 33, 42, 54, 376).

By 1860, Marion's "Main Street" was described by local historian, Marvin Oxley as follows:

It is difficult for one to describe the appearance of Main Street or to state just where the various stores were located. There seems to have been just one brick building of any size, the "New Hotel Building." Most of the businesses were housed in frame buildings, some large and some small.

Beginning at the northeast corner of the intersection of 10th Street and 7th avenue, the first was the store of Mentzer & Welch. Stores that can be definitely located were those in the Union Block, west of the present First National Bank building. The E.W. Harper dry goods store was east of the alley, the H. Ristine & Co. drug store was next, and Greene & Harvey dry goods store completed the occupants of the block.

On the present First National Bank corner was a slightly taller, two-story building with a gable to the south. Worrall & Batterson, a hardware store, held forth there, with the Register printing office on the second floor.

Across the street to the east was the "New Hotel Building" which housed four of Marion's 1860 merchants. Beginning at 1100 7th Avenue, the corner store was occupied for a time by the business of John Logan. To his east was John B. West's tailoring establishment. Then came the jewelry, book and drug store operated by E.L. Samson. Then came the hardware store of Wallace & Rixon. The store farthest east in the "New Hotel Building" was that of McAfee & Ledyard, hardware dealers.

In a frame building east of the hotel was the dry goods firm of J.F. Hervey & co. and beyond this was the grocery of George F. Woods. From the alley to the "American Hotel" corner, but two of the stores can be located. These were McElhenney & Nott, drug store, and on the corner J.M. Yearnshaw, books and stationery.

The Daniels' store and the J.B.W. Harris grocery store were two of the stores opposite the square on the east, and the H.W. & A.W. Gray general store was on the west side (Oxley 1995:66-67).

The 1868 bird's eye illustration of Marion is a fairly accurate rendering of the earlier business, county, and church buildings along 10th Street and 6th Avenue as well as the build-up of 7th Avenue between 10th and 12th streets with more sizeable multi-story masonry business buildings and blocks (Ruger 1868). Of these early buildings, a few remain standing in the commercial district and include the following:

- 560 10th Street - Adventist Church (built c.1860-65)
- 590 10th Street - Methodist Episcopal Church (built in 1853)
- 969 6th Avenue - Methodist Episcopal Parsonage (built in 1858)
- 630 10th Street - E.L. Samson's dwelling and first jewelry store (built as the Carter House in 1856)
- 1104-20 7th Avenue & 725 11th Street - Washington/Park Place/Daniels Hotel (begun in 1855)

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Railroad Era Commercial Growth and Development

From 1860 into the early twentieth century, Marion's commercial district was nearing its zenith in the number of businesses, the construction of large and stylish masonry block and individual buildings, and the full development of the courthouse square surrounding the city park. By 1860, the businesses and industries of Marion included: ten general stores, two hardware and implement stores, four grocery stores, five boots and shoe stores, two book stores, two drug stores, four hotels, three banks, two printing offices, three tailor shops, two bakeries, two watchmaker/jewelers, three harness shops, four carriage and wagon makers, two cabinet shops, four millineries, three livery stables, one meat market, two monument works, two steam sawmills, one distillery, one brewery, one foundry, six blacksmith shops, two painters, two coopers, 23 carpenters, and ten brick and stone masons. In addition were five physicians and 18 lawyers or law firms. One of the barbers in town by 1862 included an African American by the name of Robert Johnson, who remained in business in Marion for over 30 years (Oxley 1995:71-72, 122).

By 1899, the business directory for Marion listed two dry goods stores, two hardware stores, eight groceries, two shoe stores, one book store, six drug stores, six hotels, two banks, three newspapers, two tailor shops, three jewelry repair shops, a wagon shop, two furniture stores, three millineries, three blacksmith shops, five liveries, two lumber companies, two photographers, two implement dealers, three barber shops, two restaurants, one monument works, four meat markets, three bakeries, one harness shop, one racket store, a tobacco and confectionary store, one pump shop, one creamery, two grist mills, one cigar factory, two clothing stores, two plumbing shops, two steam laundries, two ice dealers, one bowling alley, and two coal dealers. Sixteen of the firms that had been in business in the 1880s were still in business by 1899. Tradesmen listed in 1899 included six carpenters/carpentry companies and two painting companies, with professionals including four dentists, seven attorneys/law firms, six physicians/partnerships, one veterinarian, and one abstract company (Oxley 1995:452-4).

This late nineteenth century development was not without its setbacks, most notably from fire, with the most disastrous fire occurring in 1894 and claiming all of the buildings on the north side of 7th Avenue between 10th and 11th streets except for the Owen Block, which was saved by a firewall. However, even this setback allowed for new development of the now-vacant lots, with stylish commercial buildings that today contribute greatly to the historical and architectural significance of the extant commercial district. Among the buildings constructed in the wake of the 1894 fire in the district were the following:

- 1038 7th Avenue - Dumont Building (built 1894/remodeled 1952)
- 1048 7th Avenue - Kurtz Building (built 1894-95)
- 1060-64 7th Avenue - Coenen-Kendall Block (built 1894)
- 1070-80 7th Avenue - Lillis & Wilson-Keyes Block (built 1894)
- 1090 7th Avenue & 710-20 11th Street - First National Bank Block (built 1895)

The design of most of these new buildings was strongly influenced by the Richardsonian Romanesque Revival style popular nationwide in the 1890s, with most also built by Cedar Rapids contractor, A.H. Connor.

Other notable fires that shaped the current look of the commercial district included one in 1872, which destroyed several buildings, including a photography shop, the Busby & Elliott produce shop, the D.F. Whipple grocery, the Thomas Boot & Shoe shop in the basement below the grocery, and the "Washington House" hotel, at the southwest corner of 7th Avenue and 10th Street down to the extant Samson house at 630 10th Street. The hotel was rebuilt as the Farmers Home Hotel, subsequently the Murdoch Funeral Home, at 642 10th Street. In 1873, Baumann's Brewery was destroyed by fire and was not rebuilt. The Jaquith Opera House on the west side of 10th Street just south of 7th Avenue, which had been built after the 1872

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fire noted above, burned down in 1881 leaving a vacant lot until 1895 when the Masons built their new lodge hall on the site. The Masonic Hall at 684 10th Street was a large and fashionable block building featuring a mansard roof and stylistic influence from the Richardsonian Romanesque making it compatible with the number of new business blocks being built nearby on the north side of 7th Avenue following the 1894 fire. In 1886, the Globe Hotel, which began life as the pioneer American House in 1840, burned to the ground three months after it had been renovated. The hotel was located at the northeast corner of 12th Street and 7th Avenue. The second most destructive fire in Marion's history occurred in 1922 when four buildings were destroyed in the block at the northeast corner of 12th Street and 7th Avenue including Ed Sigfred's clothing store, C.E. Gordon's grocery, and the Mentzer Hose Co. building. This fire occurred on the same site as the previous Globe Hotel fire. In 1924, another disastrous fire destroyed a half-block of businesses along 11th Street in-between 7th and 6th avenues, with only the second Daniels store spared (Oxley 1995:164-5, 176, 256, 309, 512, 528). Fire again visited the district in 1928 when four buildings on the west side of 10th Street north of 7th Avenue burned to the ground (Hull 2008:132). All of the building sites were rebuilt shortly after the 1928 fire.

Not all of the businesses during this era were successful, with one notable failure having been the Twogood & Elliott Bank, which failed because of poor investments and loss of major depositors in 1877 after over twenty years in business. The fallout was felt throughout town, with even the funds of the Independent School District of Marion disappearing. The later Daniels Bank also failed in the early 1890s, with the bank building itself destroyed in the 1894 fire (Oxley 1995:208-9, 382, 394). This era also saw the loss of several of Marion's prominent pioneers in the same year, 1883, including Addison Daniels, James K. Hervey, and R.D. Stephens (Oxley 1995:278-9).

Only five new buildings were added to the commercial district between 1900 and 1920, with a mini-boom of nine new buildings added in the 1920s. These new buildings primarily consisted of infill along the side streets or at the ends of the commercial strip along 7th Avenue. Most were small in scale, with the notable exceptions being the Memorial Hall building added in 1900 to the west side of 11th Street north of the First National Bank block and the Garden Theater built on the west side of 10th Street north of 7th Avenue in 1914.

Buildings from this era still standing in the district include the following:

- 642 10th Street - Farmers Home Hotel (built 1872)
- 690 10th Street - Kuhne Building (built 1874)
- 710 10th Street - Mentzer & Son Grocery (built 1873)
- 1000-30 7th Avenue & 741 10th Street - Owen Block (built 1882)
- 1038 7th Avenue - Dumont Building (built 1894/remodeled 1952)
- 1138-44 7th Avenue - Cobban & Hervey Building (built 1872)
- 958 7th Avenue - brick dwelling (built 1870s)
- 610 10th Street - Davis-Reichert Dwelling (built 1884)
- 660-84 10th Street - Masonic Hall (built 1894-95/refaced in 1941)
- 1048 7th Avenue -Kurtz Building (built 1894-95)
- 1060-64 7th Avenue -Coenen-Kendall Block (built 1894)
- 1070-80 7th Avenue - Lillis & Wilson-Keyes Block (built 1894)
- 1090 7th Avenue & 710-20 11th Street - First National Bank Block (built 1895)
- 1150 7th Avenue - Mentzer Block (built 1882/remodeled early 1950s)
- 1180 7th Avenue - Weichman-McKean Block (built 1883/remodeled 1957)
- SE corner 12th Street & 8th Avenue - First M.E. Church (built 1895-96)
- 760-70 11th Street - Memorial Hall building (built 1900)

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1244 7th Avenue - Commercial building (built c.1894-1902)
1248 7th Avenue - Sentinel Building (built c.1905)
714 10th Street -Beiber's Market Building (built 1928)
720 10th Street - Commercial building (built 1928)
740 10th Street - Davis Building (built 1928)
748 10th Street - Castle Building (built 1928)
743 10th Street - Monument Shop (built c.1925)
1222 7th Avenue - Dr. Skinner's Office Building (built 1923)

Modern buildings added after 1957 in the district include the following:

777 11th Street - Davis Dental Building (built c.1958)
766-76 13th Street - Office Building (built 1970s-80s)
760 12th Street & 1175 8th Avenue - Office Building (built 1970s-80s)
1105 8th Avenue - Commercial building (built c.1960 and 1990s)
1204 7th Avenue - Vore's DX Gas Station (built or remodeled/enlarged post 1948)

The City Beautiful Era in the Commercial District

During this era, the City of Marion made aesthetic and cultural improvements for the betterment of life for its citizens following a national trend for beautification of blighted urban areas and involvement in social issues. The city park in the center of the commercial district had been an early civic improvement having been established with the city plat in 1839. It became the subject of additional improvements in the late nineteenth century. In the early 1890s, the park was named City Square Park. In the 1890s, the cottonwood trees were removed and the ground surface was leveled. New trees and grass were then planted, with a crossed pattern of sidewalks laid. By the early twentieth century, the park was further enhanced with the construction of a bandstand, the installation of a fountain, and the placement of monuments including two cannon (only one of which survives) and the Soldiers' and Sailors' Monument, which was erected in 1914 and still graces the park's north edge (Oxley 1995:27). In more recent years, the old Milwaukee Depot was dismantled and parts of it including the roof were moved to the south edge of the park where they were rebuilt as a new park shelter house or pavilion. A caboose and freight wagons were also added around the new shelter.

Most important of the cultural improvements to Marion in the early twentieth century was the construction of the Marion Carnegie Public Library in 1904-05 at the northwest corner of 12th Street and 7th Avenue. This project was spearheaded by Adeliza Daniels and the Marion Federation of Women's Clubs (Rogers 1993). The library functioned as such until 1996, when a new library was built on the site of the old county buildings south of 6th Avenue between 10th and 11th streets.

The buildings and properties associated with The City Beautiful era in the district include the following:

City Square Park - established 1839/improvements in 1890s/city took over title to the square in 1926
Soldiers' & Sailors' Monument - erected 1914
Cannon Monument - one of two placed in park by the early 1900s
Marion Carnegie Public Library - built 1905

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ARCHITECTURAL SIGNIFICANCE OF THE MARION COMMERCIAL DISTRICT

The architecture of the extant commercial district reflects the stylistic influence of nationally-popular architectural styles of the day (McAlester and McAlester 1998). The earliest surviving buildings are constructed of locally-manufactured soft brick, with many having a front-gabled orientation reflective of Greek Revival and Federal stylistic influences. Ornamentation is limited on these buildings, with most being two stories in height and comparatively small in scale. Among these early buildings are several church buildings that reflect Italianate and Romanesque influences in window, tower, and eave details. The earliest frame buildings have not survived.

As the commercial district evolved in the late nineteenth century, substantial brick construction became the norm, with local brick used for the chimneys and the side and rear walls and harder brick shipped in over the railroads used for façade veneers. The harder brick was often a dark red pressed brick, which imparted a hard smooth surface to facades but was too expensive to use to cover the entire exterior of any building. The softer locally-made was more cost-effective for the structure of the side and rear walls as a result. Commercial buildings became larger and multi-story in height, with block buildings commonly housing two or more store units, with additional office, meeting hall, and dwelling space on the upper floors and additional store space in the basement area typically housing pool halls and barber shops. Ornamentation became more elaborate as items such as prefabricated metal cornices became available via railroad shipment. Brick corbelling provided additional opportunities for ornamentation, with the most elaborate of the buildings in the district showing influence from the Italianate and Richardsonian Romanesque Revival styles of architecture. The Richardsonian Romanesque style appears to have been the style of choice for most of the buildings built in the wake of the 1894 fire, which occurred at the height of this style's popularity nationwide. This style emphasizes round-arched and arcaded openings and use of rusticated stone, often paired with smooth pressed brick surfaces in commercial building applications.

The twentieth century saw a few stylish additions including examples such as the Classical Revival-inspired Memorial Hall built in 1900. However, most of the twentieth century buildings were smaller in scale and more functional than stylish.

More common in the early to mid-twentieth century was remodeling of storefronts of older buildings or complete remodeling of building facades to update their look to a more modern appearance. Such remodeling was common and insured that businesses presented an up-to-date and progressive look to their customers and the community at large. Historic buildings in the district that were the subject of major remodeling efforts in the twentieth century include the following:

| | |
|--|--|
| 1038 7th Avenue - Dumont Building | built 1894/remodeled 1952 |
| 660-84 10th Street - Masonic Hall | built 1894-95/refaced in the Moderne style in 1941 |
| 725 11th Street - Park Place/Daniels Hotel | built 1856/remodeled extensively in the 1920s |
| 1150 7th Avenue - Mentzer Block | built 1882/remodeled in early 1950s |
| 1180 7th Avenue - Weichman-McKean Block | built 1883/remodeled 1957 |

In some of these cases, the remodeling achieved a building style that is significant for its time period and is not considered a necessarily adverse impact to the building's ability to contribute to the proposed Commercial District. The Masonic Hall is one such example, which while dramatically altered from its French 2nd Empire/Richardsonian Romanesque original design to the Moderne style, retained some of its remnant Romanesque components and was a stylish update appropriate to the early 1940s. The building's historical significance additionally lessens the impact of this alteration. As a result, the building is still considered contributing to the historic district.

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The Builders of the Commercial District

A number of the contractor/builders and architects, who were responsible for the current configuration of the commercial district, have been identified. The architectural firm of Bell & Kent from Council Bluffs is known to have designed the 1895-96 First Methodist Church at 1277 8th Avenue. William A. Fulkerson, a Cedar Rapids architect designed the 1894-95 Masonic Hall at 660-84 10th Street, and Charles Dieman, of the Cedar Rapids firm of Dieman and Fiske, designed the 1905 Marion Carnegie Public Library. J. Bentley Scott was also the first contractor for what eventually became the Park Place/Daniels Hotel, but he only was responsible for the basement and first floor construction in the 1850s. Following the 1928 fire on the west side of 10th Street, E.B. Castle and Castle Brothers construction firm built the Castle Building at 748 10th Street. Castle Brothers also operated a lumberyard and coal yard in Marion.

The one known contractor, who was responsible for the largest number of the extant buildings in the district, was Amos H. Connor of Cedar Rapids. His firm was responsible for the construction of the following extant buildings:

| | |
|--|---------------|
| 1000-30 7th Avenue & 741 10th Street - Owen Block | built 1882 |
| 1060-64 7th Avenue - Coenen-Kendall Block | built 1894 |
| 1070-80 7th Avenue - Lillis & Wilson-Keyes Block | built 1894 |
| 1090 7th Avenue & 710-20 11th Street - First National Bank Block | built 1895 |
| 660-84 10th Street - Masonic Hall | built 1894-95 |
| 1180 7th Avenue - Weichman-McKean Block | built 1883 |
| 1298 7th Avenue - Marion Carnegie Public Library | built 1905 |

Connor was also the contractor for other buildings now non-extant and certainly left his mark on the majority of the buildings in the commercial district.

Notable Businesspersons of the Commercial District

Prominent businessmen who contributed to the construction and design of the historic commercial district include: George Owen, who built a large corner business block at 7th Avenue and 10th Street on the site of the Owen Remedy Co. in 1882; A.B. Dumont, who established a coffin and furniture shop in Marion in 1862, a business that grew into a successful cabinet and furniture business, with Dumont building a new building on 7th Avenue after the 1894 fire; Earl Granger, who established his meat market in 1866 and with the later partnership of Granger & Howe, became "the leading shop of its kind" in town;⁷ Albert Kendall, who purchased the former DeWitt Hardware store and continued in business in the Mentzer Block as Kendall & Son in 1872; Amory Keyes, who took over Harvey's general store in 1869 on the north side of 7th Avenue in the block that burned in 1894; Keyes' son, Arthur, who later rebuilt part of the extant Lillis & Wilson-Keyes Block following the 1894 fire; G.A. Cobban and J.F. Hervey, who built a new business block at 1138-44 7th Avenue in 1872; Joseph Mentzer, who in 1873 built a new grocery store building at the northwest corner of 10th Street and 7th Avenue where his former Mentzer and Welch business had once stood and had been damaged by fire; brothers B.F. and Charles Mentzer, who built the Mentzer Block in 1882 at 1150 7th Avenue, which housed their grocery store; A.J. McKean and Augustus Weichman, who built the Weichman-McKean Block at the northwest corner of 12th Street and 7th Avenue in 1883; Addison L. Daniels, son of Preston Daniels, who took over the Washington/Park Place Hotel and renovated the building in the late 1880s-early 1890s into the Daniels Hotel, which was a prominent corner block building at the northeast corner of 11th Street and 7th Avenue; and

⁷ Granger's beautiful brick house on 10th Street north of the commercial district is now a historical house museum.

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James W. Bowman, president of the First National Bank, which occupied a prominent corner lot at the northwest corner of 11th Street and 7th Avenue and was built after the 1894 fire (Oxley 1995:84-86, 121, 140-1, 265, 318).

Female proprietors were also notable in the late nineteenth century but were often confined to typically women-related businesses, such as millineries. One of the more successful millineries was that of Mary L. Braska, whose businesses thrived from 1881 into the mid-twentieth century. After Mary Braska died in 1920, her niece, Louise Braska, eventually took over the business (Oxley 1995:258).

Pioneer merchant, Addison Daniels, continued to impact Marion's commercial growth into the late nineteenth century with the construction of the large Daniels Block on the south side of 7th Avenue between 11th and 12th Streets. This three-unit block building was faced with "white Milwaukee brick" by local contractor, Lloyd E. White. The building was completed in 1882 and was credited with starting a new building boom of brick commercial block buildings along 7th Avenue (Oxley 1995:256). Unfortunately, due to fire and demolition, only a few of those early 1880s buildings have survived to the present day. The Daniels Block was damaged by fire in 1920 and is non-extant along with all the other buildings on the south side of 7th Avenue between 11th and 12th streets (ibid.:492).

ACKNOWLEDGEMENTS

The City of Marion and the Marion Historic Preservation Commission have undertaken this district nomination to continue the Commission's efforts to survey historic areas of the city and identify and recognize the important historic properties and districts within the city. The current nomination was the result of two previous studies in the City of Marion including a Planning for Preservation study, which encompassed the whole of the city and identified areas and neighborhoods warranting intensive survey and evaluation, and an intensive survey and evaluation of the commercial district (Rogers 2002a, 2007).

Persons who have contributed to the completion of this nomination by providing historic photographs and information in addition to other support have included members of the Historic Preservation Commission (Judy Hull, Richard Noska, and Pat Klopfenstein) and City of Marion staff (David Hockett) as well as local volunteers and property owners including: Craig Campbell, Billy Clymer, Paul Draper, Warren Geisler, Karen Clark-Hansen, Bill Kuba, Jack Larson, Dan Rosenberger, Claire Smith, and Kris Walderbach.

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U.S. Population Censuses 1920-60

Aerial photographs from the late 1930s-1990s

Individual property abstracts researched and summarized by Judy Hull, Marion

Historic photographs provided by Richard Noska and Pat Klopfenstein, Marion

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Geographical Data

UTM References (continued):

| | | | |
|----|-------------------|---------------------|---------|
| 5 | Easting 615941.51 | Northing 4654318.31 | Zone 15 |
| 6 | Easting 615942.01 | Northing 4654268.31 | Zone 15 |
| 7 | Easting 615894.01 | Northing 4654268.31 | Zone 15 |
| 8 | Easting 615894.51 | Northing 4654471.81 | Zone 15 |
| 9 | Easting 615994.01 | Northing 4654473.31 | Zone 15 |
| 10 | Easting 615993.51 | Northing 4654516.81 | Zone 15 |

Verbal Boundary Description:

The boundary of the Marion Commercial Historic District is shown as the dashed line on the accompanying map entitled "Detail Map Showing District Boundary and Building Locations."

Boundary Justification:

The boundary encompasses that portion of the historic commercial area of the City of Marion that survives and maintains good integrity. This was the area on the north and west sides of the city square and includes the City Square Park.

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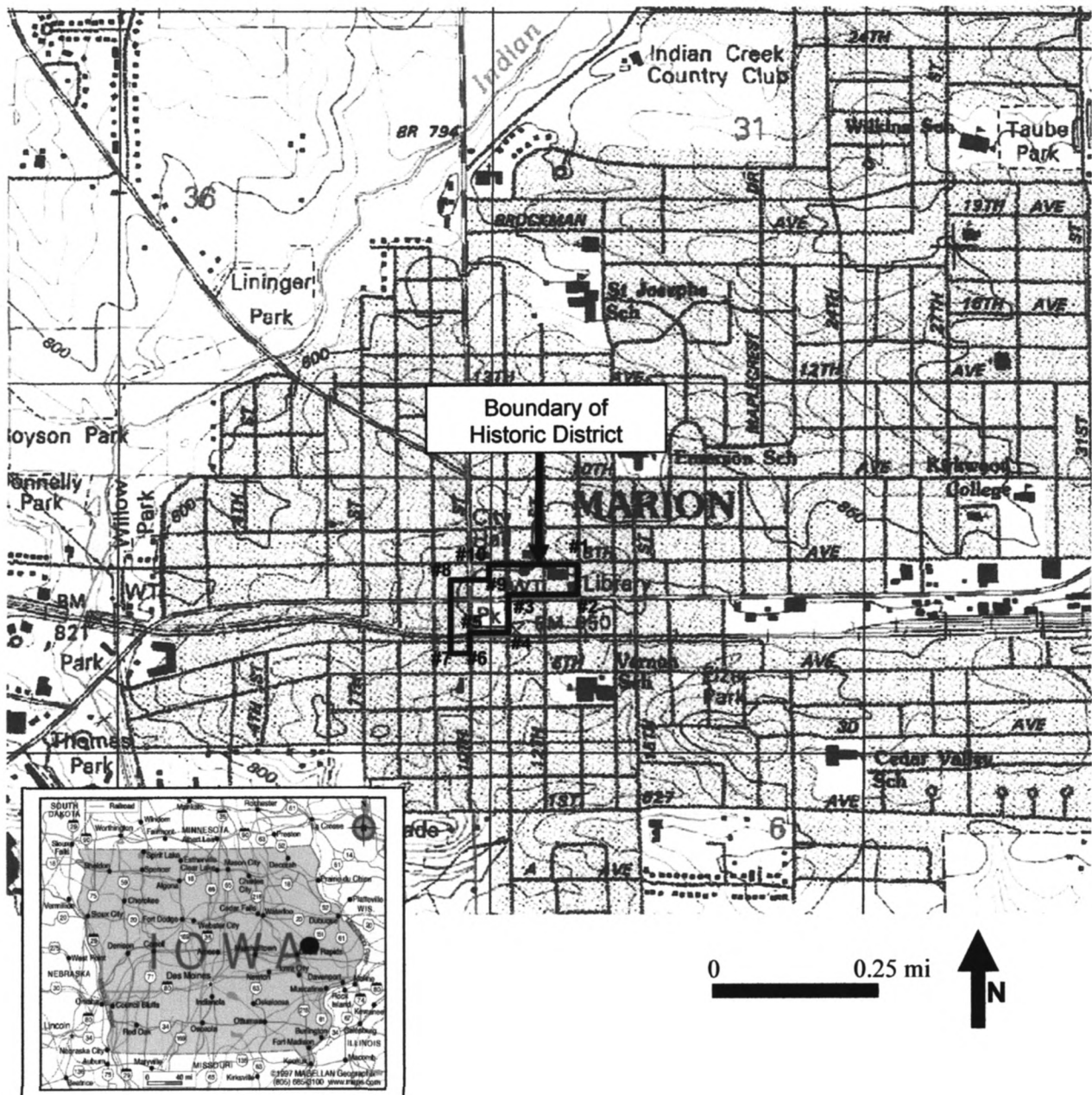
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Marion Commercial Historic District
Linn County, IA

Topographic Location of Marion Commercial Historic District

Source: USGS Marion Quadrangle Map, 1994, obtained from www.ExpertGPS.com

(numbered points on district boundary correspond to UTM Coordinates)



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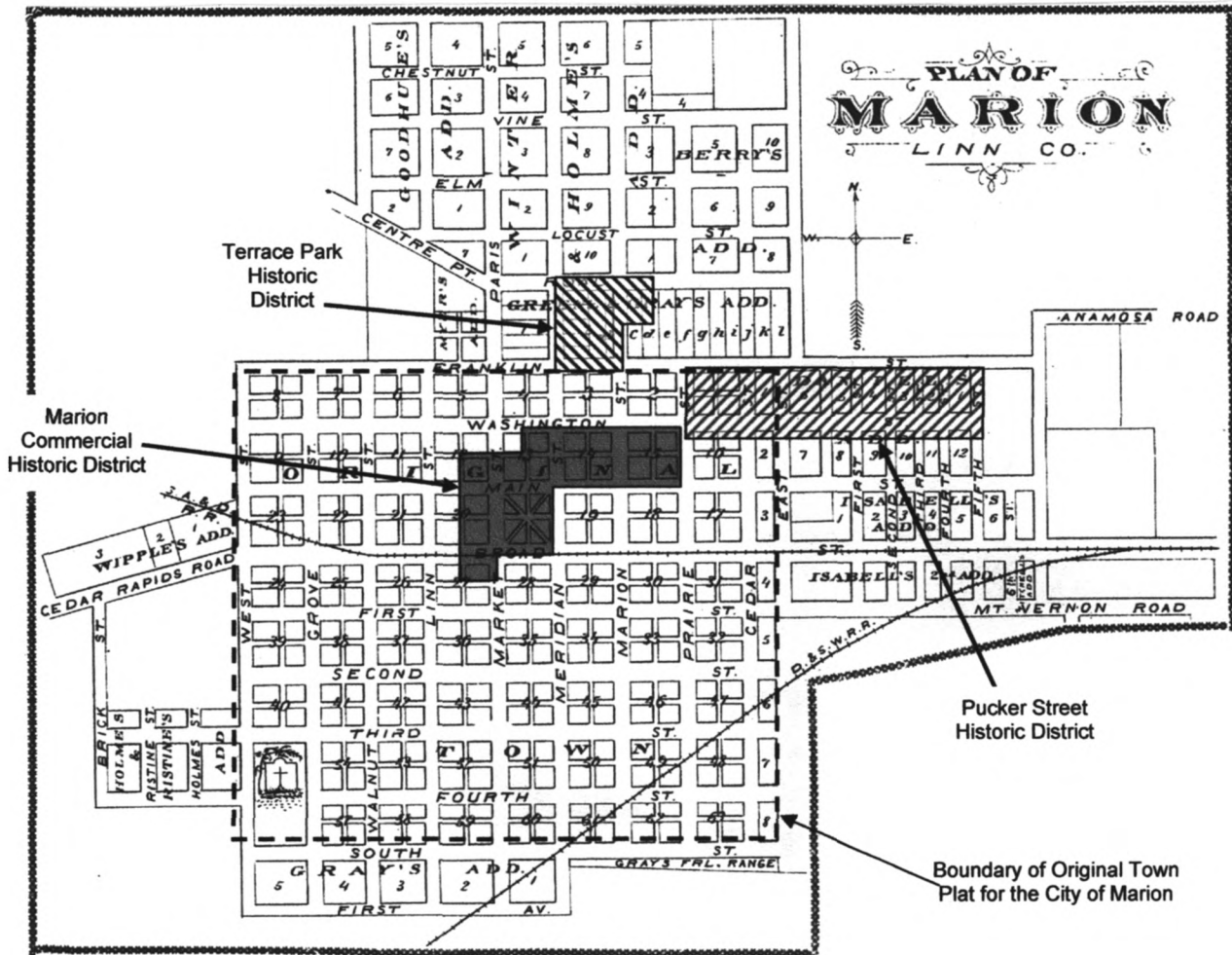
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Marion Commercial Historic District
Linn County, IA

Location of Marion Commercial Historic District in relation to previously listed districts in Marion and Original Town Plat in 1875

Source: Andreas 1875



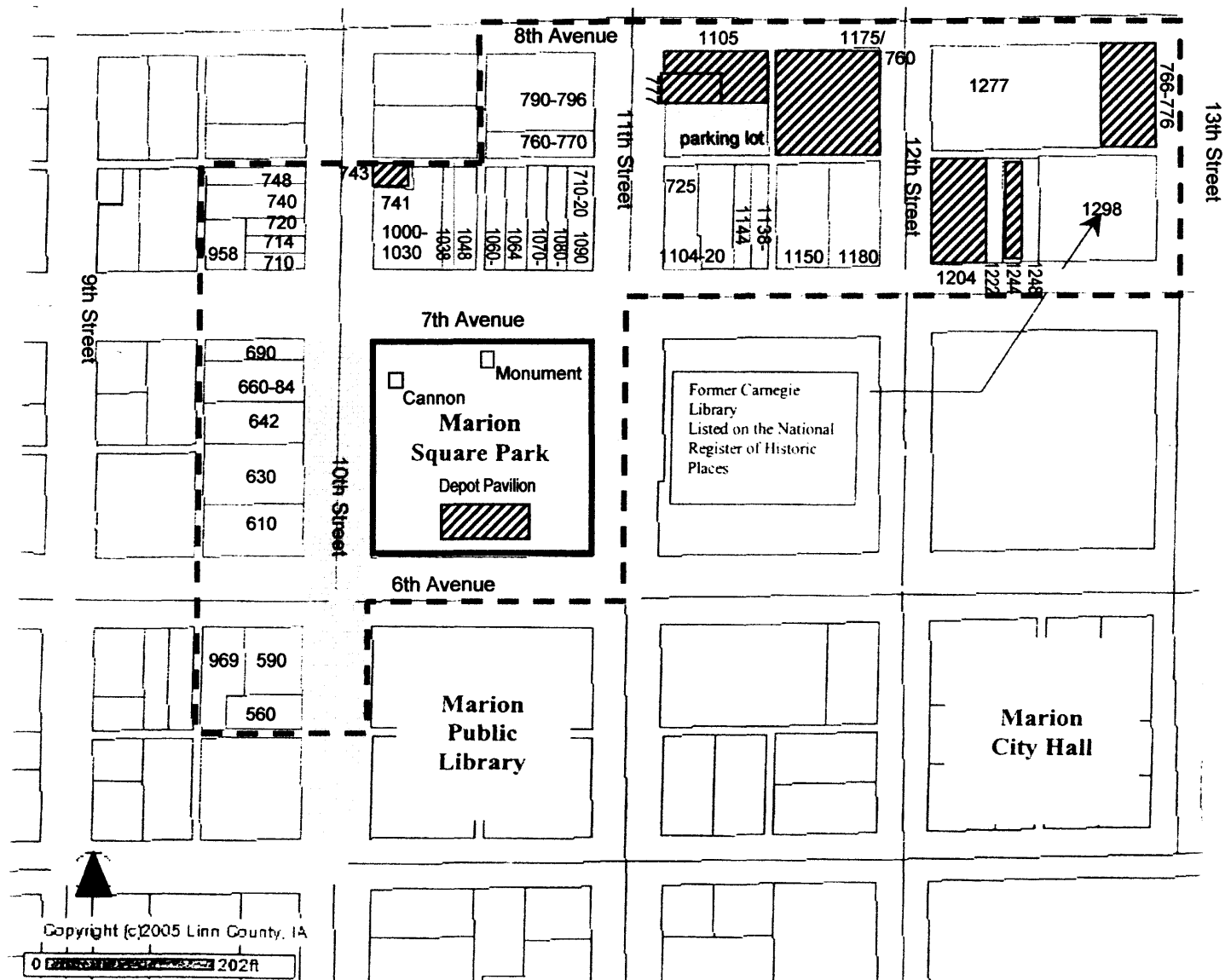
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Marion Commercial Historic District
Linn County, IA

Detail Map Showing District Boundary and Building Locations



-  = contributing building, object or site
-  = non-contributing building or structure
-  = contributing structure - exposed brick street
-  = parking or vacant lot - not counted as a resource
-  = boundary of district

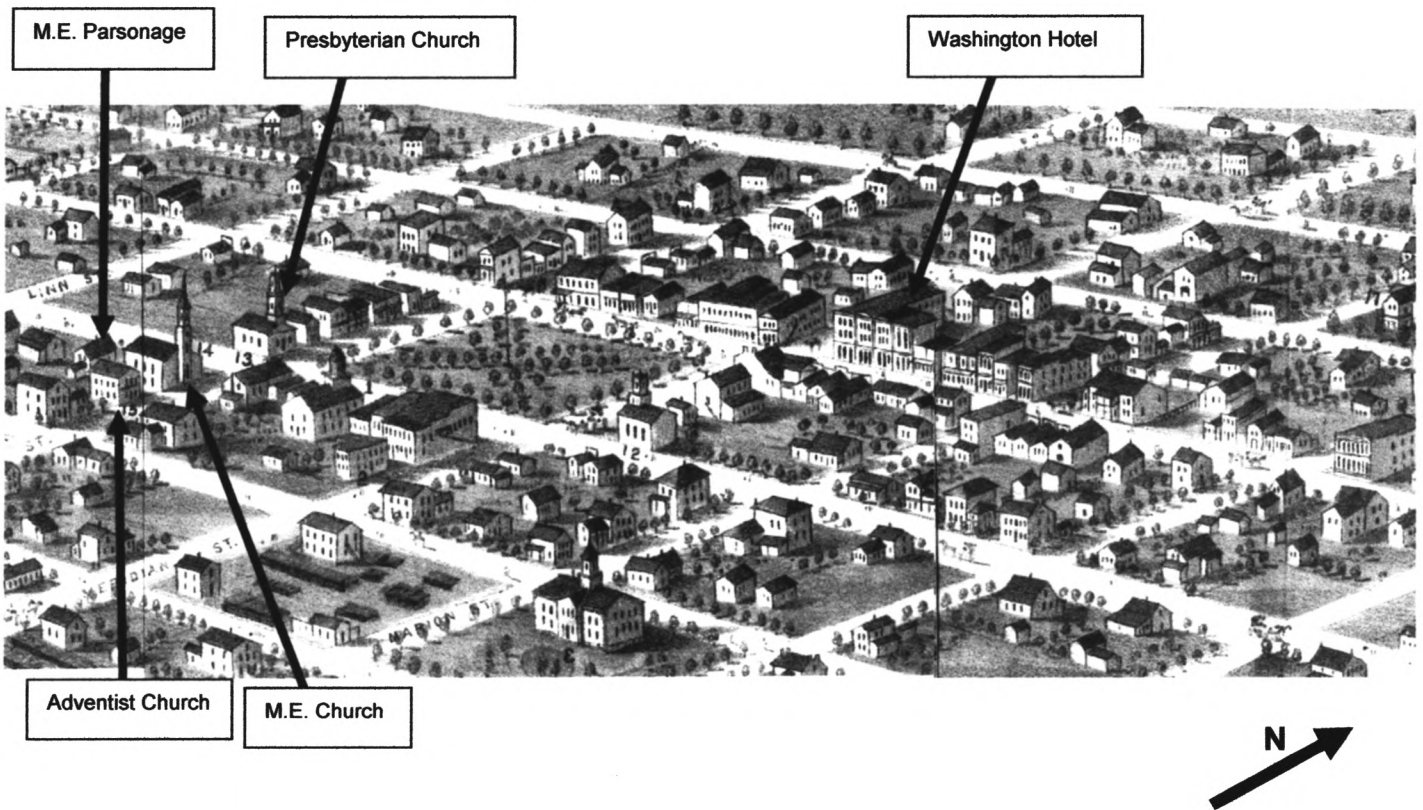
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Marion Commercial Historic District
Linn County, IA

1868 Bird's eye illustration of Marion
showing courthouse square commercial area and
highlighting buildings still standing from that era in the Historic District
Source: Ruger 1868



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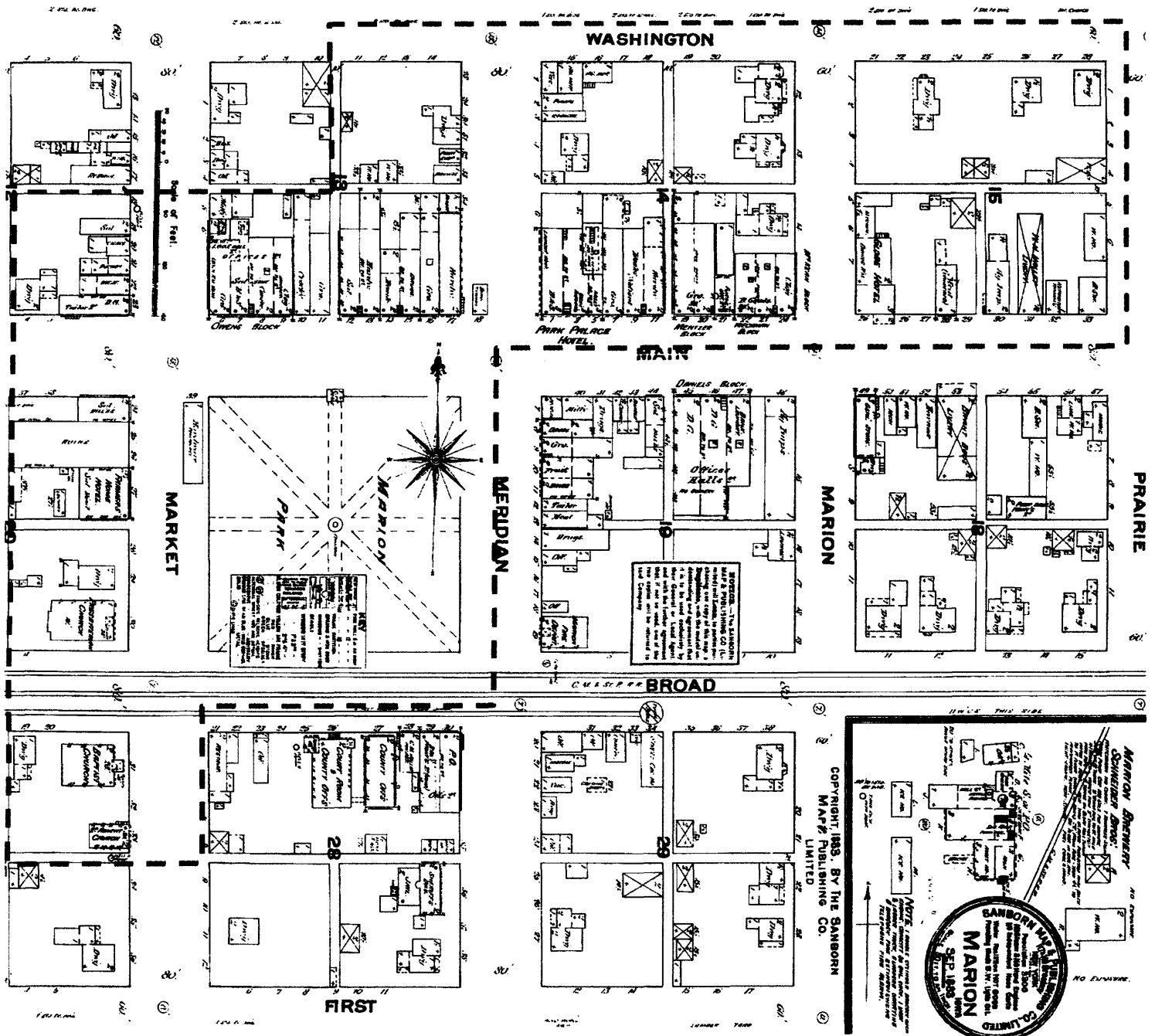
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Marion Commercial Historic District
Linn County, IA

1883 Fire insurance map of historic district (boundary is dashed line)

Source: Sanborn Map and Publishing Company, September 1883; copy obtained from www.statelibraryofiowa.org



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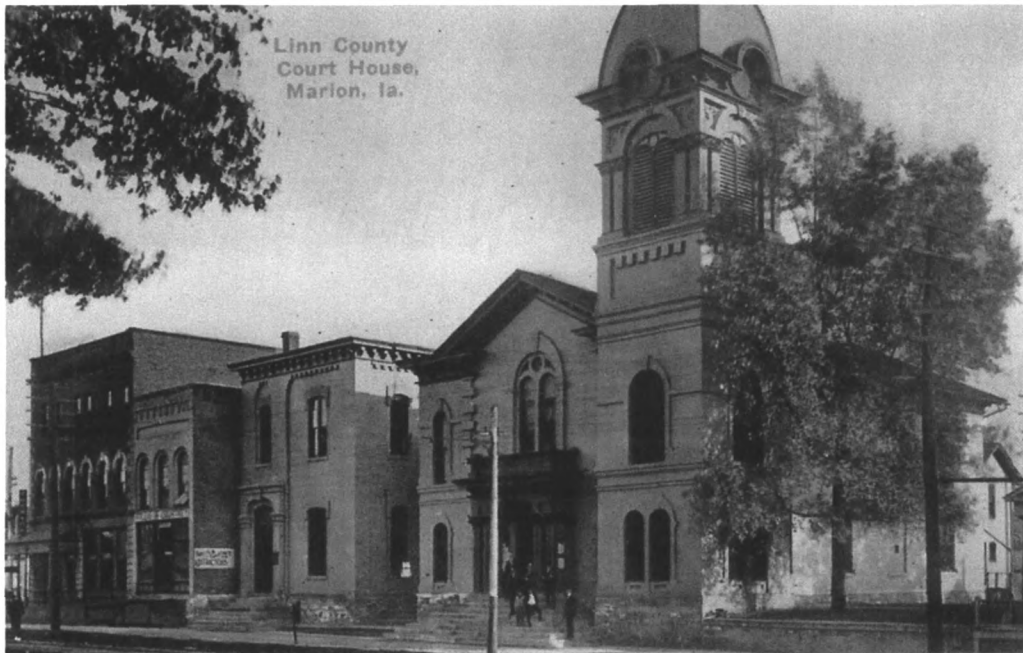
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**Marion Commercial Historic District
Linn County, IA**

Historic photographs of district and vicinity

Source: Photographs provided by Richard Noska and Pat Klopfenstein, Marion



Courthouse on south side of 6th Avenue in early 1900s, View to the SE
(all of these buildings are non-extant; site is now occupied by the Marion Public Library)



M.E. Church in center, with Adventist Church/Fire Department to left and
M.E. Parsonage to right behind church, View to the WSW in the early 1900s

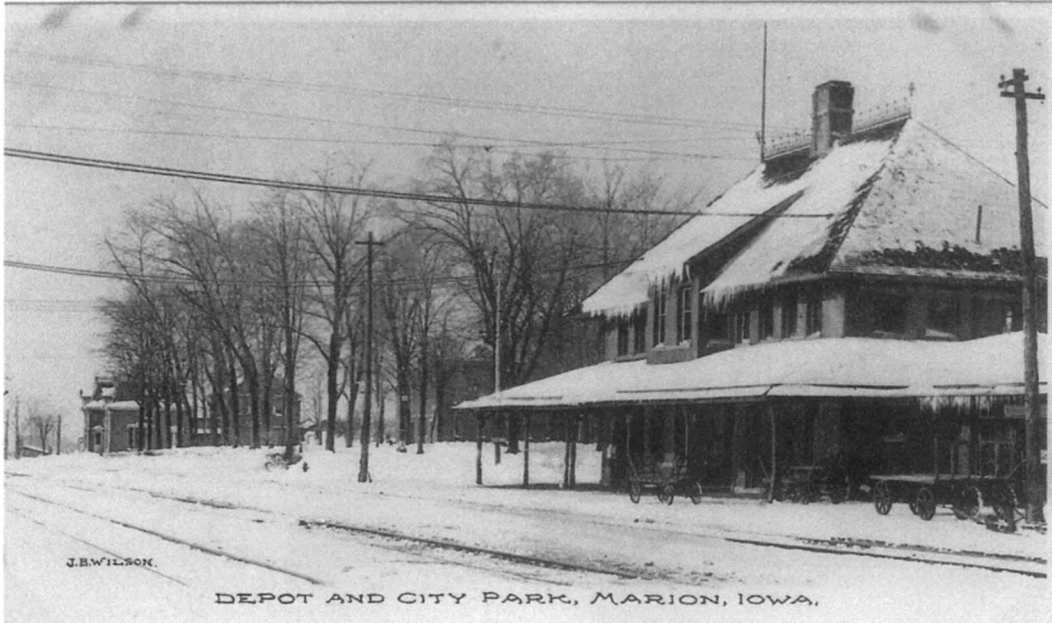
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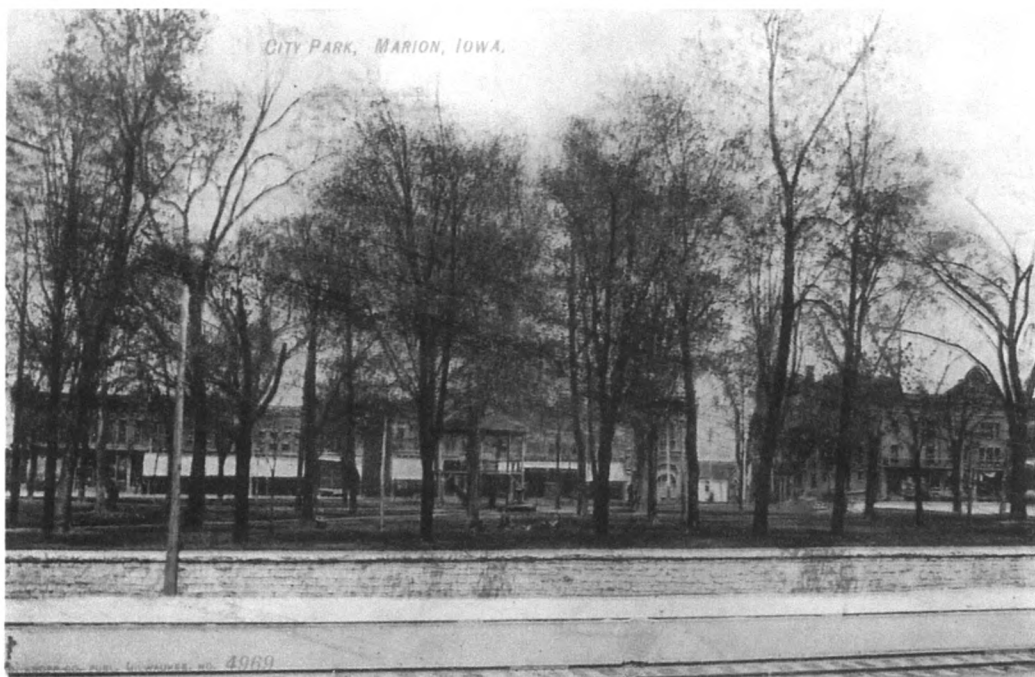
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Marion Commercial Historic District
Linn County, IA

Historic photographs of district and vicinity
Source: Photographs provided by Richard Noska, Marion



Milwaukee Depot to right, City Square Park in center, and buildings along 10th Street in background in late 19th to early 20th century, View to the WNW



City Square Park in the early 1900s, View to the North from 6th Avenue

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Marion Commercial Historic District
Linn County, IA

Historic photographs of district and vicinity

Source: Photographs provided by Richard Noska and Pat Klopfenstein, Marion



West side of 10th Street in early 1900s, View to the SSW from 7th Avenue intersection showing from right to left: Kuhne Building, Masonic Hall, Farmers Home Hotel, Carter/Samson House, Davis House, M.E. Church (Baptist by then), and the Advent Church (Fire Department by then)



Mentzer Building in center, with Beiber's Market to right, and house at 958 7th Avenue to left, View to the NW in the late 1930s at the intersection of 7th Avenue and 10th Street

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Marion Commercial Historic District
Linn County, IA

Historic photographs of district and vicinity
Source: Photographs provided by Richard Noska, Marion



North side of 7th Avenue from the 10th Street intersection looking to ENE in 1910s



North side of 7th Avenue from the 11th Street intersection looking to WNW in early 1900s-10s

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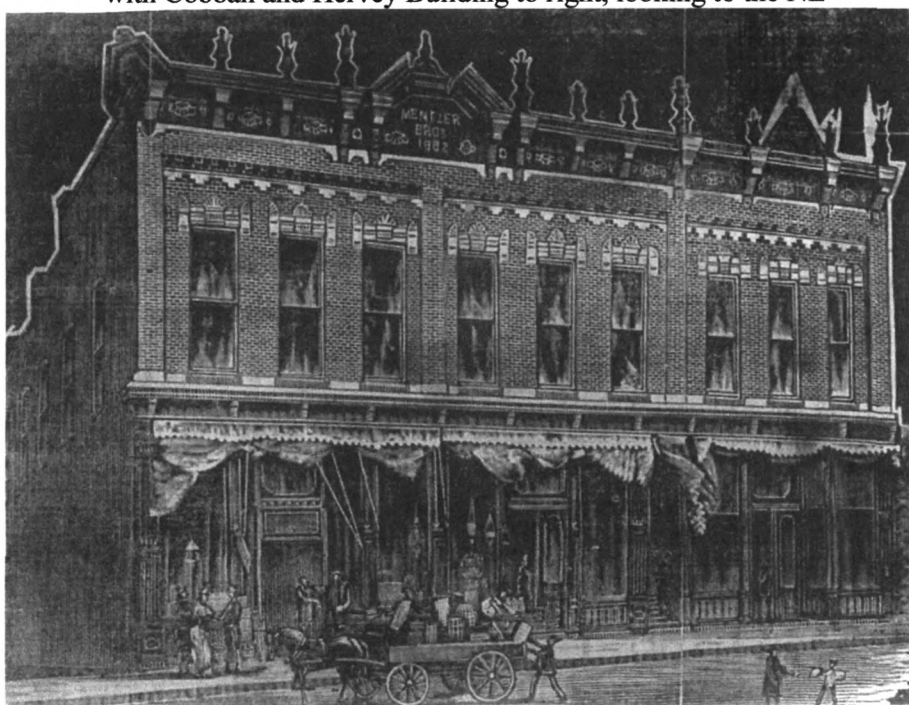
Marion Commercial Historic District
Linn County, IA

Historic photographs of district and vicinity

Source: Photographs provided by Richard Noska and Pat Klopfenstein, Marion



Daniels Hotel at corner of 11th Street and 7th Avenue as it looked in the 1890s-early 1900s, with Cobban and Hervey Building to right, looking to the NE



Mentzer Block on 7th Avenue between 11th and 12th Streets, Illustration looking to the NE as it looked in early 1880s

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Marion Commercial Historic District
Linn County, IA

Historic photographs of district and vicinity

Source: Photographs provided by Richard Noska and Pat Klopfenstein, Marion



Weichman-McKean Block in 1956 prior to refacing of exterior (note Mentzer Block to left has already been refaced),
View to the NW from the intersection of 12th Street and 7th Avenue



M. E. Church, Marion, Iowa

First M.E. Church at the intersection of 12th Street and 8th Avenue in the early 20th century, View to the ESE

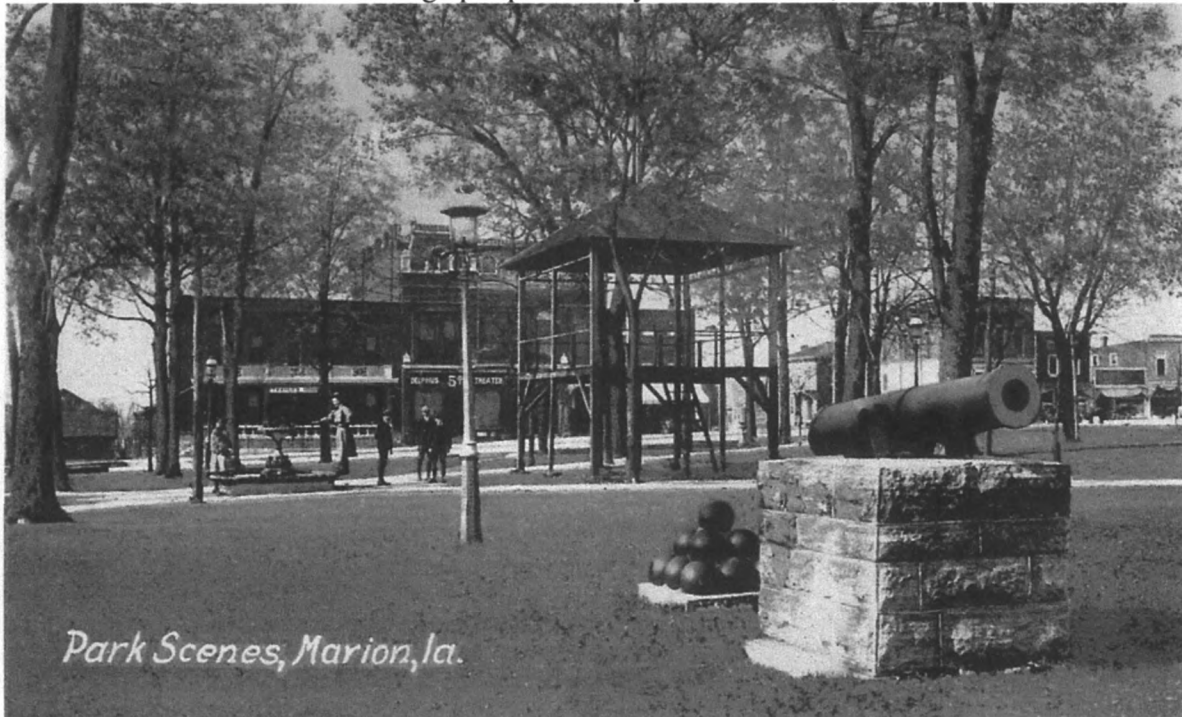
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Marion Commercial Historic District
Linn County, IA

Historic photographs of district and vicinity
Source: Photographs provided by Richard Noska, Marion



Park Scenes, Marion, Ia.

City Square Park in the early 1900s looking to the west towards the buildings along 10th Street



*Union Soldiers
and
Sailors' Monument,
Marion, Iowa.*

Soldiers' and Sailors' Monument, City Square Park c.1914

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**Marion Commercial Historic District
Linn County, IA**

Current photographs of property types in District
Photographs taken by David Hockett of the City of Marion in January 2007
Type II - Front Gabled Brick
(top left: 560 10th Street; top right: 630 10th Street;
bottom: 590 10th Street)



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Marion Commercial Historic District
Linn County, IA

Current photographs of property types in District

Photographs taken by David Hockett of the City of Marion in January 2007

Type III: Two-Story Masonry Commercial – Italianate influenced

(top left: 710 10th Street; top right: 1000-30 7th Avenue; bottom left: 1138-44 7th Avenue)



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**Marion Commercial Historic District
Linn County, IA**

Current photographs of property types in District
Photographs taken by David Hockett of the City of Marion in January 2007
Type III: Two-Story Masonry Mansard Roof

610 10th Street



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**Marion Commercial Historic District
Linn County, IA**

Current photographs of property types in District

Photographs taken by David Hockett of the City of Marion in January 2007

Type III: Two-Story Masonry Commercial – Romanesque Revival influenced

(top left: 1090 7th Ave.; top right: 1048 7th Ave.; bottom left: 710-20 11th St.; bottom right: 1060-80 7th Ave.)



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**Marion Commercial Historic District
Linn County, IA**

Current photographs of property types in District

Photographs taken by David Hockett of the City of Marion in January 2007

Type III & V: Two-Story Masonry Commercial – Other stylistic influence or remodel
(top: 1180 7th Avenue; bottom: 760-96 11th Street)



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**Marion Commercial Historic District
Linn County, IA**

Current photographs of property types in District
Photographs taken by David Hockett of the City of Marion in January 2007
Type III: One Story Masonry Commercial – Twentieth Century
(top left: 1222 7th Ave.; top right: 1248 7th Ave.; bottom: 740-48 10th Street)



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**Marion Commercial Historic District
Linn County, IA**

Current photographs of property types in District
Photographs taken by David Hockett of the City of Marion in January 2007
Type IV: Church Gothic - 1277 8th Avenue



Type IV: Public Building - 1298 7th Avenue



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**Marion Commercial Historic District
Linn County, IA**

Current photographs of property types in District
Photographs taken by David Hockett of the City of Marion in January 2007
Type IV: City Park - City Square Park



Type VI: Modern Commercial - 777 11th St. and 1105 8th Avenue



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**Marion Commercial Historic District
Linn County, IA**

Photographs

Name of Property: Marion Commercial Historic District

Name of Photographer: Leah D. Rogers, Tallgrass Historians L.C.

Dates of Photographs: February 8, 2008

Location of Original Negatives: Tallgrass Historians L.C.

- #1 West side of 10th Street, View to the NNW from 5th Avenue
- #2 West side of 10th Street, View to the SSW from 6th Avenue
- #3 West side of 10th Street, View to the NNW from 6th Avenue
- #4 West side of 10th Street, View to the SSW from 7th Avenue
- #5 West side of 10th Street, View to the NW from 7th Avenue
- #6 West side of 10th Street, View to the SW from near 8th Avenue
- #7 East side of 10th Street, View to the SSE from 8th Avenue
- #8 City Square Park, View to the SW from 11th Street & 7th Avenue
- #9 North side of 7th Avenue, View to the NE from 10th Street
- #10 Kurtz and Coenen & Kendall Buildings on north side 7th Avenue, View to the NE from park
- #11 North side of 7th Avenue, View to the NW from 11th Street & 7th Avenue
- #12 North side of 7th Avenue and west side of 11th Street, View to the NNW
- #13 1st National Bank Block at intersection 7th Avenue and 11th Street, View to the NNW from 7th Avenue
- #14 West side of 11th Street, View to the SSW from near 8th Avenue
- #15 West side of 11th Street, View to the SSW from 8th Avenue
- #16 North side of 7th Avenue east of 11th Street, View to the ENE from park
- #17 Cobban & Hervey Building on north side of 7th Avenue east of 11th Street, View to the NE
- #18 North side of 7th Avenue, View to the NW from 12th Street
- #19 North side of 7th Avenue, View to the NE from 12th Street
- #20 First M.E. Church on south side of 8th Avenue, View to the WSW from 13th Street
- #21 First M.E. Church on south side of 8th Avenue, View to the ESE from near 11th Street

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**Marion Commercial Historic District
Linn County, IA**

List of Property Owners

| Number | Property Address | Owner | Mailing Address | City, State, Zip Code |
|----------------|------------------|---|--------------------------|-----------------------|
| 720 | 10TH STREET | COSMAN DANIEL K & CRIS A | 981 22ND ST | MARION IA 52302 |
| 714 | 10TH STREET | M & N ENTERPRISES LLC | 165 RED FOX RD SE | CEDAR RAPIDS IA 52403 |
| 710 | 10TH STREET | HOFFMANN JAMES A & DEBRA L | 6485 CAKEBREAD CT | MARION IA 52302 |
| 958 | 7TH AVENUE | MOORE FARM-CHEMICAL INC MS MARION PROPERTY LLC | 2224 GRANDE AVE SE | CEDAR RAPIDS IA 52403 |
| 740 | 10TH STREET | % MASIH SAFABAKHSH | 6201 LAKESIDE RD | MARION IA 52302 |
| 1105 | 8TH AVENUE | LAMMERS PROPERTIES LLC FIRST UNITED METHODIST CHURCH OF MARION | 4692 CAMELOT DR | DUBUQUE IA 52002 |
| 766-76 | 13TH STREET | MARION | 1298 7TH AVE | MARION IA 52302 |
| 1135 | 8TH AVENUE | LAMMERS PROPERTIES LLC | 4692 CAMELOT DR | DUBUQUE IA 52002 |
| 1120 | 7TH AVENUE | OLMSTEAD DANIEL J & BARBARA J | 3699 MOHLER RD | CENTER POINT IA 52213 |
| 777 | 11TH STREET | LAMMERS PROPERTIES LLC | 4692 CAMELOT DR | DUBUQUE IA 52002 |
| 1138 | 7TH AVENUE | MORRIS EDWIN L & HARRIETT A | 5616 WINSLOW RD | MARION IA 52302 |
| 1244 | 7TH AVENUE | HERREN KEVIN L | 235 6TH AVE | MARION IA 52302 |
| 1104 | 7TH AVENUE | BALSTER DONALD E FIRST METHODIST CHURCH % ETTA M FLEMING | 1776 8TH AVE | MARION IA 52302 |
| 1277 | 8TH AVENUE | FLEMING | 1298 7TH AVE | MARION IA 52302 |
| 11th Street | parking lot | MORRIS EDWIN L & HARRIETT A | 5616 WINSLOW RD | MARION IA 52302 |
| 790-96 | 11TH STREET | MC JONES LIMITED COMPANY | 796 11TH ST | MARION IA 52302 |
| 1190- 90.5 | 7TH AVENUE | LARSON JACK B REVOC TRUST ARIOSO INTER VIVOS IRREVOC TRUST % JIFFY LUBE | 3385 SUNBURST AVE | MARION IA 52302 |
| 1204 | 7TH AVENUE | % JIFFY LUBE | 1888 BLAIRS FERRY RD NE | CEDAR RAPIDS IA 52402 |
| 1150-70 | 7TH AVENUE | SMITH CLAIRE L | 1580 BERTRAM RD | CEDAR RAPIDS IA 52403 |
| 1060 | 7TH AVENUE | BIZEK SCOTT L | 184 8TH AVE | MARION IA 52302 |
| 1246 | 7TH AVENUE | MASSELL MICHAEL D FIRST UNITED METHODIST CHURCH OF MARION | 5001 CHARTER OAK LN SE | CEDAR RAPIDS IA 52403 |
| 1298 | 7TH AVENUE | MARION | 1298 7TH AVE | MARION IA 52302 |
| 1000-30 | 7TH AVENUE | IOWA HERITAGE PROPERTIES LLC | 2155 PRAIRIE DU CHIEN RD | IOWA CITY IA 52240 |
| 1064 | 7TH AVENUE | CAMPBELL CRAIG C & PRISCILLA STEELE | 1064 7TH AVE | MARION IA 52302 |
| 1038-48 | 7TH AVENUE | KUBA WILLIAM E & JAN L | 3218 MANSFIELD AVE SE | CEDAR RAPIDS IA 52403 |
| 743 | 10TH STREET | GARMAN LLC % DARIN GARMAN | 2505 SILVER OAK TRL | MARION IA 52302 |
| 1144 | 7TH AVENUE | PARKS & SCHMIT PROPERTIES L C | 1144 7TH AVE | MARION IA 52302 |
| 1090 | 7TH AVENUE | MMP INC | 700 11TH ST SUITE 210 | MARION IA 52302 |
| 1070 | 7TH AVENUE | 151 INC % KRISTINE E WALDERBACH | 358 WOODLAND DR SE | CEDAR RAPIDS IA 52403 |
| 760 | 11TH STREET | BALSTER DONALD E | 1776 8TH AVE | MARION IA 52302 |
| 1222 | 7TH AVENUE | HAAKINSON LAND LLC | 330 ROSEDALE RD SE | CEDAR RAPIDS IA 52403 |

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**Marion Commercial Historic District
Linn County, IA**

List of Property Owners

| | | | | |
|------------------|-------------|--|-----------------------|-----------------------|
| 710 | 11TH STREET | MMP INC | 700 11TH ST SUITE 210 | MARION IA 52302 |
| 690 | 10TH STREET | NOVAK JAMES J MASONIC TEMPLE ASSN | 690 10TH ST | MARION IA 52302 |
| 660-84 | 10TH STREET | % R L BOWERSOX | 3610 CARIBOU CT NE | CEDAR RAPIDS IA 52402 |
| 642 | 10TH STREET | MURDOCH MARLYCE | 4630 FAIRWAYS COURT | MARION IA 52302 |
| 630 | 10TH STREET | MURDOCH MARLYCE | 4630 FAIRWAYS COURT | MARION IA 52302 |
| Marion Square | Park | MARION CITY OF | 1225 6TH AVENUE | MARION IA 52302 |
| 610 | 10TH STREET | DRAPER PAUL & CAROLYN | 4670 FAIRWAYS CT | MARION IA 52302 |
| 560 | 10TH STREET | BIZEK SCOTT L | 184 8TH AVE | MARION IA 52302 |
| 969 | 6TH AVENUE | WAGNER JULIE A MS MARION PROPERTY LLC | 969 6TH AVE | MARION IA 52302 |
| 748 | 10TH STREET | % MASIH SAFABAKHSH | 6201 LAKESIDE RD | MARION IA 52302 |
| 590 | 10TH STREET | MARION HISTORICAL MUSEUM INC | PO BOX 160 | MARION IA 52302 |
| 760 | 12TH STREET | AOSSEY JAMES & ALYA | 3226 PARKVIEW CT SE | CEDAR RAPIDS IA 52403 |