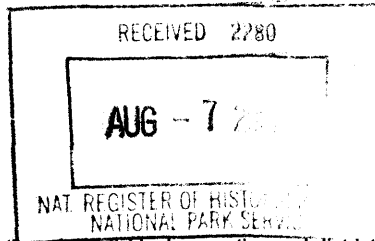


**United States Department of the Interior
National Park Service**



1021

**National Register of Historic Places
Registration Form**

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

1. Name of Property

historic name M.B.A. (Modern Brotherhood of America) Building

other names/site number Brick and Tile Building

2. Location

street & number 103 E. State Street (S.E. corner of E. State and N. Delaware St.) N/A not for publication
city or town Mason City N/A vicinity
state Iowa code IA county Cerro Gordo code 033 zip code 50401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.)

Howell J. Sotke
Signature of certifying official/Title

July 19, 2002
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 commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register
 See continuation sheet
 determined eligible for the National Register
 See continuation sheet
 determined not eligible for the National Register
 removed from the National Register
 other (explain):

Edson W. Beall
Signature of the Keeper
9/12/02
Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1	
<input type="checkbox"/> public-State	<input type="checkbox"/> site		buildings
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		sites
	<input type="checkbox"/> object		structures
		1	0
			objects
			Total
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)		Number of contributing resources previously listed in the National Register	
N/A		0	

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
COMMERCE/TRADE/business	COMMERCE/TRADE/business
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
Late 19th and Early 20th Century American Movements/ commercial style	foundation CONCRETE
_____	walls BRICK
_____	STONE/granite
_____	roof ASPHALT
_____	other TERRA COTTA
_____	_____

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1917

Significant Dates

1917

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Bell and Bentley

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:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Owner's files and records

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 5 4 8 3 8 2 0 4 7 7 7 4 5 0 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____
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 David Arbogast, Architectural Conservator

organization _____ date November 1, 2001

street & number 701 Eastmoor Drive telephone (319) 351-4601

city or town Iowa City state Iowa zip code 52246

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

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

A sketch map for historic district 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 Growth Properties LLC

street & number 208 Main Street telephone (641) 228-3455

city or town Charles City state Iowa zip code 50616

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 hour per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

NARRATIVE DESCRIPTION:

The M.B.A. Building (as the Modern Brotherhood of America Building was known since the day of its dedication (as evidenced by numerous newspaper articles) until its renaming in 1948 as the Brick and Tile Building) in Mason City is a good example of an early twentieth-century office building. It is located at the southeast corner of Third Street Northeast and North Delaware. In plan it is U-shaped with an interior light court and with its long (primary) frontage running east to west, with a small rectangular appendage on its rear (south) elevation. It has a footprint measuring 82 feet north to south by 114 feet east to west.

The building is eight stories in height and is divided according to Classical Revival principals on its primary (north and west) elevations into a base, a shaft, and a capital. The ground floor consists of a granite wall with regular glazed commercial storefront openings corresponding to the fenestration above. Each opening is rectangular with quarter-round upper corners. In the upper section of the opening is a vertically divided transom, beneath which, typically, is a large plate glass window for the shops. The first story is terminated with a Classical Revival style terra cotta cornice above which the second story is covered in rusticated terra cotta with window openings corresponding directly with those above.

The third through seventh floors form the shaft of the building. The corners are emphasized by flat, terra cotta wall planes pierced with pairs of windows at each floor. Between the planes are sets of triple windows divided by slender terra cotta pilasters, giving vertical thrust to the building. typical windows contain one-over-one, double-hung anodized aluminum sash. On the north elevation there are five sets of these triple windows and on the west elevation are three sets. These terminate on the seventh floor in low segmental arches. Slender secondary pilasters divide the windows of each set of three. These secondary pilasters have terra cotta panels between them and between the windows. The pilasters rise to the top of the sixth floor windows where they terminate below sets of panels of the seventh floor. Between the windows of the seventh floor the secondary pilasters terminate in electric light fixtures on bases with plain pilasters behind them dividing the windows. There are a total of sixteen light fixtures each designed to use 500-watt light bulbs.

Dividing the seventh from the eighth floor is a terra cotta cornice. The eighth floor, which forms the capital of the building has sets of windows corresponding to those below. These sets of windows are divided by decorative terra cotta panels. Capping the eighth floor is a deep terra cotta cornice with large brackets corresponding to the primary division of the elevations above which is a terra cotta parapet wall with decorative terra cotta cartouches at each corner. The south and east elevations, which abut adjacent buildings are plain in the extreme. All door and window openings are original with the only major alteration to the main exterior elevations being

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

NARRATIVE DESCRIPTION (continued)

modern glass and aluminum entrance doors centered in the north and the west elevations.

There is a simple brick elevator penthouse centered in the south side of the central section of the U-plan. Interestingly, there are standard windows in the elevator shaft walls.

The decorative treatment of the north and west elevations is returned around the south and east corners for a distance of approximately ten feet each. After that, the rear (south, east, and light well) elevations are strictly functional with brick walls having simple window openings punched in them. Some of these windows retain original steel, two-over-two, double-hung sash with the upper sash able to swing out for ease of washing. On the east elevation a two-story building which formerly abutted the building has been removed and the party wall has been refaced with new brick. There are steel fire escapes at the north end of the east elevation and on the south elevation of the west leg of the building and a large brick chimney on the south elevation of the east leg of the building.

The building is a steel-framed skyscraper with structural loads carried on perimeter columns and the elevator shaft. The exterior walls have structural clay tile masonry backing between the columns and behind the granite, brick, and terra cotta facings. The interior walls are non-bearing partitions permitting unlimited utilization of space. Floors are poured concrete typically finished with terrazzo.

The first floor plan centers on a splendid Classical Revival style lobby connecting the two entries. Both entries retain original vestibules with original wood and glass doors. The lobby is characterized by Carrara marble walls with Ionic pilasters, a pair of elevators with modern doors, an original mail drop, and an original staircase. The upper walls above the marble are plaster and are paneled, with water leaf moldings around the panels. The plaster ceiling is beamed, with Classical Revival style plaster moldings. The electric lights fixtures are modern replacements in a compatible style. The remainder of the first floor is primarily rental stores with doorways to the north and west elevations. These stores have been renovated and remodeled over time.

The second floor has a typical floor plan with a lateral hallway served by the elevators and leading to various rental offices. This floor was unique in having glass store fronts on the hallway walls for commercial stores.

The third through eighth floors have standard floor plans similar to that of the second floor with rental offices. Some of the floors have had the lateral hallway foreshortened to accommodate larger clients. The halls retain original Carrara marble baseboards and wainscoting and oak

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**National Register of Historic Places
Continuation Sheet**

Section number 7.8 Page 3

CFN-259-1116

MBA Building
Cerro Gordo County, Iowa

NARRATIVE DESCRIPTION (continued)

doors and woodwork. Where the halls have been shortened the excess marble, doors, and woodwork have been carefully removed and placed in storage in the upper basement. The top floor originally held the headquarters of the Modern Brotherhood of America. Consequently, portions of one conference room survive with stenciling around a raised ceiling panel and Classical Revival style pilasters and panels on the walls.

There are two basements in the building. The upper basement contains primarily service functions and storage for the building with some rental area, specifically an office for the Otis Elevator Company. The lower basement is entirely utilitarian.

Beginning in 1973 the building was sensitively renovated to meet modern building code requirements and to retain the original appearance while replacing worn and deteriorated elements. This work included replacement of the window sash¹, replacement of the boilers, a new sprinkler system, restoration of the lobby, and upgrading of the elevators.

STATEMENT OF SIGNIFICANCE

The M.B.A. Building is the only surviving office building in Mason City from the early twentieth century of its size. It was the only one constructed of its type and size and there are no other buildings in Mason City to which it can be compared. Because of these facts and because of its very high degree of integrity, the Iowa State Historic Preservation Office issued a Determination of Eligibility for listing on the National Register in July of 2001 based on local significance.

The Modern Brotherhood of America was a fraternal lodge, which was originally formed in Tipton, Iowa in 1897. Like many fraternal lodges of the period the primary purpose of the lodge was to provide life insurance benefits for its members. In 1915 Mason City successfully lobbied the lodge to relocate its headquarters to Mason City and on August 20 the Supreme Convention of the lodge authorized construction of its headquarters in Mason City. On December 24, 1915 the present site was purchased from the Benevolent Protective Order of Elks.

The building occupies the former site of the northern section of the Elks Building. The southern portion of that building survives immediately south of the M.B.A. Building. Following demolition of the northern section of the Elks building in 1916 construction commenced on the M.B.A. building with the elevator core being erected first. On January 5 an excavation contract was signed. On January 6 the first shovel of dirt was turned. On January 18 the architectural firm of

¹ Window sash are "the movable part of a window." (Webster's New Collegiate Dictionary)

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National Register of Historic Places
Continuation Sheet

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CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

STATEMENT OF SIGNIFICANCE (continued)

Bell and Bentley of Minneapolis, Minnesota was engaged to prepare drawings and specifications. Given the fact that the firm apparently dissolved in the Great Depression of the 1930's and no surviving records can be located, nothing other than the above facts is known about the firm. On April 17 the plans were completed and on May 10 bids were opened. On May 11 the contract for construction was awarded and signed. On May 18 erection of the building commenced. On May 30 excavation was completed. On October 1 the building was enclosed. Total cost for the building was within its original estimate of \$250,000.

On June 6 and 7 of 1917 the building was dedicated with a two-day program of festivities and speeches. These included band concerts, vaudeville performances, various singing groups, Chinese acrobats descending the building, baseball games, initiation of a new class of members into the lodge, a wrestling match, dancing, a parade, and a banquet. On the first day dedicatory speakers included T. B. Hanley, supreme president of the Modern Brotherhood of America, T. A. Potter, mayor of Mason City, Emory H. English, insurance commissioner of the state of Iowa, W. L. Harding, governor of Iowa, and H. M. Havner, attorney general of Iowa. On the second day former President of the United States, William Howard Taft, gave the dedicatory speech.

The Modern Brotherhood of America was merged with the Independent Order of Foresters who sold the building in 1948 to Mason City Brick and Tile Company for \$250,000, the largest commercial real estate purchase in the city's history at that time. They then renamed the building as the Brick and Tile Building. In 1973 the building was sold for about \$270,000 to State Street Investment, whose principal owners were John, Tel and Socrates Pappajohn. During their tenure, the Pappajohns replaced the window sash, replaced the boilers, added a sprinkler system, restored the lobby, and upgraded the elevators. In 2000 the building was sold to its present owners, Growth Properties LLC of Charles City, Iowa, whose president is Brian D. Crane.

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- Boy Scouts Plan Meeting for Taft*; Mason City Globe-Gazette; Wednesday, June 6, 1917.
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A Great Achievement; unattributed publication. ca. June, 1917.
Governor Harding Main Speaker of Day in M.B.A. Dedication; Mason City Globe-Gazette;
Wednesday, June 6, 1917; p. 1, sec. 1.
Great National Fraternal Order Calls Mason City "Home"; Mason City Globe-Gazette; June 16,
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National Park Service

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Continuation Sheet**

Section number 10, Photographs Page 5

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

BIBLIOGRAPHY (continued)

Many Societies Will Take Part in The M.B.A. Parade; Mason City Globe-Gazette; Tuesday, June 5, 1917; p. 8, sec. 1.

MODERN BROTHERHOOD OF AMERICA Dedication Celebration; Mason City Globe-Gazette; Tuesday, June 5, 1917; p. 1, sec. 1.

New M.B.A. Building; Mason City Globe-Gazette; Tuesday, June 5, 1917; p. 1, M.B.A. sec.

New M.B.A. Building Ready for The Home-coming Tomorrow; Mason City Globe-Gazette; Tuesday, June 4, 1917; p. 4, M.B.A. sec.

Taft Tells Men Who Can't Fight Their Way, to Aid; Mason City Globe-Gazette; Friday, June 8, 1917; p. 1, sec. 1.

Taft Addresses Big Crowd Here This Afternoon; Mason City Globe-Gazette; Thursday, June 7, 1917; p. 1, sec. 1.

M.B.A. Building, Mason City, Iowa. 74588, *undated Post Card*, Curt Teich & Company, Inc., Chicago, U.S.A.

Verbal Boundary Description

The M.B.A. building is located on the southeast corner of Third Street Northeast and North Delaware. It runs 82 feet south and 114 feet east of the corner.

Boundary Justification

The boundaries are defined by the footprint of the building.

Photographs

Photographer: Benjamin Temperley
Date: October 1, 2001
Location of negatives: Growth Properties LLC
208 North Main Street
Charles City, Iowa 50616

Photographs:

1. Eighth-floor Conference Room Ceiling
2. Eighth-floor Conference Room Pilaster and Panel
3. Typical Hallway Doorway
4. North Lobby Entry Facing North
5. Lobby Facing East
6. West Lobby Facing West
7. Lobby Facing South
8. North Elevation Facing South

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**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 6

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M.B.A. Building
Cerro Gordo County, Iowa

Photographs (continued)

9. Northeast Corner Facing Southwest
10. East Elevation Facing West
11. Southeast Corner Facing Northwest
12. South Elevation Facing North-northwest
13. Southwest Corner Facing North-northeast

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Floor plans Page 7

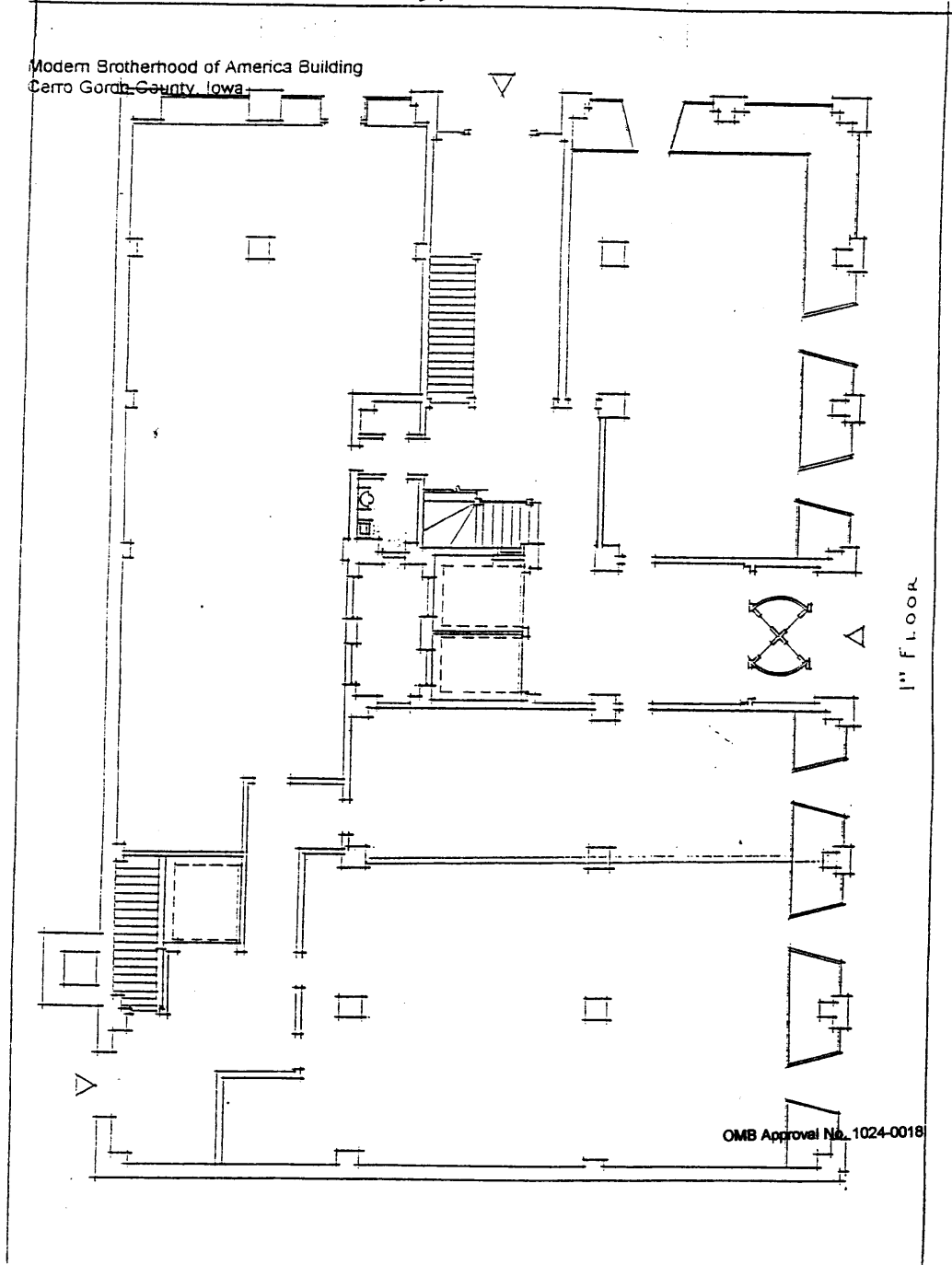
CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Source: Growth Properties LLC Files
Date: 1916

First Floor Plan

Modern Brotherhood of America Building
Cerro Gordo County, Iowa



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

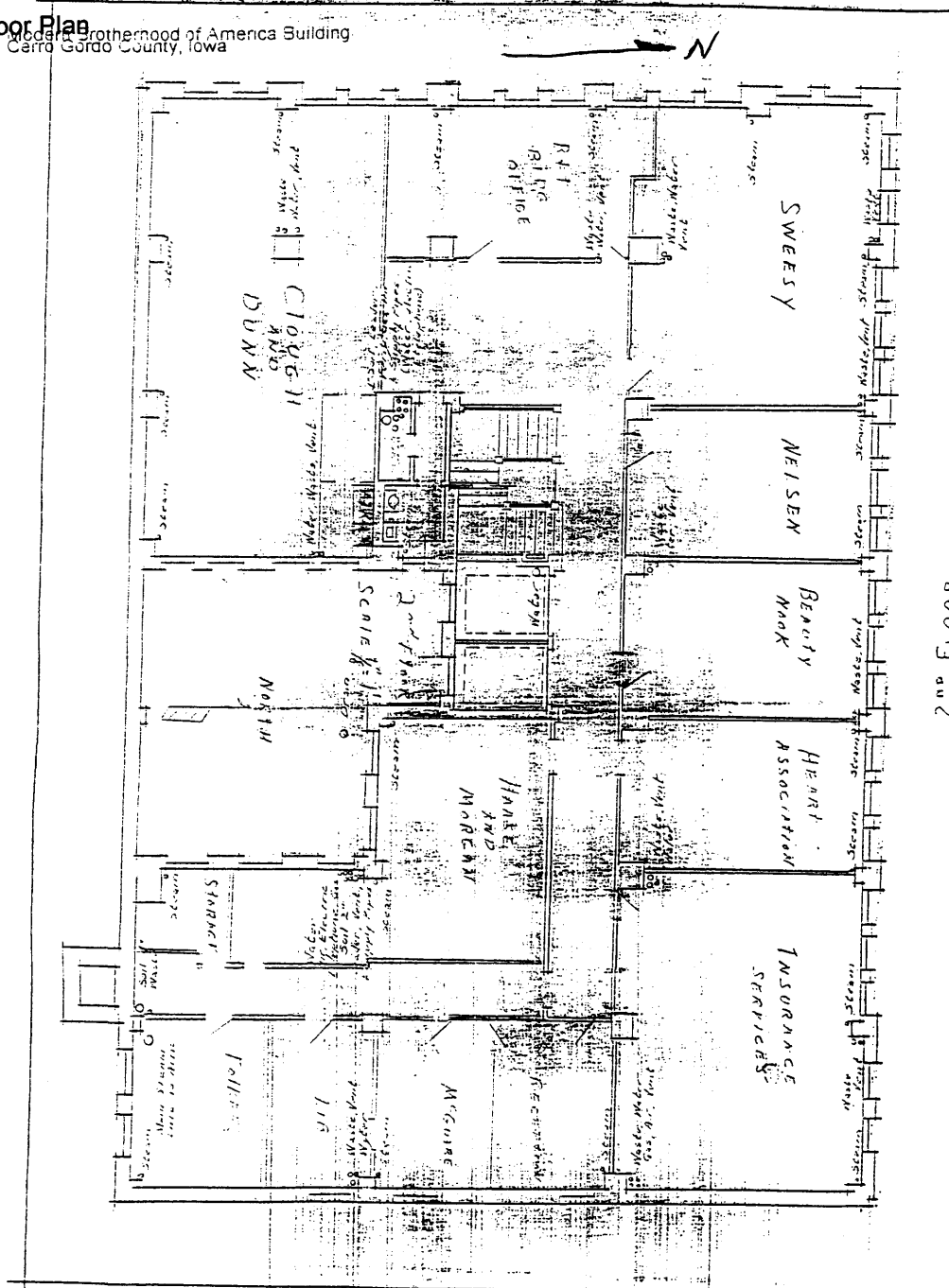
Section number Floor plans Page 8

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Source: Growth Properties LLC Files
Date: 1916

Second Floor Plan
Brotherhood of America Building
Cerro Gordo County, Iowa



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

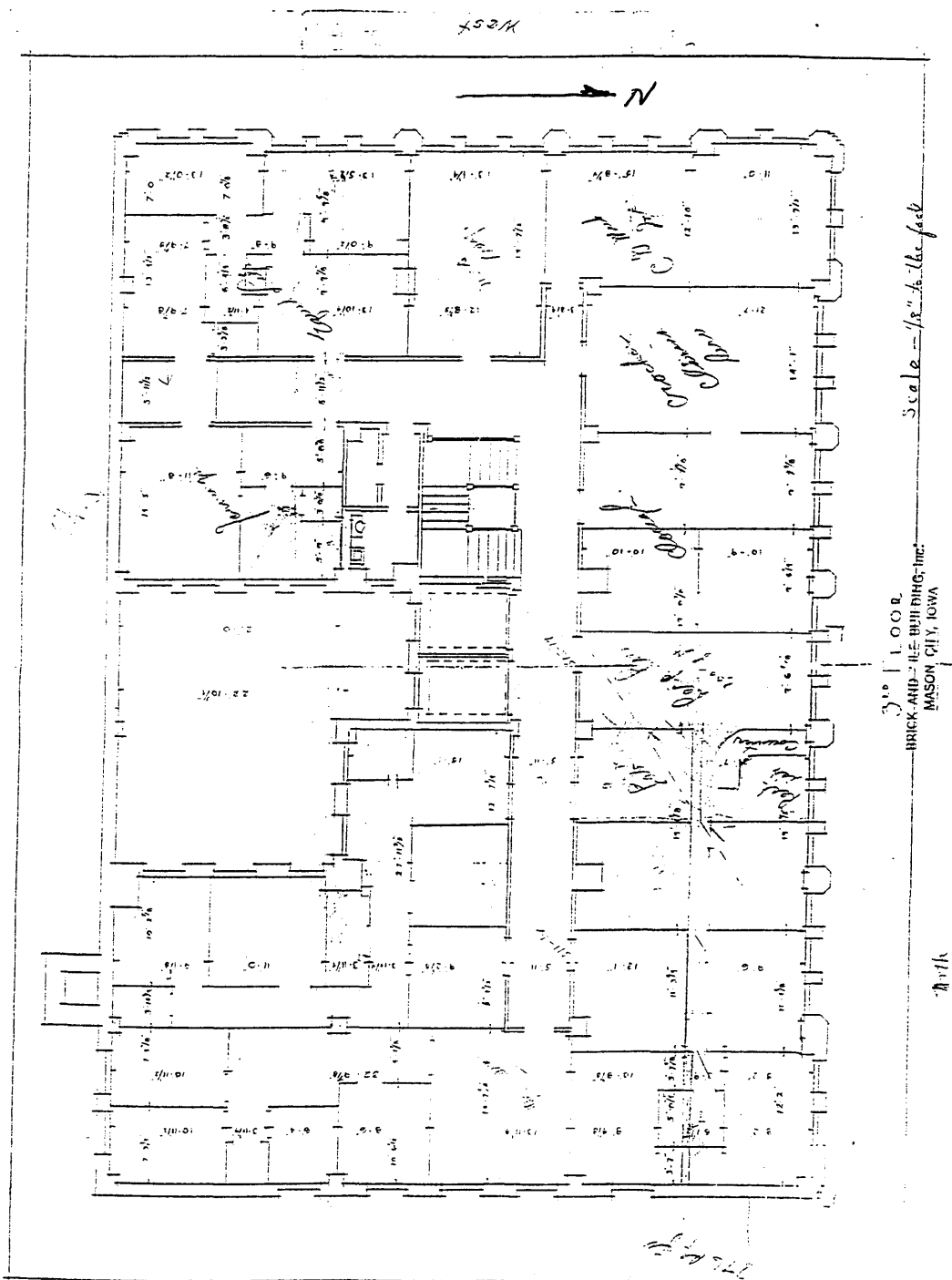
Section number Floor plans Page 9

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Source: Growth Properties LLC Files
Date: 1916

Third Floor Plan



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

**National Register of Historic Places
Continuation Sheet**

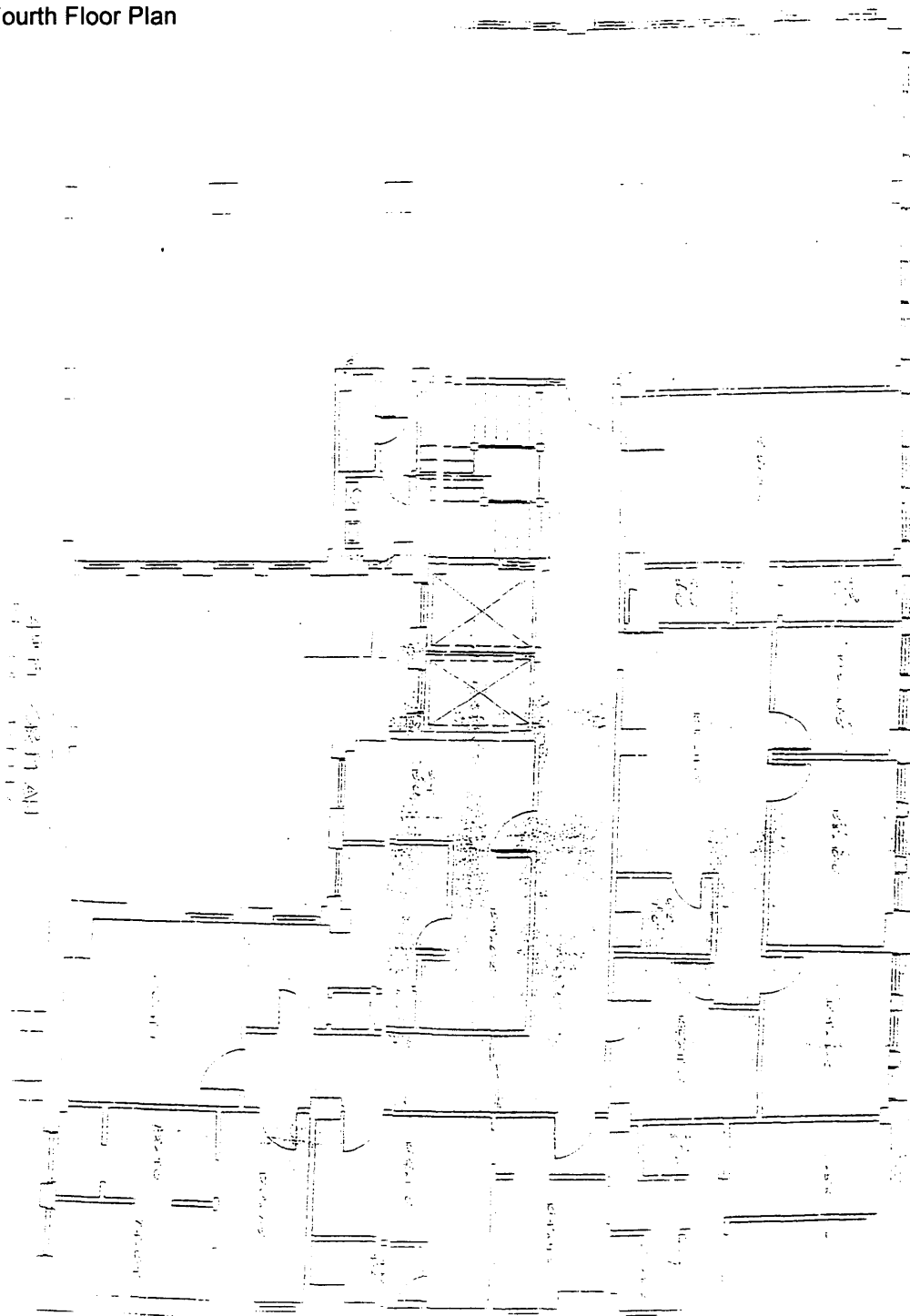
Section number Floor plans Page 10

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Source: Growth Properties LLC Files
Date: 1916 *N*

Fourth Floor Plan



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

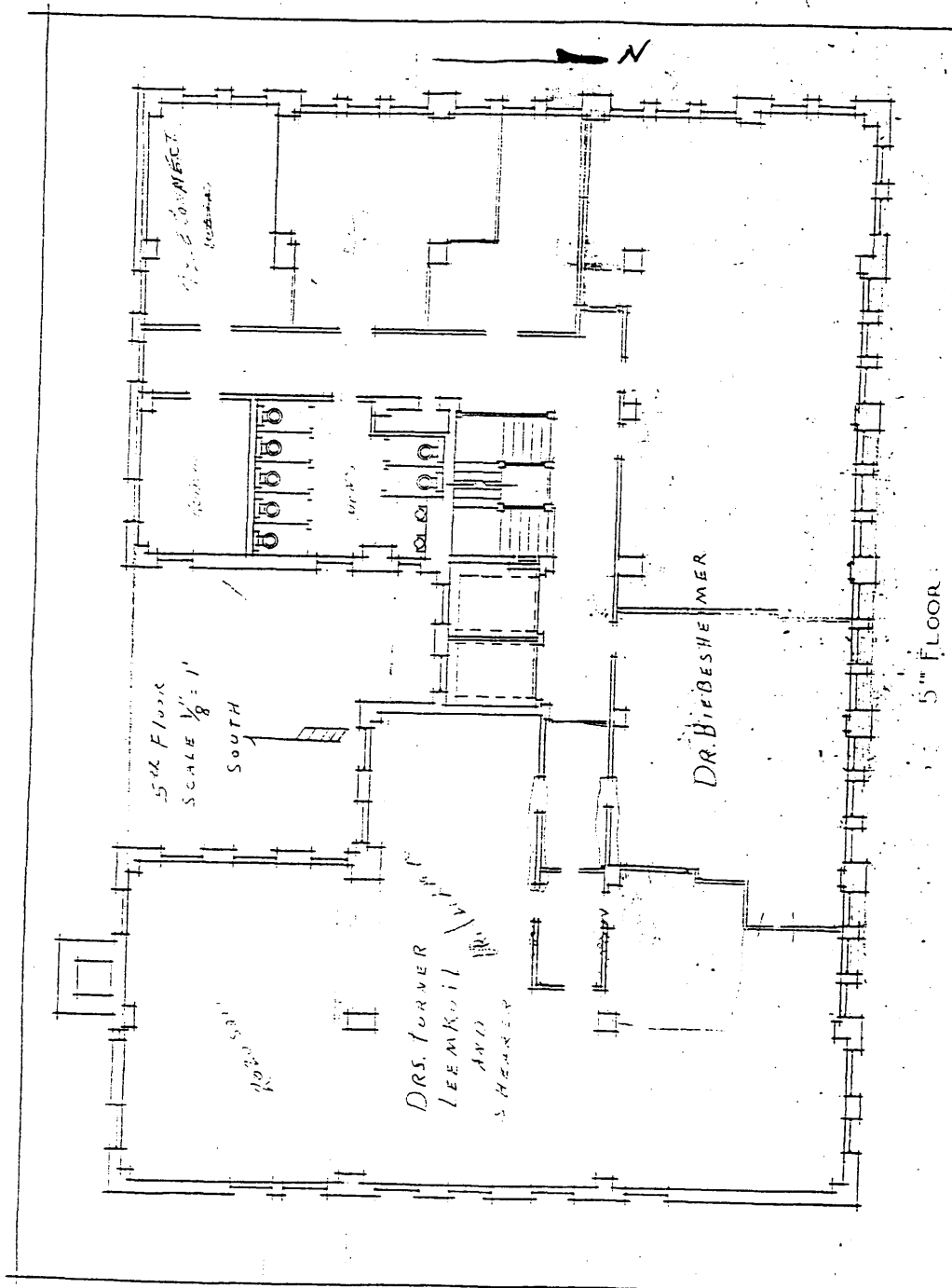
Section number Floor plans Page 11

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Source: Growth Properties LLC Files
Date: 1916

Fifth Floor Plan



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

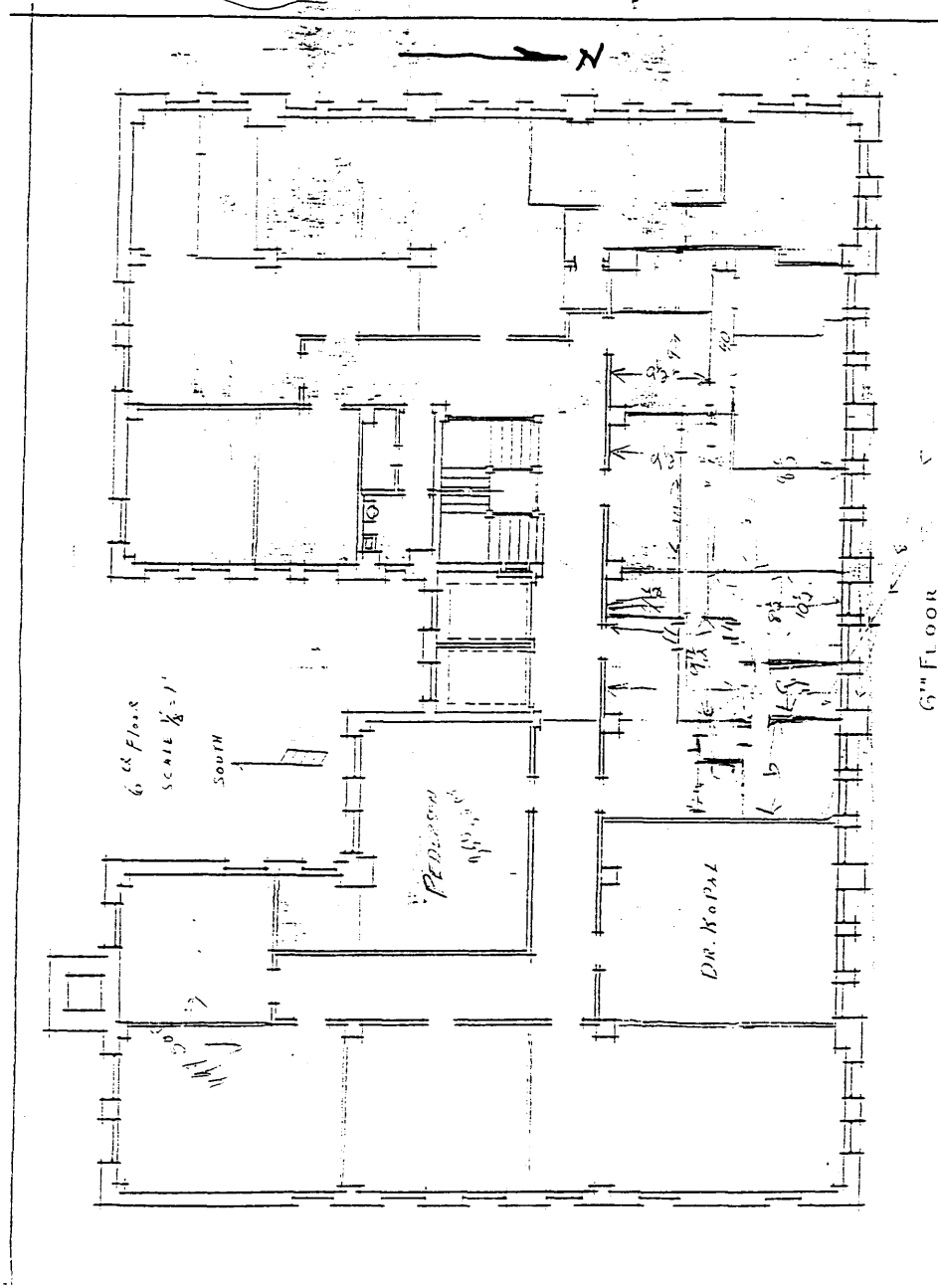
Section number Floor plans Page 12

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Source: Growth Properties LLC Files
Date: 1916

Sixth Floor Plan



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

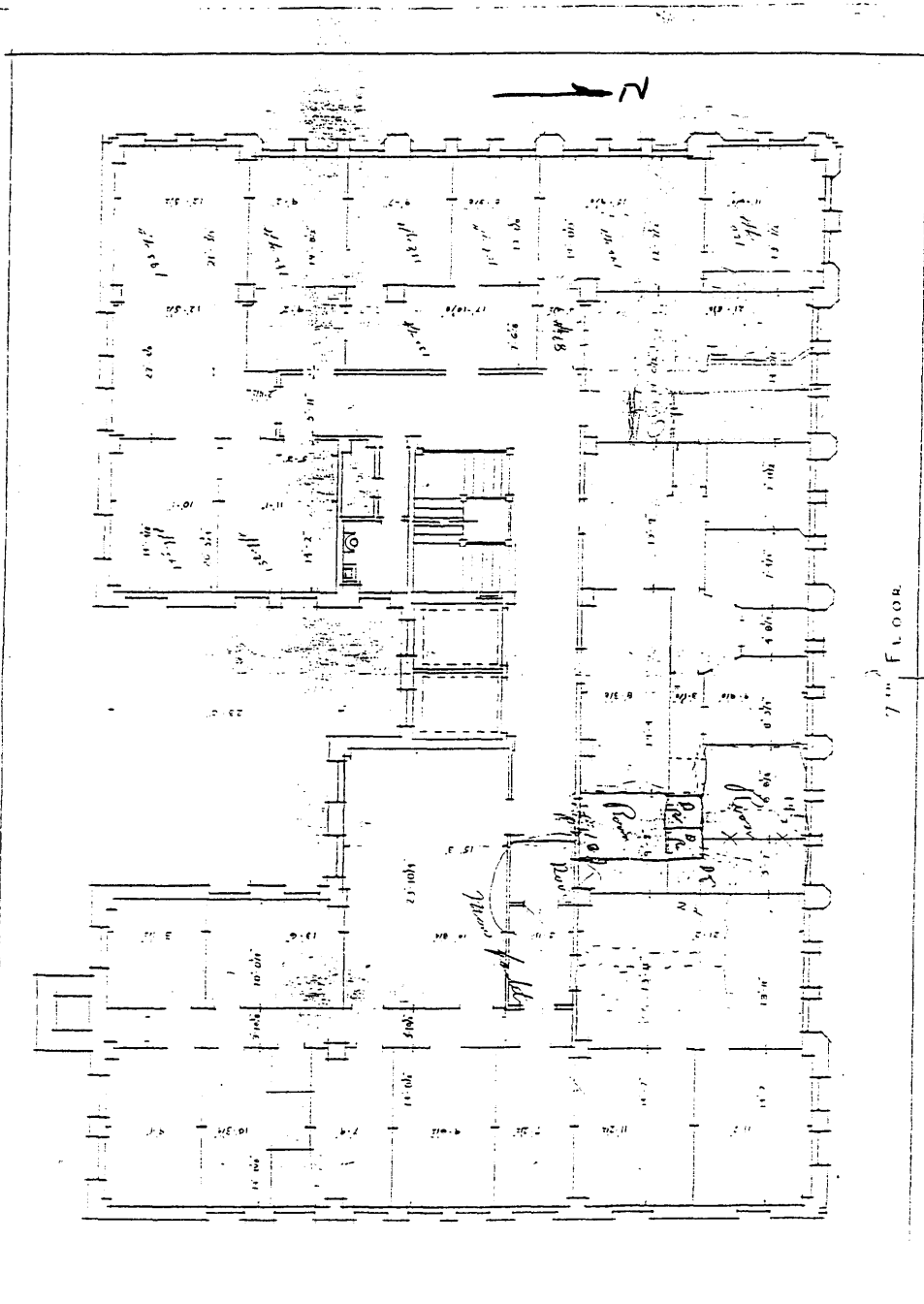
Section number Floor plans Page 13

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Source: Growth Properties LLC Files
Date: 1916

Seventh Floor Plan



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

**National Register of Historic Places
Continuation Sheet**

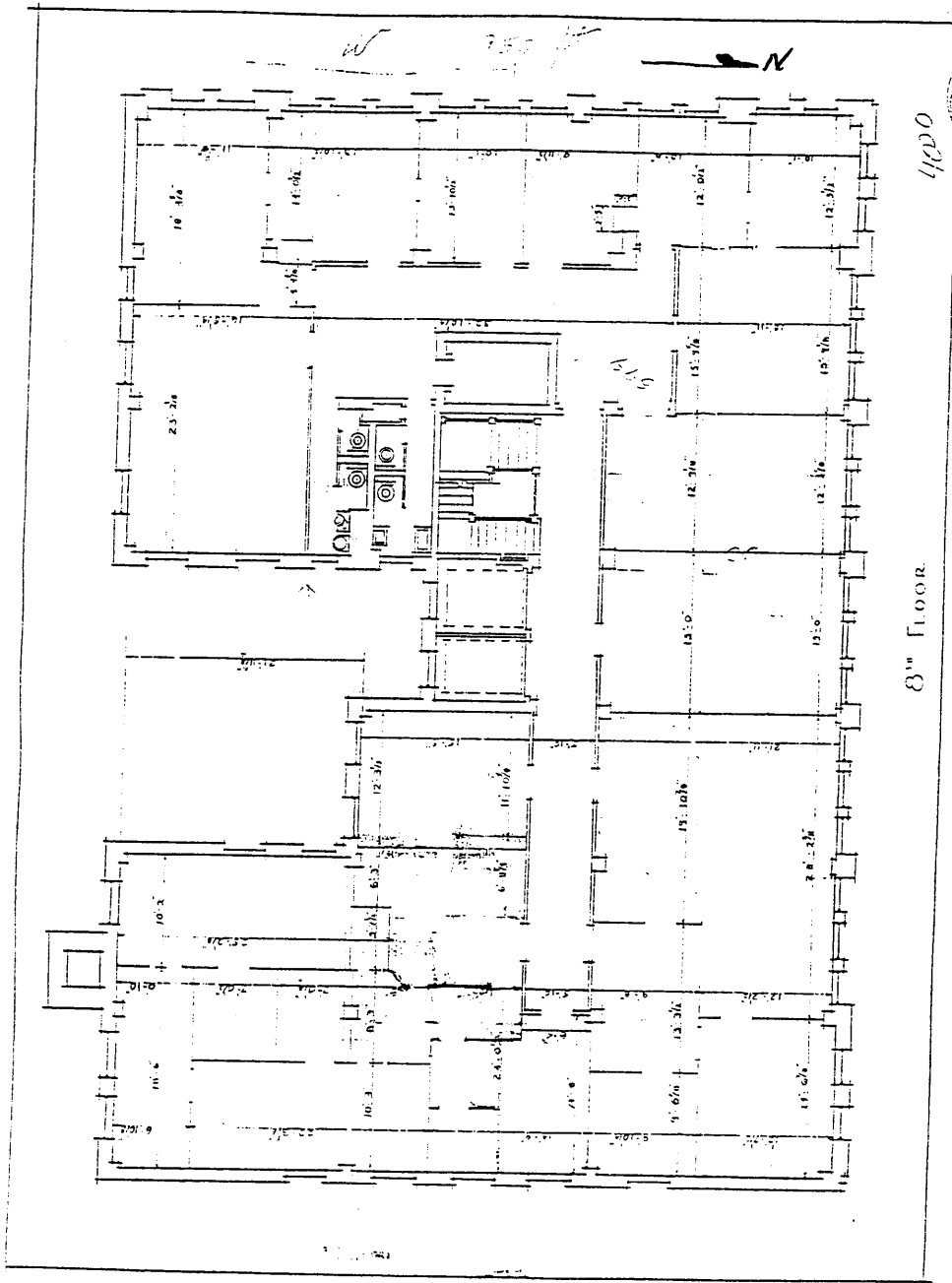
Section number Floor plans Page 14

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Source: Growth Properties LLC Files
Date: 1916

Eighth Floor Plan



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

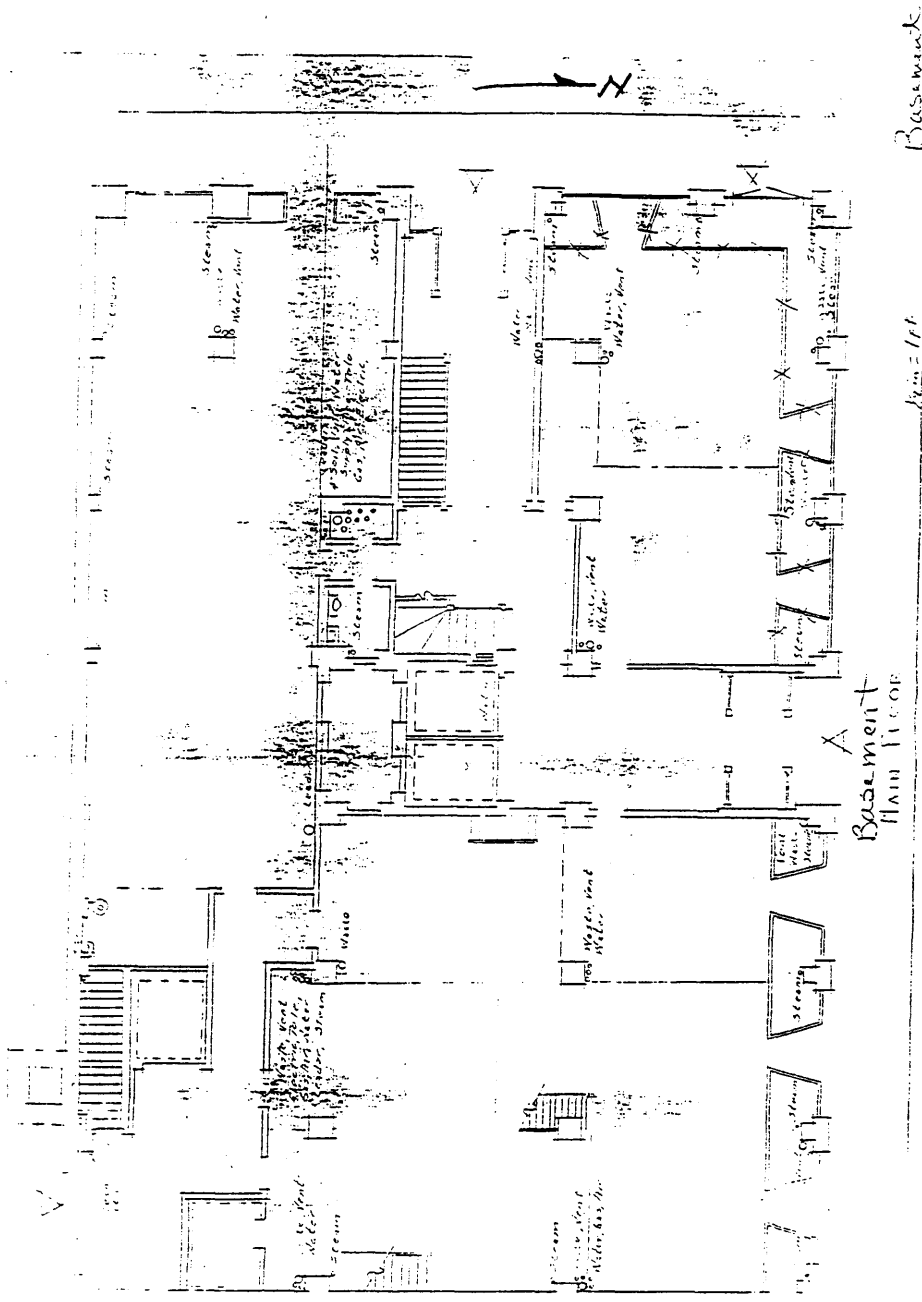
Section number Floor plans Page 15

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Source: Growth Properties LLC Files
Date: 1916

Basement Plan



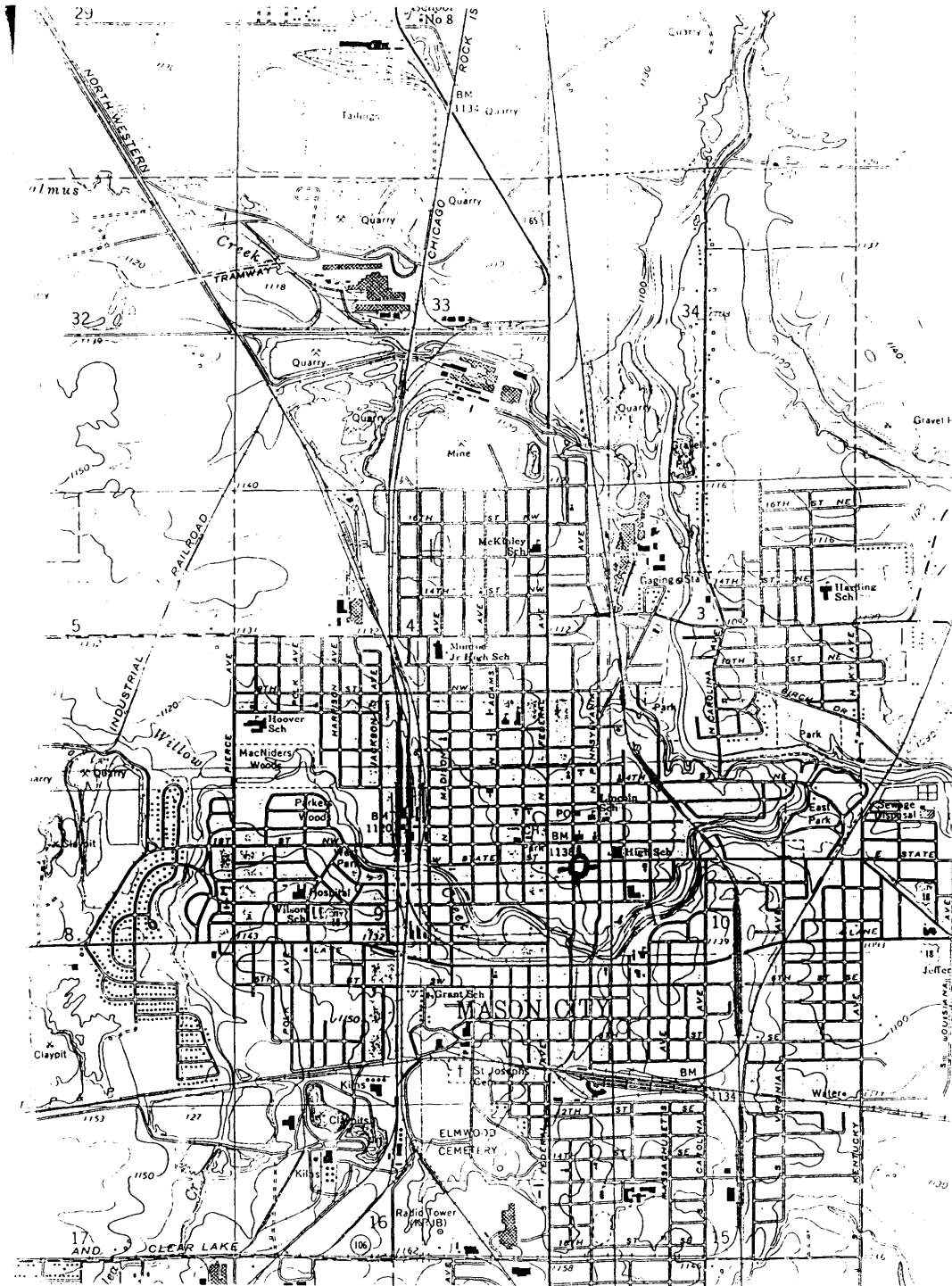
United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section number City map Page 16

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa



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**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 17

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Photograph: MASON CITY PUBLIC LIBRARY HISTORICAL COLLECTION #19510 5-27-49



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

Section number Photographs Page 18

CFN-259-1116

M.B.A. Building
Cerro Gordo County, Iowa

Photograph: MASON CITY PUBLIC LIBRARY HISTORICAL COLLECTION #7375 5-1-41

