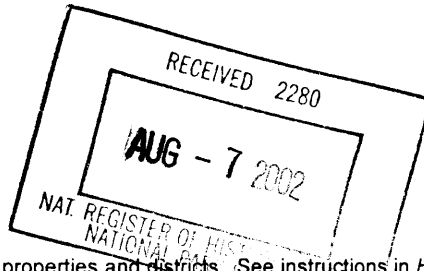


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1030

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 Osage Commercial Historic District

other names/site number _____

2. Location

street & number Main Street Blocks 700, 600, & parts of 500 blocks N/A not for publication

city or town Osage N/A vicinity

state Iowa code IA county Mitchell code 131 zip code 50416

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).

Ronald J. Latke August 2, 2002
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:)

Edson H. Beall
Signature of the Keeper

9/12/02
Date of Action

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	
46	3	buildings
<hr/>		
		sites
<hr/>		
1	0	structures
<hr/>		
		objects
<hr/>		
47	3	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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/financial institution

COMMERCE/TRADE/restaurant

SOCIAL/meeting hall

EDUCATION/library

RECREATION AND CULTURE/theater

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/financial institution

COMMERCE/TRADE/restaurant

RECREATION AND CULTURE/theater

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate

LATE VICTORIAN/Queen Anne

LATE VICTORIAN/Romanesque

MODERN MOVEMENT/Moderne

Materials

(Enter categories from instructions)

foundation STONE/Limestone

walls BRICK

roof ASPHALT

other

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.)

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 # _____

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- COMMUNITY PLANNING AND DEVELOPMENT
- COMMERCE

Period of Significance

1865-1952

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Burr, Howard

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 8 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1][5]	[5][1][5][1][7][3]	[4][7][9][2][2][1][3]	2	[1][5]	[5][1][5][1][3][2]	[4][7][9][2][1][0][1]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1][5]	[5][1][5][4][8][8]	[4][7][9][2][1][0][1]	4	[1][5]	[5][1][5][4][8][8]	[4][7][9][2][2][0][8]
							[] 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 and Joyce Barrett

organization Tallgrass Historians L.C. date March 27, 2002

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 sheet

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.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Osage Commercial Historic District

Section number 7 **Page** 1 **Mitchell County, Iowa**

Narrative Description

The Osage Commercial Historic District is located in the town of Osage in south-central Mitchell County, which in the north-central part of the state along the Iowa–Minnesota border. Osage is situated at the intersection of two highways, State Highway 218, which is a NW–SE route between Minneapolis and St. Louis, parts which are now being developed into the interstate “Avenue of the Saints,” and State Highway 9, a route that crosses the northernmost area of Iowa from east to west. The Cedar River flows to the southeast about one mile from the west edge of town. The population of Osage is currently 3,400. Osage is the county seat of Mitchell County, with the district encompassing a four-block area situated one block north and one block east of the Mitchell County Courthouse, which was built in 1859. The northwest-southeast angling railroad tracks are situated west of the district between 3rd and 1st Streets. The Osage Commercial Historic District is a linear district, located in the heart of the Osage town plat. The district encompasses both sides of Main Street, which is a broad east-west street through the district, between 8th Street on the east and a point one-half block west of the intersection of Main and 6th streets. The district contains 50 total properties, 46 of which are contributing buildings, one is a contributing structure, and three are non-contributing buildings. There are no properties within the district boundaries that have been previously listed in the National Register.

Both sides of Main Street within the district are predominated by one to multi-story masonry commercial buildings constructed in the late nineteenth to early twentieth centuries. There are a few vacant lots, the result of demolition and fire, through the years, and a few modern buildings constructed as infill in more recent years. During the survey for this nomination, several buildings along Main Street were impacted by fire, with two single-unit buildings completely destroyed and a third damaged but surviving. A recent city streetscape project involved the installation of new reproduction streetlights having a single globe on a decorative metal pole. The sidewalks were also improved with “brick” concrete inlays and other enhancements including the planting of trees (still very small), and adding planters and trash cans.

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.

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 along 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 VI 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.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Osage Commercial Historic District

Section number 7 **Page** 2 **Mitchell County, Iowa**

The Osage 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 Osage as it prospered through the years. Of particular importance is the survival of so many of the buildings constructed during the district's boom period in the 1870s-1880s.

INDIVIDUAL BUILDING DESCRIPTIONS

The following descriptions discuss each of the buildings in the Osage Commercial Historic District where known by Iowa Site Inventory number, address, date of construction, historic name, descriptive comments, evaluation as either contributing or non-contributing to the district, and the known history of the property.

Additional historical information was gathered during the current investigation from local historical accounts and the available historic fire insurance maps. There was no previous historical survey work available, but there were photographs at the State Historical Society of Iowa—Community Programs Bureau in Des Moines that Elizabeth Foxley had taken in the 1970s. Assisting in the gathering of information were Frank Ahrens, Norm Christiansen, Robert Jorgensen, Bernice Harwig, Romona Morse, Dora Biederman, all of Osage. Jan Olive Nash of Tallgrass Historians L.C. conducted the field investigation and took the district photographs. Additional historical research was conducted by Joyce Barrett of Tallgrass Historians, who also completed the Iowa Site Inventory form for the district and assisted Leah D. Rogers of Tallgrass Historians in the compilation of the National Register nomination. Repositories visited for research information included the State Historical Society of Iowa in Iowa City, the Osage Public Library and Mitchell County Historical Society in Osage.

#66-00145

Address: Main street between 5th and 8th streets

Construction Date: modern paving but street maintains historic width

Historic Name: Main Street

Property Type: III: street

Evaluation: Contributing structure

Comments: Main Street was laid out 100 feet wide, a wide width that is maintained by the present streetscape. While the pavement is more modern, it is the width of the street corridor that is of importance to this district.

History: The streets were first paved in 1910. In 1975 Main Street was repaved from First to Tenth Streets. Decorative Main Street sidewalks were built and trees were planted in the street boxes. The Main Street project was named the best municipal paving project in Iowa in 1975 by the Iowa Concrete Paving Association.

Significance: While the pavement dates from 1975, the historically wide width of this street contributes to the historic look and integrity of the district as a whole.

#66-00146

Address: 533 Main Street

Date of Construction: 1876

Historic Name: Sprague Block

Property Type: III: Retail Commercial

Evaluation: Contributing building

Comments: Two-story single-unit brick building has stuccoed walls, with the original yellow and red brick trim exposed around second-floor windows. The second-floor façade features four round-arched windows across, with the two center windows being a paired set flanked by single round-arched windows. All four windows are 1/1 double-hungs. A date

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Osage Commercial Historic District

Section number 7 Page 3 Mitchell County, Iowa

block panel above the windows reads "1876." This building matched the design of the adjacent building to the east, which was built in 1874 according to its date panel. The storefront of 533 Main Street has been altered in more recent years and is dominated by an oversized shingled awning; however, the storefront retains a central entry flanked by display windows even though the windows and doors are modern replacements. A bracketed cornice overhang originally topped this building. A historic illustration of this building shows the storefront as having had three-rounded arched openings, one of which was the central entry.

History: Built as part of the Sprague Block, with the remainder of the Sprague Block being the adjacent built at 535 Main Street and actually built two years before this building. Therefore, even though these two buildings are joined in their history and association, they are considered separate buildings. This building was also adjacent to Sprague's Opera House, a three-story block building that is no longer extant to the west of this building. In 1883, the building at 533 Main Street housed the Lyman & Cutler Furniture Store. By 1888, the ground level store was vacant, with the second floor used as a dwelling. There was a clothing store on the first level by the 1890s, with the second floor still used as a residence. The building was again vacant in 1905 but later housed Sims Grocery. This building currently houses Art's Shoe Store.

Significance: While altered in more recent years, this building still retains sufficient integrity to be considered contributing, particularly because of the retention of the second-floor windows and surrounds. This building also represents an important block development associated with M.A. Sprague, with this building once part of his "opera house block." This building, and the other half of the Sprague Block at 535 Main Street, also serve to anchor the northwest corner of the intersection of 6th and Main Streets, which physically and visually form the west edge of the historic district.

#66-00045Address: 535 Main StreetDate of Construction: 1874Historic Name: Sprague BlockProperty Type: III: Retail commercialEvaluation: Contributing building

Comments: Two-story single-unit corner brick building has partially stuccoed and painted walls, with the original yellow and red brick trim still exposed around second-floor windows. On this building, the second-floor windows have been covered over by wood panels and may have some potential for reversibility. The second floor on the east side of the building features eight round-arched windows of alternating heights. These windows are also covered over with panels. The storefront has been modernized with a door entry to the right and two modern display windows to the left. A large sign panel covers the ribbon window portion of the storefront. Originally, this building featured a central round-arched entryway flanked by two round-arched display windows. It also had a bracketed cornice overhang that wrapped around the building on the east side. A date panel above the second floor windows reads "1874."

History: Built as part of the Sprague Block, with the remainder of the Sprague Block being the adjacent building at 533 Main Street built two years after this building. Therefore, even though these two buildings are joined in their history and association, they are considered separate buildings. These two buildings were also adjacent to Sprague's Opera House, a three-story block building that is no longer extant to the west. M.A. Sprague erected this part of the Sprague Block in 1874. Symmes and Sprague ran a grocery in this building from at least 1884-1918. It was later the Osage Meat Market. It currently houses Wright Plumbing and Heating.

Significance: While altered in more recent years, this building still retains sufficient integrity to be considered contributing, particularly because of the retention of the second-floor fenestration. This building also represents an important block development associated with M.A. Sprague, with this building once part of his "opera house block." This building, and the other half of the Sprague Block at 533 Main Street, also serve to anchor the northwest corner of the intersection of 6th and Main Streets, which physically and visually form the west edge of the historic district.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District

Section number 7 Page 4 Mitchell County, Iowa

#66-00147

Address: 601 Main Street

Date of Construction: Built between 1905-1911

Historic Name: clothing/piano store

Property Type: III: Retail Commercial

Evaluation: Contributing building

Comments: One-story, two-unit wide polychrome brick building has concrete trim outlining the storefront units and as coping along the roofline. A central concrete pilaster divides the storefronts; however, the storefronts are modern windows and doors.

History: This building was constructed between 1905 and 1911 and replaced an older monitor-roofed frame building on this corner. The new building housed a clothing store, with a piano shop on east. It underwent a major remodel in the 1960s resulting in the current storefront configuration and materials. The building currently houses Gateway Savings Bank and the Osage Chamber of Commerce.

Significance: While the storefronts have been modernized, this building still reflects the simpler commercial building designs of the early twentieth century and retains sufficient integrity to impart that representation. It is also a corner building that helps to anchor the intersection of 6th and Main Street within the district.

#66-00148

Address: 605 Main Street

Date of Construction: 1919

Historic Name: Colonial Theater

Property Type: III: Recreational (Movie Theater)

Evaluation: Contributing building

Comments: Interesting two-story polychrome brick building has a prominent bracketed hip-roofed overhang at the top of the building, with a tripled window on the second floor window that has an unusual shaped concrete surround that has molded Lyre symbols at the corner of the windows. The tripled window consists of two narrow round-arched windows flanking a rectangular 6/6 double-hung window. The storefront has a recessed central entry flanked by metal-framed display windows. The storefront has been unified in more recent years with the adjacent store to the east by the addition of an oversized shed-roofed shingled awning across both buildings. The interior of this building is open, with a balcony. Painted ghost sign for the Colonial Theater is still evident on the west side.

History: Built by Roy Raub as a movie theater called the "Colonial Theater, and later renamed the "Osage Theater." The movie theater closed in 1952. Shown as a two-story movie theater building on the 1923 fire insurance map, this building replaced an older one-story frame store building on this lot until c.1911. The Assessor's records give an estimated date of construction for the movie theater building of 1919. This building currently houses Debbie's Tea Room.

Significance: This building retains very good integrity on the second floor and reflects the influence of the Mission Style and other early twentieth century commercial building design influences. It was a significant addition to the district in the late 1910s, and further represents an early building specifically constructed as a movie theater rather than an older opera house having been converted to that use, which was the more typical trend.

#66-00149

Address: 607-609 Main Street

Date of Construction: Built between 1888-92

Historic Name: Office/Dry Goods

Property Type: III: Retail commercial

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District

Section number 7 Page 5 Mitchell County, Iowa

Evaluation: Contributing building

Comments: Two-story, two-unit brick block building has well-preserved upper floor façade details including bracketed metal cornice, three oriel windows across, with single windows flanking each oriel window. Windows have been reduced but retain their original surrounds and hoodmolds. The storefronts have been altered but retain central recessed entryways, flanked by display windows. The west unit has been unified with the adjacent building to the west by the addition of an oversized shingled awning, while the east unit has no awning but has a large sign panel where the ribbon window panel may have been. A title pediment has been removed from the cornice.

History: Built between 1888 and 1892, this two-unit block building housed an office in the west unit in 1892, with the east unit a dry goods store, with a photo gallery on the second floor. These businesses remained through at least 1911. Long time tenants of this building included Go-Fer Dry Goods and Leuthold & Evens Clothing (shown in a c.1900 photograph in the west unit). Current businesses are Sweeney's On Main and Days Gone By.

Significance: Second floor retains good integrity, and building overall contributes to the historic appearance and integrity of this block and of the district.

#66-00150

Address: 611 Main Street

Date of Construction: Built between 1883-1888

Historic Name: bookstore/stationary/candy store

Property Type: V: Retail commercial

Evaluation: Contributing building

Comments: Small one-story brick-veneered building was probably remodeled in the 1910s. It has a plain parapet, with a storefront that retains a recessed central entry but has been covered with modern materials and window inserts.

History: Built between 1883-1888, this small one-story building has housed books, stationary, and candy during 1880s, and a tavern, a grocery, and a meat market through the early twentieth century. Currently it functions as professional office space for New York Life and Bisbee Income Tax and Accounting.

Significance: Small, older commercial building was updated with a façade face-lift in the twentieth century but still contributes to the overall historic look and feel of the district.

#66-00151

Address: 613-615 Main Street

Date of Construction: c.1883

Historic Name: Meat Market/Tailor Shop

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, two-unit brick block building originally had a united second floor façade that is now subdivided by a slipcover over the east unit façade and the removal of the bracketed cornice across the entire building. The side and rear wall construction is limestone, while the façade has a brick veneer. The west unit has three tall, narrow windows with hoodmolds that have been painted red along with the brick veneer. The windows have been reduced. The east unit has a metal slipcover masking the façade but retains the four window openings, albeit reduced modern inserts. The storefronts have also been remodeled in more recent years, but both retain central entryways. A metal awning is cantilevered over the west unit, while the east unit has no awning.

History: The 1883 fire insurance map shows this building with the label "Not Finished" indicating that the building was then under construction. This building was the long-time location of the Osage Meat Market (for 50+ years) in the west unit, with the Editor Cigar Store in the east unit beginning c.1911. Other businesses in the east unit through the years have

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District

Section number 7 Page 6 Mitchell County, Iowa

included tailor shop, barbershop, and boot and shoe store prior to the cigar store. The west unit appears to have been a meat market throughout much of its history. Current businesses are Nature's Original Floral Shop and Henaman's Barber Shop.

Significance: While altered, the metal slipcover is likely superficially masking the original second floor façade and has good potential for reversibility. The building as a whole retains sufficient visible integrity and potential integrity to contribute to the historic look and feel of this district.

#66-00154

Address: 621-623 Main Street

Date of Construction: Built by 1883

Historic Name: S. & B. Katz Block

Property Type: III: Retail Commercial

Evaluation: Contributing building

Comments: One-story brick building is two units wide but was built as a single, wide store unit. The façade reaches higher than one story but is a false front. The parapet has a corbelled brick cornice and recessed panels, while the storefront has been modernized and features an oversized wood-shingled awning across the entire front. This building was recently damaged by the fire that claimed two buildings adjacent to the west; however, this building is being repaired and will remain standing unlike the other two buildings, which are no longer standing.

History: This building is shown on the 1883 fire insurance map as the "S. & B. Katz Block" and was a dry goods and clothing store. Groceries had been added by 1892, with a tin shop to the rear by 1897. Through the years, the business was known as the Daylight Store. There was a fire in 1924 that resulted in some building alteration and a slightly lower façade. It was damaged again in the October 2001 fire. Most recently housed Terri Lynn's Old Friends Antiques.

Significance: Among the older buildings on this block, this building is notable for having survived two fires. It retains sufficient integrity to be considered contributing to the historic integrity and significance of this district.

#66-00155

Address: 625 Main Street

Date of Construction: 1870s-1880s

Historic Name: Men's clothing store

Property Type: V: Retail Commercial

Evaluation: Non-contributing building

Comments: Older two-story single-unit brick building was completely remodeled in the 1960s with vertical panels of ceramic tile in-between narrow brick pilasters added to the second floor and the four windows greatly reduced. A metal canopy was added over the storefront, which was also updated but retains a recessed entryway. The 1960s alteration appears difficult if not impossible to reverse.

History: This building was constructed by 1883, likely in the 1870s. The original Italianate-influenced façade featured a bracketed cornice overhang and tall, narrow windows with prominent hoodmolds. Historically housed a Men's Clothing Store. Currently houses the professional offices for Lines Murphy & Co. CPA.

Significance: This building was too greatly altered in the 1960s, using a style that greatly departed from its older façade to be considered contributing to the district. The alteration was substantial to the entire façade, with the upper floor alteration having little potential for reversibility.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District

Section number 7 Page 7 Mitchell County, Iowa

#66-00156

Address: 627 Main Street

Date of Construction: 1872

Historic Name: Woods and Hastings (W. & H.) Building/I.O.O.F. Hall

Property Type: III: Fraternal Hall/ Retail Commercial

Evaluation: Contributing building

Comments: Notable three-story, wide but single store-unit building was built as a fraternal hall with retail commercial on the ground level. The building features a stepped parapet, with a name/date panel below that reads "W. & H. A.D. 1872," likely standing for Woods and Hastings. There are four tall, narrow windows with round-arched metal hoodmolds across the third floor. These windows have been covered over but the surrounds remain intact. The second floor has two round-arched windows with I/I double-hungs and the same type of hoodmolds flanking an altered window that now features a large metal casement type window. The original window in this opening was an oriel or rounded bay window, the outline of which can still be seen on the façade. A metal fire escape has also been added to the façade of the upper floors. The storefront has been modernized, with brick infill and kickplates, and modern doors and metal-framed windows. However, the storefront does retain a recessed central entry, with the upper-floor staircase door to the west.

History: This building was constructed by a fraternal organization, with their meeting hall on the third floor. Commercial enterprises in this building through the years have included a grocery store in the 1880s-early 1890s and a drug store from the late 1890s through at least the 1930s. During this period, this was Pohle's Pharmacy, which had popular soda fountain. During Prohibition, Pohle served friends alcohol in the back room. The 1883-1892 fire insurance map labels the fraternal hall as that of the Oddfellows (I.O.O.F.); however, the Woodmen of the World also used this building. The building currently houses the 1872 Eatery and Pub.

Significance: This impressive building was a significant addition to the commercial district at an early date. It reflects the trend of fraternal organizations investing in the construction of a large building that housed their meeting halls but also contained space for commercial properties. While there have been alterations, this building still contributes to the historic appearance and significance of this block and the district as a whole.

#66-00157

Address: 629 Main Street

Date of Construction: c.1872

Historic Name: Dry goods store

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit brick building features a corbelled brick cornice and three round-arched I/I double-hung windows across the second floor that have metal hood molds similar to adjacent buildings to the east and west suggesting some contemporaneity in their construction. Upper portion of windows have been covered over. The storefront has been modernized but retains a recessed central entry. A small, shingled awning is over the storefront with a panel over the ribbon window portion above.

History: This building was constructed by 1883 but probably more c.1872 around the time that the adjacent I.O.O.F. Hall was constructed to the west. The 1883 fire insurance map also shows this building sharing a front awning or balcony with the Oddfellows Hall, further suggesting they were built around the same time. In 1883, this building housed a dry goods store, followed by a meat market, and boot and shoe store. Currently houses the Promisedland Book Store.

Significance: This building has seen some alteration but still retains good integrity and certainly contributes to the historic appearance and significance of this block and the district as a whole.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District

Section number 7 Page 8 Mitchell County, Iowa

#66-00158

Address: 631 Main Street

Date of Construction: c.1872

Historic Name: Farmers Bank

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, two-unit brick block building features six round-arched 1/1 double-hung windows across the second floor, with metal hood molds similar to those on the adjacent buildings to the east and west suggesting contemporaneity in construction. Originally, this building featured an elaborate corbelled brick cornice with multiple bands of corbelled patterns; however, the upper portion of this cornice has been replaced with a smooth, plain finish. There is a band of corbelled dentils below that are original. The storefronts have been completely modernized, with modern infill material and doors and windows, although the recessed doorway to the east side was recessed originally. The central door to the second floor stairs has been covered over. The original storefronts may have been cast iron based on historic photographs. Portions of this storefront may be intact under the modern covering but this is not certain.

History: Likely built in the 1870s around the same time as the buildings adjacent to the west, this building housed a grocery store in the west unit and a hardware store in the east unit in the 1880s-early 1890s. By the late 1890s, the east unit housed a bank (Farmers Bank). Currently this building houses the professional offices of Gross & McPhall and part of the adjacent Jakobsen Drug Store.

Significance: While the building has been greatly altered at the storefront level, it retains sufficient integrity on the second floor to be considered contributing to the historic appearance and significance of this district.

#66-00159

Address: 635 Main Street

Date of Construction: c.1872

Historic Name: Drug Store

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Three-story brick building originally, had the third floor removed c.1940, with the top of the façade covered with a metal panel. This is a prominent corner building and once sported a wrought iron staircase and balcony across the east side. Parts of the balcony remain intact but the staircase is gone. The extant building across the street to the east still retains a similar balcony and staircase. The building does retain the original round-arched 2/2 double-hung windows, with metal hood molds across the second floor; however, the building has been stuccoed and the storefront has been modernized and joined with that of the building adjacent to the west as part of the current use of this building as the Jakobsen Drug Store. The storefront was remodeled in 1975.

History: Built in the 1870s, probably c.1872 around the same time as the adjacent buildings to the west because they all have similar architectural components and designs. Jay Fletcher Dailey, of the Morse Dailey & Mann Drug Store, leased this building in 1874 from Jacob H. Brush (a banker). In 1877 Dailey bought out his partners and, in 1895, Ross Ady bought business from Dailey. William Kane purchased the business from Ady in 1900 and the building from Dailey estate in 1920. A c.1900 photograph of this building shows it as the Kane Bros. Drug Store. The photograph also suggests a meeting hall on the third floor of this building, with the 1883 fire insurance map labeling the third floor as an armory and the 1888 map labeling it as a "Military Hall." Later maps simply show this as a "hall." Kane was the sole owner of this building until 1947 when he sold half interest to Almquist. At that time, there was significant remodeling going on, including light green glass blocks on facade and new display windows. Almquist bought out Kane in 1954, and the building was covered with light green stucco to match the glass block. Skaar purchased the building from Almquist in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District

Section number 7 Page 9 Mitchell County, Iowa

1975, and Skaar expanded into the building space to the west. In 1985 Skaar sold to Jakobsen, with the building currently Jakobsen's Drug Store.

Significance: Important long-time drugstore in the community, this building still retains sufficient integrity to be considered contributing to the district. As a corner building, it helps anchor this intersection along Main Street and helps maintain the historic look of the block because of its similarities in design to the three buildings adjacent to the west.

#66-00160

Address: 701 Main Street

Date of Construction: 1876

Historic Name: Woods and Hastings (W & H) Building/Sampson Drug Store

Property Type: III: Retail Commercial

Evaluation: Contributing building

Comment: Two-story single-unit corner brick building has wrought iron balcony and staircase on the second floor of the west side. The façade has a highly decorative cornice that wraps-around the west side of the building. The windows on the second floor include what was once a double window in the center flanked by two single windows, all of which still retain shaped hood molds but the windows have been replaced/reduced. The storefront is masked by an oversized wood shake awning, although the cast iron storefront remains at least partially uncovered.

History: This building was constructed in 1876, probably by Woods and Hastings, based on the name/date panel on the façade. The building housed the Sampson Drug store and photo studio in the rear for much of its history. The current business is Shirley's Variety.

Significance: This important corner building was a long-time drug store in this community and is a relatively well preserved example of late nineteenth century commercial architecture. It serves as anchor to this intersection within the district and strongly contributes to the historic appearance and significance of the district as a whole.

#66-00161

Address: 703-705 Main Street

Date of Construction: 1892

Historic Name: W.L. Eaton Block

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: This two-story, two-unit brick block features a prominent bracketed cornice overhang, a paired set of oriel windows on the second floor over each storefront. The oriel windows on the east unit have been boarded over, while those on the west unit remain partially uncovered. Title/date plates have been removed from the top of the cornice along with the original finials. There is a central stairwell between the two store units, with Sullivanesque terra-cotta ornamentation over this entrance. Rusticated red stone blocks remain intact around the storefronts; however, the storefronts themselves have been altered in more recent years. There may be some potential for reversibility.

History: The 1892 fire insurance map noted that this block was "being built" at the time of the map. The name "W.L. Eaton" appears on the title block in historic photographs of this building. In 1892, the west unit housed a grocer, with a harness shop in the east unit. By 1918 the west unit housed Bert Day Dry Goods, later the Marie Jackson Millinery, while the east unit housed the Magnuson Bakery. Current businesses are Fleming's Clothing and Kountry Kupboard.

Significance: This notable block building reflects both the influence of the earlier Late Victorian styles on commercial architecture and then newly popular Richardsonian Romanesque style in the use of rusticated stone in combination with brick and terra-cotta. While there have been changes through the years, this building still presents a strong sense of time and place and contributes to the historical appearance and significance of the district as a whole.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 10

#66-00162

Address: 707-709 Main Street

Date of Construction: Between 1892-1897

Historic Name: Annis Hardware

Property Type: III: Retail Commercial

Evaluation: Contributing building

Comments: This two-story, two-unit (but appearing more like three units-wide) block building has Richardsonian Romanesque inspired rough-face red rock trim in combination with brown-red brick. The stepped parapet is original to the construction. The façade features a large round-arched monumental central entryway that includes the two store unit entries and the door to the second floor, flanked by two display windows. The second floor features rusticated round-arched trim over the paired center windows and the two flanking single windows. The second floor windows have been reduced. The current owners rehabilitated the building in the year 2000.

History: This building was constructed between 1892 and 1897 according to the fire insurance maps. In 1897-1905, it housed a jewelry store in the west unit and a hardware store in the east unit. Through the years, the east unit has housed a hardware store including Annis Hardware, Kingsberry & Young Hardware, and more recently Coast to Coast hardware store. Current businesses are Cathy's Cyberspace and Main Street Mini Mall.

Significance: This large block building was a significant addition to the Osage Main Street in the 1890s and reflects the then popular Richardsonian Romanesque style of architecture. The building retains good integrity and contributes strongly to the historic appearance and significance of the district.

#66-00163

Address: 711 Main Street

Date of Construction: early 20th century

Historic Name: Doctor's office

Property Type: V: Professional Office

Evaluation: Contributing building

Comments: Two-story single-unit reddish-brown brick building either replaced or represents a complete façade remodel of an older store on this lot. The façade is plain and features a large picture window above the storefront, with a tall narrow window to the east on the stairway. The storefront has a recessed central entry with metal-framed display windows and a distinctive curving archway above, now infilled by a signboard.

History: For much of the early twentieth century, this building housed the office for a doctor of osteopathic medicine. Currently the offices for Town and Country Insurance.

Significance: This early twentieth century remodel or infill building was constructed within the period of significance and still contributes to the historical appearance of the district. It also reflects the simpler commercial architectural styles of the early twentieth century.

#66-00164

Address: 713 Main Street

Date of Construction: Between 1892-1897

Historic Name: grocery store

Property Type: III: Retail Commercial

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 11

Evaluation: Contributing building

Comments: Two-story single-unit brownish-red brick building once had a decorative cornice that has since been removed. The second floor has three tall, narrow windows with hood molds. The windows have been boarded over and may be reversible. The storefront has been modernized with polychrome modern brick and modern windows and doors. The ribbon window panel area is covered with wood paneling.

History: Built between 1892 and 1897 according to the fire insurance maps, this building housed a grocery store into the early twentieth century. Other businesses have included a barber shop and the electric company in 1940-1950. The commercial space is currently vacant.

Significance: While this building has been altered through the years, it still retains sufficient integrity on the second floor to contribute to the historical appearance of this district.

#66-00165

Address: 715-719 Main Street

Date of Construction: 1932

Historic Name: The Beehive/Malone and Daniels

Property Type: V: Retail commercial

Evaluation: Contributing building

Comments: One-story, double-wide but single-unit store building replaced an older building on this lot following a 1927 fire that destroyed the older building on this lot. That building was a large two-story general merchandise store. The current building was constructed in 1932 and was a notable late addition to the district because of the unusual polychrome brick patterns across the façade in vivid checkerboard pattern. Also of note are the molded concrete Art Deco panel and end pilasters. The storefront has metal-framed display windows and modern doors.

History: Fire in 1927 destroyed The Beehive (a variety store) on this lot, with the current building completed in 1932 possibly as The Beehive dime store, but later the Malone and Daniels dime store. Currently, the building houses Duckwall Hometown Variety.

Significance: This important late addition to the Main Street district in 1932 reflects the use of new materials and newer commercial building styles.

#66-00166

Address: 721 Main Street

Date of Construction: Between 1892-1897

Historic Name: Grocery store

Property Type: III: Retail Commercial

Evaluation: Contributing building

Comments: Two-story single-unit brick building has elaborate cast iron storefront over entire façade. The second floor features a center oriel window flanked by two rectangular windows. Street level original plaque reads: "Mesker Bros. Front Builders St. Louis Mo., pat'd. Oct 4 '87." Triangular roof pediment gone. Storefront was updated in the early to mid twentieth century but retains a ribbon window panel area (covered over). A canvas roll-down awning enhances the storefront.

History: Built between 1892 and 1897 according to the fire insurance maps, this building housed a grocery for at least 20 years. Current business is Saylor's Seconds.

Significance: Well-preserved and elaborate Mesker Bros. cast iron storefront is a significant feature in the Osage commercial district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 12

#66-00167

Address: 723-735 Main Street

Date of Construction: c.1892

Historic Name: Union Block

Property Type: III: Retail commercial

Evaluation: Four Contributing buildings

Comments: Massive seven-unit brick block separates internally into three two-unit blocks and one single-unit store building. The entire block is two-stories in height and capped with alternating types of bracketed metal cornice overhangs, one of which is missing over a single store unit, while another has been altered with vinyl material. The second floor windows over each of the seven storefronts consist of a wide rectangular central window flanked by tall, narrow single windows, all of which have elaborate metal hood molds and rough red stone sills. Some windows have been altered, while others are the originals. The storefronts have undergone varying degrees of alteration through the years; however, the overall appearance of this important block is dominated by the fairly intact second floor facades. Triangular and rounded name/date pediments have been removed from the cornice through the years.

History: Built as the Union Block c.1892, this substantial seven store-unit block occupies much of the north side of Main Street between 7th and 8th Streets. The Union Block was built by Maj. B.C. Megquier, Johnson & Annis, A.W. Tallman & Co., Richard Jordan, and Woods & Hastings. It covers the same or more ground than was occupied by the old Hitchcock block, which burned in 1871. The various store units have housed from west to east, the following businesses through the years: 723 unit—furniture from 1892-1923 then a printing shop, with the second floor the I.O.O.F hall; 725 unit—boot and shoe store in the 1890s, general store and grocery in the early twentieth century; 727 unit—harness shop in the 1890s and a millinery c.1905; 729 unit—meat market from the 1890s into at least the 1910s; 731 unit—Brink's Market from 1940-1978, which in 1945 became the first Osage semi-self serve grocery, this unit had earlier housed a millinery and the electric company; and the 735 unit—grocery store from the late 1890s into at least the 1910s. Current businesses include: R & B Steak and Pizza, Radio Shack, American Family Insurance, Demmen Farm and Home Realty, AJ Attic, Adams Plumbing and Heating, and Fireplace Gallery.

Significance: This is an extremely important block of buildings in the Osage historic district and reflects the investment being made in the late nineteenth century in Osage in sizeable and elaborate commercial block buildings. This type of construction reflects the booming vitality of Osage's late nineteenth century economy. This series of buildings also strongly demarcates the east end of the district.

#66-00168

Address: 734 Main Street

Date of Construction: 1921

Historic Name: McGrane Auto Garage

Property Type: III: Transportation (auto-related)

Evaluation: Contributing building

Comments: One story, single-unit red brick garage building; street level painted white.

History: Built in 1921 as the McGrane Auto Garage, this business sold Dodge Automobiles. It currently houses Dockum TV & Appliance.

Significance: Reflects the growing importance of the automobile and related services in the early twentieth century.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 13

#66-00169

Address: 730 Main Street

Date of Construction: Between 1911 and 1923

Historic Name: Star Ice Cream

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story tile block building has glass block in three upstairs windows and modern windows at street level.

History: Built between 1911 and 1923 as the Star ice cream and candy company. Currently houses H&R Block Tax Services.

Significance: Interesting early twentieth century manufactory on Main Street.

#66-00170

Address: 718-722 Main Street

Date of Construction: c.1950

Historic Name: Penny Brother's

Property Type: V: Transportation (auto-related)

Evaluation: Contributing building

Comments: One-story wide, two-unit brick block was added late to the district but appears to have been added around the end date of the period of significance (i.e., 1952). It has a plain front with more modern windows and doors.

History: Built c.1950 as Penny Brother's tire and car parts store. It currently houses Wants and Wishes of Tomorrow's Treasures and CarQuest Auto Parts.

Significance: Late addition to the district, appears to have been built within the period of significance and reflects the importance of the automobile and its related services in the twentieth century.

#66-00066

Address: 716 Main Street

Date of Construction: 1876

Historic Name: Sage Library Building

Property Type: III: Library/Retail commercial

Evaluation: Contributing building

Comments: "Sage Library" on title block above cornice. This two-story yellow brick building has a highly decorative corbelled brick cornice and four tall, narrow gothic-arch windows across the second level, with replacement windows, the top portions of which are infilled with plywood. Storefront has been modernized.

History: Built in 1876 for \$6,000, this was the town of Osage's nineteenth century library. It was replaced by the Carnegie Public Library building in 1910, an edifice located outside of the commercial district boundaries. The 1876 library was named in honor of Orrin Sage, who donated \$2000 and 600 acres, subscriptions were sold to public \$5, and there is reference to a special tax to raise the other \$4000. The library was on the second floor, with the first floor rented to a variety of businesses including a jewelry store in the 1880s-1890s and a restaurant in the early twentieth century. Current business is Subway sandwich shop.

Significance: This important building was a significant addition to Osage in the late nineteenth century. It was constructed for the purpose of a town library at a time, when most towns had no formal library and certainly no specially built library building. As such, it reflects a commitment within the community to public education and a free library. The use of gothic-arch windows in the building design imparts a reverential status to the building setting it apart from the merely commercial buildings then along Main Street.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 14

#66-00171

Address: 714 Main Street

Date of Construction: 1950

Historic Name: Watt's Theater

Property Type: IV: Movie Theater

Evaluation: Contributing building

Comments: Art Moderne-styled building features rounded limestone corners, aluminum sash and glass. Interior also looks pristine: mirrors and birch woodwork. Large band of plate-glass windows across upper level, first level has long narrow limestone blocks, owners have been involved in recent restoration. The upper façade features turquoise paneling around a large band of aluminum-framed plate-glass windows. A curving aluminum flat awning extends out over the front entry, with angled pink side panels and a large curving pink and neon sign that extends out from the entire east side of the façade and reads in large letters "WATTS."

History: Site of Imperial Theater (Osage's 2nd) built in 1911 by Guy Alchon; the Imperial Theater burned in the 1920s. Watts held a contest about building this new theater, which opened in February 1950. Seating 600 people. Still operates as Watt's Theater.

Significance: Classic 1950s movie theater design, was a late addition to the district but was built within the period of significance. It retains a high degree of integrity and is a significant survival of an Art Moderne movie theater in small-town Iowa.

#66-00172

Address: 710 Main Street

Date of Construction: c.1930

Historic Name: Gene & Ory's Cafe

Property Type: V: Cafe

Evaluation: Contributing building

Comment: Two-story, significantly altered building was a late addition to the district. It has a white stucco or board slipcover over the second level with two small 1/1 double-hung windows. The storefront has a modern door and square plate-glass windows.

History: Built after the 1923 fire insurance map, this building appears to date from c.1930. It housed Gene & Ory's Café and the Chat & Nibble Café through the years. The building is currently vacant.

Significance: A late addition to the district, this building still contributes to the rhythm of this block and helps maintain the historic feel and appearance, despite alterations.

#66-00173

Address: 704-708 Main Street

Date of Construction: Built by 1883

Historic Name: Masonic Block

Property Type: III: Fraternal Hall/Retail commercial

Evaluation: Contributing building

Comments: Major, three-story, four store-unit block building has a stepped and corbelled cornice that may be cast concrete or stuccoed brick. The upper two floors features a series of tall, narrow round-arched windows with stone or cast concrete hoods similar to those seen on the older buildings on the north side of the block opposite this building suggesting some contemporaneity in construction (i.e., 1870s). There are 14 windows across both floors, with all of the windows on the third floor reduced in size, with those on the second floor including one rectangular cottage window with header, some

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 15

reduced round-arched windows, and a few that retain their original 2/2 double-hungs. All of the storefronts have been greatly altered through the years, although two retain recessed central entries.

History: Built as the Masonic Block in the 1870s-early 1880s. The Masons (and Order of the Eastern Star) didn't sell their portion (3rd floor) until 1975 when they built a new building. The Masonic block was erected by a number of parties, with the first and second stories erected by Cyrus Foreman, William Schmedes, Theodore Roziene, and Woods & Hastings and the Masons building the third story. In the 1880s-early 1890s, the ground-level store units housed a grocery store, dry goods and clothing store, and a millinery. Current tenants include Osage Cleaners and LeaBrians Hair Styling.

Significance: This large, stylish brick block building was a significant addition to the late nineteenth century architecture of the Osage commercial district. It also reflects major investments in commercial building architecture being expended by local entrepreneurs in the 1870s-early 1880s, likely reflecting the booming economy in the wake of the railroad's arrival.

#66-00048

Address: 702 Main Street

Date of Construction: by 1883

Historic Name: Osage National Bank

Property Type: III: Bank

Evaluation: Contributing building

Comments: Two-story, single-unit masonry building has terra-cotta detailing, massive rock-face red stone storefront, and a brass plaque at street level that reads "Avery Brush 1870-1923 in memory of his 53 years of service." Romanesque-influenced design. Brick cornice is in poor condition, and the street level has altered windows infilled with glass block and wood. The second level windows have been reduced. Contemporary sign covers brick and terra cotta decoration.

History: Built by 1883 as the Osage National Bank. Current tenant, Maple Inn Café and Lounge, is also in 702 unit of the Masonic block next door.

Significance: Corner bank building added to the district in the late nineteenth century. While altered, it retains sufficient integrity to be contributing to the district.

#66-00174

Address: 632 Main Street

Date of Construction: 1865; refaced in 1910s-1920s

Historic Name: McNabb Building

Property Type: V: Retail Commercial

Evaluation: Contributing building

Comments: This is an older building that was refaced in the 1910s-1920s with a more modern façade. The remnants of the older building can be seen on the east side, where a series of round-arched door and windows with hood molds, similar to those seen on other buildings in the block between 7th and 8th streets and built in the 1870s, have been infilled with brick, but their surrounds and hood molds are still visible. Historic photographs show this fenestration on the east side, with a wrought iron staircase and balcony running the length of the east-side second floor. The original façade featured an elaborate pressed metal or wood cornice overhang with a peaked shape to the front cornice, a series of four round-arched windows with 4/4 double-hungs across the second floor and two storefront units with tall display windows and recessed entries. The façade was refaced with reddish-brown raked brick veneer in the early twentieth century with a much simpler façade treatment including a simple corbelled and stepped cornice, three squat rectangular windows with a fixed pane pattern across the second floor, and a single storefront with metal-framed display windows and a central entry door slightly recessed underneath a metal overhang and covered and a ribbon window area that is now covered over and used

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 16

Osage Commercial Historic District
Mitchell County, Iowa

for a signboard area. The early twentieth century façade retains good integrity and reflects the updating of older storefronts to continually put a progressive face forward in the commercial community.

History: This building was originally built in 1865 and was the location of the McNabb Public Hall. It was taken over in 1879 by the Osage News. Commercial enterprises in the store units through the years have included clothing and boot and shoe stores in the 1880s-1890s and Gregory & Weston Drugs and a jewelry store in the early 1900s. The building is currently used by C.R. Champion & Son Furniture. Historic photograph shows large street clock in front of jewelry store unit c.1900.

Significance: This interesting early commercial building reflects the trend of updating the facades of older commercial buildings in the early twentieth century to keep them stylish and modern looking to the local consumers. In this case, an older Italianate-styled building was refaced in the early twentieth century with the type of simple and sleek commercial facades then in vogue.

#66-00175

Address: 630 Main Street

Date of Construction: c.1900

Historic Name: Plate Glass Barber Shop

Property Type: III: Retail Commercial

Evaluation: Contributing building

Comments: Two-story, single-unit masonry building is faced with white stone. The façade features an inset balcony on the second floor marked by a high round-arched colonnade in a palazzo style. French doors open out onto the balcony. The storefront had a plate-glass front originally, but in more recent years has been modernized with a round-arched "colonnade" to mimic that of the second floor. The façade is capped with a bracketed cornice overhang and decorative stone details. Very notable façade design.

History: Built c.1900, this building housed the Plate Glass Barber Shop in the early twentieth century. It later housed a beauty shop. The second floor served as an apartment. Currently Champion & Son Furniture.

Significance: Significant addition to the Osage Main Street c.1900, this stylish barber shop was unique in design in the community and has remained a standout to the present day.

#66-00176

Address: 628 Main Street

Date of Construction: Between 1897-1905; remodeled 1957

Historic Name: Smith Building

Property Type: V: Retail Commercial

Evaluation: Contributing building

Comments: Three-story, two-unit brick building was refaced with a modern brick and stone veneer in the late 1950s. The original façade had a tri-part division emphasized by brick corbelling and inset panels and had a strong vertical emphasis. It was not elaborate in its detailing and featured three sets of paired windows across the third floor and a doorway onto a balcony flanked by paired windows on the second level. The original storefronts had a recessed central entryway, with display windows to either side. In the late 1950s, the original façade was refaced with yellow brick, with the central vertical portion of the building being glass and gray stucco panels bordered by wide marble vertical trim. The new façade did repeat the tri-part vertical emphasis of the original façade design. The central recessed entry at ground level was retained; however, all of the doors and windows are 1950s aluminum-framed.

History: The Smith Building was constructed between 1897 and 1905. In 1905, the two store units housed the post office in the west unit and a clothing store in the east unit. The 1923 fire insurance map noted a hall on the third floor of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 17

building, which at one time housed the Playmor Ballroom. In 1937, the current bank purchased the Smith Building and added the new façade in 1957. In 1967 the entire interior of the bank was remodeled with new furniture and equipment. The two buildings west of the bank (including the large Cleveland Hotel) were purchased and torn down to make room for a drive-thru for the bank. This building still houses the Home Trust Savings Bank to the present day.

Significance: This large building was an important addition to the c.1900 commercial landscape of the Osage Commercial Historic District. While it was refaced after the period of significance for the district, it was done within five years of that end date and does reflect the typical trend of banks to continually update their older buildings or build new structures in order to maintain the look of prosperity, progressiveness, and solidity in the community. The fact that new façade repeated strong elements of the old façade further adds to its significance. As a result, the building is considered contributing to the district.

#66-00177

Address: rear of 628 Main Street

Date of Construction: 1974

Name: Home Trust Savings Bank Drive-Thru

Property Type: VI: Bank

Evaluation: Non-contributing

Comments: Modern drive thru facility for the Home Trust Savings Bank is set back on this lot and not highly visible from most street vantage points in the district.

History: This building was added to the district in 1974 and involved the demolition of the west-wing of the Cleveland Hotel, which had been a prominent landmark on this block. The current building is a drive-thru facility for the adjacent bank.

Significance: As a modern infill building constructed after the period of significance, it is considered non-contributing to the district.

#66-00068

Address: 616-618 Main Street

Date of Construction: 1899

Historic Name: The Cleveland Building

Property Type: III: Retail Commercial

Evaluation: Contributing building

Comments: Two-story, two-unit brick block building is distinguished by a rounded turret with conical metal roof at the second floor east corner of the front façade. The parapet is stepped, with a name plate that reads "The Cleveland." The second floor has round-arched windows with terra-cotta shell panels and stained glass windows in the upper portion of the windows. Some of the windows have been replaced and reduced. A smaller, rounded "turret" is at the west corner on the upper floor. The storefront has massive fluted pilasters flanking the altered storefronts, although the cast iron columns and recessed entry remain. There is a decorative ceramic tile floor at entry that has a yellow field with blue & white diamond pattern.

History: Built in 1899, this building housed the Home Trust Bank in the east unit and a music store in the west unit. By 1923, the music store unit was housing the post office. There were offices upstairs throughout its history. The current businesses are Midwest Wireless and All Thru the House. This building was likely built by Sarah Cleveland and her mother as an investment associated with their adjacent Cleveland Hotel, which at that time was still in the old Merchants Hotel building. That older building was replaced with a more modern building in 1901-02, with the northeast corner of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 18

new building recessed to accommodate the turret of the 1899 Cleveland Building. The 1901-02 hotel was torn down in 1974, and the lot is now a parking lot.

Significance: Queen Anne and Richardsonian Romanesque-influenced building was a stylish addition to the Osage commercial district in 1899. It is the only extant building once associated with the Cleveland family, whose Cleveland Hotel was once a landmark on this block. The Cleveland Building might also be significant for an association with an early businesswoman, Sarah Cleveland, in this community.

#66-00178

Address: 614 Main Street

Date of Construction: Between 1911-1923

Historic Name: Telephone Company

Property Type: III: Retail Commercial

Evaluation: Contributing building

Comments: Smaller scale, two-story single-unit brick building has a brownish brick veneer with pink-tinted mortar. The stepped parapet features concrete trim, while the second floor features a band of four multi-pane over single pane double-hung windows with concrete trim and diamond-shaped panel inserts. The storefront was damaged by a car in 1988 and was repaired with new windows. A sign covers what may have been the ribbon window panel.

History: Built between 1911-1923, this building replaced an older frame building on this lot and housed the telephone company until the 1950s. It subsequently housed a candy shop. The current business is Spring Creek Floor Covering

Significance: This early twentieth century building reflects the simpler commercial building designs then popular and retains a high degree of integrity on the second floor.

#66-00179

Address: 612 Main Street

Date of Construction: 1934

Historic Name: Joe Heiner's Barber Shop

Property Type: V: Barber Shop

Evaluation: Contributing building

Comments: One-story single-unit store building was added late to the district and has since been completely remodeled on the façade. The original façade was a decorative tile block front. This is now covered with stucco and faux half timbering. An oversized shingled awning covers much of the façade. There may be some potential for reversibility; with the current façade more of a slip cover.

History: This building was constructed in 1934 as Joe Heiner's Barber Shop after his previous one-story wooden building burned down. The current business is Clip Joint Hair Styling.

Significance: Late addition to the district, replaced an older building that burned. While the building has been remodeled in more recent years, the scale and form still contribute to the rhythm of this block and the district. It is also considered that there may be some potential for reversibility of the storefront modification.

#66-00180

Address: 610 Main Street

Date of Construction: Built by 1883

Historic Name: Shelleday Furniture and Funeral Home

Property Type: III: Retail Commercial

Evaluation: Contributing building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 19

Comments: Two-story, single-unit brick building has a raked red brick veneer, with three replaced/altered windows across the second floor. The original windows were round-arched and had metal hoods and sills, since removed, and the brick veneer likely replaced in the early twentieth at that same time. A bracketed pressed metal cornice remains at the top of the façade and was original to the construction. The storefront has been updated through the years but retains recessed entry to side and large display windows. A ribbon window may be covered.

History: Was shown as a boot and shoe store on the 1883 fire insurance map; a candy shop and confectionary 1888; and a candy shop and bakery in 1892-97. It later housed the Shelleday furniture and funeral home. Currently houses the Style-Mor Beauty Salon.

Significance: This late nineteenth century brick commercial building was altered through the years but retains sufficient integrity, particularly in the retention of the metal cornice and brick front, to be considered contributing to the historic appearance of the district.

#66-00181

Address: 608 Main Street

Date of Construction: 1930

Historic Name: Dr. Savre Building

Property Type: V: Professional Office

Evaluation: Contributing building

Comments: One-story single-unit raked red brick office building was has been little changed through the years except for the addition of a modern sign over the entryway.

History: Dr. Savre built this building on the former site of a one-story wood-frame commercial building that was three units wide. That building had, in turn, been built on the site of an earlier dwelling. The wood-frame store building was still standing on the 1923 fire insurance map, with the extant building constructed in 1930. The building currently houses Warren Heard Insurance.

Significance: A late addition to the district, this small, plain brick office building reflects the simpler commercial building designs of the day and is considered contributing to the district.

#66-00182

Address: 606 Main Street

Date of Construction: c.1930

Historic Name: Midway Café

Property Type: V: Retail commercial

Evaluation: Contributing building

Comments: One-story single-unit brick building replaced older frame buildings on this lot (see 608 Main Street). The current building has a veneer of raked brick, with the storefront modernized with a newer door, infill windows, and an oversized shingled awning obscuring the upper portion of the façade.

History: Built c.1930 as the Midway Café. Current business is Get Away Travel.

Significance: A late addition to the district, this small building contributes to the rhythm of this block and the overall historic look and feel despite a modernized storefront.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 20

#66-00183

Address: 604 Main Street

Date of Construction: by 1883

Historic Name: Cigar Store

Property Type: II: Retail commercial

Evaluation: Contributing building

Comments: Two-story, wood-frame, false-front commercial building has been altered with the application of vinyl siding over the entire exterior and the insertion of modern windows and door at the storefront level. The original façade featured a plain wood cornice overhang, clapboard siding, and two double-hung windows on the second floor, now covered over. The storefront had the entry on the east side not the west side of the current configuration and display windows to the west. A large, two-story corner bank building once stood adjacent to this building on the west, with that lot now vacant.

History: Built by 1883, this building housed a cigar store at that time. From the late 1880s into the early twentieth century, this building housed the Addington Meat Market. The building currently houses Ron's Lounge.

Significance: While altered, this building is still recognizable as a wood-frame, false-front commercial building and appears to have potential for reversibility. As such, it still contributes to the overall rhythm of this block and the sense of time and place in the district as a whole.

#66-00185

Address: 532 Main Street

Date of Construction: c. 1892

Historic Name: Cassie Chapman Implements Store

Property Type: V: Retail commercial

Evaluation: Contributing building

Comment: The 1883 fire insurance map shows a small one-story frame building set back from the lot line with one-story sheds to the east and south from this building back to a two-story warehouse at the rear of the lot. By 1888, the front half of the lot had a two-story wood-frame building, with a one-story warehouse to the rear of the lot. The current full-build of this lot with a two-story open span building was not represented until the 1892 fire insurance map. The building has retained this ground plan to the present day; however, the exterior of the building has been greatly altered with the application of wide horizontal siding over the second floor and vertical board and tan block infilling the storefront. The current windows and doors are all modern inserts. The interior retains its original open space and wooden flooring.

History: Site of long-time Cassie Chapman Implements, a business housed on this lot from 1875-1918+, with the current building fully constructed by 1892, although portions of the building may be older than that. After the Chapman Implements business, this building housed Tupper Implements. It currently houses Strickler Plumbing & Heating.

Significance: This corner building has historical significance as a long-time implements business in this community. While altered, there appears to be some potential for reversibility; therefore, the building is considered contributing.

#66-00186

Address: 530 Main Street

Date of Construction: c. 1911

Historic Name: Transportation (auto-related)

Property Type: III: Retail Commercial

Evaluation: Contributing building

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District
Mitchell County, Iowa

Section number 7 Page 21

Comments: Two-story red brick building has a corbelled brick cornice and inset panel on the second floor, with three single 1/1 double-hung windows across the second floor. The storefront has been modernized with a metal awning and newer door and windows but retains a recessed central entry.

History: This building replaced an older restaurant/boarding house building on this lot sometime between 1905 and 1911. On the 1911 fire insurance map, this building was shown with a rear portion connected to the adjacent implements business, with the rear of the building labeled as the agricultural implements warehouse. The front of the building had an office on the second floor, with the first floor housing an auto supply store. This building appears to have an early twentieth century association with the adjoining implements store, which was Cassie Chapman Implements until c.1919. By the 1930s, this building was the location of the Sanitary Dairy 1930s and had a duck pin alley in the rear 1930-40s in the former implements warehouse portion of the building. Current businesses are the Flower Gallery and Great Escapes.

Significance: This early twentieth century building reflects the simpler, more Classical commercial building designs then becoming popular. It retains overall good integrity.

#66-00187

Address: 528 Main Street

Date of Construction: c.1888

Historic Name: Grocery store

Property Type: V: Retail commercial

Evaluation: Contributing building

Comments: One-story wood-frame false-front building had a plain cornice overhang and clapboard siding originally. The building has been altered in more recent years with cover-up vinyl siding on the parapet and removal of the cornice overhang, and complete modernization of the storefront with stuccoed panels and modern door and window inserts. A shingled awning extends out over the storefront.

History: Built between 1883 and 1888 according to the fire insurance maps, this small frame building was labeled as "vacant" on the 1888 map and may have just been built. On the 1892 map it housed a grocery; however, on the 1897+ fire insurance maps, this building housed a bakery. It currently houses two businesses: Dees Jewelry and Spartz Real Estate.

Significance: While the façade has been modified, this building is still recognizable as a Type II false-front building and contributes to the overall sense of time and place in the district.

#66-00188

Address: 526 Main Street

Date of Construction: by 1883

Historic Name: Osage News Building

Property Type: V (originally Type III): Retail commercial

Evaluation: Non-contributing building

Comments: Two-story single-unit brick building has been completely refaced with polychrome brick veneer and the insertion of modern doors and windows on both the first and second levels. The only remnants of the original façade are the stone block quoined corners. A stone block pilaster is still exposed on the storefront level as well. Originally, this building had an elaborate pressed metal cornice with pediment above and three round-arched windows across the second floor with hood molds.

History: Built by 1883, this building was a long time printing house from at least 1883-1923+, for the *Osage News* newspaper. The building is currently vacant.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

**Osage Commercial Historic District
Mitchell County, Iowa**

Section number 7 Page 22

Significance: Highly altered late nineteenth century building retains little of its nineteenth century façade. The insertion of the modern oriel window and the reduction/replacement of all the other doors and windows, the loss of the cornice and the complete refacing of the brick veneer, makes this building non-contributing for lack of sufficient integrity.

#66-00189

Address: 524 Main Street

Date of Construction: 1919

Historic Name: Auto Garage

Property Type: III: Transportation (auto-related)

Evaluation: Contributing building

Comments: One-story raked brown brick building has a simple corbelled brick cornice with inset panels. The storefront features a central garage door opening with modern overhead door, flanked by interesting curved-arched plate-glass windows and rectangular openings filled with glass blocks.

History: According to the fire insurance maps, this building was constructed between 1911 and 1923, with the Assessor's records giving a date of construction of 1919. It was built as an auto garage and is still used as an auto-related business to the present day—Tony's Body Shop.

Significance: This early twentieth century building reflects the simpler commercial building designs then popular and the growing importance of the automobile and its related services. Still very recognizable as an early twentieth century auto garage.

#66-00190

Address: 518 Main Street

Date of Construction: c.1921

Historic Name: Birnum Buick Dealership

Property Type: III: Transportation (auto-related)

Evaluation: Contributing building

Comments: Two-story raked brown brick building has large display windows across the first and second floor levels. The parapet is stepped, with two monumental pilasters capped with concrete trim and panels molded with "B" on either side of the façade. These pilasters have multi-pane over single-pane windows just below the letter panels, with one of the windows boarded over. The original garage door opening is on the right (west) side of the façade, with that opening filled with vertical board panel. The windows have been replaced; however, the openings and surrounds remain intact.

History: This building was constructed c.1921 for the George Birnum Buick auto dealership. It was designed by architect Howard Burr. It has been most recently used for a workout business, now known as The Body Shop.

Significance: Architect-designed early twentieth century auto dealership represents a significant early twentieth century property type and commercial building design. Reflects the growing importance of the automobile as a mode of transportation and its impact on the commercial economy of the twentieth century.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Osage Commercial Historic District**Section number 8 Page 23 **Mitchell County, Iowa**

Statement of Significance

The Osage Commercial Historic District is locally significant under Criterion C for its architectural significance and under Criterion A for its historical significance. This district is being nominated under the *Iowa's Main Street Commercial Architecture* Multiple Property Documentation Form. The historical significance of the Osage Commercial Historic District lies in its representation of the central business district from the 1860s to the present and its reflection of the varied commercial, public, social, cultural, and recreational enterprises that evolved in the late nineteenth to early twentieth centuries within this community. Unlike some other communities of this type, the Main Street commercial district is not situated along the railroad or adjacent to, or surrounding, the county courthouse. This linear district developed along the main east-west road through the community without being dictated by either the railroad or the status of this community as the county seat. The architectural significance of the district lies in its retention of so many of its late nineteenth century commercial buildings, and their comparatively high degree of architectural integrity, as well as some notable early twentieth century additions and remodeling. The period of significance for this district is from 1865, when one of the oldest documented buildings was constructed in the district, until 1952, the 50-year cut-off date for inclusion in the National Register of Historic Places. The majority of the buildings in the district date from the boom period of construction in the 1870s-1880s, although notable additions were made in the 1910s-1920s as the community continued to thrive and prosper into the twentieth century.

Historical Significance of the Osage Commercial Historic District

The first settlement of the Osage locality was by the L.S. Hart family, a father and his five sons, who settled here in 1852-1853. Hiram Hart staked the first claim in Osage in 1853, with his cabin erected on what would become Block 157 of the town plat. Four settlers essentially claimed four major tracks of land that comprise all of what was to become the town of Osage. These included Hiram Hart, who claimed the southwest 80 acres; Dr. A.H. Moore, who claimed the southeast 80 acres; O.E. Tripp, the northwest portion; and, in 1854, B.C. Whitaker claimed the northeast portion. Only two small additions have been made to Osage since that time. These original settlers were westward-movement pioneers, not immigrants, having come west from other states including Michigan, Pennsylvania, and Maine.

The first platting of the town was made by Dr. A.H. Moore, although this plat was not recorded. This plat named the town "Cora" after his eldest daughter. Therefore, the earliest post office at this location was named Cora. The second platting, by Downs, Gibbs, Boardman Company, also was not recorded; while, the third attempt was recorded in 1856 by Dr. S.B. Chase and others.

The town of Osage was named for Orrin Sage a Massachusetts banker, the name having been promoted by Dr. Downs, Gibbs, Boardman Company of Lyons, Iowa; a company representing the speculative land interests of Sage and others. Interestingly, in 1869 Orrin Sage wrote in his autobiographical notes "Another mistake was in furnishing money for W.H. Gibbs to purchase lands and lots in 1854 to 1857. The amount was with interest in 1858-59, 30 or 40 thousand dollars." These comments reprinted in the Osage newspaper in 1935 noted that his descendents felt the investment had ultimately turned in his favor.

The City's current slogan "City of Beautiful Maples," came by way of citizen intervention, the town originally was flat prairie. Dr Chase led the conversion by going down to the river bank and transplanting the trees that grew there, back into the town. Dr. Chase is credited with naming Osage streets many for various trees. All of the streets measure 66 feet, except Main Street, which is a broad 100 feet wide. After his death, "Free Street," one block north of Main, was changed to Chase Street in honor of this civic leader.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Osage Commercial Historic District****Section number** 8 **Page** 24 **Mitchell County, Iowa**

Early prestige was brought to Osage by the locating of the government land office, which was moved from Decorah to Osage in 1855-56. Once all of the land was sold in 1859, the office was moved to Des Moines. While in Osage, the land sale office contributed to the town's first boom in 1856-57. Unfortunately, the financial panic of 1857-58 dampened growth. This financial panic, followed soon by the economic impact and uncertainty of the Civil War, kept things stagnant in Osage for many years.

Osage did not see a recovery and a second boom period until the arrival of the railroad in 1869. The Illinois Central Railway followed the same route as the Cedar River along the west edge of town and connected Osage to Waverly and Waterloo to the south and points north into Minnesota. In 1894, the Chicago Great Western Railway extended a line into Osage from Minnesota, with that line operating until 1967. Freight continues to travel through Osage via the Cedar Valley Railroad to the present day.

Originally, the town developed between 9th to 10th streets, as new buildings were built they were located farther to the west, closer to the railroad tracks; however, the main commercial area concentrated in the district area approximately four blocks east of the railroad tracks. The area closer to the tracks developed more into an industrial zone including a lumberyard and various mills.

The next major event in the town's development came in 1870 when Osage finally won the lengthy legal battle for the county seat designation for Mitchell County. A melodramatic scene had played out the transfer of county records from Mitchell, five miles to northwest along the railroad. Though the core of the present-day courthouse had been built much earlier in 1858 in Osage, it was not until this final battle in 1870, that the county seat designation was secured. The courthouse was subsequently expanded and remains one of the oldest courthouse buildings still in use in Iowa. During the twelve years between its construction and the finalization of the county seat designation, the courthouse building had been used by the Cedar Valley Seminary, a Baptist sponsored educational institution.

The securing of a major rail line in 1869 and finalization of the county seat designation one year later, fueled an economic and building boom in Osage that resulted in large part in the Commercial Historic District of today. A number of the extant buildings in this district date from the 1870s when a group of citizens, speculators and financiers, invested in the construction of large brick block buildings along Main Street. Most of these were situated in the blocks between 6th and 8th streets and form the heart of the historic district. Principal names among these investors were Cyrus Foreman, William Schmedes, Theodore Roziene, M.A. Sprague, and Woods & Hastings, who were together and individually responsible for the construction of the Masonic Block on the south side of Main Street (except for Sprague) and several block and individual buildings along the north side of Main Street. M.A. Sprague was responsible for the construction of three buildings at the northwest edge of the historic district, known collectively as the Sprague Block but including a large, non-extant Opera House, in the early 1870s. The building boom continued into the 1890s-early 1900s spurred on by the acquisition of the second rail line by 1894. One of the more notable additions to Main Street during this later period was the Union Block, a series of seven store buildings constructed at the northeast corner of the district by Maj. B.C. Megquier, Johnson & Annis, A.W. Tallman & Co., Richard Jordan, and Woods & Hastings. These men appeared to be merchants in the community, who were obviously investing heavily in their own business buildings but also on the speculation that other businesses would be housed in these buildings as well.

Women were also having an impact on Main Street, with one of the more notable businesswomen having been Sarah Cleveland, whose father, R.M. Cleveland had purchased the old Merchants Hotel and managed it until his death in 1891, when Sarah Cleveland and her mother took over the business. They built a new commercial block adjacent to the old hotel building in 1899, with that building still standing and labeled as "The Cleveland." Upon her mother's death in 1901, Sarah continued to operate the business. She followed this in 1901-02, with the construction of a new hotel building, The Cleveland Hotel, which she operated into the early 1940s (Osage Centennial 1956). The hotel was demolished in 1974.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District

Section number 8 Page 25 Mitchell County, Iowa

In addition to the railroad and the county seat designation, the economic development of Osage was also impacted by the establishment of Gardner Nurseries beginning in the 1860s. Gardner developed an early mail-order (1869 catalog) plant and seed company, with traveling salesman discarded in favor of exclusive mail order after 1901. To this day, the locals still credit the business with having influenced the construction of a much finer post office building than a town of this size would ordinarily merit. The 1935 post office, to the north of Main Street on 8th Street, is a red brick two-story Colonial Revival-styled building. Gardner's was a nationally competitive business, specializing in overbearing strawberries and evergreen windbreaks that fueled the economy of Osage until the business ended c.1950 (Osage Centennial 1956).

The town's population grew slowly but steadily through the years, beginning with 1,500 in 1857 and reaching 2,500 by 1895. There was a slight population decline in the years between 1900 and 1915; however, by 1915, the population was on the rebound up to 2,779, just above the 2,734 count in the 1900 census. Today, the town's population is 3,400, with Fox River Mills, Osage Manufacturing, Wallace Computer Services, Tops Business Forms, and A-Z Drying, Inc., assisting in the continuing viability and vitality of this community.

Architectural Significance of the Osage Commercial Historic District

Architecturally, the Osage Commercial Historic District is notable in its location, being some distance from the county courthouse, and does not have the courthouse as either a visual or physical focal point. Nor is the district situated alongside or very near the railroad tracks. The reason for this situation was the lag in development between the initial platting of this community and the construction of the courthouse, which both occurred in the 1850s, and the actual securing of both a rail line and the county seat designation until the late 1860s. In the meantime, the commercial district had begun to develop along the main east-west road between 9th and 10th streets, and then began developing to the west towards the railroad tracks in the late nineteenth century. However, the main concentration of commercial development was between 6th and 8th streets, nearly four blocks from the railroad and one block northeast of the courthouse.

The first building boom was in the mid-1850s; however, none of these buildings are extant or within the district, with the extant county courthouse being the best surviving example of this early boom. The next boom followed in the wake of the railroad's arrival in 1869 and the county seat designation in 1870. A number of the extant commercial blocks in the district were built in the 1870s by investors spurred on by potential of both events to the community's development. A second rail line arrived in 1894, and likely helped fuel building construction in the district into the early twentieth century, when another development, the mass production of the automobile, would fuel another mini-building boom.

Notable among the major block constructions in the district were the Masonic Block built in the 1870s-early 1880s, the Union Block built c.1892, several block and individual buildings constructed by Woods and Hastings, and the Sprague Block built in the early 1870s and including a large opera house that was a local landmark until it burned to the ground in 1936.

Fire certainly impacted the current configuration of the historic district despite the fire protection measures undertaken by the city at an early date including the placement of five huge cisterns at strategic locations. One was placed south of Main on 8th Street, another south of Main on 7th Street, with the rest north of Main on 6th street, in front of the courthouse (500 block of State Street), and in the residential area at 10th and State. These were noted as being effective for a three-block range. However, despite the presence of the city cisterns, major fires still impacted the configuration of the commercial district through the years, including a recent fire in the year 2001, which claimed two buildings in the district. Other fires claimed the Hitchcock Block in 1871, The Katz Block and the Imperial Theater in the 1920s, Heiner's Barber Shop in the 1930s, the 700-seat Sprague Opera House in 1936, and two commercial buildings at 617 and 619 Main Street in the fall of 2001.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Osage Commercial Historic District

Section number 8 Page 26 Mitchell County, Iowa

Demolition also claimed buildings through the years, with many of the sites rebuilt, but a few left as vacant lots. Among the demolished buildings were McSweeny Produce, torn down in 1950-60s and now a parking lot; the Mitchell County Savings/Sweeny Savings Bank built c.1880 and torn down in 1975; and the Cleveland Hotel torn down in 1974.

The Osage Commercial Historic District is also notable architecturally for the integrity of its older building stock, with many of the late nineteenth century buildings retaining their pressed metal cornices and second floor fenestration. A number of buildings constructed around the same time, repeated design elements such as rounded hood molds and oriel windows. Title pediments and date panels were also popular, although not all of these survive. Storefronts have typically been remodeled through the years, although some cast iron storefronts and even one entire cast iron façade manufactured by Mesker Bros. still survive. Wrought iron staircases and balconies on the sides of the corner buildings were once present on a half dozen buildings, with only a few notable examples surviving.

Stylistic influences on the older buildings was predominated by the Italianate style of architecture, with buildings constructed in the 1890s reflecting Queen Anne and Richardsonian Romanesque stylistic influences. Early twentieth century additions and remodelings of older building added simpler, more classical architecture designs. One unusual building added in the early 1900s features a second-floor colonnaded palazzo balcony. Reportedly, the family who once lived in the second-floor apartment used to view the city's parades from that balcony.

Another important feature of the Osage Commercial Historic District was the addition in the early twentieth century of two property types: movie theaters and auto garage/dealerships. Notable among these additions were the Imperial Theater (non-extant) built in 1911 by Guy Alchon and burned in the 1920s and subsequently replaced in February 1950, with the Watts Theater, which still operates to the present day on the south side of Main Street; the Colonial Theater built as a movie theater in 1919; and the Birnum Buick Dealership built c.1921 on the south side of Main Street and designed by architect Howard Burr.

Finally, one building should be noted as an unusual and significant addition to Osage in the late nineteenth century. This building was the Sage Library, built in 1876 to house a town library on the second floor. This building was constructed for the purpose of a town library at a time, when most towns had no formal library much less a specially built library building. As such, it reflects a commitment within the community to public education and a free library. The use of gothic-arch windows in the building design imparts a reverential status to the building setting it apart from the merely commercial buildings then along Main Street. This, coupled with the opera house, social halls, and movie theaters that dotted Main Street, reflect a thriving cultural and social life in Osage through the years.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Osage Commercial Historic District

Section number 8 Page 27 **Mitchell County, Iowa**

Table I. List of Buildings in District

Property Address	Inventory #	Property Type	Year Built	Status in District
Main Street	66-00145	Road	1910/1975	Contributing structure
501 Main Street	66-00141	Bank	1969	Non-contributing building
519 Main Street	66-00142	Garage	c.1897	Non-contributing building
521 Main Street	66-00143	Retail Commercial	c. 1950	Non-contributing building
527 Main Street	66-00144	Masonic Hall	1975	Non-contributing building
533 Main Street	66-00146	Grocery	1876	Contributing building
535 Main Street	66-00045	Retail Commercial	1874	Contributing building
601 Main Street	66-00147	Retail Commercial	c. 1911	Contributing building
605 Main Street	66-00148	Movie Theater	1919	Contributing building
607-609 Main Street	66-00149	Retail Commercial	c.1890	Contributing building
611 Main Street	66-00150	Retail Commercial	c. 1880s	Contributing building
613-615 Main Street	66-00151	Retail Commercial	c. 1880s	Contributing building
621-623 Main Street	66-00154	Retail Commercial	1908	Contributing building
625 Main Street	66-00155	Retail Commercial	c 1870-1880s	Contributing building
627 Main Street	66-00156	IOOF/Retail Commercial	1872	Contributing building
629 Main Street	66-00157	Retail Commercial	c. 1880s	Contributing building
631 Main Street	66-00158	Retail Commercial	c. 1880s	Contributing building
635 Main Street	66-00159	Drug Store	1870s	Contributing building
701 Main Street	66-00160	Retail Commercial	1876	Contributing building
703-705 Main Street	66-00161	Retail Commercial	c 1890	Contributing building
707-709 Main Street	66-00162	Retail Commercial	c. 1890s	Contributing building
711 Main Street	66-00163	Office	20th century	Contributing building
713 Main Street	66-00164	Retail Commercial	c. 1890s	Contributing building
715-719 Main Street	66-00165	Retail Commercial	1932	Contributing building
721 Main Street	66-00166	Retail Commercial	c 1890s	Contributing building
723-735 Main Street	66-00167	Retail Commercial	c. 1892	Contributing building
734 Main Street	66-00168	Auto Garage	1921	Non-contributing building
730 Main Street	66-00169	Retail Commercial	c 1910s	Non-contributing building
718-722 Main Street	66-00170	Retail Commercial	c 1950	Non-contributing building
716 Main Street	66-00066	Library	1876	Contributing building
714 Main Street	66-00171	Movie Theater	1950	Contributing building
710 Main Street	66-00172	Café	c 1930	Contributing building
708-704 Main Street	66-00173	Masonic Block	c 1880s	Contributing building
702 Main Street	66-00048	Bank	c. 1880s	Contributing building
632 Main Street	66-00174	Retail Commercial	c 1920	Contributing building
630 Main Street	66-00175	Retail Commercial	c. 1905	Contributing building
628 Main Street	66-00176	Retail Commercial	c 1900	Non-contributing building
628 Main Street	66-00177	Bank Drive-Thru	c 1970	Non-contributing building
618-616 Main Street	66-00068	Hotel	c. 1900	Contributing building
614 Main Street	66-00178	Retail Commercial	1907	Contributing building
612 Main Street	66-00179	Barber	1934	Contributing building
610 Main Street	66-00180	Retail Commercial	1902	Contributing building
608 Main Street	66-00181	Dr. Office	1930	Contributing building
606 Main Street	66-00182	Café	c. 1920s	Contributing building
604 Main Street	66-00183	Retail Commercial	c. 1880s	Contributing building
532 Main Street	66-00185	Implements Store	c 1880s.	Non-contributing building
530 Main Street	66-00186	Retail Commercial	c. 1890s	Contributing building
528 Main Street	66-00187	Bakery	c 1888	Contributing building
526 Main Street	66-00188	Retail Commercial	c. 1888	Non-contributing building
524 Main Street	66-00189	Auto Garage	1919	Contributing building
518 Main Street	66-00190	Auto Dealership	1921	Contributing building
514 Main Street	66-00191	Retail Commercial	1909	Non-contributing building
508 Main Street	66-00192	Liquor Store	1972	Non-contributing building
504 Main Street	66-00193	Amercian Legion	c. 1940s	Non-contributing building
500 Main Street	66-00194	Offices	1979	Non-contributing building

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Osage Commercial Historic District

Section number 9 Page 28 Mitchell County, Iowa

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Montag, Leona, Project Director

1989 *History of Mitchell County, Iowa*. Curtis Media Corp., Dallas, Texas.

Other Sources:

Interviews with Frank Ahrens, Norm Christiansen, Robert Jorgensen, Bernice Harwig, Romona Morse, Dora Biederman conducted by Joyce Barrett, 10-17-01

Osage Chamber of Commerce website.

Mitchell County Press-News website.

Mitchell County Auditors Office, property owner records, Osage, Iowa.

Mitchell County Historical Society, scrapbooks, Osage, Iowa.

Mitchell County Recorders Office, Osage, Iowa.

Osage Public Library, vertical files: History of Osage Library.

Photograph Album of Mrs. Omar Toye, Osage, Iowa

Photographic Files, State Historical Society of Iowa, Iowa City.

History of Mitchell County, Iowa. Klipto Printing Mason City, Iowa (1975 reprint).

A Century of Progress 1856-1956: Osage 1956 Centennial. Osage, Iowa.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

**Osage Commercial Historic District
Mitchell County, Iowa**

Section number 10 Page 29

Geographical Data

Verbal Boundary Description

The boundary of the Osage Commercial Historic District is shown as the dashed line on the map entitled "Map of Osage Commercial Historic District" (Page

Boundary Justification

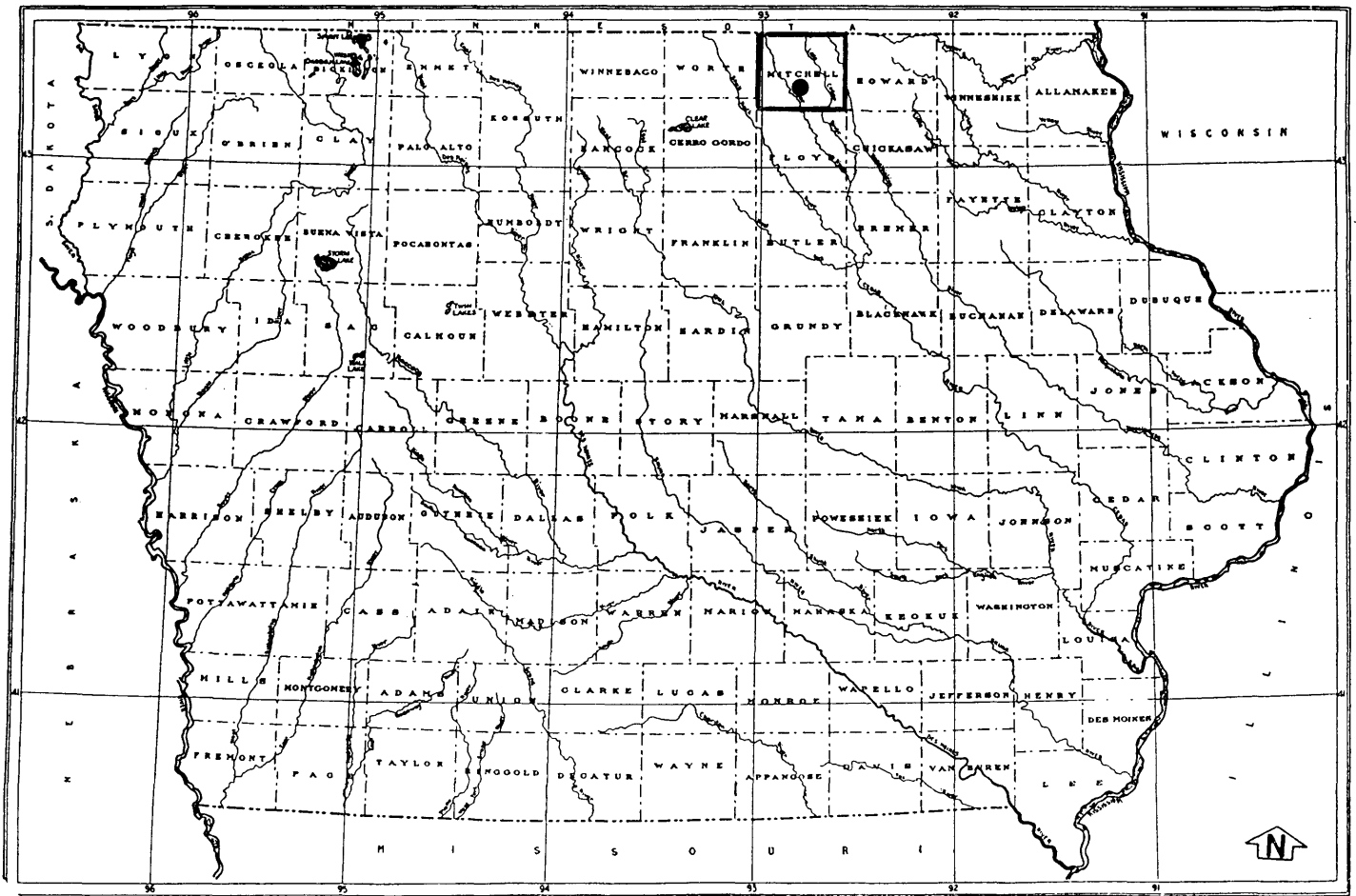
This boundary encompasses all the area historically associated with the commercial development of Osage along Main Street between 5th and 8th Streets that retain sufficient integrity.

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Additional Osage Commercial Historic District
Section number Documentation Page 30 Mitchell County, Iowa

General Location of Osage, Iowa



MAP OF IOWA

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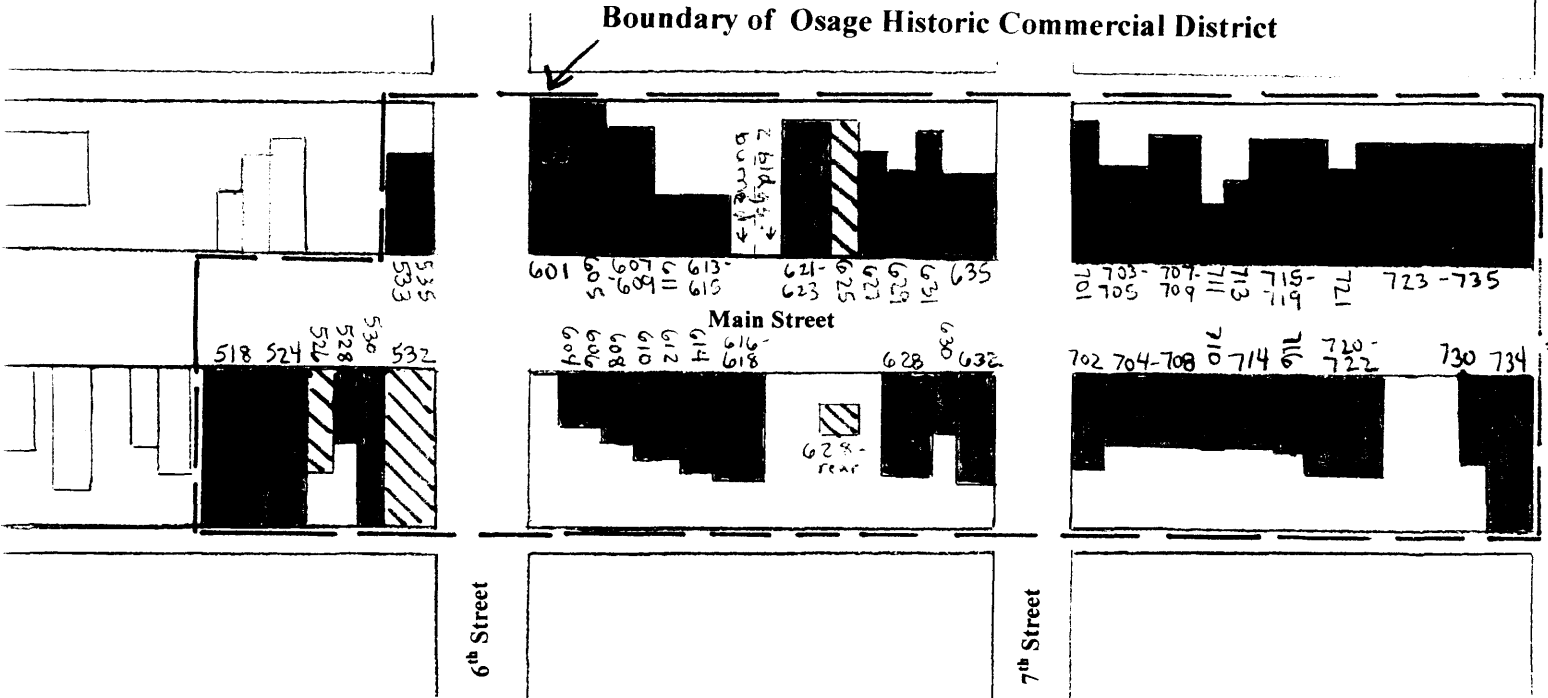
National Register of Historic Places Continuation Sheet



Additional Osage Commercial Historic District
Section number Documentation Page 31 Mitchell County, Iowa

Map of the Osage Commercial Historic District



Boundary of Osage Historic Commercial District



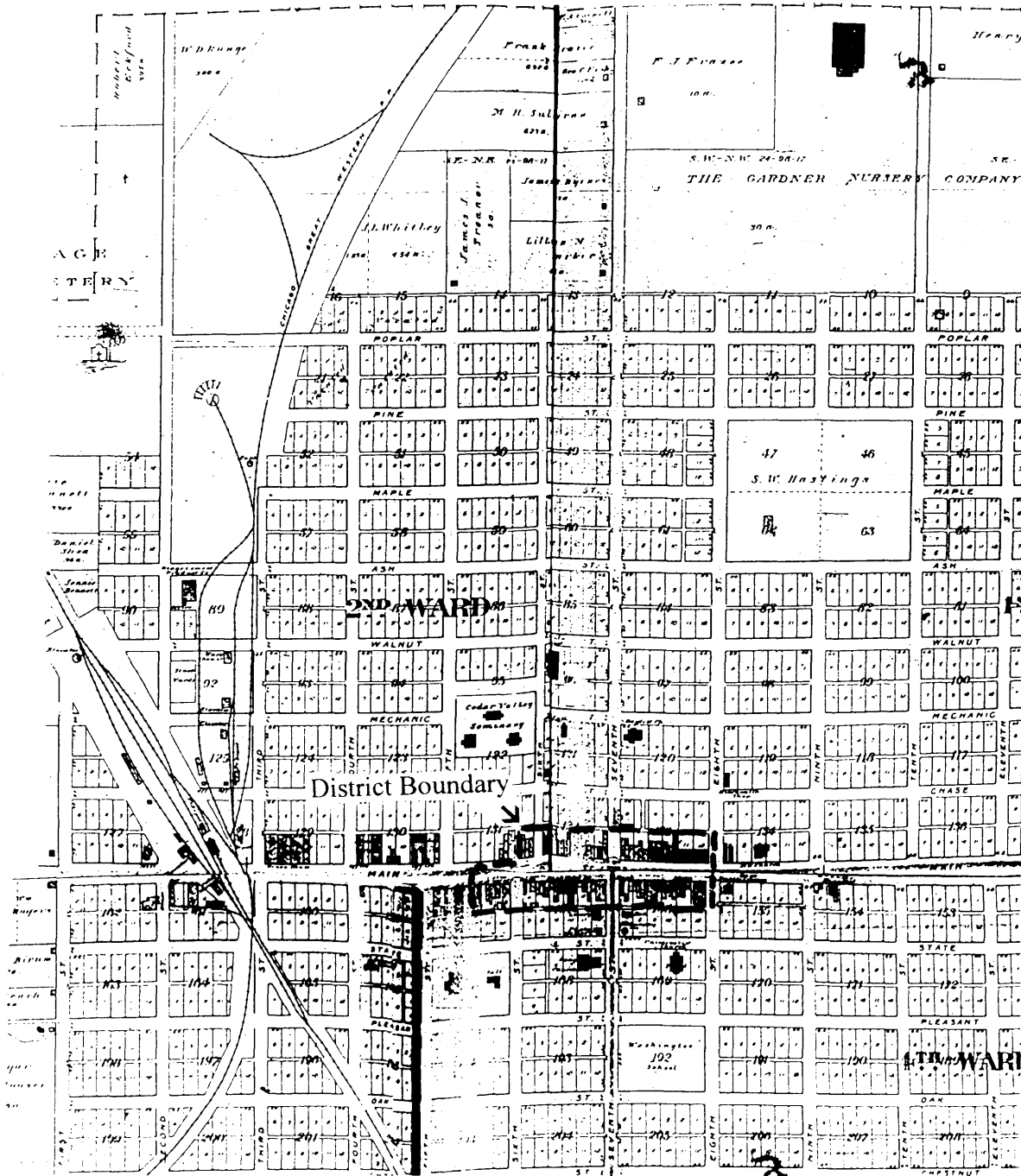
-  = Contributing
-  = Non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Additional Osage Commercial Historic District
Section number Documentation Page 32 Mitchell County, Iowa

1911 Town Plat of Osage
(Anderson 1911)

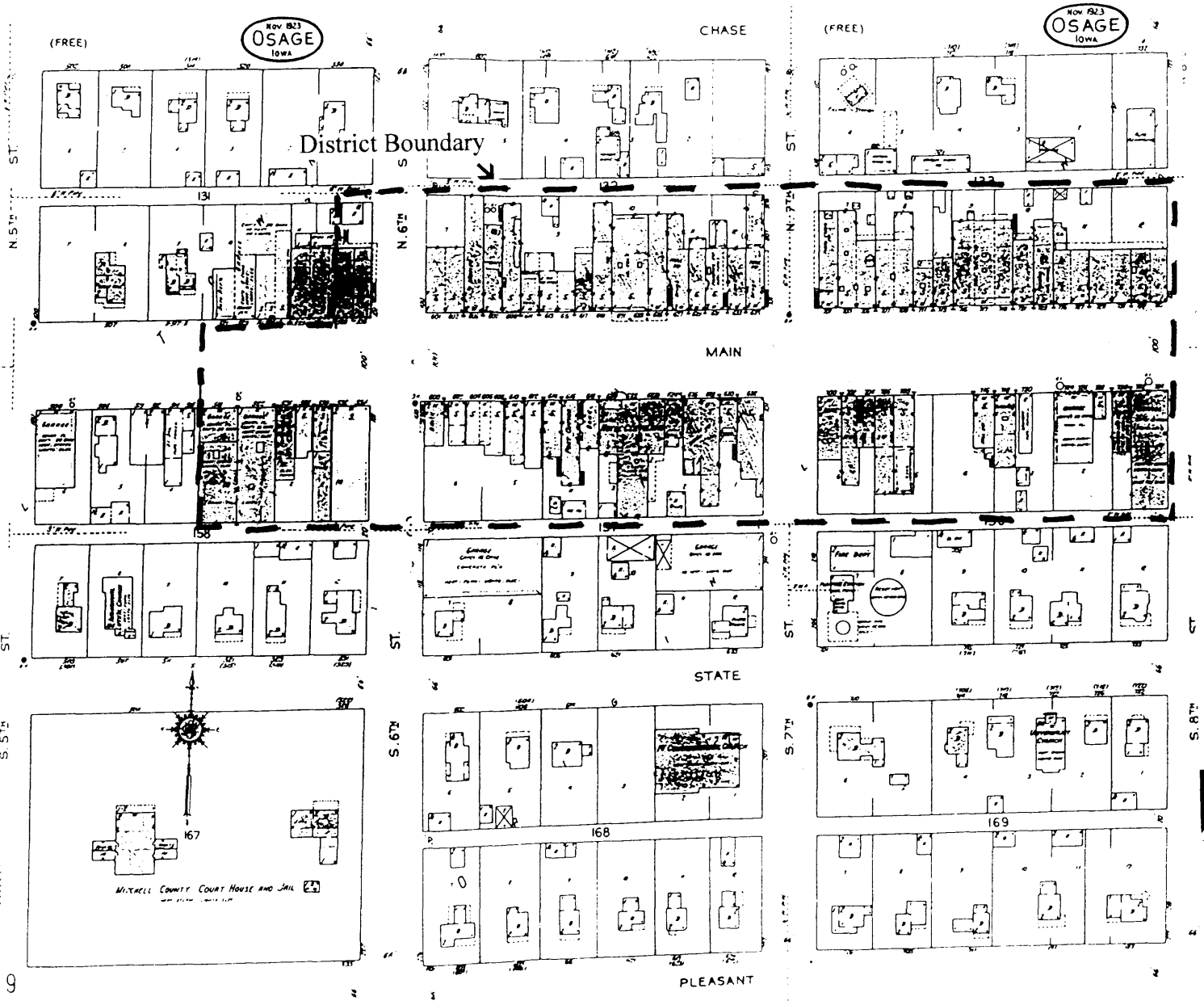


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Additional **Osage Commercial Historic District**
Section number Documentation Page 33 **Mitchell County, Iowa**

1923 Fire Insurance Map of Osage Showing the District

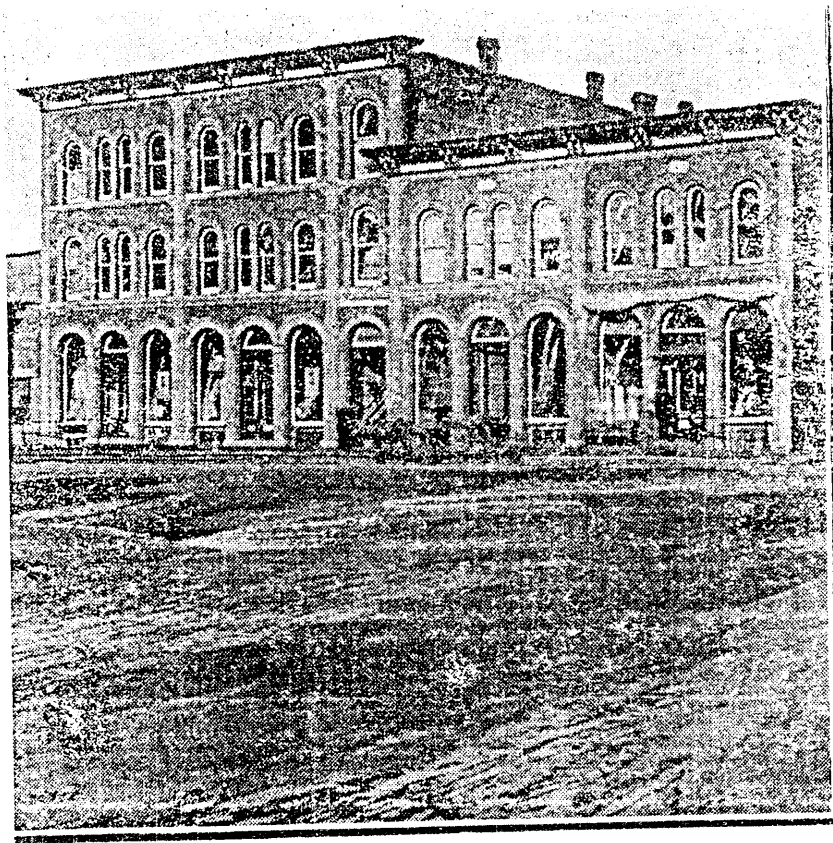


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Additional Osage Commercial Historic District
Section number Documentation Page 34 Mitchell County, Iowa

Illustration of Sprague's Opera House Block
(the two 2-story buildings on right are still extant at 533 & 535 Main Street)



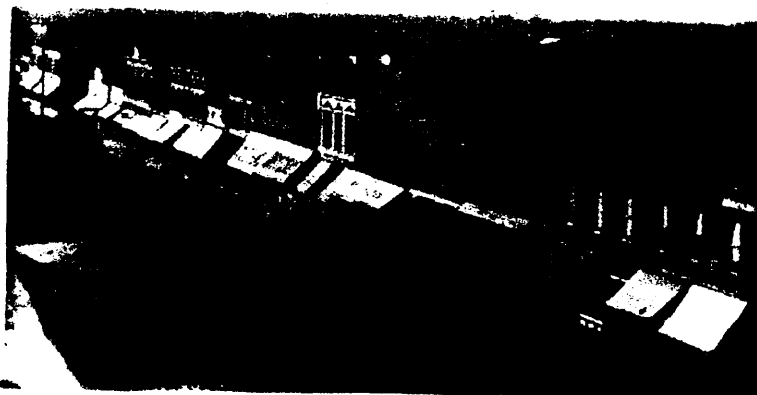
SPRAGUE'S OPERA HOUSE BLOCK.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Additional Osage Commercial Historic District
Section number Documentation Page 35 Mitchell County, Iowa

Late 19th Century Photograph of the North Side of the entire 600 Block of Main Street, View to the WNW



c.1930 Photograph of the North Side of the entire 700 Block of Main Street, View to the ENE



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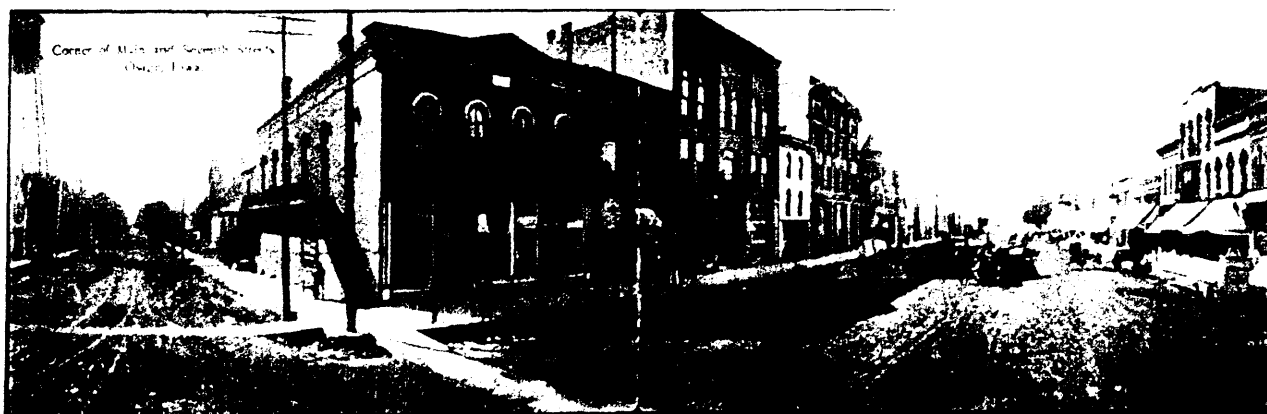
National Register of Historic Places Continuation Sheet

Additional Osage Commercial Historic District
Section number Documentation Page 36 Mitchell County, Iowa

c.1930 Photograph of Main Street, View to the West from the Intersection of 8th Street



Early 1900s Photograph of the 600 Block of Main Street, View to the WSW



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Additional Osage Commercial Historic District
Section number Documentation Page 37 Mitchell County, Iowa

1924 Photograph of The Cleveland Hotel (center) and The Cleveland Building (right)



1950s Photograph of Main Street, View to the West from the intersection of 8th Street



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Additional
Section number Documentation Page 38 **Osage Commercial Historic District**
Mitchell County, Iowa

List of Photographs

Name of Photographer: Jan Olive Nash
Date of Photographs: October 2001
Location of Original Negatives: State Historical Society of Iowa, Des Moines

- #1 North side of 500 block of Main Street, View to the NW
- #2 North side of 600 block of Main Street, View to the NE
- #3 North side of 600 block of Main Street (post fire), View to the NW
- #4 North side of 600 block of Main Street (pre-fire), View to the NW
- #5 North side of 700 block of Main Street, View to the NW
- #6 North side of 700 block of Main Street, View to the NW
- #7 North side of 700 block of Main Street, View to the NE
- #8 South side of 700 block of Main Street, View to the SW
- #9 Detail of Sage Library (716 Main Street), View to the SE
- #10 South side of 700 block of Main Street, View to the SSE
- #11 South side of 600 block of Main Street, View to the SW
- #12 South side of 600 block of Main Street, View to the SSW
- #13 South side of 600 block of Main Street, View to the SE
- #14 South side of 500 block of Main Street, View to the SW
- #15 Detail of Birnum Buick Building (518 Main Street), View to the South

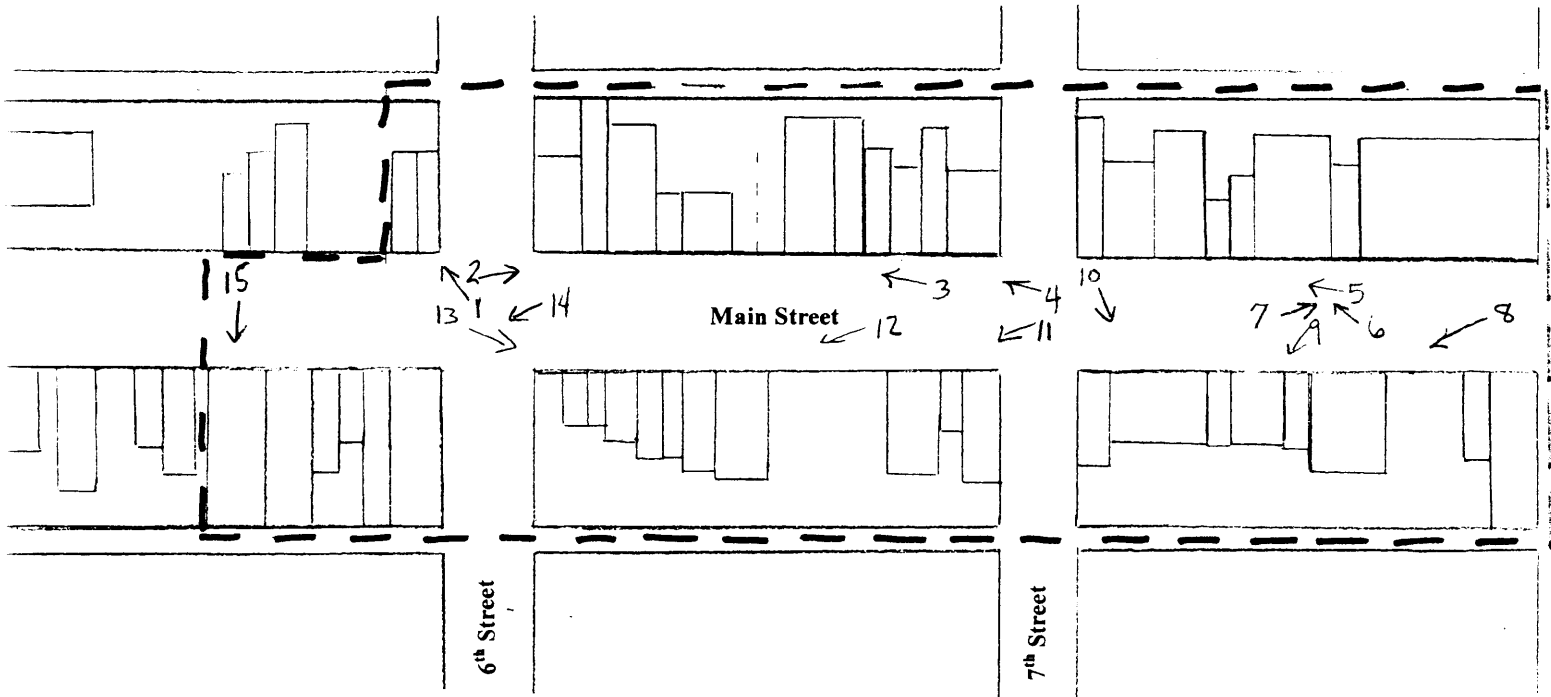
This project has been funded with the assistance of a matching grant-in-aid from the State Historical Society, Community Programs Bureau through the Department of the Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966, as amended. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the *State Historical Society of Iowa*, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the *State Historical Society of Iowa*.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Additional Osage Commercial Historic District
Section number Documentation Page 39 Mitchell County, Iowa

Map Showing Direction of Photographs



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Additional Osage Commercial Historic District
Section number Documentation Page 40 Mitchell County, Iowa

List of Property Owners

533 Main	66-00146	Daniel & Jill Popp	533 Main	Osage,	IA	50461
535 Main	66-00045	Eugene & Mayzee Wright	415 Walnut St.	Osage,	IA	50461
601 Main	66-00147	Northwest Federal Savings Bank	P.O. Box 80	Spenser,	IA	51301
605 Main	66-00148	Debra May	2418 465th St.	Stacyville,	IA	50476
607 Main	66-00149	Gene Sweeney	3048 370th St	Osage,	IA	50461
609 Main	66-00149	Nancy Reichenbacher	4269 Primrosse Ave	Osage,	IA	50461
611 Main	66-00150	Charles & Elaine Laures	3413 Golf Course Rd	Osage,	IA	50461
528 Main	66-00151	Joseph Spartz	528 Main St	Osage,	IA	50461
615 Main	66-00151	Larry & LaDonna Henaman	615 Main St	Osage,	IA	50461
617 Main		Gary Comisky	617 Main St	Osage,	IA	50461
619 Main		G.F. Land Partnership	P.O.Box 2800	Spirit Lake,	IA	51360
621-623 Main	66-00154	Jim Hayden	1326 E. Main	Osage,	IA	50461
625 Main	66-00155	Steven Lines & Lou Ann Murphy	625 Main St	Osage,	IA	50461
627 Main	66-00156	James and Mary Lund	627 Main	Osage,	IA	50461
629 Main	66-00157	Mark Hinrichsen, et. al.	629 Main St	Osage,	IA	50461
631 Main	66-00158	Richard Gross & Brian McPhail	631 Main St.	Osage,	IA	50461
635 Main	66-00159	Ivar & Nanette Jakobson	815 State St.	Osage,	IA	50461
701 1/2 Main	66-00160	Shirley Reiken	701 1/2 Main	Osage,	IA	50461
703 Main	66-00161	Diane Emerson	521 S. 7h St	Osage,	IA	50461
705 Main	66-00161	Basic Building Supplies	515 N 3rd St	Osage,	IA	50461
707-709 Main	66-00162	Leroy & Sharon Lomholt	400 S. Ellicott	Osage,	IA	50461
711 Main	66-00163	Craig Snider & Richard Haakenson	711 Main	Osage,	IA	50461
713 Main	66-00164	Rueben & Lois Wittenburg	833 Poplar	Osage,	IA	50461
715-719	66-00165	Dave Randall	2010 357th St	Osage,	IA	50461
721 Main	66-00166	Betty Pollard	721 Main St	Osage,	IA	50461
723 Main	66-00167	Russell & Barbara Krahenbuhl	121 S. 2nd	Osage,	IA	50461
725-727 Main	66-00167	Rebecca & Michael Mauer	4276 Kirkwood	Osage,	IA	50461
729 Main	66-00167	Daryl & Norma Bartsch	2261 County Line Rd	White Bear Lake, MN		55110
731 Main	66-00167	Jill Adams	731 Main	Osage,	IA	50461
733-735 Main	66-00167	Terry & Michael Adams	733 Main St	Osage,	IA	50461
734 Main	66-00168	Midwest Development	1603 Pleasant Plain Rd	Fairfield,	IA	52556
730 Main	66-00169	Sandra Thorson	730 Main St	Osage,	IA	50461
722 Main	66-00170	Mark & Joann Greeley	820 State St	Osage,	IA	50461
718 Main	66-00170	Car Quest Inc	P.O. Box 969	Lakeville,	MN	55044
716 Main	66-00066	Sue Ann Schreiner	516 N. 4th	Savanna,	IL	61074
714 Main	66-00171	The Watts Inc	1002 E. State St	Mason City,	IA	50401
710 Main	66-00172	Roman Weber	710 Main St.	Osage,	IA	50461
708 Main	66-00173	Kurt & Marsha Angell	426 Mechanic St.	Osage,	IA	50461
706 Main	66-00173	Clark Stitchery	1914 120th St	Rudd,	IA	50471
704 Main	66-00173	Brian & Lea Ann Jones	704 Main St.	Osage,	IA	50461
702 Main	66-00048	Donald Janda	105 14th Ave	Charles City,	IA	50461
632 Main	66-00174	James & Craig Champion	632 Main St.	Osage,	IA	50461
630 Main	66-00175	James & Craig Champion	632 Main St.	Osage,	IA	50461
628 Main	66-00176	Home Trust & Savings Bank	P.O. Box 150	Osage,	IA	50461
628 Main	66-00177	Home Trust & Savings Bank	P.O. Box 150	Osage,	IA	50461
616-618 Main	66-00068	Russell Johnson	3428 Golf Course Rd	Osage,	IA	50461
614 Main	66-00178	Douglas Naig	1009 Mechanic	Osage,	IA	50461
612 Main	66-00179	Debra Rolland	1835 HWY 9	Osage,	IA	50461
610 Main	66-00180	Glen & Carrie Barker	601 Pleasant	Osage,	IA	50461
608 Main	66-00181	Thomas Heard	608 Main St	Osage,	IA	50461
606 Main	66-00182	Lynne Derry	9 W. Main St	New Hampton,	IA	50659
604 Main	66-00183	Ronald & Lola Low	902 State St	Osage,	IA	50461
532 Main	66-00185	Dave and Dorothy Randall	2010 357th St	Osage,	IA	50461
530 Main	66-00186	Michael & Marsha Stricker	3339 Orchard	Osage,	IA	50461
528 Main	66-00187	Joseph Spartz	528 Main St	Osage,	IA	50461
526 Main	66-00188	Daniel & Susan Bruscher	107 W. 2nd St Box 26	Auburn,	IA	51433
524 Main	66-00189	Anthony & Jill Adams	524 Main St	Osage,	IA	50461
518 Main	66-00190	Wayne & Gloria Mills	1033 Poplar St	Osage,	IA	50461