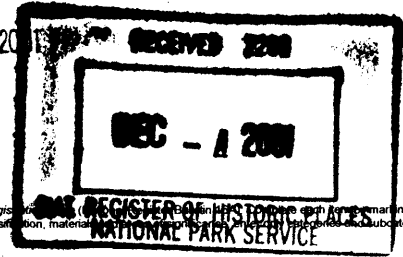


United States Department of the Interior  
National Park Service

OCT 29 2001



1463

National Register of Historic Places  
Registration Form

The 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. 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, material, and other categories, sub-categories 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.

Name of Property

historic name Marshalltown Downtown Historic District

other names/site number \_\_\_\_\_

2. Location

street & number 200 block E. Main to 100 Block W. Main, side streets N/A  not for publication

city or town Marshalltown N/A  vicinity

state Iowa code IA county Marshall code 127 zip code 50158

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).

*Ronell J. Soike, DSHPO October 29, 2001*

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.

*Edson H. Beall*  
Signature of the Keeper

Date of Action  
1.17.02

determined eligible for the National Register.  
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

**5. Classification**

<b>Ownership of Property</b> (Check as many boxes as apply)	<b>Category of Property</b> (Check only one box)
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

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

Contributing	Noncontributing	
79	16	buildings
1		sites
		structures
		objects
80	16	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

1

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

COMMERCE/specialty store

COMMERCE/financial institution

COMMERCE/department store

COMMERCE/restaurant

GOVERNMENT/city hall

EDUCATION/Library

GOVERNMENT/courthouse

**Current Functions**  
(Enter categories from instructions)

COMERCE/specialty store COMMERCE/business

COMMERCE/financial institution

COMMERCE/department store

COMMERCE/restaurant

GOVERNMENT/city hall

EDUCATION/Library

GOVERNMENT/courthouse

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE VICTORIAN/Italianate

LATE VICTORIAN/Romanesque

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Classical Revival

**Materials**  
(Enter categories from instructions)

foundation STONE

walls BRICK

STONE

roof ASPHALT

other see continuation sheet

**Narrative Description**

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
COMMERCE
POLITICS/GOVERNMENT
TRANSPORTATION

Period of Significance

1862-1950

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

John C. Cochrane

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 #

Primary location of additional data:

- [X] State Historic Preservation Office
[] Other State agency
[] Federal agency
[X] Local government
[] University
[] Other

Name of repository:

10. Geographical Data

Acreeage of Property more than 10 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1] 5 [5] 0 [6] 9 [8] 0 [4] 6 [5] 5 [0] 8 [0] 2 [1] 5 [5] 0 [7] 1 [1] 4 [0] [4] 6 [5] 5 [0] 8 [0]
Zone Easting Northing Zone Easting Northing
3 [1] 5 [5] 0 [7] 1 [1] 4 [0] [4] 6 [5] 5 [1] 1 [7] 0 4 [1] 5 [5] 0 [7] 1 [1] 9 [0] [4] 6 [5] 5 [1] 1 [7] 0
Zone Easting Northing Zone Easting Northing
[X] 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 Marlys A. Svendsen, Svendsen Tyler, Inc.
organization for Marshalltown Development Company date May, 2001
street & number N3834 Deep Lake Road telephone 715/469-3300
city or town Saronia state WI zip code 54870

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 Various - 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.

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 7 Page 1

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

**Architectural Classification** (continued)

LATE 19TH AND 20TH CENTURY REVIVALS/Mission/Spanish Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Moderne

OTHER

**Materials** (continued)

foundation: BRICK; CONCRETE

walls: STUCCO; TERRA COTTA

roof: TERRA COTTA

**Architect/Builder** (continued)

Patton and Miller

Harry E. Reimer

Josselyn and Todd

C.F. Reimer

**Narrative Description:**

The Marshalltown Downtown Historic District comprises the core blocks of the central business district extending for four and a half blocks along East Main Street and West Main Street, partial block sections of State and Church Street which parallel Main, and short sections of intersecting streets (north and south Center Street, 1<sup>st</sup> Avenue, 2<sup>nd</sup> Avenue, and 1<sup>st</sup> Street. The focal point of the district is the Marshall County Courthouse and surrounding square. All of the streets currently carry two-way traffic with parallel or angle parking along both sides. S.R. 14 follows 3<sup>rd</sup> Avenue a half-block east of the district carrying four lanes of traffic on a north/south route through the city. The original route of the Lincoln Highway (U.S. 30) entered the downtown along East Main Street and turned south along 9th Street and later along Center Street. The route has been moved several times and currently is located several miles south of the central business district.

All of the Marshalltown Downtown Historic District is contained within the original town plat for Marshalltown laid out and recorded on August 15, 1853 as the village of Marshall. Confusion with another town of the same name in Henry County prompted the village to be renamed in 1862 as "Marshalltown" and formally incorporated the following year. The original town plat of Marshall contained city blocks measuring 376½ feet by 376½ feet. Each block contained twelve lots measuring 60 feet by 180' with intersecting east-west and north-south alleys 16½ feet wide. The two principal streets in the District – Main and Center – have 80 feet widths while the intersecting streets have 66 feet widths. The names of most of the downtown streets changed sometime between 1871 and 1878. Main Street was given east and west designations beginning at Center Street. Intersecting numbered streets were established to the west of Center Street and numbered avenues to the east with Main Street providing the dividing line between north and south numbers. State Street was the

## NATIONAL REGISTER OF HISTORIC PLACES

### Continuation Sheet

Section Number 7 Page 2

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

new named given to the former "River Street" one block north of Main Street and Church Street was the new name given to the former "South Main Street" one block south of present day Main Street. In 2001 all of the streets in the District are paved in asphalt.

The only changes made in the downtown plat since 1870s have been the vacations of scattered alley sections. Examples include the half-block section of the north-south alley in Block 10 north of East Main Street that was vacated and sold by the City of Marshalltown as Lot 13 in 1878 to allow construction of an opera house, and the half block section of north-south alley in Block 8 north of West Main Street that was vacated in 1947 to allow construction of a new building for the local J.C. Penney Department Store two years later.

The terrain of the Marshalltown Downtown Historic District is nearly flat with only a slight decline between Main Street and Church Street. Nearly all buildings are sited level with the street with a few exceptions where raised basements require one or more entrance steps. When originally developed in the mid-19<sup>th</sup> century, according to historic accounts, the area consisted of unbroken prairie. Founder Henry Anson established his "preemption cabin" mid-way between the Iowa River to the north and Linn Creek to the south at a location west and south of the present intersection of Main and First Streets (112 West Main Street).

Today, Main Street is a two-way street lined by parallel parking spaces and a series of deciduous trees planted about 20 years ago. Norway maple and ash trees are planted along East Main Street and linden trees along West Main Street. The Courthouse Square located between South Center Street, East Main Street, East Church Street and South First Avenue functions as a small park. It contains a mix of deciduous and coniferous trees planted following the restoration of the Marshall County Courthouse in 1978. They include white ash, concolor fir, Colorado blue spruce, crab apple, hackberry, Norway maple, pin oak, green ash, Japanese lilac and low lying junipers close to the Courthouse. A semi-circular paved parking lot is located on the south side of the building. Diagonal sidewalks approach the north entrance from Center Street and 1<sup>st</sup> Avenue with double-width approaches on the north and south axes. Period style park benches and flowerbeds line the shaded diagonal walks.

The Marshalltown Downtown Historic District includes a mix of commercial buildings ranging in scale from two-story, narrow-width retail buildings to three-story corner blocks to a multi-story hotel, fraternal hall and warehouses. Civic buildings include a courthouse, sheriff's residence, municipal building, civic auditorium and public library. Several buildings had special functions including a commercial bakery, newspaper printing plant, an opera house and a movie theater. The District contains no buildings built exclusively for apartment use. Residential neighborhoods surround the District on the north and west edges with a hospital complex located to the east across S.R. 14 (3<sup>rd</sup> Avenue) and a mixed industrial and residential neighborhood to the south. Several churches are scattered along Church Street immediately south of the District and along West Main Street west of 2<sup>nd</sup> Street. A substantial majority of buildings in the District date from the 1860s through the 1940s with a handful of non-contributing structures built or substantially remodeled after 1950.

The Marshall County Courthouse at 1 East Main Street (Photo # 1, NRHP) visually dominates the Marshalltown Downtown Historic District. Visible from several miles to the south, this 3-story stone building was completed in 1886 when the central business district was well established. It was designed by John C. Cochrane (1835-1887) of Chicago, architect of the Iowa State Capitol, in the Italian Renaissance Style. The domed building is fashioned from "LeGrand white marble," a type of limestone extracted from the LeGrand Quarry located in Marshall County and sometimes referred to as "Iowa Marble." The well-preserved building is richly ornamented and its setting on the public square gives focus to the historic district.

East of the Courthouse Square at 20 South 1<sup>st</sup> Avenue is the former Marshall County Sheriff's Residence and Jail (Photo #2). This two-story brick building was designed in the French Second Empire Style. Though the decorative metal roof cresting has been removed, the mansard roof on the entrance tower and main roof, a bracketed cornice and both

## NATIONAL REGISTER OF HISTORIC PLACES

### Continuation Sheet

Section Number 7 Page 3

Marshalltown Downtown Historic District

Name of Property

Marshall County, IA

County and State

segmental and semi-circular arched windows provide a picturesque facade. The surviving portion of this building served as the residence for the county sheriff with the non-extant rear wing functioning as the jail. The second county courthouse (non-extant) was located just north of this site.

A block north of the Courthouse Square, a group of four municipal government buildings was developed between 1902 and 1929. They include the Marshalltown Public Library, the Marshalltown Municipal Building, the Marshalltown Memorial Coliseum and the Central Fire Station (non-extant). A fifth building originally used as the Northwestern Bell Building (1938) was converted to use as the Marshalltown Police Station during the 1980s. The earliest of these buildings, the Marshalltown Public Library at 36 North Center Street (Photo #3), was constructed in 1902 with a Carnegie grant. Like the Marshall County Courthouse, it is constructed of LeGrand white marble in the Classical Revival Style. A buff colored stone is used for the foundation stone with the whiter limestone reserved for the main building. Corinthian columns mark the corner entrance while dentils, a heavy molding and balustrade with raised cut stone panels set off the cornice and parapet.

Built less than two decades later in 1921, the Georgian Revival Style Marshalltown Municipal Building at 24 North Center Street (Photo #4) was suitably designed for its Classical Revival Style neighbor. Designed by Harry E. Reimer, the building has a first floor clad in cut limestone with a beltcourse separating it from the reddish-brown colored brick of the second floor. Pairs of Tuscan columns flank the shallow entrance portico with pilasters supporting the pedimented roof on the second floor. Distinctive features of the building are the original windows that combine fixed single lights and multi-light transoms. A simple stone molding forms the cornice.

At the end of the 1920s, a third building was added to the civic complex. The Marshalltown Memorial Coliseum at 20-24 West Street (Photo #5) was designed by Cedar Rapids architects Josselyn and Todd. Construction of the building followed a municipal referendum with the building completed in 1929 by local contractor C.F. Reimer Company. The tan colored brick and ashlar stone building is located west of the library and houses an auditorium-gymnasium and meeting rooms. The building has an asymmetrical front with two-story ionic columns flanking the entrance. Ashlar stone surrounds the entrance bay and forms the foundation facing across the front while cut-stone jack arches are used for the windows.

Though not originally built as a civic building, the Police Station at 22 North Center Street (Photo #6) joined the civic complex in ca. 1980. Located immediately south of the Municipal Building, it was built in 1938 as the Northwestern Bell Building. The building's simple brick and stone design reflects the Art Deco Style.

The downtown's central business district extends east and west along Main Street. The block face north of the Courthouse Square between Center and North 1<sup>st</sup> Avenue contains nine structures. Three were built during the 1860s and 1870s before the courthouse was completed, when the block was known simply as the "Public Square." The Woodbury Block at 32-36 East Main Street (Photo #7) was originally built in the Romanesque Style in ca. 1862 at the northeast corner of the square. The building's appearance was radically modified thirty years later when \$8,000 of "repairs" gave the three-story building a well-proportioned Neo-Classical Style design. The retrofitting included a new brick and dressed limestone façade, stone and metal beltcourses, an elaborate metal cornice with brackets and modillions, and new window groupings complete with keystoned arches. By the 1940s the current corner storefront appeared. It had been altered to house a jewelry store with the addition of black and white Carrara Glass™ cladding, metal trim, and narrow, horizontal display windows.

The Israel Moore Building built next door to the Woodbury Block at 30 East Main Street (Photo #8) is good example of the first generation of narrow front masonry buildings built in the downtown. This two-story building was constructed in ca. 1870 in the Italianate Style. Its modest shop space was well suited to a succession of retail businesses. The building has a plastered stucco finish with scoring designed to make the building look like cut stone. Three semi-circular arched windows with stone surrounds are evenly spaced across the second level and an ornamented wood cornice has paired brackets.

The third building constructed in this block prior to, during, and immediately following the Civil War is the W.C. Page & Co. Building at 20 East Main Street (Photo #9). Constructed in ca. 1875, this narrow front building is an example of a late-19<sup>th</sup> century vernacular Brick Front commercial building form. The building's most distinctive characteristic is the brickwork of

## NATIONAL REGISTER OF HISTORIC PLACES

### Continuation Sheet

Section Number 7 Page 4

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

the upper wall and cornice. A well-executed row of corbeling extends across the front separating the second floor window openings from the cornice. The decorative sheetmetal cornice consists of a series of horizontal bands containing a mixture of dentils, moldings, and geometric panels with vertical moldings placed to create a bracket effect.

The 100 block of East Main Street extends from 1<sup>st</sup> Avenue to 2<sup>nd</sup> Avenue and contains 12 buildings. The Iowa Savings Bank at 101-103 East Main Street (Photo #10) was constructed in 1913. This brick and limestone bank was designed in the Classical Revival Style. Its prominent location looks onto the Courthouse Square diagonally opposite the Woodbury Block. Fluted stone columns and pilasters are equally spaced across the front and west facades. Ionic capitals and a plain entablature top the columns with a dentiled cornice molding projecting beneath the parapet.

Further east along East Main Street are two buildings constructed during the 1890s. The building at 122-124 East Main Street (Photo #11) was built in ca. 1895 and is an example of the vernacular Brick Front building form. The building's wide storefront likely dates from the 1920s or slightly earlier. Its elements remain unaltered including plate glass display windows framed in narrow copper, a leaded transom above the door, lower bulkheads or kick plates of the display windows covered in ceramic tiles with decorative openings for ventilation and a coffered ceiling treatment used for the entrance way and display windows. In addition to the remarkable display windows, the building's most notable architectural feature is its well-executed geometric patterned brickwork. The symmetrical stepped parapet has a stone coping.

On the opposite side of the street, the Kibbey Building was constructed at 125-129 East Main Street (Photo #12) in 1894, the same building season that saw the Woodbury Block remodeled. The only example of a Richardsonian Romanesque Style building in the downtown, the Kibbey Building has an ashlar sandstone façade with dressed stone arches and trim. The symmetrical front originally had two shop spaces with one occupied by the post office. These spaces were divided into four bays and remodeled using black and cream colored Carrara Glass™ cladding in the early 1930s. The balance of the building remains true to its Romanesque design including the massive round arched entrance to the upper level and the symmetrical arrangement of round arched windows on the second floor and dentiled cornice and stepped parapet.

At the end of the block at 134 East Main Street is the Hotel Tallcorn (Photo #13), the tallest building in downtown Marshalltown. The eight-story building was constructed in two phases with the lower seven floors completed in 1928 and the top floor added in ca. 1970. This prominent corner hotel building is an example of the Classical Revival Style built in the three-part form that evolved for multi-story office buildings, hotels, and theaters in the early 20<sup>th</sup> century. In the case of the Hotel Tallcorn, the base or first floor was constructed of limestone. The shaft or middle portion of the building is clad in mottled reddish-brown and gray brick and consists of five levels. The upper section of the building originally consisted of the seventh floor and cornice. The plain dressed stone beltcourse separating the sixth and seventh floors served as the sills for the windows. The cornice was modified when the eighth floor was added. This level consists of a tinted glass wall set beneath the original cove molding of the cornice. The alteration detracts minimally from the building's overall three-part form. As the tallest building in downtown Marshalltown, the Hotel Tallcorn continues to have an important presence. The Hotel Tallcorn is similar in design to the Chieftain Hotel in Council Bluffs completed several years earlier by the same Omaha based hotel company. The balance of the 100 block of East Main Street contains a mix of two and three-story Brick Front retail buildings, a former IOOF Hall, and a group of remodeled buildings that house a pizza restaurant.

Most of the 200 block of East Main Street falls within the District. One important building in this block is the Letts-Fletcher Co. Building at 201-205 East Main Street (Photo #14) built in 1898. Built as a warehouse for a wholesale grocery company, the four-story masonry building incorporates tan and brown brick in horizontal bands and limestone trim that appears to be LeGrand white marble. The building is designed in the Romanesque Revival Style with a combination of flat and semi-circular arched window openings. The raised basement gives the front entrance and the arcaded front display windows added visual importance.

Next door to the Letts-Fletcher Building was the first Orpheum Theater built before World War I as a legitimate stage for touring vaudeville acts and silent films. It was later converted to a movie theater and renamed the Casino. In ca. 1949 the second Orpheum Theatre opened across the street at 220 East Main Street (Photo #15). Operated by the Radio Keith



## NATIONAL REGISTER OF HISTORIC PLACES

### Continuation Sheet

Section Number 7 Page 5

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

Orpheum theater syndicate, the Orpheum Theatre is an important example of the dramatic shift in commercial design after World War II. The asymmetrical façade is clad in glazed terra cotta with entrance approaches finished in marble terrazzo. The curved edge of the marquee is reflected in the curved walls of the interior lobby space and the curved glass of the exterior ticket window. The vertical sign left no doubt as to the building's occupant, serving as an entrance to the historic district as well.

The west end of the Marshalltown Downtown Historic District extends for two blocks along West Main Street from Center Street to 2<sup>nd</sup> Street. The first block contains 17 two and three-story commercial buildings that through the years housed three banks, three 5 and 10-cent stores, and a number of dry goods and clothing stores. In 1870 the City National Bank-Fantles Department Store Building at 2-4 West Main Street (Photo #16) was completed at the northwest corner of the Public Square. Originally constructed in the Italianate Style, the building housed a succession of banks until the Great Depression. In 1929 Higgins Department Store opened here and later in the 1930s, Fantles Department Store replaced Higgins. The exterior was substantially remodeled and the current Neo-Classical Style facade installed within a short time. Pedimented and Romanesque arched windows were replaced with wider, flat arched and keystone semi-circular sash with multi-light configurations. The bracketed cornice was replaced with a simplified wide stone molding.

Between World War I and World War II many of the Brick Front and Italianate Style commercial buildings in this block saw new fronts installed. In a few instances, entire buildings were replaced. The Armbruster Block at 29-31 West Main Street (Photo #17) is one example. Constructed in 1906 this two-story brick building appears to be the first building on the north side of West Main Street in this block to have a light color brick. By the mid-1930s nearly all of the buildings had been refaced in either tan or gray brick or glazed terra cotta in place of their late 19<sup>th</sup>-century red and brown brick. The Armbruster Block replaced three earlier 1-story buildings. The second floor windows are organized into three groups with a single 1/1 double-hung window in the center bay beneath a cast stone "1906" date block and groups of three flat topped windows set beneath a wide segmental brick arch in each of the outer bays. Corbeling extends along the cornice and a pediment in the center of parapet contains the building name.

Several building changes along the south side of West Main Street resulted from fires and changes in building use. The Tremont Hotel at 20-28 West Main Street burned in 1902 and was replaced by the Tremont Building the same years. The tan colored two-story brick building was a quarter block in length and featured a simplified Neo-Classical Style design. Fire damage to the adjacent Hopkins Building saw it remodeled in 1903. Another building replacement occurred in an effort to update the use of retail space when the Willard Building located at 36 West Main Street (Photo #18) was constructed in 1931. This two-story brick building is a good example of the Brick Front building form developed during the period. The body is constructed of tan colored pressed brick with brown colored brick and cast stone used for trim. Geometric patterns in the masonry are created using various combinations of headers and stretchers, some resulting in shapes associated with Art Deco Style. Four windows are grouped on the upper level with a contiguous cast stone sill, a course of stacked stretches along the outer edges, and three courses of stacked headers between the windows. Each of the windows has a 6/1 double-hung sash. A beltcourse composed of three courses of rowlock bricks separates the first and second floors. The creative pattern work evidenced in this and other buildings constructed or remodeled between the wars is typical of downtown Marshalltown.

The 100 block of West Main Street contains a mix of building stock in terms of design and age. The Blossom Block at 105-107 West Main Street (Photo #19) was constructed in ca. 1882 as a three-story building and the fourth floor was added in 1903. As originally built, this commercial block was an example of the Italianate Style. When enlarged in 1903, its original bracketed cornice and dominant central pediment were removed. The new fourth floor duplicated Italianate Style elements that closely matched those of the original building. It included a slightly shorter set of windows with nearly identical decorative stone window hoods, a bracketed pressed metal cornice with a low pediment and a course of brick corbeling. Despite the fact that the storefront has had several remodelings, elements of both the original design and the 1903 remodeling remain. The storefront originally consisted of two retail bays with separate entrances. Today, the entrance is set slightly off center and the display windows project about 18" onto the sidewalk. A decorative metal architrave separates the storefront from the second floor. Cast iron pilasters set off the entrance and the transoms above the display windows may be intact beneath wood panels.

## NATIONAL REGISTER OF HISTORIC PLACES

### Continuation Sheet

Section Number 7 & 8 Page 6

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

Around the corner at 12 North 1<sup>st</sup> Street (Photo #20) is another example of a richly ornamented Italianate Style building. Constructed in 1883, this narrow front building features decorative window hoods, corbeling in each of the window bays, and an ornamental metal cornice with elaborate moldings, dentils, brackets and central pediment.

The *Times-Republican* Building at 135 West Main Street (Photo #21) serves as a bookend at the west end of the District. It was constructed in 1927 to house the printing plant and business offices of Marshalltown's principal newspaper, the *Times-Republican*. The *Times-Republican* Building is an example of the Spanish Renaissance Revival or Mission Style, referred to by contemporaries as the "California style." The two-story (plus basement) freestanding building has a low-pitched hipped roof with deep overhangs and a clay tile roof. Decorative modillions are evenly spaced along the eaves. The walls are clad in cream colored glazed terra cotta and trim, which includes dentils along the eaves, rope molding around round arched windows, frames and sills, dentiled beltcourse moldings, pilasters between pairs of windows on the upper level and a curved watertable molding. The building's original copper downspouts remain.

While first and second generation building continued at a brisk pace along Main Street before and after 1900, several important buildings soon appeared surrounding the Courthouse Square. As was noted earlier, the second Marshall County Courthouse (non-extant) was located along South 1<sup>st</sup> Avenue on the east side of the square. Next door to the south, the former Marshall County Jail and Sheriff's residence (discussed previously) were located at 20 South 1<sup>st</sup> Avenue. In 1908, the Masonic Temple Building at 26-30 South 1<sup>st</sup> Avenue (Photo #22) was built. This five-story brick building was designed in the Classical Revival Style. Its trim elements include terra cotta ornamentation around the central entrance, cornice, and pilaster capitals that vertically separate the building's three bays. The first floor retail space and offices on the upper levels were designed to generate income for the fraternal organization that owned the building. The upper levels also contain meeting rooms, a large assembly hall, and offices for the Masonic organization.

South of the Courthouse Square, the Marshalltown Post Office (non-extant) was built in 1902 at the southeast corner of Church and Center Streets. Its Classical Revival Style made it important civic landmark until it was replaced by a new bank building in 1963. The YMCA-YWCA Building (non-extant) was located next door in 1914. The only pre-World War II building to survive along Church Street south of the Courthouse Square is the Rude Building at 11 East Church Street (Photo #23). Constructed in 1919-1920 at the southwest corner of South 2<sup>nd</sup> Avenue and East Church Street, the four-story building housed the Rude Auto Company. The building features geometric brickwork, abundant windows and a cast stone name plate centered above the entrance that is emblazoned with the name of the automobile company handled by the auto dealership of Perry C. Rude in the 1920s – "Ford."

Overall, the Marshalltown Downtown Historic District has a high degree of building integrity with 83 percent of the buildings qualifying as contributing. The one contributing site, Courthouse Square, stands at the center of the District. The organic nature of the District has produced successive generations of buildings that survive today along nearly five continuous blocks with only a few interruptions. The most frequent building modifications include altered storefronts with changes in cornices the next most common type of alteration. One fire has left a double-width lot vacant and the installation of a small parking lot followed the removal of several other buildings. Two bank projects, one involving a new building on a prominent corner lot and the other a major remodeling of a mid-block building, occurred in the past 25 years. The District continues to capture the physical appearance and character of the main street business districts built in Iowa between the Civil War and the middle of the 20<sup>th</sup> century.

### **Statement of Significance:**

#### ***General:***

The Marshalltown Downtown Historic District is locally significant under Criteria A and C.

Under Criterion A the Marshalltown Downtown Historic District derives significance under the categories "Commerce," "Politics/Government," and "Transportation." The Marshalltown Downtown Historic District is associated with nearly 80 years of commercial development in Marshalltown's central business district from the Civil War through the post-World

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 7

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

War II period. The Courthouse Square, facing blocks, and sections of East and West Main Street, West State Street, and North Center Street highlight the community planning efforts of founder Henry Anson and generations of subsequent builders and developers.

Under Criterion C the Marshalltown Downtown Historic District is significant under the theme "Architecture" as a representative collection of the commercial architectural styles and vernacular building forms that appeared in Marshalltown from the 1860s through the 1940s. Several examples of the work of important Iowa architects have been identified to date with a strong likelihood that more exist. In addition to dozens of narrow-front commercial buildings and corner blocks, the District contains several architecturally significant examples of public buildings, a library, a fraternal hall, and several warehouses.

One property within the District is already listed on the National Register of Historic Places: Marshall County Courthouse (1 East Main Street). Two other National Register properties, the Susie Sower House (201 East State Street) and the Binford House, (110 North 2<sup>nd</sup> Avenue) are located immediately adjacent to the north edge of the District.

No significance is asserted under Criterion B, although several buildings have strong associations with prominent local civic and business leaders, or with Criterion D.

***The Development of Downtown Marshalltown:***

The Marshalltown Downtown Historic District consists of the facing blocks that surround Court House Square and five city blocks that extend along Main Street as well as portions of the intersecting streets. These blocks comprise the central business district that developed in Marshalltown, the county seat of Marshall County, from its founding through the mid-20<sup>th</sup> century. Established as the town of Marshall in 1852 by Henry Anson, this central Iowa community was named for Marshall, Michigan by Anson. It was described favorably by early promoters as "one of the finest sites in the State for a large town; high, dry and healthy,"<sup>1</sup> Located approximately ¾ of a mile south of the Iowa River, Marshall initially served as a center for agricultural trade, quarrying, and milling.

As with most Iowa pioneer settlements, early business enterprises focused on distributing the essential products that could not be locally supplied. Buildings that housed trade goods were often primitive and short-lived. One such example was the general store (non-extant) established by Wells Rice in 1853 in Marshall. It was a crude building erected of lime, sand and cement. Iowa's harsh winter climate brought a hasty end to Rice's building according to local historians. A few other general stores were established during the 1850s along with three hotels. Before the decade was out, these enterprises were joined by a shoemaker, hardware store, harness maker, blacksmith and jeweler. The Panic of 1857 left Marshall unaffected, according to historians, and by 1860 population stood at 981.

To see Marshall thrive, local leaders recognized the importance of a rail connection. Marshall resident G.M. Woodbury became a leading promoter of these efforts when he helped organize the Cedar Rapids and Missouri Railroad in 1859. The first goal of the new railroad would be to build a railroad link west from Cedar Rapids to Marshall. Eventually, the line would be extended to the Missouri River. Woodbury had already built the town's first flour mill, opened an important local bank and planned to build a woolen mill. Both stood to benefit from rail connections. He organized successful efforts in 1860 to gain a state land grant and during the next two years lead efforts to secure subscriptions to support the railroad's

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<sup>1</sup> *Description and History of Marshall County, Iowa, 1862.* Marshalltown, Iowa: Taylor & Barnhart, 1862 (reprinted by Marshalltown-Matins Kiwanis Club, 1982), p. 9.

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 8

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

construction to Marshall. By early 1863 the Cedar Rapids and Missouri Railroad (later part of the Chicago and Northwestern Railroad) was finished and for about a year Marshall was the westernmost point in the state reached by railroad. The same year, Marshall saw its name changed to "Marshalltown" to avoid confusion with another Iowa town of the same name. In July 1863 it was formally incorporated as Marshalltown and a mayor and board of five trustees were elected to govern it. G.M. Woodbury was elected as one of the trustees.

On the eve of the railroad's arrival, Marshalltown had a population of some 1,500 residents. Churches and residences were being added at a steady pace, and its two-block commercial district located north and west of the Public Square housed more than 40 businesses in a mix of one and two-story frame structures. A later source describes these businesses as located in "three clusters" along Main Street.<sup>2</sup> The most expensive Main Street lots sold for \$1000 and several three-story brick blocks were completed in time to welcome the arrival of the railroad. G.M. Woodbury's own "Woodbury Block" north of the Public Square was one such building. It was completed in 1862 and eventually held the banking rooms of Woodbury's First National Bank as well as an assembly hall on the third floor that was known as the "Woodbury Opera House."

Arrival of the railroad spurred Marshalltown's growth during the decade of the 1860s. An 1867 business directory lists eight dry goods stores, nine grocery stores, six clothing stores, four millinery shops, four boot and shoe dealers, three drug stores, four fruit & confectionery shops, five hotels, four hardware stores, five blacksmiths, and three lumber dealers among the business houses operating mostly along Main Street and Center Street. Several buildings erected during the decade of the 1860s survive in the District. In addition to the Woodbury Block completed in 1862, a group of three buildings at 112, 114 and 116 West Main Street were completed in ca. 1865. One housed the Marshall Hook & Ladder House while another was used as the Marshalltown City Hall and Hope Hose Station. The Hopkins Building was constructed a block away at 32-34 W. Main Street. Erected in 1868, it had two storefront spaces that were remodeled at the turn of the 20<sup>th</sup> century following a fire to the adjacent Tremont Hotel.

As the decade of the 1870s arrived, Marshalltown celebrated a robust growth in their community. Census figures showed a tripling in population to 3,218. A second railroad reached Marshalltown from the north that year – the Central Railroad Company of Iowa – and the following year the railroad was extended south to the Oskaloosa coal fields. In 1871 provisions were made to grant the Iowa Central a 10-acre site for the construction of railroad shops. The impact of this action was significant in the community. It firmly established Marshalltown as an important rail center with both north-south and east-west connections. Hundreds of jobs were created for railroad workers and those who depended on rail shipping in the decades that followed.

The impact of a second railroad in Marshalltown was felt on Main Street as well. Soon after the Iowa Central connection was made, an effort was made to establish a second business district along South 3<sup>rd</sup> Avenue closer to the rail yards. Two disastrous fires in these blocks in 1872 and 1876<sup>3</sup> gave the competitive advantage to Main Street and as a result, dozens of new brick buildings appeared along Main Street in the wake of the fires. Many of the new structures were two and three-story brick buildings that replaced one and two-story frame buildings. One such example was the Forney Music Hall at 16-18 East Main Street in the block east of Center Street. Henry Forney erected the front half of this building in 1878 intending to add a 1,200-seat opera house at the rear of the site. The City of Marshalltown even agreed to vacate the alley

<sup>2</sup>"Site of Founder's Cabin on Unbroken Prairie Land." *Marshalltown Times-Republican*. Marshalltown, Iowa, June 30, 1953.

<sup>3</sup>The fire of May 2, 1872 destroyed more than two dozen structures that housed retail shops, elevators, a hotel, a woolen mill, dwellings and out buildings before being brought under control. Total loss was \$308,700. As with the earlier fire, the fire of April 6, 1876 began in or near a grain elevator near the rail yard. Loss from the latter fire totaled \$30,000. *The History of Marshall County, Iowa*, Chicago: Western Historical Company, 1878, pp. 502-504.

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 9

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

adjacent to the proposed building to provide for a larger building site. Forney completed the two retail spaces and the prominent entrance opening to the second floor dance hall but the opera house was never completed. Six other buildings in the block were constructed, however, between 1875 and 1880, replacing earlier, more modest frame structures. A similar building boom was seen in the block west of Center Street where seven buildings survive that were originally constructed between 1870 and 1878.

Federal Census figures show that Marshalltown's population nearly doubled during the decade of the 1870s from 3,218 to 6,240. The 1878 city directory shows a general growth in all types of businesses during the same decade. Main Street and its intersecting streets now included eight dry goods stores, thirteen grocery stores, seven clothing stores, seven millinery shops, thirteen boot and shoe dealers, six drug stores, six fruit & confectionery shops, three hotels, four hardware stores, eight blacksmiths, and eighteen saloons. Three banks occupied prominent corner blocks off the Public Square. Second and third floor office space that had been a relative rarity ten years earlier was now occupied by dozens of professionals including more than two dozen lawyers, eight insurance agents and more than two dozen doctors and dentists. Even after the fires of the 1870s, 3<sup>rd</sup> Avenue and streets adjacent to the railroad stations were popular for hotels with five hostleries competing with the Main Street hotels.

The decade of the 1880s saw growth continue along Main Street with multi-story buildings replacing one-story commercial buildings and dwellings located on the fringes of the downtown. The Blossom Block at 105-107 West Main Street was typical of the larger scale buildings being constructed. Its completion in 1882 nearly two blocks west of the Public Square demonstrated the physical growth of the central business district. Its double storefront was occupied by a succession of drygoods merchants in subsequent years. Without an elevator, a third floor was difficult to operate for retail sales and in this case, was used for lodge rooms.

1884 marked the first year Sanborn Company fire insurance maps were completed for Marshalltown. The maps show commercial buildings extending along facing blocks of Main Street from the alley between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue west to near 2<sup>nd</sup> Street. The "Public Square" remains vacant with the Marshall County Courthouse and Jail in separate buildings facing the east side of the square. Two and three-story commercial buildings line Main Street with offices and meeting halls shown on upper levels of most buildings. At the eastern and western ends of Main Street, dwellings occupy large, irregular parcels. Several businesses associated with the commercial district trade but did not require prime locations occupy sites north and south of Main Street along intersecting streets. These include the Marshall Carriage Works (North Center Street), several agricultural implement companies (South 1<sup>st</sup> Avenue), the Marshalltown Boiler Works (South 1<sup>st</sup> Avenue and Church Street), several livery operations (North 1<sup>st</sup> Street, North 1<sup>st</sup> Avenue, North Center Street and East Church Street), and a roller skating rink (North 1<sup>st</sup> Avenue). A public school occupied nearly a quarter block at the southwest corner of West State Street and North Center Street adjacent to the carriage works. Five churches housed the Episcopal, Methodist Episcopal, Baptist, Presbyterian and Congregational congregations in buildings located along the south side of Church Street between South Second Avenue and South Second Street.

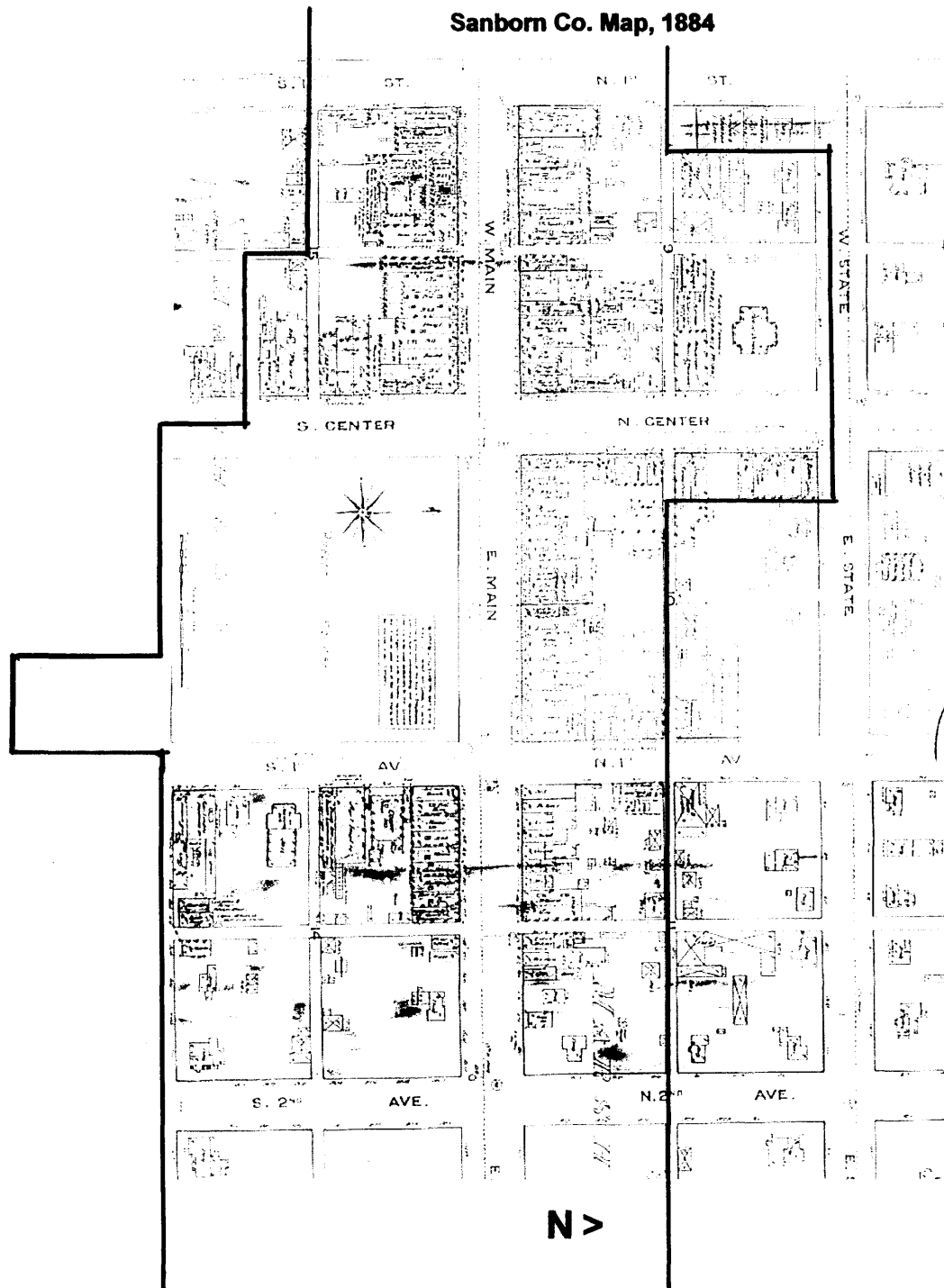
**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 10

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

**Sanborn Co. Map, 1884**



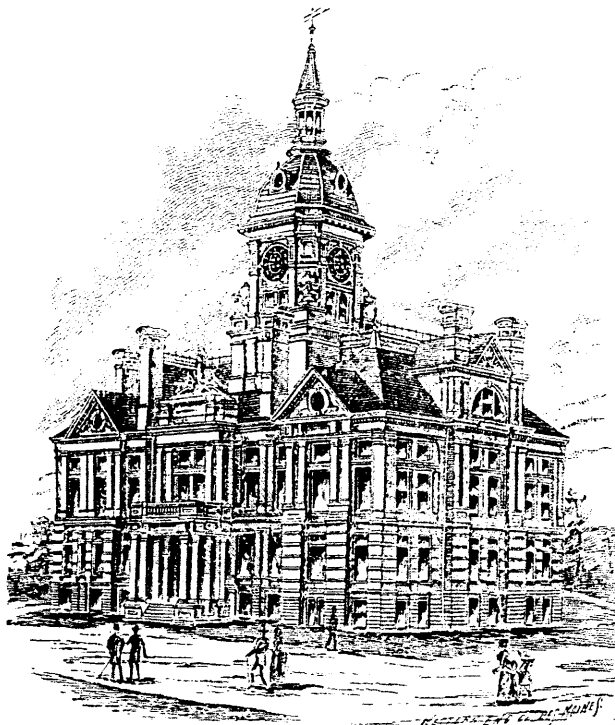
NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 11

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

Illustration of Marshall County Courthouse, *Mail Carriers' City Directory of Marshalltown, Iowa, 1890*



Most of the interest during the decade was focused on the Public Square and the proposal to build a new courthouse on this site. The first Marshall County courthouse (non-extant) to be located in Marshalltown stood immediately east of the Public Square along South 1<sup>st</sup> Avenue. By the mid-1870s it was badly in need of repair. In 1876 the Marshall County Board of Supervisors scheduled referenda on building a new courthouse and a new jail. Both measures failed. In writing about the issue several years later, the author for the Western Historical Company's *History of Marshall County, Iowa* added these comments to the public debate:

"The county buildings are not much to boast of. The old Court House erected...under peculiar circumstances, still does duty; and a little jail, that might have served a good purpose in the good old days when men were honest, stands near the Court House, with an air of embarrassment over its own appearance. Before many years, a modern structure will be placed, possibly, on the now vacant square where it should be, adding to the general beauty of the principal street."<sup>4</sup>

In 1882 voters approved the jail referendum, and the next year the courthouse measure was adopted. Original plans provided \$100,000 for its construction but all 17 bids exceeded this amount. Several weeks later, a revised proposal was received from the LeGrand Quarry Co. located east of Marshalltown to build the courthouse for a cost of \$108,000 from the "LeGrand white marble." Ironically, costs for the project eventually exceeded the original bids for a brick structure with the stone building contract totaling just under \$150,000.<sup>5</sup>

<sup>4</sup>*Ibid.*, p. 505.

<sup>5</sup>Plans to replace the 1886 courthouse were discussed beginning in 1954. A combination jail and courthouse were



## NATIONAL REGISTER OF HISTORIC PLACES

### Continuation Sheet

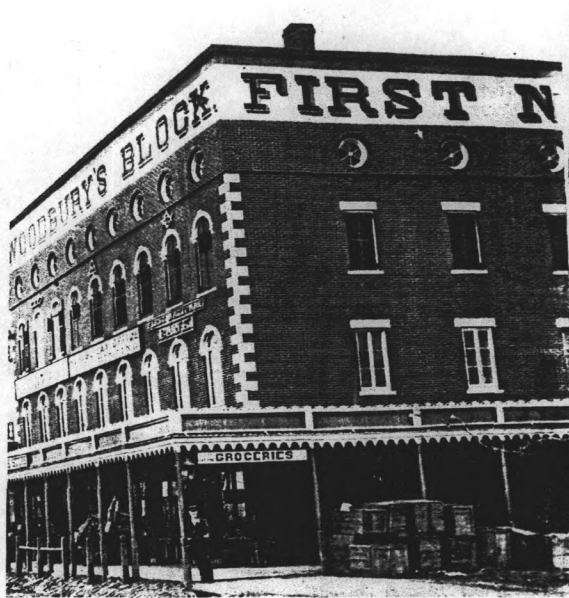
Section Number 8 Page 12

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

By 1890 Marshalltown's population had grown to 8,914. Downtown Marshalltown took on the look of a modern city with the addition of electrified streetcars along Main Street. North-south connecting branch lines followed 3<sup>rd</sup> Street on the west end and South 3<sup>rd</sup> Avenue and North 4<sup>th</sup> Avenue on the east end. The West Main Street line and 3<sup>rd</sup> Street branch line connected the downtown with the Iowa Soldiers Home, the cemetery and several residential neighborhoods while the branch lines at the east end of the downtown connected passengers to Union Station, the fairgrounds and Riverview Park along the Iowa River. Owner of the electrified street railway system was the Marshalltown Light, Power and Railway Company formed in 1892 as a combine of the Marshalltown Gas Company, the Marshalltown Electric Company and the Marshalltown Passenger Railway Company. With a bonus of \$5,000 on the line, the electrified line was put in operation by December 31, 1892 despite a major sleet storm the night before.

Woodbury Block, ca. 1874



Completion of the courthouse and the new streetcar service ushered in an era of new buildings and substantial

projected to cost nearly \$1 million and the following year the proposal failed in a county referendum. Another bond issue failed in 1968. Then, in 1972 under the leadership of Muriel Oldham and later John W. Norris and others, a "friends" group was established to champion restoration of the courthouse. The building was placed on the National Register later that year. A referendum on building a new building versus restoration saw voters turn down the idea of a new building. Having reached a stalemate, discussion turned towards preserving the old courthouse through a restoration of historic features and updating of interior spaces and mechanical systems. In 1974 a \$3.2 million bond issue was approved by 71% of the voters. Dedication of the restored building was held in November 1978 and a centennial was held at the courthouse in 1986.



**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 13

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

remodelings on blocks facing the Courthouse Square, identified now as the civic and commercial center of the city. The thirty-year old Woodbury Block saw a major remodeling completed in ca. 1894. The building's appearance before remodeling began is shown in the historic photo below.



Woodbury Block, Ca. 1904

The building's exterior was "modernized" with a new brick façade, large new windows, a dramatic cornice, and handsome new storefronts. The Central Iowa Business College took up residence in the upper level while the First National Bank continued to occupy the first floor. A ca. 1904 view of the Woodbury Block after remodeling appears above.

Several other important construction projects completed during the decade of the 1890s point out the preference of developers for east end locations. The Kibbey Building was erected at 125-129 East Main Street in 1894. It was one of several buildings that replaced vacant lots and dwellings along this stretch of East Main. The Kibbey Building was constructed for Dr. W.B. Kibbey for a reported cost of \$12,000. Kibbey was one of nearly two dozen physicians and surgeons with offices scattered throughout the downtown in the early 1890s. Prior to establishing his office in his new business block, Kibbey had leased space in the courthouse. In addition to office space, the building housed retail shops with a section leased for use as the post office. The *Evening Times-Republican* reported completion of over a half-million

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 14

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

dollars in construction in 1894 including completion of the Chicago & Northwestern Depot and High School.<sup>6</sup>

A half block east of the Kibbey Building, the Letts-Fletcher Company Building was erected at 201-205 East Main Street in 1898. It housed the company's twelve-year old wholesale grocery business in a four-story building that contained offices and warehouse space. Wholesale jobbers tended to locate in Iowa communities where rail connections made shipping connections optimal. Location on the Chicago and Northwestern trunk line and the Iowa Central Railroad's main north-south line was critical for jobbers such as Letts-Fletcher. The location of the Letts-Fletcher Building close to the railroad passenger depots on South 3<sup>rd</sup> Avenue and just a block from the newly completed Pilgrim Hotel (non-extant) at the northeast corner of 3<sup>rd</sup> Avenue and East Main Street was well-suited to the commercial travelers who frequented the company. Incorporated in 1883, the Letts-Fletcher Company was acquired by the Western Grocery Co. 1901, which operated a series of wholesale grocery houses in Oskaloosa, Mason City, Clinton, and Dubuque as well as Owatonna and Albert Lea, Minnesota and St. Joseph, Missouri. The Letts-Fletcher branch continued to operate at this location until 1952, distributing a wide range of products processed and packaged at their Marshalltown food factory site. These included canned fruits and vegetables, breakfast foods, soaps, starch, vinegar, syrup, and roasted coffee.

As the 20<sup>th</sup> century dawned, Marshalltown's population stood at 11,544. The Sanborn Map completed the following year demonstrated a growing congestion in the central business district brought on by the nearly full development of lots facing Main Street between 2<sup>nd</sup> Street and 2<sup>nd</sup> Avenue. In a number of instances one-story rear additions were attached to buildings for additional storage space. Land-use in the central business district continued to be a mix of first floor retail shops, second floor offices, and third floor meeting halls. Upper levels held cigar factories and "repositories" in several buildings. Nearly every fraternal organization had quarters in buildings they owned or leased. Livery establishments continued to occupy secondary sites in the blocks facing State, Church and Center streets. The 1901 map also shows both the hide and fur factory (non-extant) operated first by Hiram Willard and later by his sons and grandchildren on South 1<sup>st</sup> Street and the Odeon Theatre (non-extant) located just south of Main Street on South 2<sup>nd</sup> Avenue.

Five of the most significant buildings of the first decade of the new century were civic in nature – the post office, library, central fire station, YMCA and Masonic Temple. Location of all five buildings demonstrated the on-going public debate as to where downtown development should be encouraged. Construction of the new Marshalltown Post Office (non-extant) demonstrates the nature and tone of the public debate. East end and west end businesses favored locations in their respective sections of the downtown while the local *Times-Republican* owner, D.W. Norris, insisted on a central location. Public meetings were held, speeches given, and the location argument continued for sometime. The federal government eventually settled on a site just south of the Courthouse Square adjacent to Center Street, a decision that satisfied the community and reinforced the square as the civic center of the downtown. The YMCA (non-extant) was located next door to the new post office and its construction was accompanied by less public debate.

Location of another civic building, a new public library, also appears to have been less controversial. The site selected was at the southwest corner of Center and State streets. It met the test of being centrally located and was vacant at the time. From 1861 through 1876, a combined elementary school and high school occupied the site. By 1901 Sanborn Maps show the site was used as a hay market. In 1902 the library board successfully petitioned philanthropist Andrew Carnegie to fund construction of the new facility. They were initially awarded a grant of \$25,000 and when costs rose, were granted an additional \$5,000. The handsome white building was under construction at the same time the new post office was being erected two blocks to the south. Together the two Classical Revival structures marked the north and south boundaries of the central business district.

The Central Fire Station (non-extant) was another civic building to appear during this decade. Located west of the new public library along West State Street, the station took advantage of a central location and the availability of a vacant parcel of land on the former school site. Its construction followed a disastrous downtown fire discussed below.

<sup>6</sup>"Over Half a Million Expended." *Evening Times-Republican*. Marshalltown, Iowa, January 17, 1895.

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 15

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

A fifth quasi-civic building constructed during the decade was the Masonic Temple Building at 26-30 South 1<sup>st</sup> Avenue. It was erected south of the site of the former Marshall County Jail and when it was completed in 1908, was the most substantial building outside of the courthouse in the central business district. Like many other Masonic Temple Buildings built during this time period, the building plan provided for income generating retail and office space in addition to rooms set aside for fraternal use.

The block of West Main Street between Center and 1<sup>st</sup> Street saw substantial new commercial development in the form of both new construction and remodeling in the first decade of the new century. The disastrous fire on March 4, 1902 that destroyed the nearly 30-year old Tremont Hotel served as a catalyst for the new development. The 60 guests and employees escaped unharmed but the building was a total loss. Substantial damage occurred in other buildings on the block as well. Following the fire, the new Tremont Building at 20-28 West Main Street was constructed on the hotel site with retail shop spaces on the first floor and offices on the upper level. Other new buildings to appear in the same block before the decade was out included the Armbruster Block at 29-31 West Main Street in 1906 and the Benedict Block at 13-15 West Main Street in 1908.

In the tradition established in the 1890s of completing major remodeling of existing buildings, two buildings along West Main Street were remodeled at the turn of the 20<sup>th</sup> century, the Hopkins Building at 32-34 West Main Street and the Blossom Block at 105-107 West Main Street. The Hopkins Building was damaged in 1902 by the Tremont Hotel fire located next door. The following year as the new Tremont Building was going up, the front of the Hopkins Building was remodeled with a new brick facing, windows and storefront. The same year the three-story Blossom Block was expanded to four-stories making it the tallest building in the west end of the downtown. The building had a long tradition of being used as a dry goods store beginning in the 1880s with C. A. Stonehill, followed by J.F. Harrigan's Bee Hive dry goods business in the 1890s and by 1903, the Hawkeye Mercantile Co. Subsequent dry goods stores included Whitton & Whitehead Co. in 1906 and the Standard Store in 1912.

Popularity of the streetcar line appears to have reached its peak in the decade following 1900. The Marshalltown Light, Power and Railway Company rebuilt and added a number of lines in 1907. Double tracking of Main Street for five blocks between 3<sup>rd</sup> Street and 4<sup>th</sup> Avenue was completed at this time to facilitate better service.

A common barometer of physical change in Iowa communities is the frequency of new map-making by the Sanborn Company. In the case of Marshalltown, mapping were completed in 1901 and then again in 1910 reflecting considerable change in the city during the nine year period. The most obvious changes in the downtown included the projects described above and a number of projects completed in the 200 block of East Main Street, most of which are non-extant in 2001. The most important included construction of the Benevolent Order of Elks Building at 205 East Main Street (non-extant). A series of first generation commercial buildings also appeared along the north side of the block. They included one-story buildings occupied by a tailor, tin shop, grocery, several saloons, and a restaurant as well as a two-story furniture store. All of these buildings were short-lived.

The second decade of the century saw building continue at a moderate pace in the downtown. Population fluctuated dramatically during the decade from 13,374 in 1910 to 16,065 in 1915 and back down to 15,731 in 1920 due to disruption caused by World War I and the Spanish Influenza Epidemic of 1918-19. A sign of general growth in the community was the construction of bank buildings for the Iowa Savings Bank at 101 East Main Street in 1913 at the corner of Courthouse Square and the Marshalltown State Bank at 5-7 West Main Street in 1919.

The concept of the national franchise store was introduced in downtown Marshalltown during this decade as well. F.W. Woolworth Co. opened their first 5 and 10 cent store in downtown at 27 West Main Street in 1910. The business occupied

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 16

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

five locations in the next 40 years. Shortly before World War I, another franchise company, the Golden Rule Store, opened in the 200 block of East Main Street. By World War I, the business had relocated to a more promising site at 122-124 East Main Street and the business opened under the company's new name, J.C. Penney Co. The company was one of a series of nationally owned franchise businesses that grew up at the turn of the 20<sup>th</sup> century. Founded in 1902 by James Cash Penney, Golden Rule Stores were cash-only department stores with prices clearly marked for all buyers. The format was successful and spread. In 1913, the chain incorporated under the laws of the state of Utah as the J.C. Penney Company, Inc., and the Golden Rule Store name was phased out. By 1920, 197 J.C. Penney stores were in operation from coast to coast under the slogan "A Nationwide Institution," with total sales of nearly \$43 million. J.C. Penney continued in this location in downtown Marshalltown until after World War II when it relocated to West Main Street. Franchises introduced prior to 1950 included the Kresge's, Gamble's, Coast-to-Coast, and the W.T. Grant Co.

The 1920s was a decade of boom and panic for Marshalltown. The early years saw robust growth following the conclusion of World War I with the *Times-Republican* reporting bank deposits up, land prices rising, farm sales on the incline, and car sales brisk. The growth of major manufacturing concerns, food processors, and wholesale jobbing businesses stimulated job creation and population growth. The Fisher Governor Company established in 1880 to produce simple pump governors was well on their way to becoming the world's largest manufacturer of industrial control valves and pressure regulators. The Western Grocery Co. founded at the turn of the 20<sup>th</sup> century processed dozens of food products for resale through its multi-state wholesale distribution system. The Lennox Furnace Company incorporated in 1904 to produce home heating systems soon flourished. Other firms to prosper by the 1920s included the Marshalltown Trowel Company, a leading manufacturer of hand trowels; Cooper Manufacturing Company, producer of automotive accessories and later lawn mowers; the C.A. Dunham Company, a major manufacturer heating system components; and the Marshall Oil Co., which distributed products to several states.

The growth of industry was accompanied by changes in transportation. Three railroads – the Chicago Northwestern, The Chicago & Great Western and the Iowa Central – continued to vie for freight business and provide passenger service to Marshalltown during the 1920s. More than 20 trains a day brought passengers to and through the city which was now Iowa's 13th largest city in 1925 with a population of 16,868. The street railway system that had been taken over by the Iowa Railway and Light Company in 1912 continued to operate through the downtown. The long-standing 5-cent fares rose to 10 cents in 1924 and in the summer of 1928, the streetcars were replaced by bus service.

Automobiles introduced as a novelty after the turn of the century, gained popularity by 1920. The first local filling station opened in 1915 and within a few years was joined by more than 20 automobile dealerships, automobile supply companies, auto liveries and filling stations. Most were located several blocks south the central business district along 2<sup>nd</sup> and 3<sup>rd</sup> avenues and intersecting streets. The first traffic lights were installed along Main Street in 1928 and the same year, a city ordinance limited automobile parking to one hour along Main Street. Parking meters were not introduced along Main Street until 1946, despite business owner objection that they would inconvenience shoppers.

Popularity of the automobile saw attention turn to the condition of roads during the 1920s. The activities of the "Good Roads Movement" on both the state and local level were led by Marshalltown newspaper publisher, D.W. Norris, in this period. He succeeded in persuading the Marshalltown City Council to begin efforts to pave local streets with concrete and in 1915 persuaded the Marshall County Board of Supervisors to pave a sample mile of the Lincoln Highway with concrete donated by the Lincoln Highway Association. The latter project was never completed, however. The route of the Lincoln Highway as it passed through Marshalltown followed 3<sup>rd</sup> Avenue north to East Main Street and then turned west for three blocks along Main Street to Center Street. From here it turned south for one block along Center before turning west along West Church Street. In subsequent years, Marshalltown's motto proudly related its location on the Lincoln Highway on its municipal stationery – "Marshalltown – on the Main Street of the Nation."

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 17

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

The most prominent building in the Marshalltown Downtown Historic District associated with the growth of the automobile is the Rude Auto Co. Building located at 11 East Church Street. Constructed in 1919-20, this five-story building was built by brothers Perry and John Rude to house their Ford auto dealership. They had opened the first Ford dealership in Marshalltown in 1914 and five years later at the end of World War I, set out to build the best Ford garage in Iowa. The \$225,000 fireproof building held space for display and service of Ford cars, trucks and tractors. It had a specialized 22-foot elevator capable of transporting automobiles between floors. Physicians with offices in the Masonic Temple Building located a half-block away, used a portion of the building as interior parking for their automobiles. The dealership continued here for about twenty years.

Other automobile related businesses located east of the Rude Building including several auto supply businesses, service garages and used car dealerships. One of the more unusual business enterprises was the Neil & Stockwell Motor Co. located in a freestanding two-story building at 106 East Church Street in ca. 1925. This automobile dealership – new or used, unknown - was run by two women, Margaret Neil and Ruth Stockwell, who resided in the second floor apartment. Neil continued her involvement with a subsequent female partner, Catherine Lang, under the name Neil & Co. and by the early 1930s the business had relocated along the route of the Lincoln Highway along South 3<sup>rd</sup> Avenue.

The decade of the 1920s saw another round of civic building activity. The post office put on a major addition in 1926 to keep up with a growing workload. Further up Center Street, after considerable debate, construction finally was completed on the Municipal Building just south of the Public Library in 1924. This followed five years of discussion about the size and cost for the structure, several eviction suits (1918 and 1920) brought by Marshall County to evict the city offices from space they occupied in the courthouse, a special election in 1919 to approve its construction, delays due to labor scarcities (1919-20), and an election that ousted the city leaders responsible for introducing the project in 1921. Nevertheless, construction commenced in 1921 and was fully completed three years later.

The fourth component of the civic complex along North Center and West State streets was completed at the end of the decade. In 1923 the local American Legion post first proposed constructing a memorial to veterans of World War I. Several fundraising campaigns and subscription efforts were held to raise \$50,000 to construct a building. After several efforts, the decision was made to pursue funding a memorial hall through municipal bonds. In 1927 the \$125,000 bond referendum was approved by a three-to-one margin in a special election. A site west of the Central Fire Station at 20-28 West State Street was selected for the memorial building. The building would have an auditorium with a seating capacity of 2,500, meeting rooms for the G.A.R, Spanish-American War veterans, the American Legion and the National Guard. The building was dedicated in 1929 as the Marshalltown Memorial Coliseum.

Construction projects were completed all along Main Street during the decade of the 1920s with the most significant buildings constructed at each end and less substantial remodelings finished in between. At the west end, the *Times-Republican* newspaper company completed a new building at 135 West Main Street in 1927. The *Times-Republican* traced its roots to several earlier Marshalltown newspapers. The *Times*, founded in 1862, absorbed the *Expositor* after the Civil War briefly operating as the *Union*. In 1875 after several ownership changes, the paper resumed the name, *Daily Times*. In 1880 the *Times* merged with the *Weekly Republican* combining the newspaper and job printing operations of both companies.

In 1899 with circulation at 3,000 David W. Norris assumed an ownership interest, becoming president as well as editor and publisher for the *Marshalltown Times-Republican*. The same year, rural free delivery was established locally, boosting circulation of the daily edition to rural households. A \$50,000 fire in late 1919 disrupted regular publishing for a time but daily editions soon resumed. Three years later the paper claimed that no daily newspaper in any town in the country of less than 20,000 population had a circulation equal to that of the *Times-Republican*. In 1927 work was completed on the \$60,000 *Times-Republican* Building on West Main Street.

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 18

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

Several buildings were constructed or remodeled in the block of West Main Street between Center and 1<sup>st</sup> Street during the decade. Both the LaShelle Building at 33-35 West Main Street and the second S.S. Kresge Building were under development in 1929. In the case of the LaShelle Building, construction was actually a major remodeling that involved installation of an updated façade. An entirely new building was built for the S. S. Kresge Company at the opposite end of the block at 1-3 West Main Street. Here the company established one of its new "Dollar Stores" directly across the street from its successful 5 and 10 cent store and diner. On the south side of West Main, a major remodeling was underway.

Although several storefront remodelings took place along East Main Street during the decade, nothing was as significant as construction of the seven-story Hotel Tallcorn in 1928. Its construction was accomplished following a successful local subscription drive by boosters that was encouraged by newspaper publisher D.W. Norris. The *Times-Republican* noted that "the shrieking of whistles and ringing of bells and the welcoming of the dawn of a new era for Marshalltown" accompanied the announcement that the fundraising campaign had reached its goal.<sup>7</sup> When the handsome new hotel opened in October 1928 it was the tallest building in the downtown, its skyscraper design dramatically changing the skyline. In the wake of the hotel building success, a second campaign to building an eight-story theater-office building was launched early in 1929 with \$100,000 in stock purchased by May. Then, in September came the announcement that the value of farm land was in sharp decline. The office building project was never completed. The following month, confidence of the business community would be shaken by an event taking place half a continent away, the Black Thursday Stock Market Crash.

It was two years before the full impact of the Depression was felt in Marshalltown. Early indications of the hard times included the establishment of a local employment bureau by the chamber of commerce, a plan by the city to put "professional bums" to work, and efforts to provide food for the needy. In 1932 two banks closed and the city and county governments were called upon to assist the growing ranks of unemployed by establishing "make work" jobs. The private sector responded by establishing a "Put Marshalltown to Work" committee.

The 1930s saw population rise from 17,373 in 1930 to 19,240 in 1940 despite the Depression. New construction projects in the downtown slowed to a trickle during most of the decade. The exceptions included a series of façade replacements along Main Street. On the southwest corner of West Main and Center streets, the general malaise in the banking industry saw the First National Bank close. By 1934 the building's exterior was completely remodeled and the first floor outfitted with department store windows. The new tenant was Fantles Department Store, part of a chain of Midwestern department stores. Despite the Great Depression the business survived and twenty years later had 30 employees.

Other less prominent buildings to receive remodelings in the latter half of the decade when the hard times were beginning to wane included three adjacent buildings at 6-8, 10-14 and 16 West Main Street. In each case, the buildings had their facades clad in new brick, replacement windows installed and contemporary storefronts installed. By the end of the 1930s all but one of the buildings on the south side of West Main Street west of Center Street would have a replacement façade.

Two new buildings to appear in the downtown during the decade included the Willard Building and the Northwestern Bell Telephone Co. Building. The Willard Building at 35 West Main Street was constructed in 1931 to house the retail outlet for "H. Willard Son & Co.", a tanner and fur coat manufacturer that traced its Marshalltown roots to the Civil War period. In about 1912 H. Willard Son & Co. opened the retail business on West Main Street selling furs, coats, lap robes and millinery. During the 1920s women's clothing was added. In 1931 the original 3-story building was replaced with a 2-story structure. The new building's full basement included extensive vault storage for furs during the summer season. The tannery, taxidermy and fur manufacturing business continued in the factory building (non-extant) south of the retail store. Continued popularity of fur coats during the 1930s and 1940s provided a brisk business. Catalogues offered mail-order customers an assortment of mittens, muffs, coats, jackets and other fur accessories.

<sup>7</sup> *Marshalltown Times-Republican*, Marshalltown, Iowa, November 1, 1927.



**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 19

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

The Northwestern Bell Telephone Co. Building was constructed in 1938 at 22 North Center Street adjacent to the Municipal Building. This telephone building held offices, repair shops, and automatic exchange equipment. Its construction marked the year dial phone service was first offered to Marshalltown customers. Construction of the new building may have been linked in part to the growing popularity of the telephone during this decade despite the Depression. Records show that the number of phones in 1936 stood at 5,479 – more than the pre-Depression high.<sup>8</sup>

Another prominent remodeling marked the end of the Depression years. The S.S. Kresge Co. expanded and remodeled adjoining buildings at 2-6 East Main Street for their 5 and 10 cent store. This project was designed to accommodate Kresge's expansion into the former Stepan Drug Co. building at the corner. The buildings were faced in new brick and given a "modern" appearance consistent with Kresge's Dollar Store at 1-3 West Main Street. The Kresge luncheonette was known to have the longest food counter in the city with a capacity for 72 diners.

Despite the handful of remodeling and building projects, the profound impact of the Depression years in Marshalltown was felt rather than seen on the downtown. The banks that closed were soon replaced by new financial institutions operating from the same buildings. The foreclosures and lost savings accounts left no visual evidence. Neither did dozens of business closures or hundreds of jobless workers. City directories recorded the only evidence along Main Street – frequent business changes, vacant shop spaces, and an abundance of second-hand furniture stores, used clothing shops, and collection agencies. The community and government response to the Depression went unrecorded visually as well since no major WPA projects were completed in the central business district.

The decade of the 1940s began with America going to war. The focus of Marshalltown residents on war efforts combined with shortages in construction materials to limit downtown development during the first half of the decade. After the war concluded, a number of downtown businesses saw returning soldiers join family businesses and another generation begin to make an impact. By the end of the decade, several new building projects and a number of remodeling efforts were under way. At the west end of the downtown, a new building was constructed for an enlarged J.C. Penney Department Store at 119-125 West Main Street in 1949. The same year, Younkers Department Store located in a remodeled building at 22-24 East Main Street north of the Courthouse. The Des Moines based company, whose motto was "Satisfaction Always," handled women's and children's clothing, shoes, millinery and domestics.

The last major building boom in the Marshalltown Downtown Historic District during its period of historical significance (1862-1950) occurred in the 200 block of East Main Street. The Capitol Theater (non-extant) located at 216 East Main Street burned in 1945. The fire proved to be an opportunity for the Strand Baking Company located next door at 210 East Main Street. The bakery was started in 1918 by the Strand brothers and acquired in 1939 by Clarence Cramer. Under his leadership, the bakery expanded several times and modern baking equipment was installed. After the theater burned, the bakery extended along East Main Street to include the equivalent of four storefronts. From a workforce of 36 in 1939, the company grew to 92 by 1953. Strand Bakery operated as a regional commercial bakery serving customers in a 60-mile radius of Marshalltown by 1950.

Further to the east another building was under construction at the same time that the Strand Bakery expansions were underway – the R-K-O Orpheum Theater at 220 East Main Street. Opened in 1948, the theater was the first constructed by the Radio Keith Orpheum Company since 1942 when wartime shortages of construction supplies brought nearly all private building projects to a halt. A contemporary newspaper account suggests the 900-seat theater cost in excess of \$200,000 to build. Due to its size and modern appointments, the Orpheum became a local cinema showplace. Air-conditioned seating, good acoustics and a thoroughly modern decor brought hundreds of regular theatergoers to

<sup>8</sup>"Human Tragedy of Depression in News of '30s." *Marshalltown Times-Republican*, Marshalltown, Iowa, June 6, 1949.

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 20

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

downtown and the Orpheum during the 1950s and 1960s.

The second half of the 20<sup>th</sup> century saw the Marshalltown Downtown Historic District continue to evolve but at a slower pace than previous decades. Citywide population grew from 19,821 in 1950 to 26,009 in 2,000 with the pace of growth per decade ranging from a decline of 7% between 1980 and 1990 to an increase of 16% between 1960 and 1970. Marshalltown slipped from ranking as Iowa's 13<sup>th</sup> largest city to 15<sup>th</sup> between 1940 and 1950 when population increases in Ames and Iowa City outpaced Marshalltown's growth.

During the 1950s and 1960s the downtown served as the center of Marshalltown retail shopping, banking, county and municipal government, and a range of recreational and social activities. Retail businesses included a mix of national and regional franchise stores and locally owned companies. Shop spaces rarely remained vacant for long. Upper level offices continued to be occupied by physicians, lawyers, dentists, insurance agents, and realtors. When Marshalltown's centennial was celebrated in 1953, a parade down Main Street past the Courthouse Square marked the event. A system of paved state and county roads as well as a U.S. highway provided the means for Marshalltown to establish itself as a regional shopping center. Expansion of local manufacturers such as the Fisher Governor Company at the south edge of the central business district through the construction of a new corporate headquarters in the 1950s affirmed the downtown's role as the heart of the community.

The changing role of downtown was signaled during the decade of the 1970s. Citywide population had grown by nearly one-third between 1950 and 1970 while the size of the downtown remained unchanged. Limited parking areas and congested traffic were the bane of the downtown. The situation was ripe for the introduction of a shopping center on the outskirts of town and in 1972, the Des Moines based General Management Corporation opened the Marshalltown Center on the south edge of town a short distance from the first U.S. Highway 30 by-pass. Younker's Department Store, an important downtown business during the 1950s and 1960s, left to become an anchor tenant in the new shopping center. In subsequent years some downtown businesses relocated to the mall while other downtown businesses saw their competitors locate in the shopping center rather than downtown.

A handful of buildings experienced substantial remodelings between 1950 and 2000. Examples include the Apgar Studio at 18 West Main Street in 1955, the multiple storefront of Zeno's Restaurant at 107-113 East Main Street in 1972, the conversion of the former J.C. Penney Building at 119-123 West Main Street into the Commercial State Bank in 1980, and the conversion of the former Northwestern Bell Building at 22 North Center Street into the Marshalltown Police Station in the early 1980s. The only new building completed along Main Street was the Security Savings Bank at 102-110 East Main Street in 1977.

The Apgar Studio building tells the story of the downtown during the 20<sup>th</sup> century. Constructed in ca. 1875, it served a number of uses from 1900 until it was remodeled for its current use as a photography studio in 1955. City directories show a dry goods business here in 1899 and by 1912, the Colonial Theatre operated on the first floor and a shirt manufacturer was on the second floor. In 1923 the Electric Supply Co. was housed here and by 1928 Nora DeLuhery operated her hat shop on the first floor. That year the Apgar Studio, a photography studio operated by Ross E. Apgar, moved into the second floor of this building when its former studio space at the northwest corner of Center and Main streets was razed to make room for the new Kresge Building. By 1934 the Beck Hardware store was on the first floor and five years later Offman's Food Store operated from the first floor. By the end of World War II, the Allbee Office Equipment store was on the first floor while the Apgar Studio continued on the second floor. R.E. Apgar's son, R. Patton, joined his father in operation of the second floor studio after World War II concluded. In 1952, Patton bought the business from his father and began designing new studio space for the first floor and basement level. In 1955 the remodeling was completed. Apgar Studio's work was well received locally and a number of Patton's portraits received state and national awards. In 1981 the third generation of the Apgar family joined the studio and in 1987, Tom Apgar bought the business which he heads today. All of the black and white photos taken for the Marshalltown Central Business District National Register of Historic Places nomination were taken by Patton Apgar.



**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number 8 Page 21

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

The same year that Apgar Studio moved into its new quarters, partners Rocky Lavallo and Elmer Zeno Kluck purchased Joe's Pizza at 109 East Main Street renaming the restaurant "Rocky's Pizza." Four years later Lavallo sold his share of the restaurant to Kluck and the name was changed again to "Zeno's Pizza." The pizzeria thrived during the 1960s taking advantage of its location one block west of the Orpheum Theater. Seating was added in 1961 and again in 1963 when the building to the east was acquired. Further change came during the 1970s when more street frontage was acquired and the buildings' fronts were given a unified façade treatment.

To assuage traffic congestion in the downtown during the 1970s, Main Street was converted to a one-way street carrying east bound traffic. West bound traffic was moved to State and Church streets. Success of the traffic plan was debated by local residents and downtown merchants and in 2000 two-way traffic was reestablished along Main Street. State road 14 continued to follow 3<sup>rd</sup> Avenue at the east end of the central business district. Traffic signals remain at the intersections of 2<sup>nd</sup> Street, Center Street and 3<sup>rd</sup> Avenue along Main Street as well as the intersections of State and Church streets along Center Street. Downtown parking meters were removed by the 1980s and replaced by 2-hour parking spots in an effort to compete with free parking available at competing shopping center sites. Several municipal lots were also added along State Street with one private lot in the District adjoining Zeno's Restaurant. Removal of two adjacent commercial buildings in the 200 block of West Main Street occurred by the 1990s and the site has remained vacant since then.

<b>Population for Marshalltown<sup>9</sup></b>	
<b>Year</b>	<b>Population</b>
1860	981
1870	3,218
1880	6,240
1885	8,298
1890	8,914
1895	10,049
1900	11,544
1905	12,045
1910	13,374
1915	16,065
1920	15,731
1925	16,868
1930	17,373
1940	19,240
1950	19,821
1960	22,521
1970	26,219
1980	26,938
1990	25,178
2000	26,009

<sup>9</sup> Population figures are from federal and state census records reported in various sources and published accounts.

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 22

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

***The Architecture of the Marshalltown Downtown Historic District:***

The Marshalltown Downtown Historic District is architecturally significant because its buildings collectively reflect the architectural styles and vernacular commercial building forms popular locally and across the United States during the eight decades that spanned the Civil War through the middle of the 20<sup>th</sup> century. The District contains more than a dozen good examples of the Italianate Style and Romanesque Revival dating from the 1860s through the 1890s. The buildings include narrow front and double width commercial buildings in scattered mid-block locations as well as several prominent corner blocks. The Renaissance Revival and variations of the Neo-Classical Style were adopted for another group of commercial buildings and public structures that were built on and around Courthouse Square and in the complex of civic buildings along North Center and West State streets during the 1880s through the 1920s. One good example of a Mission or Spanish Renaissance Style building was built during the 1920s and several buildings that capture the Moderne Style were built during the 1930s and 1940s.

Vernacular commercial buildings are among the most abundant architectural examples in the Marshalltown Downtown Historic District. Several dozen vernacular Brick Front buildings dating from the 1870s through the 1920s are scattered along Main Street. They exhibit a range of masonry techniques, design elements and materials. In some instances these buildings employed simple geometric patterns and multi-colored brick to achieve well-proportioned building facades. In other cases, complex brick pattern work was combined with tinted mortars, contrasting colored brick, and cast stone or terra cotta elements to achieve highly ornamented buildings.

One architectural trend of particular note in the Marshalltown Downtown Historic District involved the designs selected for public buildings and civic structures. The first of a series of noteworthy designs based on a Classical theme was for the Marshall County Courthouse (National Register listed), a three-story stone building begun in 1884 and completed in 1886. It was designed by John C. Cochrane (1835-1887) of Chicago. Cochrane began his career designing Iowa buildings in the early 1870s while residing in Davenport. He moved to St. Louis after only a few years and then Chicago but continued to design buildings in Iowa throughout his career. Cochrane's most notable commission along with his partner A. H. Piquenard, was the Iowa State Capitol in Des Moines that was completed shortly before the Marshall County Courthouse was undertaken. Cochrane's design for the Marshall County Courthouse is an example of the Italian Renaissance Style. The building occupies a prominent setting, its Classical stone design visually dominating commercial blocks along Main Street and Center Street.

In 1902 two Neo-Classical Style buildings appeared along Center Street that ran along the west side of Courthouse Square. The Marshalltown Post Office (non-extant) embodied the rich Classical vocabulary of hundreds of federal buildings from this period. The Marshalltown Public Library constructed the same year two blocks to the north adopted a Neo-Classical design that differed from both the Post Office and the Courthouse. Plans for constructing a new fire station west of the library necessitated optimizing the use of land by locating the front facades of the library at the corner lot lines rather than setting the building back in the tradition of many Classical Style public buildings. Architect of the Public Library was the firm Patton & Miller of Chicago, a firm known as a prolific designer of Carnegie libraries.

During the 1920s the last two buildings with Classical designs were added to the municipal complex along North Center and West State streets. The first, Marshalltown Municipal Building at 24 North Center Street, is an example of the Georgian Revival Style, a variation of the Classical styles that gained in popularity during this period. The building's red brick walls and raised stone foundation were consistent with the edicts of the style and cost restraints forced upon the project. Designer for the project was Harry E. Reimer of Marshalltown. Reimer was the son of local contractor C.F. Reimer and at the time this commission was completed, he was the only local architect. Reimer's practice included several other local public buildings – the Marshalltown High School (non-extant) and the Deaconess Hospital (non-extant). He had a Marshalltown office from 1913 until his death in 1938.

The Marshalltown Memorial Coliseum was the final building constructed in the civic complex and it, too, evidenced Classical Style elements. Architect for the project was Josselyn and Todd of Cedar Rapids. H.S. Josselyn and Eugene Taylor established the firm during the 1880s as the Josselyn & Taylor Company. The firm had a practice that extended throughout the state and included a number of important commercial and institutional projects. Among the more

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 23

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

significant commissions by the firm was Bruce Moore (2160 Linden Drive SE, Cedar Rapids and the Cedar Rapids Public Library. Their design work was viewed by a national audience in the Iowa State buildings built for the World's Columbian Exposition in Chicago and the Omaha Exposition.

A second architectural trend in the Marshalltown Downtown Historic District involved the practice adopted before the turn of the 20<sup>th</sup> century of completing substantial remodeling projects on existing downtown buildings rather than replacing them with new structures. This practice produced some of downtown's most significant building designs during the next 50 years. One of the outcomes of these remodelings that is clearly observable in the downtown today is the unusually large number of buildings clad in tan, cream and light gray colored brick rather than the more traditional dark red and brown brick. Nearly all of the buildings in the first block of West Main Street are finished in these brick colors with most of the buildings built or remodeled sometime between 1902 and 1940. Similar brick colors were used for vernacular designs on buildings scattered along the balance of Main Street.

Together, the buildings of the Marshalltown Downtown Historic District tell the story of architectural styles adopted for buildings from the Civil War through World War II. A list of significant examples of various architectural styles and vernacular commercial building forms follows.

**Commercial Architectural Styles**

**Late Victorian Italianate Style:**

Centennial Block, 13-17 South Center Street (ca. 1876)

W.C. Page & Co., 20 East Main Street (ca. 1875)  
Israel Moore Building, 30 East Main Street (ca. 1870)

Blossom Block, 105-107 West Main Street (1882, 1903)  
Calhoun Building, 120 West Main Street (ca. 1880)

12 North 1<sup>st</sup> Street (1883)

**Late Victorian Romanesque Style:**

Kibbey Building, 125-129 East Main Street (1894)  
Letts-Fletcher Co. Building, 201-205 East Main Street (1898)

**Late Victorian Renaissance Style:**

Marshall County Courthouse, 1 East Main Street (1886)

**Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Classical Revival Style:**

Marshalltown Municipal Building, 24 North Center Street (1921)  
Marshalltown Public Library, 36 North Center Street (1902)  
Woodbury Block, 32-36 East Main Street (1862, ca. 1895)  
Iowa Savings Bank, 101-103 East Main Street (1913)  
Hotel Tallcorn, 134 East Main Street (1928)

City National Bank Building, 2-4 West Main Street (ca. 1870)

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 24

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

Tremont Building, 20-28 West Main Street (1902)  
Hopkins Building, 32-34 West Main Street (1868, 1902-03)

Marshalltown Memorial Coliseum, 20-24 West State Street (1929)

Masonic Temple Building, 26-30 South 1<sup>st</sup> Avenue (1908)

Early 20<sup>th</sup> Century Spanish Colonial Revival Style:

Times-Republican Building, 135 West Main Street (1927)

Moderne Style:

Northwestern Bell Building-Marshalltown Police Station, 22 North Center Street (1938)  
Orpheum Theatre, 220-226 East Main Street (ca. 1949)  
19-23 West Main Street (ca. 1935)

**Commercial Vernacular Forms**

Brick Front

29-33 North Center Street

Rude Auto Co. Building, 11 East Church Street (ca. 1919)

S.S. Kresge Co. (First Building), 2-6 East Main Street (ca. 1875, 1939)  
10-14 East Main Street (1878)

Forney's Music Hall, 16-18 East Main Street (1878)

Winterringer Building, 116-118 East Main Street (ca. 1915)

Dorosin's Building, 120 East Main Street (ca. 1900)

122-124 East Main Street (ca. 1895)

123 East Main Street (IOOF Building, 126-128 East Main Street (ca. 1895)

S.S. Kresge Co. (Second Building), 1-3 West Main Street (1929)

Broadhead-Widl Building, 9-11 West Main Street (ca. 1920)

10-14 West Main Street (1878, 1940)

Benedict Block, 13-15 West Main Street (1908)

Armbruster Block, 29-31 West Main Street (1906)

LaShelle Building, 33-35 West Main Street (1868, 1929)

Willard's Building, 36 West Main Street (1931)

116 West Main Street (1865)

118 West Main Street (ca. 1900)

Marshalltown Savings and Loan, 132 West Main Street (ca. 1920)

136 West Main Street (1901)

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 25

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

**Contributing and Non-Contributing Properties:**

By definition, a historic district is a collection of buildings, that when considered as a group rather than individually, possesses a sense of time and place. They may share building type, style, form or material. They have a common period of significance that may extend through a few years or several decades. They consist of contiguous properties or multi-block areas with relatively few intrusions. Integrity for individual buildings, as well as the their setting, should be high.

Buildings within historic districts are divided by definition into two categories: non-contributing and contributing resources. Non-contributing resources are those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), form, materials or period of significance. Non-contributing buildings are generally considered to be intrusive in nature and would not be missed if removed from the district. Buildings less than 50 years old are considered non-contributing.

The category of contributing resources can be further divided by definition into key buildings and supportive buildings. Key buildings within historic districts are those buildings that are individually eligible for the National Register of Historic Places. Integrity standards for these properties should be the same as those established for individually eligible buildings outside of historic districts. Architectural integrity of supportive buildings may be somewhat less. For example, changes in window and door openings, cornice and beltcourse trim, or storefront changes may be acceptable. The addition of fixed awnings and changes in signage would also be acceptable for most key buildings and all supportive buildings.

The Marshalltown Downtown Historic District contains a total of 95 properties with 79 contributing buildings of which 34 are key or individually significant and the balance supportive. Courthouse Square surrounding the Marshall County Courthouse is the only contributing site in the district. The balance of the district contains 16 non-contributing buildings and approximately 4 parcels containing parking lots or vacant land. One building is already listed on the National Register.

<b>Downtown Buildings &amp; Remodeling by Decade</b>		
<b>Decade</b>	<b>Date of Original Construction</b>	<b>Date for Major Remodeling</b>
1860-1869	5	0
1870-1879	15	0
1880-1889	12	0
1890-1899	9	1
1900-1909	13	2
1910-1919	10	0
1920-1929	14	1
1930-1939	4	4
1940-1949	4	2
1950-1959	1	5
1960-1969	1	3
1970-1979	1	2
1980-1989	0	1
1990-1999	0	3

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 26

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

The evaluation of contributing and non-contributing status of buildings within the Marshalltown Downtown Historic District was done using a set of standards that were established to be consistent with National Register requirements and at the same time reflect Marshalltown's organic development through the years. It is understood that contributing buildings in commercial historic districts are more likely to have been altered than contributing properties in residential districts. In the case of Marshalltown's downtown, a frequent practice beginning prior to 1900 and continuing through the 1930s involved not just minor remodeling, but the substantial rehabilitation of a building's exterior by removing cornices and adding new brick cladding, different windows and modified storefronts. In approximately 9 cases these substantial rehabilitations have acquired historical and architectural significance in their own right and were considered historic alterations.

It was expected that all contributing commercial buildings including retail buildings, warehouses, theaters, fraternal buildings, banks, office buildings, hotels, auto showrooms and garages retain either their *original* appearance in terms of basic shape, proportions, rooflines and important architectural features, or the appearance acquired during a subsequent *historic alteration* (one that is at least 50 years old). In both cases, the upper levels of their principal façade(s) were expected to remain relatively unchanged in terms of placement and size of window openings, masonry detailing such as corbeling and cornice design. Easily reversible alterations, such as the addition of fire escape ladders or the temporary closure of windows with shutters or boards, were not considered significant. The replacement of multi-pane sash with reconfigured windows was acceptable (e.g. 6/6 double-hung sash replaced by 1/1 double-hung sash), but changes in the shape or type of windows were considered a more significant change (e.g. segmental arched double-hung sash by smaller, casement windows). Changes in window openings that are more than 50 years old were evaluated on a case-by-case basis to determine their impact.

Greater change was considered acceptable for storefront levels on commercial buildings since these areas typically experience considerable change, due to the fact that the average life of a storefront in the United States is only about ten years. The manner in which important storefront elements were treated was evaluated individually. Such elements included the shop and/or upper level entrances, transoms, shop windows, beltcourses, ornamentation and awnings. In general, modifications made to storefronts in commercial buildings more than 50 years ago were likely to be considered significant in their own right if they were preserved relatively intact. Alterations made within the past 50 years did not automatically preclude a building from being eligible for the NRHP. These more recent alterations were assessed on a case-by-case basis to determine if they supported or detracted from a building's important design elements.

Alterations made to convert the use of commercial buildings were also commonplace in central business districts. They were considered insignificant unless they resulted in the loss of important interior public spaces. In summary, integrity standards for commercial buildings in the Marshalltown Downtown Historic District assumed that buildings have, by necessity, evolved and changed through time. This organic quality of business districts provided the set of integrity expectations used for evaluating the District's buildings.

The integrity standards developed for public buildings such as courthouses, libraries, city halls and civic auditoriums, anticipated some organic change as well. These building types were expected to retain their original shape and proportions with original window and door openings (not necessarily original sash or doors) and other important architectural features. Construction materials for foundations and walls were expected to be original. The use of modern roofing materials was an acceptable alteration. In general, modifications made more than 50 years ago were accepted as part of the historic appearance of these building types. Additions or wings were accepted if they were located along a non-principal façade, had sympathetic design elements, were connected in a fashion that caused minimal alteration to the historic section of the building and were constructed of compatible building materials. The addition of exiting systems installed for public safety purposes was expected to be carried out on non-principal façades. Treatments of entrances that have been altered to accommodate handicapped access were evaluated on a case-by-case basis to determine their

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 27

Marshalltown Downtown Historic District Marshall County, IA  
Name of Property County and State

impact on overall design.

There are only two dwellings within the Marshalltown Downtown Historic District. Both buildings were determined to be contributing structures because they remained relatively unaltered, retaining their original appearance in terms of basic shape, proportions, rooflines and important features. Principal façades remained relatively unchanged with placement and size of window openings and primary entrances consistent with the original design. Both residential buildings maintained original porches, though sympathetic modifications were accepted.

A list of buildings within the Marshalltown Downtown Historic District follows with their designation as contributing or non-contributing noted. "Key" buildings (those that would be considered individually significant if located outside of the Marshalltown Downtown Historic District) are marked with a ⚡. Non-contributing properties are so designated because they contain buildings that were built outside of the period of significance for the District (1862-1950) or because alterations to the building are of a substantial nature.

In the future it is possible that several of the non-contributing buildings might become contributing if rehabilitations of their exteriors are completed that either remove or reverse major alterations. Some may also move into the category of "key" buildings.

Iowa Inventory #	Address	Name Historic Name (Common Name)	Year Built	Status [C=contributing; NC=non-contributing; ⚡=Key]
64-00494	11 East Church St.	Rude Co. Building	ca. 1919/ ca. 1995	C⚡
64-00648	102-104 East Church St.	Tye, Mills, Grimes & Peterson Bldg.	ca. 1968	NC
64-00647	106 East Church St.	Neil & Stockwell Motor Co. (New Horizons Realty)	ca. 1925	C
64-00646	108 East Church St.	Marshall Marble Works	ca. 1884	C
64-00645	110 East Church St.	Ewing Transfer Co. Building	ca. 1911	C
64-00644	116 East Church St.	General Store	ca. 1980	NC
64-00643	202 East Church St.	George Glick House-Wilson Hotel (Marshall County Historical Society Museum)	ca. 1871	C
64-00642	204 East Church St.	Burk Distributing Co.	ca. 1965	NC
64-00641	206 East Church St.	Auto & Home Supply Co. Bldg.	ca. 1955	NC
64-00655	19-21 North Center St.	Unnamed Building (North Center Street Station Bar & Grille)	ca. 1900	C
64-00633	22 North Center St.	Northwestern Bell Building (Marshalltown Police Station)	1938	C⚡
64-00652	23 North Center St.	Schultz & Wentzstein Saloon (Evans Abstract Co.)	ca. 1910	C
64-00634	24 North Center St.	Marshalltown Municipal Building	1921	C⚡
64-00663	25 North Center St.	J. H. Sundall Lunches (Mowry, Irvine & Gianetto)	ca. 1900	C

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 28

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

Iowa Inventory #	Address	Name Historic Name (Common Name)	Year Built	Status [C=contributing; NC=non-contributing; * =Key]
64-00657	27 North Center St.	(Helping Hands)	ca. 1925	C
64-00618	29-33 North Center St.	Flower Grocery & Meat Market (Hometown Furniture)	ca. 1884	C*
64-00635	35 North Center St.	(Corner Tap)	ca. 1884	C
64-00382	36 North Center St.	Marshalltown Public Library	1902	C*
64-00656	13-17 South Center St.	Centennial Block (Pentz Appliance)	1876	C
64-00653	19-21 South Center St.	Letts-Fletcher Grocery (first) - Marshall Printing Co. (Paragon Properties)	ca. 1883	C
64-00654	23 South Center St.	Roskopf Building (Weiss & Adams)	ca. 1900	C
64-00222	1 East Main St.	Marshall County Courthouse and Courthouse Square -NRHP	1886/1978	C*
64-00593	2-6 East Main St.	Stepan Drug Co.-First S.S. Kresge Co. (Ben Franklin's)	ca. 1875/ ca. 1939	C*
64-00592	8 East Main St.	Lander Drugstore (Sub City)	ca. 1878/ ca. 1950	C
64-00591	10-12-14 East Main St.	Unnamed Building (Hallmark)	1878	C*
64-00590	16-18 East Main St.	Forney's Music Hall (City Centre)	1878/ ca. 1995	C
64-00589	20 East Main St.	W.C. Page & Co. Building (Nichols & Green Shoes)	ca. 1875	C*
64-00588	22-24 East Main St.	Yunker's Department Store (Nauman- Madsen Ins.)	ca. 1880/ 1949	C
64-00587	26-28 East Main St.	(Gildner's Clothing Store)	ca. 1875	NC
64-00586	30 East Main St.	Israel Moore Building (Merle Norman)	ca. 1870	C
64-00585	32-36 East Main St.	Woodbury Building/Security Savings Bank (Sport's Plus, Abbi's)	1862/ ca. 1895	C*
64-00624	101-103 East Main St.	Iowa Savings Bank (Marshall Co. Treasurer's Office)	1913	C*
64-00584	102-110 East Main St.	Security Savings Bank (F & M Bank)	1977	NC
64-00625	107-113 East Main St.	Rocky's Pizza (Zeno's Restaurant)	ca. 1890/ 1972	NC
64-00583	116-118 East Main St.	Winterringer Building (Johnson, Sundenga, et.al. law offices)	ca. 1915	C
64-00626	119 East Main St.	Iowa Railway and Light Corp. Building (Mary Katherine's)	ca. 1912	C
64-00582	120 East Main St.	Dorosin's Building (Come On In! Furniture & Bedding Outlet)	ca. 1900/ ca. 1920	C
64-00581	122-124 East Main St.	Hoyt Building	ca. 1895	C*
64-00627	123 East Main St.	Skegg Wall Paper Co.	ca. 1890	C
64-00628	125-129 East Main St.	Kibbey Building (Subway, Mexican Fashion)	1894	C*



**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 29

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

Iowa Inventory #	Address	Name Historic Name (Common Name)	Year Built	Status [C=contributing; NC=non-contributing; ⚡=Key]
64-00580	126-128 East Main St.	I.O.O.F. Hall (Monica's Café)	ca. 1895	C⚡
64-00629	131-135 East Main St.	Bannatyne & Lay Drygoods Store (Apparel Outlet, Kay's Shoe Repair)	ca. 1898	C⚡
64-00579	134 East Main St.	Hotel Tallcorn	1928	C⚡
64-00630	201-205 East Main St.	Letts-Fletcher Building	1898	C⚡
64-00578	202-204 East Main St.	Marshalltown News Agency & Goodyear Shoe Repair (Book Mark & Beer Parlor)	ca. 1920	C
64-00631	207-209 East Main St.	Orpheum-Casino Theatre (Back Stage Lounge)	ca. 1918	C
64-00577	208-212 East Main St.	Strand Baking Company	ca. 1945	C⚡
64-00576	214 East Main St.	Unnamed Building	ca. 1935	C
64-00424	220 E. Main St.	Orpheum Theater	1948	C
64-00657	226 E. Main St.	Cozy Coffee Shop	ca. 1930	NC
64-00594	1-3 West Main St.	Second S.S. Kresge Co. Building (Denny's Hometown Appliance)	1929	C⚡
64-00623	2-4 West Main St.	City National Bank-Fantles Department Store	ca. 1870/ ca. 1934	C
64-00596	5-7 West Main St.	Marshalltown State Bank/Fidelity Savings Bank (Chalet)	ca. 1919/ ca. 1962	NC
64-00622	6-8 West Main St.	Fair Department Store	ca. 1905	C
64-00597	9-11 West Main St.	Broadhead-Widl Building (Sutton Bakery, Marble Arches Hair Care)	ca. 1920	C
64-00621	10-12-14 West Main St.	Independent Block (Cook's Nook, Teton Arts, Muddy Waters)	1878/ 1940	C⚡
64-00598	13-15 West Main St.	Benedict Block (Helberg's Jewelers)	1908	C
64-00620	16 West Main St.	(Ewers Shoe Store)	ca. 1875/ 1935	C
64-00599	17 West Main St.	Marshalltown State Bank (Ag Land Realty)	ca. 1878	C
64-00619	18 West Main St.	(Apgar Studio)	ca. 1875/ 1955	NC
64-00600	19-23 West Main St.	(S & S, Hobby Craft Shop, Lillie Mae Candy Shop)	ca. 1877/ ca. 1935	C
64-00601	25-27 West Main St.	(American Home Patient)	ca. 1877	C
64-00430	20-28 West Main St.	Tremont Building (Tremont on Main)	1902	C⚡
64-00602	29-31 West Main St.	Armbruster Block (Swarez Bakery)	1906	C⚡
64-00617	32-34 West Main St.	Hopkins Building (Kathy's, El Vaquero Western Wear)	ca. 1868/ 1903	C⚡
64-00603	33-35 West Main St.	LaShelle Building (Club Saloon)	1929	C⚡

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 30

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

Iowa Inventory #	Address	Name Historic Name (Common Name)	Year Built	Status [C=contributing; NC=non-contributing; * =Key]
64-00616	36 West Main St.	Willard Building	1931	C*
64-00604	101-103 West Main St.	St. Clair Krieger Clothing Store (Los Laurdes Tienda Mexicana)	ca. 1950	C
64-00614	102-104-106 West Main St.	(Beaner's Tavern and Odds & Ends)	ca. 1880	C
64-00605	105-107 West Main St.	Blossom Block (Main Street Antique Mall)	1882/ 1903	C*
64-00615	108-110 West Main St.	(Salvation Army Thrift Store)	ca. 1890/ ca. 1960	NC
64-00606	109-113 West Main St.	(McGregor Furniture Store)	1882/ca. 1950	NC
64-00667	112 West Main St.	Marshall Hook & Ladder Station (Ace TV)	ca. 1865	C
64-00666	114 West Main St.	Marshalltown City Hall & Hope Hose Station	ca. 1865	C
64-00607	115-117 West Main St.	First Masonic Temple Building (Mike's Bikes & Fitness)	1882/ ca. 1960	NC
64-00665	116 West Main St.	(Optical Center)	ca. 1865/ ca. 1995	C*
64-00609	118 West Main St.	(Headliner Salon)	ca. 1900	C
64-00608	119-123 West Main St.	J.C. Penney's Department Store ( Firststar Bank)	1949/1980	NC
64-00605	120 West Main St.	Calhoun Building	ca. 1880	C*
64-00612	130 West Main St.	(Marshall Co. Youth, Runaway, & Family Services)	ca. 1920	C
64-00613	132 West Main St.	Marshalltown Savings & Loan	ca. 1920	C
64-00610	134 West Main St.	Brown & Harkins Grocery (Byerly Architecture)	ca. 1915	C
64-00432	135 West Main St.	Times-Republican Building	ca. 1927	C*
64-00611	136 West Main St.	Batesole Grocery (Des Moines Register)	1901	C
64-00471	20-24 West State St.	Marshalltown Memorial Coliseum	1929	C*
64-00663	10-12-14-16-18 North 1 <sup>st</sup> Ave.	Part of Woodbury Block (Barb's Boutique, et. al.)	ca. 1895	C
64-00595	20 South 1 <sup>st</sup> Ave.	Marshall County Sheriff's Residence	1883	C*
64-00651	26-30 South 1 <sup>st</sup> Ave.	Masonic Temple Building	1908	C*
64-00649	32-34 South 1 <sup>st</sup> Ave.	Ben & Lew's Garage	ca. 1925	C
64-00664	19-21 S. 2 <sup>nd</sup> Ave.	Bowman Building	1913	C

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 8 Page 31

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

Iowa Inventory #	Address	Name Historic Name (Common Name)	Year Built	Status [C=contributing; NC=non-contributing; ⚙=Key]
64-00661	12 North 1 <sup>st</sup> St.	(Upstairs Downstairs Interiors)	1883	C⚙
64-00658	13-15 North 1 <sup>st</sup> St.	Anson Block (Salon Mexico)	1901	C
64-00660	14-16-18 North 1 <sup>st</sup> St.	Berstein Building	1908	C⚙
64-00659	17 North 1 <sup>st</sup> St.	(LaCruz Mexican Market & Grocery)	ca. 1900	NC
64-00662	15 South 1 <sup>st</sup> St.	Dunkerton Building (Los Tucanes Clothing Store)	ca. 1910/ ca. 1955	NC

*Summary:*

In summary, the Marshalltown Downtown Historic District is locally significant under Criteria A and C. Under Criterion A, it derives significance from its association with several important periods of commercial and civic development in Marshalltown during the last three decades of the 19<sup>th</sup> century and the first half of the 20<sup>th</sup> century.

Under Criterion C the Marshalltown Downtown Historic District is significant as a representative collection of the architectural styles and vernacular commercial building forms that appeared in Marshalltown from the 1860s through the 1940s. Several examples of the work of important Iowa architects have been identified along with the work of one local architect. The District contains architecturally significant examples of public buildings, commercial blocks, warehouses, a hotel, and a theater.

The combination of visual qualities and historical associations gives the Marshalltown Downtown Historic District its distinct identity and significance.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number 9 Page 32

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number 9 Page 33

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

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**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number 9 Page 34

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

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"Era of Local Merchandising Ends When Brintnall Store Sold," June 30, 1953.  
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"Fund Raising campaign Brought Electric Railway to City in '93," June 30, 1953.  
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**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number 10

Page 35

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

**UTM References:**

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| 7  | [1 5] | [50715810] | [465510410] |
|    | Zone  | Easting    | Northing    |
| 8  | [1 5] | [50715610] | [465510410] |
|    | Zone  | Easting    | Northing    |
| 9  | [1 5] | [50715610] | [46548810]  |
|    | Zone  | Easting    | Northing    |
| 10 | [1 5] | [50713610] | [46548810]  |
|    | Zone  | Easting    | Northing    |
| 11 | [1 5] | [50713610] | [46548210]  |
|    | Zone  | Easting    | Northing    |
| 12 | [1 5] | [50712810] | [46548210]  |
|    | Zone  | Easting    | Northing    |
| 13 | [1 5] | [50712810] | [46548810]  |
|    | Zone  | Easting    | Northing    |
| 14 | [1 5] | [50711710] | [46548810]  |
|    | Zone  | Easting    | Northing    |
| 15 | [1 5] | [50711710] | [46549310]  |
|    | Zone  | Easting    | Northing    |
| 16 | [1 5] | [50711010] | [46549310]  |
|    | Zone  | Easting    | Northing    |
| 17 | [1 5] | [50711010] | [46549610]  |
|    | Zone  | Easting    | Northing    |
| 18 | [1 5] | [50619810] | [46549610]  |
|    | Zone  | Easting    | Northing    |

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number 10

Page 36

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

**Verbal Boundary Description:**

Within the City of Marshalltown, Marshall County, Iowa:

Beginning at the intersection of the centerline (C/L) of West Main Street and 2<sup>nd</sup> Street; thence north on the C/L of North Second Street to the alley; thence east along the C/L of the alley across North 1<sup>st</sup> Street to a point located at the southwest (extended) corner of Lot 5, Block 9 (the west side of the Marshalltown Memorial Coliseum Building); thence north to the C/L of West State Street; thence east along the C/L of State Street across North Center Street to a point located 60 feet east of the northwest corner (extended) of Lot F, Block 10; thence south to the C/L of the alley; thence east along the C/L of the alley across North 1<sup>st</sup> Avenue and North 2<sup>nd</sup> Avenue to a point located at the northeast corner (extended) of Lot 10, Block 12; thence south to the C/L of East Main Street; thence west to the C/L of the alley; thence south to the C/L of East Church Street; thence west along the C/L of East Church Street to the C/L of South 1<sup>st</sup> Avenue; thence south to the C/L of the alley; thence west along the C/L of the alley 120' to the southwest corner of Lot 2 (extended), Block 21; thence north to the C/L of East Church Street; thence west along the C/L of East Church Street to the C/L of South Center Street; thence north 80' to a point 20' north of the southeast corner (extended) of Lot 11, Block 15; thence west to the C/L of the alley; thence north along the C/L of the alley to the C/L of the intersecting alley; thence west along the C/L of the intersecting alley across South 1<sup>st</sup> Street to the C/L of South 2<sup>nd</sup> Street; thence north along the C/L of South 2<sup>nd</sup> Street to the point of beginning.

**Boundary Justification:**

The west boundary for the Marshalltown Downtown Historic District is the traditional boundary separating the churches and residences built along West Main Street from the commercial district. Although some dwellings in the 200 block of West Main Street have been converted to shops and offices in recent years, these buildings are freestanding frame and brick residences interspersed between masonry church buildings.

The north boundary for the District follows the east-west alley that parallels Main Street between Main Street and State Street with one exception. The commercial and civic buildings fronting on North Center Street have played an important part of the operation and evolution of the central business district. West of North Center Street, the civic complex includes the public library, municipal building, civic auditorium, and a telephone company building converted to use as a police station. Facing buildings on the east side of North Center in the first block north of Main Street both historically and presently function as retail shops and offices.

The east boundary for the District extends along the east edge of the easternmost extant historic buildings facing East Main Street. A series of parking lots abut the boundary. About a half block to the east is 3<sup>rd</sup> Avenue, the route of S.R. 14 as it passes through Marshalltown from north to south.

The south boundary runs generally along the east-west alley that parallels Main Street between Main Street and Church Street with one exception. Because of the importance played by Courthouse Square, all contributing buildings facing the square along Main, Church, Center and 1<sup>st</sup> Avenue have been included within the District. Because of their new dates of construction, the buildings at the southeast corner and northwest corner of Center and Church streets have been excluded from the District.



**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number \_\_\_\_\_ Photographs \_\_\_\_\_ Page 37

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

**Photograph Key for Marshalltown Downtown Historic District:** (See Photo Map, page 56)  
Patton Apgar, Dorothy Apgar, and Marlys A. Svendsen, photographers

- #1 – Marshall County Courthouse, 1 East Main Street, looking south
- #2 – Marshall County Sheriff's Residence, 20 South 1<sup>st</sup> Avenue, looking east
- #3 – Marshalltown Public Library, 36 North Center Street, looking southwest
- #4 – Marshalltown Municipal Building, 24 North Center Street, looking west
- #5 – Marshalltown Memorial Coliseum, 20-24 West State Street, looking south
- #6 – Northwestern Bell Building-Marshalltown Police Station, 22 North Center Street, looking west
- #7 – Woodbury Block, 32-36 East Main Street, looking northwest
- #8 – Israel Moore Building, 30 East Main Street, looking north
- #9 – W.C. Page & Co. Building, 20 East Main Street, looking north
- #10 – Iowa Savings Bank, 101-103 East Main Street, looking south
- #11 – Hoyt Building, 122-124 East Main Street, looking north
- #12 – Kibbey Building, 125-129 East Main Street, looking south
- #13 – Hotel Tallcorn, 134 East Main Street, looking northwest
- #14 – Letts-Fletcher Co. Building, 201-205 East Main Street, looking southeast
- #15 – Orpheum Theatre, 220-226 East Main Street, looking north
- #16 – City National Bank-Fantles Department Store Building, 2-4 West Main Street, looking southwest
- #17 – Armbruster Block, 29-31 West Main Street, looking north
- #18 – Willard Building, 36 West Main Street, looking south
- #19 – Blossom Block, 105-107 West Main Street, looking north
- #20 – Unnamed Building, 12 North 1<sup>st</sup> Street, looking west
- #21 – *Times-Republican* Building, 135 West Main Street, looking north
- #22 – Masonic Temple Building, 26-30 South 1<sup>st</sup> Avenue, looking east
- #23 – Rude Building, 11 East Church Street, looking south

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number \_\_\_\_\_ Property Owners \_\_\_\_\_ Page 38

Marshalltown Downtown Historic District Marshall County, IA  
Name of Property County and State

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**Property Owners within the Marshalltown Downtown Historic District**

<b>Address</b>	<b>Titleholder Name &amp; Address</b>	<b>Contract Purchaser Name &amp; Address</b>
11 East Church St.	Gregg D. Miller PO Box 841 Marshalltown, IA 50158	
102-104 East Church St.	LENCAR, INC. 102-104 E. Church St. Marshalltown, IA 50158	
106 East Church St.	New Horizons, L.L.C. 106 E. Church St. Marshalltown, IA 50158	
108 East Church St.	Joe Paglia & Betty Lou Paglia 116 E. Church St. Marshalltown, IA 50158	
110 East Church St.	Lois M. Koll 1509 S. 4th St. Marshalltown, IA 50158	
116 East Church St.	Joe Paglia & Betty Lou Paglia 116 E. Church St. Marshalltown, IA 50158	
202 East Church St.	Historical Society 202 East Church St. Marshalltown, IA 50158	
204 East Church St.	Lewis S. & Susan F. Miller PO Box 495 Marshalltown, IA 50158	
206 East Church St.	Marshalltown Development Co., L.L.C. 16 E. Main Suite 200 Marshalltown, IA 50158	
19-21 N. Center St.	Richard B. Tomhave 408 N. center St. Marshalltown, IA 50158	
22 N. Center St.	City of Marshalltown 24 North Center St. Marshalltown, IA 50158	

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number \_\_\_\_\_ Property Owners \_\_\_\_\_ Page 39

Marshalltown Downtown Historic District Marshall County, IA  
Name of Property County and State

<b>Address</b>	<b>Titleholder Name &amp; Address</b>	<b>Contract Purchaser Name &amp; Address</b>
23 N. Center St.	Evans Abstract Co. PO Box 557 Marshalltown, IA 50158	
24 N. Center St.	City of Marshalltown 24 North Center St. Marshalltown, IA 50158	
25 N. Center St.	Steve Irvine PO Box 557 Marshalltown, IA 50158	
27 N. Center St.	Madelyn Irvine & John L. Mowry, Atty PO Box 557 Marshalltown, IA 50158	
29-33 North Center St.	David W. McCarty 31 N. Center Street Marshalltown, IA 50158	
35 North Center St.	Two Corner, Inc. 35 N. Center Street Marshalltown, IA 50158	
36 North Center St.	City of Marshalltown 24 North Center St. Marshalltown, IA 50158	
13-17 South Center St.	Donald P. & Caroline Janssen 1320 W. Main St. Marshalltown, IA 50158	
19-21 South Center St.	Marshalltown Development Co., L.L.C. 16 E. Main St. Marshalltown, IA 50158	Paragon Properties, Inc. 19 S. Center St. Marshalltown, IA 50158
23 South Center St.	E. W. Adams & Virginia D. Adams 23 S. Center St. Marshalltown, IA 50158	
1 East Main St.	Marshall County 1 E. Main St. Marshalltown, IA 50158	
2-6 East Main St.	Joann Struebing & Gerald M. Downs 2317 Knollway Drive Marshalltown, IA 50158	Jay E. Hansen 509 Player St. Marshalltown, IA 50158

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number \_\_\_\_\_ Property Owners \_\_\_\_\_ Page 40

Marshalltown Downtown Historic District Marshall County, IA  
Name of Property County and State

<b>Address</b>	<b>Titleholder Name &amp; Address</b>	<b>Contract Purchaser Name &amp; Address</b>
8 East Main St.	Robert W. Dickson	Kevin & Robin Angstman 8 E. Main St. Marshalltown, IA 50158
10-12-14 East Main St.	Marshalltown Development Co., L.L.C. 16 E. Main St. Suite 200 Marshalltown, IA 50158	
16-18 East Main St.	Professional Developers, Inc. 16 E. Main St. Suite 200 Marshalltown, IA 50158	
20 East Main St.	Marshalltown Development Foundation, L.L.C. PO Box 164 Marshalltown, IA 50158	
22-24 East Main St.	James R. & Frances P. Bowman 1503 Brentwood Tr Marshalltown, IA 50158	
26-28 East Main St.	John W. & Douglas J. Gildner PO Box 713 Marshalltown, IA 50158	
30 East Main St.	Marshalltown Development Co., L.L.C. 16 E. Main St. Suite 200 Marshalltown, IA 50158	
32-36 East Main St.	Marshalltown Development Co., L.L.C. 16 E. Main St. Suite 200 Marshalltown, IA 50158	
101-103 East Main St.	Marshall County 1 E. Main St. Marshalltown, IA 50158	
102-110 East Main St.	Security Banc Serv PO Box 370 Marshalltown, IA 50158	
107-113 East Main St.	Zeno's, Inc. PO Box 753 Marshalltown, IA 50158	
116-118 East Main St.	Venture Five, LTD 118 E. Main St. Marshalltown, IA 50158	

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number \_\_\_\_\_ Property Owners \_\_\_\_\_ Page 41

Marshalltown Downtown Historic District Marshall County, IA  
Name of Property County and State

<b>Address</b>	<b>Titleholder Name &amp; Address</b>	<b>Contract Purchaser Name &amp; Address</b>
119 East Main St.	Thomas E. & Mary K. Curley 1010 W. Main St. Marshalltown, IA 50158	
120 East Main St.	Ronald E. & Mary L. Forbes 100-103 N. 2nd Ave. PO Box 519 Newton, IA 50200	
122-124 East Main St.	Madelyn M. Irvine PO Box 557 Marshalltown, IA 50158	
123 East Main St.	Susie Sower, Trust & Trustees-For Benefit PO Box 557 Marshalltown, IA 50158	Steve Irvine PO Box 557 Marshalltown, IA 50158
125-129 East Main St.	GMK, Inc. Marshalltown, IA 50158	Rettig, Enterprises 2501 S. Center St. Marshalltown, IA 50158
126-128 East Main St.	Monica Banks 128 E. Main St. Marshalltown, IA 50158	
131-135 East Main St.	F&H Properties Corp 34 S. 1st Ave. -Marshalltown, IA 50158	
134 East Main St.	Tallcorn Towers c/o Berdette Bryngelson PO Box 756 Marshalltown, IA 50158	
201-205 East Main St.	Naomi Miller & Fidelity Savings Bank PO Box 495 Marshalltown, IA 50158	
202-204 East Main St.	Top Line Warehousing Corp. 1301 E. 31st St. South Newton, IA 50208	
207-209 East Main St.	Lewis Miller & Larry Good PO Box 495 Marshalltown, IA 50158	

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number \_\_\_\_\_ Property Owners \_\_\_\_\_ Page 42

Marshalltown Downtown Historic District Marshall County, IA  
Name of Property County and State

<b>Address</b>	<b>Titleholder Name &amp; Address</b>	<b>Contract Purchaser Name &amp; Address</b>
208-212 East Main St.	Iowa Land & Building Co.	David A. & Deborah J. Critchfield RR1 Box 216 Union, IA 50288
214 East Main St.	Iowa Land & Building Co.	David A. & Deborah J. Critchfield RR1 Box 216 Union, IA 50288
220 E. Main St.	R.L. Fridley Theatres, Inc. 1321 Walnut St. Des Moines, IA 50309	
226 E. Main St.	Starla Amendt 226 E. Main St. Marshalltown, IA 50158	
1-3 West Main St.	Joann Struebing 2317 Knollway Drive Marshalltown, IA 50158	
2-4 West Main St.	Joann E. Struebing 2317 Knollway Drive Marshalltown, IA 50158	
5-7 West Main St.	Doris J. Eike Marshalltown, IA 50158	Wendy & Martin Frangenberg 1206 S. 12th Street Marshalltown, IA 50158
6-8 West Main St.	Patrick W. Brooks & Curtis A. Ward 6 W. Main St. Marshalltown, IA 50158	
9-11 West Main St.	Marshalltown Development Co., L.L.C. 16 E. Main St. Suite 200 Marshalltown, IA 50158	
10-12-14 West Main St.	Dean H. Elder Jr. & Karen C. Elder 201 Columbus Dr. Marshalltown, IA 50158	
	Joann E. Struebing 2317 Knollway Drive	

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number \_\_\_\_\_ Property Owners \_\_\_\_\_ Page 43

Marshalltown Downtown Historic District Marshall County, IA  
Name of Property County and State

<b>Address</b>	<b>Titleholder Name &amp; Address</b>	<b>Contract Purchaser Name &amp; Address</b>
	Marshalltown, IA 50158	
13-15 West Main St.	Jennifer J. Joens 14 W. Main St. Marshalltown, IA 50158	
16 West Main St.	H. V. Hellberg Jr. & Edna Mae Hellberg 705 W. State St. Marshalltown, IA 50158	
17 West Main St.	Dwane B. & J & William D. Noser 16 W. Main St. Marshalltown, IA 50158	
18 West Main St.	Henry Joe Sandve 17 W. Main St. Marshalltown, IA 50158	
19-21-23 West Main St.	Ross Patton & Dorothy B T Apgar 1100 W. Olive St. Marshalltown, IA 50158	
	Robert Sutherland 1212 E. Main St. Marshalltown, IA 50158	
	W TS Co c/o M. L. Svacina 1107 McClellan St. Tama, IA 52339	
20-28 West Main St.	Georgia Dates 602 N. 16th St Marshalltown, IA 50158	
25-27 West Main St.	Jennifer J. Joens 20-28 W. Main St. Marshalltown, IA 50158	
29-31 West Main St.	Daleen Brink PO Box 428 Marshalltown, IA 50158	
	Roberto J. & Griselda E. Lopez 232 N. 13th St. Marshalltown, IA 50158	

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number \_\_\_\_\_ Property Owners \_\_\_\_\_ Page 44

Marshalltown Downtown Historic District Marshall County, IA  
Name of Property County and State

<b>Address</b>	<b>Titleholder Name &amp; Address</b>	<b>Contract Purchaser Name &amp; Address</b>
32-34 West Main St.	Marshalltown Development Co., L.L.C. 16 E. Main St. Suite 200 Marshalltown, IA 50158	
33-35 West Main St.	Roberto J. & Griselda E. Lopez 232 N. 13th St. Marshalltown, IA 50158	
36 West Main St.	Willard Realty Co. 36 W. Main St. Marshalltown, IA 50158	
101-103 West Main St.	Spanish Corporation 1524 E. Grand Des Moines, IA 50317	
102-104-106 West Main St.	David Haunsperger 102-104 West Main St. Marshalltown, IA 50158	
105-107 West Main St.	JARM, Building Co. PO Box 517 Marshalltown, IA 50158	
108-110 West Main St.	Max E. & Velma A. Nelson 207 Edgeland Dr. PO Box 517 Marshalltown, IA 50158	
109-113 West Main St.	JARM, Building Co. PO Box 517 Marshalltown, IA 50158	
112 West Main St.	Max Nelson 207 Edgeland Dr. Marshalltown, IA 50158	
114 West Main St.	Marshalltown Development Co., L.L.C. 16 E. Main St. Suite 200 Marshalltown, IA 50158	Jesus & Micaela H. Gaytan 114 W. Main St. Marshalltown, IA 50158
115-117 West Main St.	Lester P. & Letty M. Vognsen	Michael & Patricia Miltenberger 117 W. Main St. Marshalltown, IA 50158
116 West Main St.	Garland & Julie R. Schossow 116 W. Main St. Marshalltown, IA 50158	



**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number \_\_\_\_\_ Property Owners \_\_\_\_\_ Page 45

Marshalltown Downtown Historic District Marshall County, IA  
Name of Property County and State

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<b>Address</b>	<b>Titleholder Name &amp; Address</b>	<b>Contract Purchaser Name &amp; Address</b>
118 West Main St.	Susan F. Untiedt 118 West Main St. Marshalltown, IA 50158	
119-123 West Main St.	Firststar Bank Midwest 123 W. Main St. PO Box 717 Marshalltown, IA 50158	
120 West Main St.	Marshalltown Development Co., L.L.C. 16 E. Main St. Suite 200 Marshalltown, IA 50158	
130 West Main St.	James A. & Susan E. Clark 1916 Knollwood Dr Marshalltown, IA 50158	
132 West Main St.	GMK, Inc. PO Box 557 Marshalltown, IA 50158	
134 West Main St.	GMK, Inc. PO Box 557 Marshalltown, IA 50158	
135 West Main St.	Ogden Newspapers PO Box 1300 Marshalltown, IA 50158	
136 West Main St.	GMK, Inc. PO Box 557 Marshalltown, IA 50158	
20-24 West State St.	City of Marshalltown 24 North Center St. Marshalltown, IA 50158	
10-12-14-16-18 North 1st Ave.	Marshalltown Development Co., L.L.C. 16 E. Main St. Suite 200 Marshalltown, IA 50158	
20 South 1st Ave.	Charles Johnston 14401 S. Forbes Rd Ashland, IA 65010	
26-30 South 1st Ave.	Masonic Holding C 30 S. 1st Ave. Marshalltown, IA 50158	

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number \_\_\_\_\_ Property Owners \_\_\_\_\_ Page 46

Marshalltown Downtown Historic District Marshall County, IA  
Name of Property County and State

Address	Titleholder Name & Address	Contract Purchaser Name & Address
32-34 South 1st Ave.	FIC, Inc. 2370 Sand Rd Marshalltown, IA 50158	
19-21 S. 2nd Ave.	Lawrence & Barbara Hagstrand 21 S. 2nd Ave. Marshalltown, IA 50158	
12 North 1st St.	Sanford Schlesinger 307 Orchard Dr. Marshalltown, IA 50158	
13-15 North 1st St.	Maria & Jaime Mora 812 N. Shadyview Blvd Pleasant Hill, IA 50317	
14 North 1st St.	Kibby, Inc. PO Box 70 Conrad, IA 50621	
17 North 1st St.	Gloria Sandoval 802 W. Main St. Marshalltown, IA 50158	
15 South 1st St.	John L. & Vickie Hafner  Marshalltown, IA 50158	Jose Castellanos & Patricia Muratalla 1315 Larkfield Ct Marshalltown, IA 50158

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number \_\_\_\_\_ Photographs \_\_\_\_\_ Page 37

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

**Photograph Key for Marshalltown Downtown Historic District:** (See Photo Map, page 56)  
Patton Apgar, Dorothy Apgar, and Marlys A. Svendsen, photographers

- #1 – Marshall County Courthouse, 1 East Main Street, looking south
- #2 – Marshall County Sheriff's Residence, 20 South 1<sup>st</sup> Avenue, looking east
- #3 – Marshalltown Public Library, 36 North Center Street, looking southwest
- #4 – Marshalltown Municipal Building, 24 North Center Street, looking west
- #5 – Marshalltown Memorial Coliseum, 20-24 West State Street, looking south
- #6 – Northwestern Bell Building-Marshalltown Police Station, 22 North Center Street, looking west
- #7 – Woodbury Block, 32-36 East Main Street, looking northwest
- #8 – Israel Moore Building, 30 East Main Street, looking north
- #9 – W.C. Page & Co. Building, 20 East Main Street, looking north
- #10 – Iowa Savings Bank, 101-103 East Main Street, looking south
- #11 – Hoyt Building, 122-124 East Main Street, looking north
- #12 – Kibbey Building, 125-129 East Main Street, looking south
- #13 – Hotel Tallcorn, 134 East Main Street, looking northwest
- #14 – Letts-Fletcher Co. Building, 201-205 East Main Street, looking southeast
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- #19 – Blossom Block, 105-107 West Main Street, looking north
- #20 – Unnamed Building, 12 North 1<sup>st</sup> Street, looking west
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- #22 – Masonic Temple Building, 26-30 South 1<sup>st</sup> Avenue, looking east
- #23 – Rude Building, 11 East Church Street, looking south

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

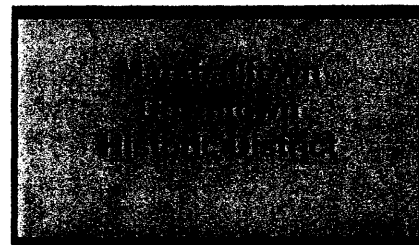
Section Number \_\_\_\_\_ Maps \_\_\_\_\_

Page 47

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

**Sketch Map of Marshalltown Downtown Historic District**



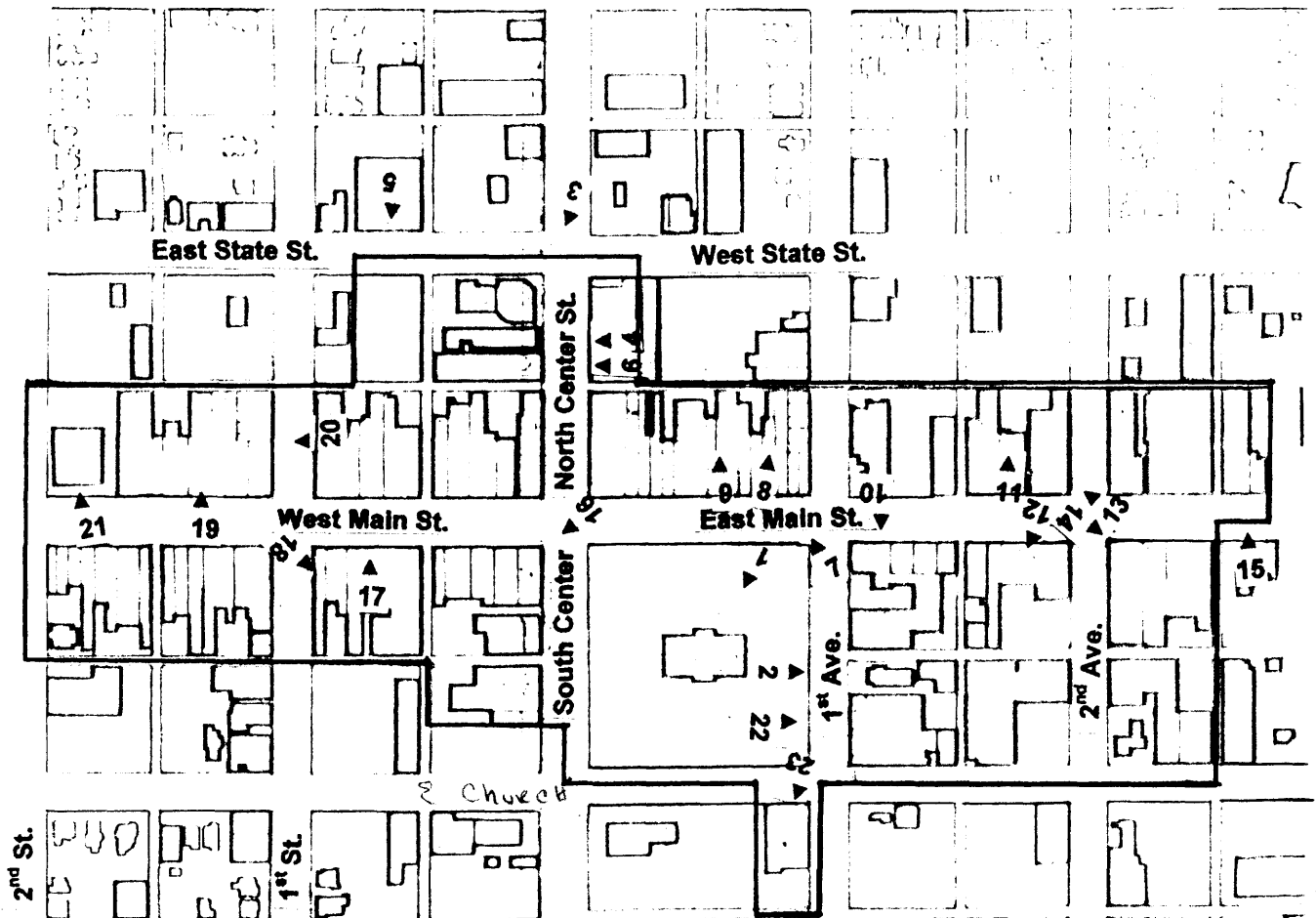
**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Section Number        Maps        Page   48  

Marshalltown Downtown Historic District  
Name of Property

Marshall County, IA  
County and State

**Photo Map of Marshalltown Downtown Historic District**



**Marshalltown  
Downtown  
Historic District**