

SEP 18 2014

by SHPO

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

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 *National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" on the appropriate line 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 "BUSINESS PART OF OLIN" HISTORIC DISTRICT
other names/site number Downtown Olin, Olin Town Center, Business Quarter of Olin

2. Location

street & number Both Sides 300 Block Jackson Street & Portion of East 2nd Street N/A not for publication
city or town Olin N/A vicinity
state Iowa code IA county Jones code 105 zip code 52320

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.)

Signature of certifying official/Title
Steve King
State Historical Society of Iowa
State or Federal agency and bureau

19/SEPT 2014
Date

In my opinion, the property (meets does not meet) the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title
Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- Other, (Explain)

Edson H. Beall
Signature of Keeper

11.12.14
Date of Action

"Business Part of Olin" Historic District
Name of Property

Jones County, Iowa
County and State

5. Classification

Ownership of Property (Check as many lines as apply)
Category of Property (Check only one line)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

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

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 18 | 4 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 18 | 4 | 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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/financial institution
- RECREATION & CULTURE/theater
- SOCIAL/meeting hall
- GOVERNMENT/city hall

Current Functions
(Enter categories from instructions)

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/financial institution
- SOCIAL/civic
- SOCIAL/meeting hall
- GOVERNMENT/city hall

7. Description

Architectural Classification
(Enter categories from instructions)

- LATE VICTORIAN
- LATE 19TH & 20TH CENTURY REVIVALS

Materials
(Enter categories from instructions)

- foundation Stone
- walls Brick
- Stone
- roof Asphalt
- other Metal
- Glass

Narrative Description

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

"Business Part of Olin" Historic District
Name of Property

Jones County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all the lines 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)

COMMUNITY PLANNING AND DEVELOPMENT
COMMERCE
ARCHITECTURE

Period of Significance

1892 – 1964

Significant Dates

1892

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Unknown

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography 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):

- previous determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Record
- designated a National Historic Landmark
- recorded by American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historical Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository _____

"Business Part of Olin" Historic District
Name of Property

Jones County, Iowa
County and State

10. Geographical Data

Acreage of Property 3 acres +/-

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 6 5386 0 | 4651000

Zone Easting Northing

2 | 15 | 6 53950 | 4 651 000

Zone Easting Northing

3 | 15 | 6 1539 50 | 4651880

Zone Easting Northing

4 | 15 | 6 5387 0 | 46051860

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 William C. Page, Public Historian
organization City of Olin, Iowa date January 16, 2014
street & number 520 East Sheridan Ave. (Page) telephone 515-243-5740
city or town Des Moines state IA zip code 50313-5017

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 districts and properties having large acreage or numerous resources.

Photographs - Representative **black and white photographs** of the property.

Additional items - (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name See Continuation Sheet
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 1

CFN-259-1116

"Business Part of Olin" Historic District

GENERAL DESCRIPTION

The "Business Part of Olin" Historic District is a small collection of buildings designed and built between circa 1892 and 1964. Forming the town center of the City of Olin, Jones County, Iowa, this district continues to provide commercial, professional, and governmental services to local residents, although its commercial function has declined from earlier years.

Situated adjacent to the Wapsipinicon River on the north and Walnut Creek on the south, Olin lies in the flood plain between these two streams. The first permanent settlement in the area was laid out in a land survey in 1840 with a plat filed in the public record in 1842. Known as the City of Rome, the settlement neither was a city nor bore any semblance to the Eternal City. Rather, the name reflected America's respect for classicism, which permeated the era. According to the 1840/1842 plat, the creek edging it on the south bore the name "Pioneer Creek" but is now known as Walnut Creek. The advent of the Chicago, Milwaukee & St. Paul Railroad redirected the town's orientation and growth towards the railroad station on the north side of the community. Olin evolved foremost as a market center for the surrounding agriculturally rich countryside and flourished during the Golden Age of Agriculture in Iowa at the turn of the 20th century.

The "Business Part of Olin" Historic District is about one acre in size. (Figure 1) Jackson Street, also known as Iowa 38, serves as the principal north-south highway through the town. The historic district is situated on both sides of Jackson Street in the 300 block, on the north corners of the 200 block, and on the south side of East 2nd Street in the 100 block. Jackson Street serves as a division point for addresses within the town. "East" prefaces the street names east of Jackson, and house numbers move numerically upward as they advance eastwards from Jackson. Streets to the west of Jackson bear no directional prefix; house numbers move numerically upward as they advance to the west. Main Street edges the historic district on the south (there is no 1st Street in Olin), and 2nd Street edges the historic district on the north. The historic district consists exclusively of commercial buildings and functions associated with an historic town center, such as commerce, service, government, education, and social.

Few records remain from the earliest years in Olin, town's records having been lost. (Corbit: 553) As a result, it is left to conjecture to assess why Jackson Street evolved as the town's commercial center. The likelihood is that this street emerged as the overland route through the area and that commerce naturally developed along it. Jackson Street continues today to serve as the north-south transportation route through Olin from the northern reaches of Jones County to points south. Known as Iowa 38, this highway intersects U.S. 30, the Lincoln Highway, eight miles south of Olin.

As the town's population grew in the late 19th and early 20th centuries, commercial expansion occurred, filling out the 300 block on both sides of Jackson Street. Some additional expansion also occurred in the 100 block

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 2

CFN-259-1116

"Business Part of Olin" Historic District

of East 2nd Street, the 100 block of 2nd Street, and at the north end of the 200 block of Jackson Street. Around 1900, fire leveled the commercial property on the northwest corner of Jackson and 2nd Streets. Since that time, the extent of the historic district has remained static, although some commercial redevelopment has occurred within it.

Following World War II, several frame commercial structures on the west side of Jackson Street were demolished, and brick buildings took their place. In the 1980s and the early 21st century, some commercial redevelopment occurred on the east side of Jackson. The scale and setback of these buildings conformed to their historic counterparts.

Today, all of the buildings in the historic district are either one or two stories in height. Most are of masonry construction, including brick, clay tile, and concrete block materials. The overall condition of these buildings is very good, although deferred maintenance has taken its toll on several of the buildings and threatened their preservation. While cover-up materials clad a number of the storefronts, these materials in some cases appear to be reversible. Two-story buildings generally retain their integrity on the second floor. A major flood in July 2008 damaged a number of buildings in Olin but did not penetrate the historic district.

STREETSCAPE

A simple grid of streets and alleys articulates the historic district for vehicular and pedestrian use. Jackson Street serves as the spine for the district. Today, alleys edge the rear of these commercial properties. This was not always the case. The 1842 plat of the City of Rome made no provision for alleys. Then, in 1892, James T. Brickley subdivided property on the west side of Jackson Street. His subdivision vacated portions of Lots 4 and 7 in Block 10 to form a north-south alley between Main Street and 2nd Street. (Figure 6) At another time in the past, a portion of Block 9 was vacated to form a north-south alley at the rear of the commercial buildings on the east side of Jackson Street. (Figure 7) These alleys provided access for commercial deliveries to and from the businesses beside them. Each of these alleys remains unpaved to the present day.

Visually, the historic district conveys an attractive sense of compact completeness. As mentioned, all buildings are one or two stories in height. This lends a unified feeling to the district. These buildings fill nearly all the frontages on both sides of Jackson Street and uniformly abut the public right-of-way. The visual rhythm set in motion by four similarly designed commercial buildings at 313, 315, 317, and 319 Jackson Street distinguishes the west side of the district. The Mershon & Sons-First National Bank of Olin building, a 2-story masonry edifice at 321 Jackson Street, abuts these four buildings on the north, anchors this architectural composition in place, and serves to frame it as a picture.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 3

CFN-259-1116

"Business Part of Olin" Historic District

Historically, the intersection of Jackson and Main served as Olin's town center. Early on, the U.S. Post Office (nonextant) stood on the northeast corner of the intersection, served as an informal gathering place for the community, and lent the gravitas of the federal government to the site. At the turn of the 20th century, the City of Olin erected a horse watering-trough, placing it prominently at this intersection. This amenity symbolized to residents, perhaps unintentionally but nonetheless effectively, that the Olin community cared for one another. A few years later, the city erected a bandstand at this same intersection, relocating the water-trough beneath it to provide shade for the animals. (Figure 13) Although all of these amenities are nonextant, they tell how the intersection of Jackson and Main performed the function of the Square in larger Iowa towns—the geographic magnet of local activity. Jackson Street also served as a parade route for national and local celebrations in Olin. An historic photograph, shot circa 1900, pictures the west side of the street, showing D. E. Rummel's Olin Cornet Band and at least four buildings sporting exceptionally tall flagpoles. The pole above 317 Jackson Street bends in the wind and flies the Stars and Stripes. (Figure 9) Today, the historic district continues to function as Olin's geographic center through and around which local activity moves.

Following the Great Fire of 1892 the plan to rebuild the west side of the commercial district took streetscape amenities into account. Limestone footings in front of the buildings formed a foundation for a pedestrian walk. Elevated at least a foot above grade, wood planks resting on this base formed a boardwalk. This elevation clearly separated the boardwalk from the street. The buildings rested on limestone plates a little more above the boardwalk. (Figure 14) This design allowed the boardwalk to remain level in front of the buildings, as the grade of the street slopes from the north to the south. Taken soon after its construction, an historic photograph pictures the commercial building at 319 Jackson Street, the boardwalk and its limestone foundation, and the smoothly graded dirt, which formed the street at that time. With the hard surfacing of Jackson Street, the height between the street and the pedestrian walk (now, of course, concrete) has decreased.

BUILDING TYPES

The "Business Part of Olin" Historic District possesses a limited variety of building types. Traditional commercial building types—those constructed during the late 19th and early 20th centuries—outnumber all other architectural forms in the district.

New products and services often necessitate new building types. A number of these nontraditional building types emerged in Olin during the 20th century. They include an automobile repair shop, gasoline station, utility company building, and a professional office. These new building types arose on the edges of the historic district.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 4

CFN-259-1116

"Business Part of Olin" Historic District

Traditional Commercial Buildings

Traditional commercial buildings form the largest group of building types in the historic district. They are of two types: the commercial building and the commercial block. For many years, the commercial building as a form—rather than the bigger form, the commercial block—satisfied local needs.

Commercial rooms possess front façades about 22 feet in width. Commercial blocks are generally double the width of a commercial building. Most of these edifices are 2-story in height. During the early 20th century, an automobile dealership and a farm equipment dealership built large, 1-story buildings on the edges of the historic district. A series of 1-story, commercial buildings in the 900 block of Main Street subsequently followed. Following World War II, a few other 1-story commercial buildings appeared.

All of the brick buildings in the historic district are of red brick with one exception. The Mershon & Sons-First National Bank of Olin features a beige yellow-colored brick. The employment of this brick postdates the original 1892 construction of the building. Circa 1909, this building was face-lifted, and this lighter-colored brick replaced the earlier red brick facade.

Automotive and Farm Equipment Related

Automobile-related facilities began to appear in Olin during the second decade of the 20th century. These facilities include automobile garages and service stations. The automobile garage provided motorists with automobile repair services. Automobile garages generally required more land than other kinds of commercial enterprises, and land on the fringes of the downtown was less expensive adjacent to the downtown. The Taylor Garage at 200 Jackson Street is an excellent example. Constructed in 1915, this 1-story building features a vaulted roof to cover its large interior space. The big footprint of this building—50 x 110 feet—provided ample space for the repair of vehicles and likely farm equipment.

Other early automobile-related facilities in Olin included the Olin Auto and Machine Co., "Our Motto 'Service'" (*Olin Recorder*, August 3, 1916), and the Olin Vulcanizing Shop with Martin Brickley its proprietor, who advertised "Gasoline Station At Curb." (*Ibid.*) Olin residents could purchase vehicles from local residents, whom they knew, including Ralph Brickley, who served as the Olin agent for Harley-Davidson motorcycles. (*Ibid.*, April 27, 1916)

Service stations were a new architectural form and quickly became a standard fixture in Iowa towns. They required new architectural elements, including a driveway approach and perhaps a drive-under canopy and a repair bay. Frequently service stations were sited on the corners of street intersections. Such a site provided a ready access for motorist-customers from several different directions and facilitated vehicular in- and egress. The service station at 101 Main Street is one such structure. Set diagonally to face the southwest and located

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 5

CFN-259-1116

"Business Part of Olin" Historic District

on the northeast corner of Main and Jackson, this station occupied a highly visible site when approached from the south. Since at least the 1940s, a 2-bay service garage has stood attached to the side of the station.

Social and Fraternal Related

During the 19th and early 20th century, Olin's central business district provided the primary meeting place for the social life of the community. For example, churches generally lacked social halls during that period of time. Schools also were not equipped with kitchens and facilities for social gatherings. Events, such as anniversary and wedding receptions (which might be held in churches or schools today), were much more likely to be held in commercial buildings or lodge halls. These semi-public meeting places, therefore, played a bigger role in the social life of the community than they do today. In 1916, the United Brethren Ladies Aid held their dairy lunch in the Carpenter Building, a location in the historic district still to be identified. The menu for the meal included chicken sandwiches, home baked beans, pie, potato salad, pickles ("free"), doughnuts, Dutch cheese, cake, tea or coffee. (*Ibid.*, August 3, 1916) In 1906, the Olin Opera House hosted the Jones County Poultry Fanciers' Association, when this new organization formed itself there. (Corbit: 566)

Lodge halls were usually constructed to provide a meeting site. The ceremonial rituals of the fraternal groups and their affiliated organizations for women often required large interior spaces. The members of these organizations were often leaders in the financial, mercantile, and professional circles of a city. With considerable financial capability, these organizations often constructed a lodge hall at least partially as a business venture. The first floor would be rented out to a business, while the upper floor or floors would be reserved for lodge functions.

The Ancient Free & Accepted Masons Block at 304-306 Jackson Street calls attention to this phenomenon. Erected in 1903, this lodge hall is one of the largest buildings in the historic district. This 2-story brick edifice housed the fraternity on its second floor, and the fraternity leased out the first floor for commercial business. If the fraternity's records were available, they likely would document that members joined together in a business venture to construct the building and support the organization.

In recent years, the traditional location for fraternal organizations has changed in many Iowa communities, and this is true in Olin as well. In the early 2000s, the Olin Masonic lodge constructed a new hall at 209 Jackson Street. Although only one block south of town center, the design of this building—with its long and low profile—relates to residential rather than to commercial design.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Page 6

CFN-259-1116

"Business Part of Olin" Historic District

Other Building Types

Several other building types are present in the historic district, including those with public, professional, and entertainment purposes. The specific functions of these buildings determined their designs.

Built circa 1900, the former Olin city hall at 108 East 2nd Street was designed to serve as a combination city hall and fire department. The east side of the building's front facade features a vehicular door (now enclosed) to provide access for fire equipment. The small size of the building reflects that of Olin and its municipal needs at the time.

Professional services established during the 20th century in Olin did not require a large building—hence the diminutive size of the veterinary office erected circa 1950 at 301 Jackson Street.

The Olin Opera House, erected circa 1892 at 106 East 2nd Street, is notable among buildings in the historic district because of the soaring loft at the rear of the building to handle scenery for staging entertainments. The Blaney Minor Post of the American Legion now occupies the building. It is also used for a senior citizens center.

Contemporary Commercial Design

Contemporary architecture began to appear in Olin in the late 20th century. In the 1980s, the Olin Telephone Company, Inc., removed a 2-story frame building at 318 Jackson Street and erected a brick veneered 1-story office building in its place. In 2007-2008, the firm expanded its operations. It demolished the 2-story commercial block at 316 Jackson Street, and replaced it with a new 1-story building, using the same brown-colored brick veneer as at 318 Jackson Street. Although noncontributing to the historic district, the front and East 2nd Street facades of these buildings abut the public right-of-way and so conform to the traditional commercial setbacks in the historic district. The uniform design of these two recent buildings relates, in a certain way, to a similar desire in the 1890s, as evidenced by the four similarly designs at 313-315-317-319 Jackson Street.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 7

CFN-259-1116

"Business Part of Olin" Historic District

RESOURCE CLASSIFICATION AND COUNT

The "Business Part of Olin" Historic District contains 22 resources for this nomination. A total of 18 are counted as contributing, and a total of four are counted as noncontributing. All of these resources are classified as buildings. The following inventory lists them.

LIST OF CONTRIBUTING AND NONCONTRIBUTING RESOURCES

Under "Eligibility" and listed criteria below, "C" indicates a contributing resource and "N" indicates a noncontributing resource. Except as noted, all resources contribute under both Criteria A and C.

| <u>Street Address</u> | <u>Resource Name</u> | <u>Date of Construction</u> | <u>Eligibility</u> | <u>Notes</u> |
|---------------------------------|-----------------------------|-----------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Jackson Street West Side</i> | | | | |
| 321 Jackson St. | First National Bank of Olin | 1892/c. 1908 | C | 2-story, beige brick, Classical Revival, pair cast concrete pillars at entrance, infilled storefront windows & door, cover-up material on north wall, remodeled 1973 |
| 319 Jackson St. | Commercial Building | 1892 | C | 1-story brick painted cream stone rehab storefront, intact pressed metal cornice & pediment, "1892" |
| 317 Jackson St. | Commercial Building | 1892 | C | 1-story, red brick, storefront covered up, original materials possibly underneath, pressed metal cornice like 319, geometrically embossed brick |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 8

CFN-259-1116

"Business Part of Olin" Historic District

| Street Address | Resource Name | Date of Construction | Eligibility | Notes |
|---------------------------------------------|---------------------|----------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Jackson Street West Side (continued)</i> | | | | |
| 315 Jackson St. | Commercial Building | 1892 | C | 1-story orange-red brick intact storefront w/colored glass trim in transoms, cast iron columns, detailing in period colors |
| 313 Jackson St. | Commercial Building | 1892 | C | 1-story brick painted gray, cornice like 319, infilled storefront, original materials likely underneath |
| 311 Jackson St. | Commercial Block | 1892 | C | 1-story red brick, possibly a commercial block, stone piers at sides, brickworked cornice w/pediment, infilled storefront w/likely original materials underneath |
| 309 Jackson St. | Commercial Block | 1892 | C | 1-story red brick, 3-rooms, embossed & denticulated cornice, storefront iron columns intact but transoms covered up, storefront windows on middle unit covered-up |
| 307 Jackson St. | Commercial Building | 1892 | C | 1-story red brick, 3-rooms, embossed & denticulated cornice, storefront iron columns intact but transoms covered up, storefront windows on middle unit covered up |

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 9

CFN-259-1116

"Business Part of Olin" Historic District

| Street Address | Resource Name | Date of Construction | Eligibility | Notes |
|----------------|---------------|----------------------|-------------|-------|
|----------------|---------------|----------------------|-------------|-------|

Jackson Street West Side (continued)

| | | | | |
|-----------------|---------------------|------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------|
| 303 Jackson St. | Olin Public Library | 1950 | C Criterion A only | 1-story, orange-pink brick, flat roof, plaque above storefront, new cornice tops façade, Roman-style brick, now Olin City Hall |
|-----------------|---------------------|------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------|

| | | | | |
|-----------------|-------------------------|------|-----------------------|---------------------------------------------------------------------------------------------------------------------|
| 301 Jackson St. | N. R. Waggoner Building | 1950 | C Criterion A only | 1-story, maroon & yellow/buff tapestry brick, rough texture, pink mortar, cast concrete coping, asymmetrical facade |
|-----------------|-------------------------|------|-----------------------|---------------------------------------------------------------------------------------------------------------------|

Main Street Intersects Jackson Street

| | | | | |
|-----------------|---------------------|---------|---|--------------------------------------------------------------------------|
| 211 Jackson St. | Commercial Building | c. 1905 | C | Frame, false front, cover-up siding, remodeled facade, now an apt. bldg. |
|-----------------|---------------------|---------|---|--------------------------------------------------------------------------|

Jackson Street East Side

| | | | | |
|-----------------|---------------|------|---|----------------------------------------------------------|
| 200 Jackson St. | Taylor Garage | 1915 | C | 1-story, concrete block, arched roof, symmetrical façade |
|-----------------|---------------|------|---|----------------------------------------------------------|

Main Street Intersects Jackson Street

| | | | | |
|-----------------|------------------------|-------------|---|-------------------------------------------------------------------------------|
| 300 Jackson St. | Former Service Station | 1920s/1930s | N | Concrete block filling station & garage canted to corner, block painted white |
|-----------------|------------------------|-------------|---|-------------------------------------------------------------------------------|

| | | | | |
|-----------------|---------------------|---------|---|-------------------------------------------------------------------|
| 302 Jackson St. | Lawson Agency, Ltd. | c. 1903 | N | 1-story, frame, remodeled storefront w/pent roof, cover-up siding |
|-----------------|---------------------|---------|---|-------------------------------------------------------------------|

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 10

CFN-259-1116

"Business Part of Olin" Historic District

| Date of Street Address | Resource Name | Construction | Eligibility | Notes |
|---------------------------|---------------|--------------|-------------|-------|
|---------------------------|---------------|--------------|-------------|-------|

Jackson Street East Side (continued)

| | | | | |
|---------------------|---------------------|----------|---|-----------------------------------------------------------------------------------------------------------------------------------------|
| 304-306 Jackson St. | A. M. & A. F. Hall | 1903 | C | 2-story, orange-red brick, Classical Revival, cast concrete & brick trimwork, transom reads in frosted glass "Ancient/No. 200/Landmark" |
| 308 Jackson St. | Bank of Olin | c. 1898 | C | 2-story red brick, pressed metal cornice |
| 310 Jackson St. | Commercial Building | c. 1900 | C | 1-story frame, elaborate pressed metal cornice w/brackets, pinnacle, upper façade, distracting pent roof |
| 314 Jackson St. | Olin Telephone Co. | c. 2011 | N | 1-story, brown & orange-cream-colored brick |
| 318 Jackson St. | Olin Telephone Co. | c. 1980s | N | 1-story, dark brown & orange-cream-colored brick |

East 2nd Street South Side

| | | | | |
|------------------------------|--------------------|---------|-----------------------|----------------------------------------------------------------------------------------------------------------------------|
| 104 East 2 nd St. | Olin Telephone Co. | 1941 | C Criterion A only | 1-story, concrete block, flat roof |
| 106 East 2 nd St. | Olin Opera House | c. 1892 | C Criterion A only | 1-1/2 story, brick, elevated structure in rear for scenery, front gable roof added |
| 108 East 2 nd St. | Olin City Hall | c. 1900 | C | 1-story red brick, cast concrete water table, designed in complement w/Opera House, new pitched roof added to top of bldg. |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Page 11

CFN-259-1116

"Business Part of Olin" Historic District

SUMMARY OF SIGNIFICANCE

The "Business Part of Olin" Historic District is historically significant locally, under National Register Criterion A, because it illustrates in microcosm two contrasting principles of town building. The east side of the historic district on Jackson Street (those buildings facing to the west) calls attention to the principles of laissez faire development. In contrast, the west side of the historic district on Jackson Street (those buildings facing to the east) calls attention to progressive town planning. The latter arose according to a comprehensive plan for development following the Great Fire of 1892—a disaster that virtually wiped out the west side of Olin's commercial center.

The "Business Part of Olin" Historic District is also historically significant locally, under National Register Criterion A, because it shows how these notions of comprehensive planning emerged in the community. The response of the affected entrepreneurs to the crippling disaster of the Great Fire was unified, swift, and decisive. Within the short period of about six months, they joined together, agreed on a comprehensive course of action, and implemented an ambitious plan for reconstruction. By January 1, 1893, the west side of the commercial district had arisen in the form it retains to the present day. The commitment of Olin's entrepreneurs to rebuild their business houses signaled their strong faith in the community's future and its financial stability. Olin's plucky resolve to rebuild and ambitious reconstruction amazed Jones County and earned its admiration. This resolve took on new life during the early 20th century, when a younger generation of Olin entrepreneurs successfully agitated for progressive reforms, resulting in the establishment of fire protection, streetlights, municipal waterworks, and other infrastructure improvements.

The "Business Part of Olin" Historic District is architecturally significant, locally under National Register Criterion C, because it calls attention to architectural designs popular for commercial buildings from the late 19th to the mid-20th century. Late 19th and 20th century revivals and late 19th and early 20th century American Movements dominate these influences. The west side of the district possesses a notable series of small, one-story buildings erected in the early 1890s in designs of arresting conformity with evidences of comprehensive planning. The east side possesses an imposing commercial block erected by the local Masons in 1903. These tangible reminders illustrate the Progressive attitudes towards architecture and financial capability among Olin entrepreneurs in the late 19th and early 20th centuries. The quality of the historic district's buildings belies Olin's modest size, where one otherwise might expect to encounter less ambitious design.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 12

CFN-259-1116

"Business Part of Olin" Historic District

The period of significance for the historic district dates from 1892 through 1964. The year 1892 marks the construction date of its earliest extant commercial buildings. The year 1964 marks dates the time of Olin's revitalization following World War II, its latest period of historical significance.

BACKGROUND

Situation and Population

Olin is situated in Rome Township in Jones County, Iowa. Initial Euro-American settlement occurred in Jones County in the 1830s. When it became evident that substantial westward settlement was moving into Iowa from the east, Jones County was established in 1838. After a peripatetic sojourn of the county seat around the county, Anamosa (then named Lexington) became the permanent seat of Jones County government in the late 1840s. The year of this event, according to *Andreas Illustrated Historical Atlas of Iowa*, was "1847 or 8," another indication of the confusion surrounding the process. (Andreas: 458)

Prior to the American Civil War, Olin's environs remained largely rural. Much of the early history of this area is recorded in the 1879 *History of Jones County, Iowa*; but, according to that source, a major fire in Olin in 1892 destroyed the early records of Rome Township (Corbit: 565), thus limiting historical research. Various sources have, however, have documented Olin's growth in population, as summarized in the following table:

POPULATION STATISTICS: OLIN

| <u>Year</u> | <u>Number of Residents</u> |
|-------------|----------------------------|
| 1878 | 392 * |
| 1880 | 362 |
| 1890 | 519 |
| 1900 | 692 |
| 1910 | 659 |
| 1920 | 718 |
| 1930 | 632 |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Page 13

CFN-259-1116

"Business Part of Olin" Historic District

POPULATION STATISTICS: OLIN (continued)

| <u>Year</u> | <u>Number of Residents</u> |
|-------------|----------------------------|
| 1940 | 707 |
| 1950 | 626 |
| 1960 | 703 |
| 1970 | 710 |
| 1980 | 735 |
| 1990 | 663 |
| 2000 | 716 # |
| 2010 | 698 # |

Sources: * Western Historical Society, p. 555
 # U.S. Census Bureau 2001 and 2011
 Unmarked = Goudy 1994

Olin's growing population built homes and businesses in a series of plats that emerged in the 19th century to shape the City of Olin, Jones County, Iowa as it stands today. The following paragraphs outline them.

City of Rome

Surveyed in 1840 and filed in the public record in 1842, Olin's first plat (and the first laid out in this part of Jones County) laid the groundwork for Olin's subsequent development. Norman B. Seeley, its proprietor, named this plat the "City of Rome." This pre-railroad designed plat was neither a city nor likely to fulfill the promise of its name. The plat featured 15 city blocks laid out in three tiers of blocks with five blocks in each tier. (Figure 2) Each block included ten lots, except for blocks 11-15, which included only five lots. The plat paralleled Walnut Creek (known then as Pioneer Creek). It made no specific provision for specific commercial purposes. Instead, it treated all lots uniformly. North-south streets were named after contemporary American political leaders; east-west streets were named: "Water Street," Main Street," and "Second Street." There was no First Street.

The City of Rome's town design dramatically contrasts with the new town plats laid out in Iowa a little later by railroad companies. The layout of these plats invariably included some city blocks laid out near the railroad station with small-sized building lots strung together in one form or another to establish a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Page 14

CFN-259-1116

"Business Part of Olin" Historic District

commercial center and promote economic development (and the sale of the lots by the railroad). Such a commercial center perforce was destined to become the heart of the community.

The plat of the City of Rome lacked any such provision. Indeed, the plat looked backward in time. Its orientation to Pioneer Creek shows an atavistic homage to water as the nation's earliest form of transportation. This is most evident in the layout of the plat's city blocks and building lots. The blocks parallel the creek. The building lot frontages face it. Even the name "Water Street" acknowledges the fact. But even in 1840, overland transportation had outweighed water transportation in importance in Jones County, and so, as Jackson Street emerged as the north-south overland route through the southern reaches of the county, it predestined the piecemeal subdivision of building lots facing Jackson Street, as entrepreneurs sought to locate their businesses on that traffic corridor.

Subsequent Plats and Growth

Subsequent to the City of Rome, additional plats increased Olin's size and shifted its directional orientation.

Surveyed by L. A. Simpson, the plat of the "Village of Walnut Creek" was filed in the public record in 1854 for Norman H. Janes and Esther Janes, its proprietors. (Jones County Recorder's Office, *Town Plat B*, p. 183) This plat expanded the size of Rome by adding four adjacent city blocks, each with ten lots, to the northwest of the earlier layout with streets, blocks, and lots in conformance with it. (Figure 4)

The arrival of the St. Paul & Davenport Railroad by 1875 (later known as the Chicago, Milwaukee & St. Paul Railroad) promised population growth to Olin and other sections of Jones County as it passed through the county's south tier of townships. Although early population statistics are unavailable for Olin, an 1855 account reported that Jones County possessed at that time about 11 residents per square mile. (Parker: 149) According to that estimate, Rome Township would have possessed about 396 residents. As indicated in the table above, by 1878, Olin's population of 392 nearly matched that number.

These population estimates notwithstanding, it remains clear that the railroad created substantial growth for Olin. This can be seen in the community's geographical expansion as more plats subsequently emerged, when proprietors subdivided land for the anticipated development. These new plats included

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 15

CFN-259-1116

"Business Part of Olin" Historic District

Smith's Addition (1873), which was platted in conjunction with the railroad's construction, and, later, Cronkhite's Addition and Easterly's Addition. As an historic map graphically shows, these plats shifted Olin's center of gravity from its southern reaches along Walnut Creek northward to the railroad tracks and depot. (Figure 3) Rose's Addition (1894) heavily underlined this trend. L. K. Rose, the proprietor, laid out this big plat to the north of the railroad tracks.

Commercial and Industrial Growth

The railroad also stimulated Olin's commercial and industrial growth. This is evident in an 1893 plat book, which shows how business and industry capitalized on its advent. (Figure 3) By this time, the railroad had constructed three siding tracks in addition to its main line through Olin. The depot was located between these tracks. An hotel to accommodate the travelling public emerged nearby on the north sides of the tracks. A grain elevator established its operations immediately south of the tracks on the east side of Jackson Street. Stockyards established operations on the south side of the tracks between Benton and President Streets. These businesses enabled Olin's farming community to sell their cash crops and livestock to wider markets. A lumberyard emerged on the south side of the tracks between Jackson and Benton Streets to provide building materials for the town and surrounding farms. This location allowed an easy access to transfer heavy good from the railroad to the yard. On the north side of the tracks near Olin's western corporate limits, the Olin Brick and Tile Co. with its three kilns had begun by at least 1892 to manufacture products to drain farmland and supply other building materials. Although the actual site of Andrew Rummel's limestone quarry near Olin is uncertain, this operation undoubtedly relied upon the railroad to transport its products. (*Iowa State Gazetteer & Business Directory*, 1892-93: n.p.) By 1897, Tobias Swanson and Edward Condit operated the Swanson & Condit Creamery and C. L. Passmore operated another creamery. (*Ibid.* 1897-98: n.p.) These businesses too relied on the railroad for transportation. Finally, the railroad's need for employees contributed another factor to the local economy, as some Olin residents worked for the road. (*Ibid.*, 1901-02: n.p.)

All of these operations—associated in one way or another with the railroad—substantially contributed to Olin's economic development. In short, Olin's growth in most (if not all) of its aspects during the Victorian era could not have been imagined without the railroad.

Until 1878, the community now known as Olin had remained officially unincorporated, in spite of its earliest plats' claims to the contrary. A locally circulated petition in 1878 requested the incorporation "of

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 16

CFN-259-1116

"Business Part of Olin" Historic District

the town of Olin to include . . . the towns of Rome, Walnut Fork, Smith's Addition to Olin and Cronkhite's Addition to Olin." (Western Historical Society: 555) The town's incorporation calls attention yet again to the importance of the railroad for the community. Indeed, it was named after D. A. Olin, the General Superintendent of the Chicago, Milwaukee & St. Paul Railroad.

Already by this time, however, Olin's commercial center had emerged in the 300 block of Jackson Street. Although a cluster of commercial businesses also arose on the north side of Olin near the railroad tracks (as outlined above), the town's original commercial center remained fixed in place.

A series of late 19th and early 20th century photographs picture the historic district at various times. Many of these are likely the work of Orvin A. Dayton, an Olin resident. Business directories generally list his occupation as "jeweler" but sometimes also as "jeweler & photographer" (*Iowa Gazetteer & Business Directory*, 1914-1915: n.p.), and in a small town like Olin, the likelihood of another professional photographer is low. A selection of these photographs is included as figures in this report.

UPBUILDING THE "BUSINESS PART OF OLIN"

The historic district nicely illustrates two different philosophical principles of town development. The east side of the historic district (those buildings facing to the west) calls attention to the principles of laissez faire development. Here, buildings were erected at the will of their owners and according to personal circumstances, often on parcelized building lots without much regard for streetscape regularity. The principle of laissez faire drove much of Victorian commercial development in Iowa. In contrast, the west side of the historic district (those buildings facing to the east) calls attention to cooperative town planning. Here, building lots were laid out in a subdivision (overlaid on an earlier plat) and custom-designed to promote an orderly streetscape appearance.

This notion of town planning arose in Olin in response to a major fire in 1892. This conflagration, later known as the "Great Fire," virtually wiped out the west side of the town's business district. Affected entrepreneurs' response to this crippling disaster was unified, swift, and decisive. Within about six months, they had joined together, agreed upon a comprehensive plan for reconstruction, and implemented its agenda for rebuilding. By January 1, 1893, the newly constructed west side of the commercial district had opened for business. The commitment of Olin's entrepreneurs to rebuild their business houses signaled their strong faith in the community's future and its financial stability.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 17

CFN-259-1116

“Business Part of Olin” Historic District

Olin’s plucky resolve to rebuild and ambitious reconstruction amazed the rest of Jones County and earned its admiration.

The following historic contexts reveal this progression of development in the historic district:

- Commerce Emerges in Olin
- Fire! Fire! Fire!
- Brickley’s Subdivision
- “A Thriving Little Town”
- “Practical Organism” and the Reform Era
- Later Times
- Contemporary History
- The Notables

Commerce Emerges in Olin

The location of Olin’s commercial section emerged early in the town’s history. A business of some sort—perhaps the post office—arose on the east side of Jackson Street in its 300 block. Established in 1841, the post office anchored what became the town’s commercial center in that block. A series of frame commercial buildings subsequently arose along the east and west sides of Jackson Street in that block. These buildings were situated on parcels that had been subdivided from the original building lots as laid out in the City of Rome plat.

By the 1890s, Olin had become a self-contained community with establishments to provide many, if not all, local residents’ needs. Retail, financial, professional, communication, educational, spiritual, and entertainment services stood at the ready. These included various retail establishments, two banks, a photographer, and a local newspaper. Olin also manufactured certain goods, including flour milling, leather harnesses, clay tile, a creamery, and, in 1910, a basket factory. The construction industry included masons, carpenters, and painters.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 18

CFN-259-1116

"Business Part of Olin" Historic District

Fire! Fire! Fire!

Many towns in Iowa suffered major fires in the 19th century, but the City of Olin experienced one of particular severity. "In fact, few towns in the county have been obliged to contend with the destructive forces of fire to a greater extent than this principal town in Rome township." (Corbit: 564)

Three major fires in Olin stand out as particularly devastating. All affected the central business district. Other blazes have occurred at other times in Olin but not with the same extent of destruction.

The first major fire occurred on December 10, 1876. It broke out at 12:30 a.m. on the east side of Jackson Street in the 300 block. According to the *Tipton Advertiser*, the fire in "the business part of Olin" affected the following:

1876 FIRE

| <u>Owner</u> | <u>Type of Business</u> |
|----------------|-------------------------|
| Blackman & Son | Jewelry |
| A. Compass | Hardware |
| Duncan | Harness Maker |
| Dunklee & Co. | Furniture |
| James Gibe | Livery |
| Howe | Dry Goods |
| Mrs. Parrin | Milliner |
| (Unoccupied) | Saloon |

The newspaper noted: "Hardware store saved by hard work." (*Tipton Advertiser*, December 21, 1876)
The loss of eight businesses in a town of about 400 residents struck a heavy blow.

The second major fire occurred in Olin's business district on May 2, 1881. According to one newspaper source:

Olin was visited by a destructive conflagration last Monday, the 2d inst. The fire broke out in Wm. F. Duncan's harness shop at about three o'clock in the morning. It consumed Mr. Duncan's stock and took in F. O. Dunkle's furniture store, the building and stock being all destroyed. Blackman & Son's jewelry store was also burned, most of the goods

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 19

CFN-259-1116

"Business Part of Olin" Historic District

being saved. At Green's wagon shop the tools were all burned, and Wiggins' blacksmith shop and Waldo's livery stable were burned, the former a total loss while the stock was saved in the latter. The total loss is estimated at from \$10,000 to \$15,000. . . We get our particulars from F. E. Rogers. -*Oxford Mirror* (*Monticello Express*, May 5, 1881)

Coming just five years on the heels of the 1876 disaster, the 1881 conflagration wreaked havoc on many of the same businesses affected by the earlier fire.

Public sources in Olin credited arson as the cause of the 1881 fire.

The supposition is, that the [1881] fire was set by some one. -*Oxford Mirror* (*Monticello Express*, May 5, 1881)

Privately, one disaffected local resident was considered the arsonist.

Then—about 12 years later—on June 27, 1892, the west side of the business district succumbed to “the flames of Vulcan.” The fire originated in Port's Drug Store, the site today of 311 Jackson Street (south half). The *Anamosa Eureka* headlined its story “Disastrous Fire At Olin. A Big Slice of the Business Part of Town Swept Away.” (*Anamosa Eureka*, June 30, 1892)

All of the buildings in the commercial district on the west side of Jackson Street went up in smoke and flame save the Lamb Bros. building at its southern end. A vacant lot between this building and those destroyed spared it—along with a prevailing wind from the south. A newspaper account included a drawing of the devastation. (Figure 5) The loss to business owners amounted to \$20,000. (*Anamosa Journal*, June 30, 1892)

As to the cause of the fire:

A number of citizens charge the fire to the incendiary. Not that it was the work of malice to injure any one citizen of the town or to realize on an insurance policy. Nothing of this kind has been insinuated. It is thought to be the work of some bucolic gentleman, the butt of the sport of Olin boys who might better have been tacked a little closer to mother's apron-strings. The person is said to have taken a sour view of town life and decided it was his mission to wipe out as many towns as he could, and becoming a partisan of the incendiary spark, marked Olin in his calendar as victim no. one. Either this, it is thought, or it was the work of a lunatic who commits crime for the fun of it. (*Ibid.*)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 20

CFN-259-1116

"Business Part of Olin" Historic District

No guilty party was ever brought to justice for the fire. (Corbit: 565) Although a true calamity, the fire thankfully cost no human life. The severity of this fire caused Olin residents to dub it "the great fire of 1892" to distinguish it from all the other fires in the town. (*Ibid*: 572)

Quickly after the Great Fire, Jones County newspapers pointed out Olin's lack of preparation to combat such a disaster and roundly criticized the community for not heeding previous warnings. The *Anamosa Reporter* minced no words.

It was only a few weeks since, if we remember correctly, that the *Recorder* [Olin's newspaper] made an appeal to the business men of Olin in behalf of some organization or means by which just such a disaster as has overtaken her might be averted. Nothing seems to have been done, however, and when the fire broke out the people were utterly unable to extinguish it until the entire block was consumed, notwithstanding the fact that there was little or no wind. What would have happened if there had been a gale is hard to tell. (*Anamosa Recorder*, June 30, 1892)

The *Anamosa Reporter* coupled this report with an editorial injunction.

A first-class system of waterworks sufficient for Olin's needs would not cost perhaps more than one-fourth of the above aggregate, to say nothing of the immense saving in lower rates of insurance that would follow. With these lessons before her it would seem that Olin ought not to be long in deciding what her duty is. (*Ibid.*, June 30, 1892)

The same day, the *Anamosa Eureka* published a less pointed report from a special correspondent in Olin:

Our people did everything in their power to put out the fire, but with only a bucket gang and no other appliance to fight the fire it is strange that more damage was not sustained. (*Anamosa Eureka*, June 30, 1892)

As detailed below, Olin's entrepreneurs rebuilt their business house destroyed by the Great Fire, but it took a long time afterwards for the City of Olin to provide municipal fire protection in the form of a volunteer fire department with fire-fighting equipment and a building to house it.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Page 21

CFN-259-1116

"Business Part of Olin" Historic District

Brickley's Subdivision

Following the Great Fire of 1892, Olin's affected entrepreneurs quickly united to formulate a course of action for reconstruction. A comprehensive plan was decided upon. The plan contained two basic components: the reconfiguration of building lots in the affected area and the erection of new commercial buildings of compatible design upon them.

The affected area comprised Lots 4, 5, 6, and 7 in Block 10 of the City of Rome. A reconfiguration of these building lots was agreed upon by their title-holders with the measurements of these building lots custom drawn to reflect the footprints of the buildings projected to be erected upon them. (Figure 6)

On July 26, 1892—less than one month after the Great Fire—D. R. Carpenter and unnamed others (*et al.* in the official record) transferred to James T. Brickley all of their interests in Lots 4, 5, 6, and 7 in Block 10. (Jones County Recorder's Office, *Transfer Book 3*: 114-115) The very next day, July 27, 1892, H. M. Jeffries, a land surveyor, filed in the public record a document subdividing these lots into Brickley's Subdivision. (Jones County Auditor's Office, *Town Plat Book*: 277)

Surveyor Jeffries noted that he had surveyed the land "for D. R. Carpenter and others who joined in requesting it." Alas, the public record does not name the *et al.* (the "and others"), who joined in the transfer of their property titles to Brickley. The supposition is that those requesting the subdivision previously had reached an agreement with Brickley for the transfer of the building lots (and their improvements) back to them at a later time when reconstruction was complete.

Jeffries had laid out the land for the new subdivision within a week of the fire: "Said survey was made on the 7th day of July 1892." (Jones County Recorder's Office, *Town Plat B*, p. 277) Jeffries' field notes remain extant in the Jones County Recorder's Office, including a drawing of the subdivision. (*Town Plat B*, p. 277) This drawing (Figure 6) shows the new configuration of Lots 4, 5, 6, and 7 and how Lots 5 and 6 were subdivided into nine new lots.

The table on the following page shows irregular dimensions laid out for the frontages of these new lots.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 22

CFN-259-1116

"Business Part of Olin" Historic District

BRICKLEY'S SUBDIVISION IN 1892

| <u>Lot #</u> | <u>Frontage Dimensions</u> |
|--------------|--------------------------------|
| 1 | 25 feet |
| 2 | 22 feet |
| 3 | 22 feet |
| 4 | 16 feet |
| 5 | 24 feet |
| 6 | 38 feet |
| 7 | 40 feet |
| 8 | 30 feet |
| 9 | 44 feet |

(Source: Jones County Recorder's Office, *Town Plat B*, 277)

A planned intent emerges. These frontages were custom-laid out for specific purposes, some entrepreneurs requiring larger lots and others requiring smaller lots. Otherwise why else would these lots not have featured uniform frontages? Further, all the improvements which arose on these lots occupied the full dimensions of their apportioned frontages.

Who was responsible for these improvements? The following table shows those who received quit claim deeds for the lots Brickley sold to them in 1894:

SALE OF LOTS IN BRICKLEY'S SUBDIVISION IN 1894

| <u>Lot #</u> | <u>Purchaser</u> |
|--------------|--------------------|
| 1 | D. E. Rummel |
| 2 | O. A. Dayton |
| 3 | n/a |
| 4 | L. I. Miller |
| 5 | James T. Dalby |
| 6 | Snyder & Port |
| 7 | K. T. & C. C. Lamb |
| 8 | L. M. Carpenter |
| 9 | D. R. Carpenter |

(Source: Jones County Recorder's Office, Deed Record "P," 209-210)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 23

CFN-259-1116

"Business Part of Olin" Historic District

The prices paid for these lots suggest that they were without improvements. Rummel paid Brickley \$100.00 for Lot 1; the Lambs paid Brickley \$100.00 for Lot 7; Snyder & Port paid him \$100.00 for Lot 6; and D. R. Carpenter paid him \$200.00 for Lot 9. (*Ibid.*)

From these historical records, we can see that the reconstruction of Jackson Street's commercial west side involved a close collaboration between James T. Brickley, who laid out the subdivision, and those entrepreneurs who purchased lots from him, each tailored for their individual purposes.

Brickley's Subdivision also set off twelve feet on the east from Lots 4 and 7 to create an alley running north and south from Main Street to West 2nd Street. This alley backed Lots 5 and 6 and provided a convenient access for deliveries to and from the rear of the commercial buildings on the west side of Jackson Street. These buildings had hitherto lacked a platted corridor.

In creating this commercial streetscape, Olin's entrepreneurs moved beyond the notions of *laissez faire* and self-interest, which previously had dominated business in Olin (and the United States) during most of the 19th century. In their efforts, these entrepreneurs showed recognition that cooperative effort benefited the common good. This realization later became a watchword of the Progressive Era, which emerged about the same time across the nation as it did in Olin.

"That Thriving Little Town"

The implementation of Olin's commercial reconstruction plan moved forward quickly following the Great Fire of 1892 and the platting of Brickley's Subdivision. Within two months of the fire, some actual reconstruction work had already begun. Newspaper announcements, such as the following, document this progress.

From Olin. The excavation for the new brick block are (*sic*) rapidly approaching completion. By the time the November frosts are here this stretch of commercial brick will be complete and be occupied. The entire burnt district will be covered with new buildings this year.

D. E. Rummel and A. O. Dayton recently visited Maquoketa to interview contractors in reference to the erection of their new buildings. (*Anamosa Journal*, August 18, 1892)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 24

CFN-259-1116

"Business Part of Olin" Historic District

By January 1893, this reconstruction was virtually complete. This accomplishment by Olin's entrepreneurs evidences their confidence in Olin's future and its economic vitality. Further, these entrepreneurs worked in concert with one another to rebuild. A series of eight commercial buildings, unified in scale and building materials—with four of nearly quadruplet design—arose. These "permanent" (masonry) buildings had replaced the "impermanent" (frame) buildings destroyed by the fire all along the west side of the business district (except for two lots on the south). The speed and extent of Olin's recovery amazed Jones County and earned its respect. As the *Anamosa Eureka* reported early in 1893:

Many a great calamity is in reality a blessing in disguise. Such has proven to be the case with the little town of Olin as regards the great fire that almost swept the town from existence a short time ago. It has resulted as one of the greatest blessings that could possibly have been visited upon the place, although it was hard to so consider it at the time. Large and elegant store rooms now occupy the sites of the old wooden structures that were burned, and to-day Olin has some as finely finished and arranged business houses, especially on the inside, as there are to be found in the state of Iowa—so say traveling men who regularly visit all of the more important cities and towns in the state. This is a broad and sweeping statement and covers a good deal of territory, we are well aware, and will scarcely be credited by some, but a visit to that thriving little town will convince anyone that it is a fact. (*Anamosa Eureka*, January 26, 1893)

In creating this commercial streetscape, Olin's entrepreneurs moved beyond the notions of laissez faire self-interest, which had dominated American business during most of the 19th century, and showed recognition that cooperative effort benefited the common cause. This realization later became a watchword of the Progressive Era, which emerged about the same time across the nation and in Olin.

"Practical Organism" and the Era of Reform

Although Olin's rapid reconstruction from the Great Fire amazed local residents and visitors alike, Jones County journalists publicly scolded Olin residents—its business community in particular—for lacking any sort of public fire protection service. According to the *Anamosa Eureka*:

... the great wonder to every one who visits the town and learns the facts is that the city has not the least protection from fire, and is at the present moment liable to meet with

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 25

CFN-259-1116

"Business Part of Olin" Historic District

another calamity similar to the last one at any time. What in the world the enterprising business men of Olin are thinking of when they take such a risk is really astonishing. Now that they have these beautiful buildings we should think they would not sleep until some kind of a fire protection had been arranged for, no matter how slight. It would certainly be a great improvement over the no protection of the present. Let the business men of Olin look after this all-important matter before it is too late. (*Anamosa Eureka*, January 26, 1893)

At the turn of the 20th century, Olin entered a golden age of community improvement, economic vitality, and confidence in the future. The Great Fire of 1892 shocked residents who gradually, under the leadership of a younger generation, came to realize that local government bore a responsibility to protect public life and safety and to provide modern infrastructure improvements, which modern technology had made widely available across the nation. This new generation—"the practical organism," as one writer characterized it in 1910 (Corbit: 566)—pressed for these reforms through the aegis of the Olin Commercial Club. Although improvements advanced slowly, by 1910 Olin boasted a new, combination city hall and fire house at 108 East 2nd Street, municipal water works, municipal scales to regulate commerce, electric street-lights, and a volunteer fire brigade. This period of time corresponded with the Progressive Era in the United States, the time during the early 20th century, when all over the nation citizens demanded improvements to benefit public health and safety.

Local residents recognized the advent of this new era in Olin and characterized it as the "practical organism," an epithet that nicely characterized Olin's altogether appropriate response to such demands.

The organization of the Olin Commercial Club in 1905 calls attention to the realization among Olin's commercial class that the City of Olin required progressive reform and that joint action by the club could correct deficiencies within the community. A description of the club's mission, published in 1910 and undoubtedly sanctioned by the club, exemplifies the tenets of the Progressive Movement across the nation and provides a manifesto of local improvements as perceived contemporaneously in Olin:

The business men of Olin believe that in union there is strength and that the best interests of the town commercially and from a business standpoint can best be fostered and secured by united action. The business men are anxious to see all lines of activity and industry developed. There is more in life than the mere accumulation of dollars and in the acquisition of a fortune. The best interests of the town includes the cultivation of a healthy moral atmosphere, the development of a strong manhood and womanhood, the building up of character, the beautifying of the town in its streets and lawns and its

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 26

CFN-259-1116

"Business Part of Olin" Historic District

homes, the encouragement of industries and the growth of education in general. (Corbit: 568)

In stressing character, citizenship, health, beauty, and education, this manifesto laid out a broad agenda for community reform and quality of life, while not forgetting the need for economic development. This statement's specific reference to "more in life than the mere accumulation of dollars . . ." dramatically points out how Olin's new breed of leaders saw themselves vis-a-vis the town's earlier generations and the laissez faire philosophy they espoused.

Consider the following table:

ORIGINAL OFFICERS OF OLIN COMMERCIAL CLUB

| <u>Name & Office</u> | <u>Date of Birth</u> |
|--------------------------------|----------------------|
| C. E. Mershon, M.D., President | 1870 |
| A. A. Cole, Secretary | 1859 |
| H. W. Flenniken, Treasurer | 1859 |

(Source: Corbit: 568)

When compared with the birthdates of that earlier generation of Olin's civic leaders, who had reached adulthood in the pre-Civil War era (see "The Notables," below), the men of the Olin Commercial Club became adults in the Gilded Age, an age known for its excesses.

The occupations of these new men also suggest their broad perspectives. Clinton E. Mershon, M.D., brought to civic affairs the critical and independent judgment of his medical training. A. A. Cole was a journalist and publisher of the *Olin Recorder* from 1916 to 1928. Harvey W. Flenniken came to Olin in 1899 from Clinton County, Iowa, and served as the cashier of the Citizens Savings Bank of Olin, which he established. (Corbit: 100) As an outsider, Flenniken brought a fresh point of view to community affairs.

As to its *modus operandi*, "The club does its work without much display. Suggestions are made to the town council, improvements are inaugurated, and the general welfare is always borne in mind." (Corbit: 566)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 27

CFN-259-1116

"Business Part of Olin" Historic District

Many progressive reforms outlined elsewhere in this nomination likely resulted from the potent effect of the commercial club's "suggestions." In a special election held in 1904, the citizens of Olin had defeated a proposal to grant a 25-year franchise to the Maquoketa Light & Heat Company for a gas plant to power streetlights. In 1905 at a special election, Olin residents approved the granting of a franchise for the same purpose to another firm. Had the newly formed Olin Commercial Club agitated for this service and provider? In a special election in 1907, the citizens of Olin approved the city's franchise with the Oxford Junction Light, Power & Mill Company to establish electric service in Olin, including the installation of streetlights. The vote totaled 89 to 1 in favor, indicative of a dramatic reversal of public opinion in which the Olin Commercial Club undoubtedly took an active role.

Protection from fire figured prominently on the municipal agenda in Olin. This protection required an adequate source of water, but six years following the Great Fire Olin still lacked a municipal water works. Then, in 1898, a number of residents petitioned the Olin City Council to call a referendum to bond the town for \$5,000.00 to construct a municipal water works and purchase fire equipment. The vote was scheduled for June 6, 1898. "The official record is silent in regard to the vote on this proposition, but as Olin now enjoys a splendid water works system, the proposition must have carried." (*Ibid.*: 566)

Other problems ensued, including adequate water mains and water supply; but, by 1907, these difficulties were surmounted. As one observer noted: "There is over a mile of water mains, covering the principal parts of the town. Nineteen fire hydrants located at proper points along the mains, are a valuable protection against fire." (*Ibid.*: 565)

Following the establishment of the waterworks, the laying of mains, and the erection of 19 fire hydrants throughout the community, local residents founded the Olin Volunteer Fire Company in 1899. The next year, the city council purchased 500 feet of hose and a hose cart. (*Ibid.*: 567)

Other improved municipal services followed. The City of Olin established municipal scales for the weighing of agricultural products at a facility located a short distance to the south of the depot. In 1910, H. C. Mershon served as the official weigh master for the city. This facility provided an impartial means for farmers and merchants to weigh products for purchase and shipment. (*Ibid.*: 567)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 28

CFN-259-1116

"Business Part of Olin" Historic District

Later Times

Progressive improvements continued in Olin during the years between the two world wars. Historic photographs from the late 1920s picture fully occupied stores, well-maintained automobiles lining Jackson Street, and a general air of prosperity. Another sign of this included the establishment of the Jack Sprat Food Products store at 309 Jackson Street. In the 1920s, Jack Sprat operated a regional chain of grocery stores headquartered in the Twin Cities. The chain sold food products under its own brand using the nursery rhyme character as its image. Jack Sprat stores featured self-service, a new notion at the time. Using shopping carts, customers selected their own groceries shelved in aisles rather than from clerks standing behind counters. That Jack Sprat opened a branch operation in Olin calls attention to the community's economic health in the interwar years. Before the store's opening, Morehead Construction Co. of Cedar Rapids, Iowa, had remodeled the commercial block at 309 Jackson Street for the new store. The Olin Heritage Center possesses several architectural drawings used by the construction firm for this work. Today, a ghost sign remains legible at the top of the block's front facade. It reads: "Home of Jack Sprat [symbol] Products." The illegible symbol might be the company's circular logo.

The advent of the automobile brought new commercial opportunities to Olin. Already in 1915, the Taylor Garage at 200 Jackson Street provided repair services for the internal combustion engine. The large size of this building—its footprint measures 50 x 110 feet—evidenced the strength of Olin's economy during the early years of the 20th century. In 1921, R. C. Johnson opened the Olin Garage, a "New Repair Shop for all makes of Automobiles." Located opposite the Olin Opera House, Johnson advertised that he could handle any kind of automobile repair work and stocked a complete line of automobile accessories. (*Ibid.*, June 2, 1921)

World War II and its immediate aftermath decreased Olin's population by about 12%. Circa 1950, some new businesses emerged in the commercial district, including an office for the veterinarian practice of N. R. Waggoner, DVM, at 301 Jackson Street. (E. W. Speer, DVM, later took over the practice and occupied the building.) By 1960, the city's population had risen again to 703, about its pre-war total, ending Olin's period of historic significance.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 29

CFN-259-1116

"Business Part of Olin" Historic District

Contemporary Scene

Although outside the period of significance for the historic district, the following brief description of its contemporary history brings the reader up-to-date.

As with most rural towns in Iowa, the Farm Crisis of the 1980s affected Olin, with retail establishments in particular. This occurred at the same time that the lure of chain discount houses in the bigger cities had increased the competitive marketplace for local businesses. Still, the historic district continued to provide local venues for social interaction, such as cafes, taverns and bars, and a senior citizen center. The establishment of the Olin Heritage Center and that organization's sensitive rehabilitation of the commercial block at 309 Jackson Street as its headquarters and museum in 1993 helped revitalize the streetscape. (This block was formerly the Jack Sprat Food Products store.) The relocation of the Olin City Hall from 108 East 2nd Street to 303 Jackson Street early in the 21st century added to the revitalization.

The Olin Telephone Company, Inc., kept abreast of evolving technologies and expanded its operations, which now include fiber optic facilities and cable television service to its customers. The firm has enlarged its headquarters several times. In the 1980s, it constructed a 1-story building at 318 Jackson Street. In 2007-2008, the firm erected an addition to it at 316 Jackson Street. The scale and setback of these buildings conform in design to their historic counterparts along Jackson Street in the historic district.

In 2012, the Olin city council voted to turn back an effort to raze the Taylor Garage at 200 Jackson Street. The Olin Economic Development Commission had urged the adaptive reuse of the building as a tool for economic development. The council's vote to move forward and preserve the building signaled Olin's resolve to promote the city's future, as it had so many times in the past.

In concluding this section on business and enterprise in Olin, the thoughtful observer detects a certain inventive streak running through the history of the community. Individual residents have made names for themselves because of their ingenuity and spirit of experimentation. Not least of these was Elmer E. Coppess, who, at the age of 17, built a hot air balloon and made an ascension in it to the wonderment of Olin residents. O. A. Dayton, the jeweler turned photographer, provides another example of this spirit. Dayton's early 20th century photographs of Olin's commercial center show a developed technique and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 30

CFN-259-1116

"Business Part of Olin" Historic District

eye for composition. On the contemporary scene, Roger Kistler has created a metal fabrications company, based in Olin, with a well-established niche in this industry.

THE NOTABLES

Those several generations at the turn of the 20th century in Olin laid many of the foundations of the community as it remains to the present day. As indicated above, the Great Fire affected many of the commercial elite in Olin. Planning began immediately following the Great Fire to rebuild what constituted one-half of Olin's commercial center. A collaborative effort quickly emerged among the affected parties. James T. Brickley played a key role in it. While the details of his role remain sketchy, the overall thrust of the effort was simple. Brickley, who held the title to property, and other landowners affected by the fire, joined together and agreed upon a new subdivision of previously parcelized lots. Besides Brickley, other property owners involved in this scheme included D. E. Rummel, A. O. Dayton, and D. E. Carpenter, among others.

Alas, the likelihood of identifying residential properties in Olin for these notables is remote. Indeed, few Olin residents today recognize their names, let alone where they lived. Olin city directories do not exist from the early 20th century. While the search of Jones County transfer records document the change of property titles, house by house, this level of research is exceedingly time consuming. In the absence of such information about residential properties, what remains to the viewer today is the "Business Part of Olin" Historic District, which stands as a testament to the enterprise and civic spirit of these Notables and the era of reform in which they lived.

James T. Brickley

James T. Brickley (1828-1902) was born in Maryland, came to Iowa in 1854, and became a prosperous farmer with 134 acres of land in Hale Township of Jones County. He served in the 9th Iowa Volunteer Infantry during the Civil War and later became a Road Supervisor for the county. Brickley and Elizabeth, his wife, married in 1865. (Western Historical Company: 638) Elizabeth Brickley (1840-1873) was known popularly and legally as Lizzie. (The Brickley name is often misspelled in the historical record with an "n" instead of a "c.") Mr. and Mrs. Brickley are buried in the Olin Cemetery in Jones County, Iowa.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 31

CFN-259-1116

"Business Part of Olin" Historic District

Brickley later partnered with D. R. Carpenter in real estate. Together, they owned a 2-story building on the west side of Jackson Street. In 1892, Mrs. M. M. Curtis operated a millinery and household goods business from this address with rooms for a lodge and Olin's G. A. R. post on the second floor. The Great Fire caused Brickley and Carpenter an uninsured loss of \$1,000, when it consumed this building. (*Anamosa Eureka*, June 30, 1892)

By the time of the Great Fire, Brickley was already about 64 years old. His name had not appeared in the businesses listed in the *History of Jones County, Iowa*, in 1879 or in the *Iowa State Gazetteer & Business Directory* in the 1880s, so it appears that Brickley did not engage in day-to-day business. He was an active real estate investor as his partnership with D. R. Carpenter shows. In 1892, these two men held the title to a 2-story building where, approximately, 309 Jackson Street stands today. Brickley's real estate activity took a dramatic turn in the wake of the Great Fire, as outlined below.

D. E. Rummel

David E. Rummel (1840-1910) actively engaged in many Olin affairs. He was born in Ohio, emigrated to Iowa in 1855, and served as a corporal in the Civil War. Since 1867, he had operated a drug store in Olin. (Western Historical Company: 643) Later, but before the Great Fire of 1892, he operated a grocery, hardware, and agricultural implement store in partnership with La Forrest H. Peck. Known as Peck & Rummel (*Iowa State Gazetteer & Business Directory*: 1891-1892), this business occupied a 2-story building where Citizens National Bank is located today. Rummel owned this building and operated an insurance agency on its second floor. The rest of the second floor formed a residential apartment for Mrs. M. L. Mason. This building succumbed to the Great Fire. According to one newspaper account, the damage to Rummel's store building totaled \$700. It was insured for only \$100. (*Anamosa Journal*, June 30, 1892)

By 1896-1897, Rummel was serving as the manager of the Olin Opera House. He also directed Rummel's Cornet Band as its leader. (*Iowa State Gazetteer & Business Directory*: 1891-1892) The erection of a bandstand in Olin about the same time attests to the popularity of this musical ensemble and Rummel's position as a "shaker and maker" in the community. The bandstand was located in the middle of Jackson Street near its intersection with Main Street. Elevated on columns, the structure rose about ten feet above grade. A water trough for horses stood beneath it. Signs directed vehicular traffic to pass

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 32

CFN-259-1116

"Business Part of Olin" Historic District

the bandstand on the right when navigating Jackson Street. The bandstand and the water trough are both nonextant.

Rounding out his connections in Olin, D. E. Rummel was a member of a large family with other business interests in the community. G. F. Rummel engaged in hardware. Andrew Rummel operated a stone quarry. (*Ibid.*) Frank Rummell (as the 1897-1898 city directory spelled his name) worked as a barber. (*Ibid.*: 1897-1898) Given the rather unusual family name of Rummel, these men likely were related to D. E. Rummel, but the connections are not known now.

By 1901-1902, D. E. Rummel had retired as manager of the Olin Opera House. He remained listed as an insurance agent through at least 1908-1909. (*Iowa State Gazetteer & Business Directory*: 1908-1909) D. E. Rummel also served as commander of the Grand Army of the Republic post in Olin.

It is worthy of mention that at the time of the Decoration day exercises in 1909, the commander, D. E. Rummel was too ill to take part or be present at the exercises and that the line of march of the school children was planned to pass the residence of the ill commander. This token of sympathy and respect was appreciated by the aged and invalid veteran. (Corbit: 570)

D. E. Rummel died in 1910. His death helped mark the end of the pioneer generation, who first settled Olin and its surroundings.

D. R. Carpenter

D. R. Carpenter (1825-c.1901) owned and operated D. R. Carpenter & Co., a general store in Olin. By 1884-1885, he had partnered with L. M. and K. T. Lamb in the firm of Lamb, Carpenter, & Lamb, a general store. (*Iowa State Gazetteer & Business Directory*: 1884-1885) The *History of Jones County, Iowa*, outlines the genealogy of this enterprise and its links among various members of the Carpenter and Lamb families. (Corbit: 559-560) Although florid in style, this account shows the close relationships among Olin's business community. As a widower, Carpenter married into the Lamb family in 1865. Mary Lamb was his second wife. Relationships such as this engendered trust among families and linked Olin's entrepreneurs together when faced with the aftermath of the Great Fire of 1892 and decisions about the future of the town's commercial center.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 33

CFN-259-1116

"Business Part of Olin" Historic District

This challenge faced D. R. Carpenter personally. He had partnered in real estate with James T. Brickley and a building at 309 Jackson Street (approximately today). The Great Fire consumed this edifice at an uninsured loss of \$1,000. (*Anamosa Eureka*, June 30, 1892) (See Brickley's biographical sketch above.)

D. R. Carpenter was born in Delaware County, Ohio, and came to Iowa in 1853, settling in what was known as Walnut Forks. Carpenter subsequently acquired 325 acres of land and property in Olin. (Western Historical Company: 643)

K. T. Lamb

K(ansas) T. Lamb (c. 1857-c. 1944) was a local merchant and, by 1879 and his own account, "the oldest merchant in town in point of continuous service as a merchant." (Corbit: 559) In the 1880s, Lamb partnered with D. R. Carpenter in a general store as related above. By 1892, the Lamb Brothers—Kansas T. Lamb and Castor C. Lamb—had joined forces in a merchantile and creamery operation. (*Iowa State Gazetteer & Business Directory*, 1891-1892) In 1909, the brothers dissolved their partnership, and K. T. organized Lamb & Son to carry on a similar operation with Roscoe Lamb, his son. K. T.'s first name likely symbolized his parents' support of abolition and the abolitionist effort to settle "Bleeding Kansas."

H. C. Mershon

A local boy, Mershon was the son of a prominent merchant family in Olin, whose business occupied the commercial block at 321 Jackson Street. H. C. Mershon typified the new generation of leadership in Olin and exemplified "the practical organism of the town," as one local historian characterized him in 1910. (Corbit: 566) Earlier historians would have used the phrase "maker and shaker" to identify such an individual, but the use of "practical" in this characterization appropriately emphasized the nuts and bolts approach of civic leaders, such as Mershon, to civic improvement. Among other activities, Mershon served as the water superintendent for Olin and as its official weigh master. (The municipal scales over which Mershon presided are nonextant.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section number 8 Page 34

CFN-259-1116

"Business Part of Olin" Historic District

A. A. Cole

A(lbert) A. Cole (1859-1941) was an Olin attorney and served as the secretary of the Olin Commercial Club after its organization in 1905. The club consisted of about two dozen members. Cole was also a journalist and served as the publisher of the *Olin Recorder* from 1916 to 1923. Clarence G. Cole (1886-1917), his son, served as a printer for the newspaper after graduating from high school and made this trade his chosen occupation.

Note

Within the context of this National Register nomination, the known resources associated with Olin's notables are limited. City directories for Olin were never published. This limits the historian's ability to identify specific residential properties associated with these individuals. Residents of Olin today barely recognized (if at all) the names of these individuals, let alone where they might have lived, so that oral history offers little information along this line. As a result, those commercial buildings identified and associated with them in this nomination must, perforce, serve as the best testament in the built environment of their local significance.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 35

CFN-259-1116

"Business Part of Olin" Historic District

ARCHITECTURE

INTRODUCTION

The "Business Part of Olin" Historic District is architecturally significant, locally under National Register Criterion C, because it contains several architectural styles popular for commercial buildings from the late 19th to the mid-20th centuries. The quality of these commercial designs belies the modest size of the community, where otherwise one might expect to encounter less ambitious architecture. The historic district illustrates a movement away from the construction of impermanent commercial buildings (those constructed of wood) to permanent commercial buildings (those constructed of masonry). Beginning in the 1890s, this movement reflects a growing desire among Olin's commercial elite to erect permanent buildings with fire protection and with architectural refinement and taste as well.

ARCHITECTURAL STYLE

Late Victorian and Neoclassical Revival influences dominate the architectural design of Olin's central business district. The west side of the district possesses four buildings of similar design. Erected in 1892, these small, one-story buildings stand cheek-to-jowl and call attention to the former. The east side of the district possesses an imposing commercial block erected by the local Masons in 1903. This block, as well as the Mershon & Sons-First National Bank of Olin at 321 Jackson Street, calls attention to the latter. Several other buildings in the district show the influence of later architectural styles.

Late Victorian

Popular throughout Iowa during the fourth quarter of the 19th century, Late Victorian styling emphasized a vertical line with abundant decorative ornamentation. Commercial buildings employed tall doors, tall storefront windows and transoms, slender cast iron support columns and pilasters to emphasize verticality. At the top of the facade, entablatures with elaborate denticulation, brackets, cornices, and sometimes pediments led the eye upward to accentuate further this feeling of height.

Four, small, 1-story commercial buildings adjoining one another on the west side of Jackson Street show the influence of Late Victorian styling in the historic district. Situated at 313, 315, 317, and 319 Jackson Street, each of these buildings features a tall storefront

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 36

CFN-259-1116

"Business Part of Olin" Historic District

surmounted by an entablature with a pressed metal cornice and pediment. Each of these triangular-shaped pediments includes a date plaque with "1892" pressed into it to document its construction. The property at 317 Jackson retains the most integrity of these facade designs and features exceptionally tall storefront windows, door, and transoms. A steeply angled pediment and finial surmounts this design and lends a picturesque appearance to the composition. Each of these four designs generally repeats that of the others to form an attractive streetscape of unified appearance. Such a series of small, quadruplet designs is unusual in commercial architecture in Iowa.

The Snyder & Port Commercial Block at 311 Jackson Street is a larger example of Late Victorian styling than its four neighbors to the north. This commercial block employs contrasting colors and textures and an elaborate entablature to create a picturesque effect. The smooth-surfaced red-colored face brick used for the facade contrasts with its light-colored, quarry-faced limestone pilasters and trimwork. The entablature and pediment feature pressed brick for decorative detailing to add further visual interest. The building's storefront windows are tall and complement the designs of its neighbors to the north.

The Snyder & Port Commercial Block abuts the Carpenter Commercial Block to the south at 309 Jackson Street. The latter, also built in 1892, shows the influence of Classical Revival styling. The juxtaposition of these two blocks—both constructed in the same year—nicely illustrates the transition taking place at this time in Olin from one stylistic influence to another.

The following list identifies buildings in the historic district, all of brick, influenced by Late Victorian styling:

LATE VICTORIAN

| <u>Name of Property</u> | <u>Address</u> | <u>Notes</u> |
|-------------------------|-----------------|------------------------------------------------|
| Commercial Building | 319 Jackson St. | Elaborate pressed metal cornice, built in 1892 |
| Commercial Building | 317 Jackson St. | Elaborate pressed metal cornice, built in 1892 |
| Commercial Building | 315 Jackson St. | Elaborate pressed metal cornice, built in 1892 |
| Commercial Building | 313 Jackson St. | Elaborate pressed metal cornice, built in 1892 |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 37

CFN-259-1116

"Business Part of Olin" Historic District

| | | |
|--------------------------------|-----------------|------------------------------------------------------------------------|
| Snyder & Port Commercial Block | 311 Jackson St. | Contrasting colors & textures, built in 1892 |
| Commercial Building | 310 Jackson St. | Elaborate pressed metal entablature (partially missing), built c. 1900 |
| Bank of Olin | 308 Jackson St. | Pressed metal entablature w/brackets, built c. 1898 |

Classical Revival

Classical Revival styling stands out as a prominent architectural influence in the historic district. A series of new blocks and buildings were constructed in this style during the last decade of the 19th and the first decades of the 20th centuries. Three of these edifices were 3-stories in height. Their size contributed to their visual prominence in this historic district of mostly 1-story tall buildings.

Classical Revival styling introduced tenets of classical architecture into Olin's commercial streetscape. These influences included symmetrical compositions, columns with classically inspired capitals, arched openings with keystones, restrained cornices, and planar surfaces.

Two buildings in particular exemplify the Classical Revival influence as expressed in Olin. The Mershon & Sons-First National Bank of Olin at 321 Jackson Street is the first. It began life in a Late Victorian guise. An historic photograph pictures this 2-story brick building circa 1899. It shows a Victorian-influenced storefront, arched upper story windows, and a pressed metal entablature and pediment. The pediment bears a date plaque stamped "1892." This building was face-lifted, likely soon after its purchase by the First National Bank in 1908. Many of its original architectural features were removed and replaced. The building now appears as a Classical Revival-influenced design with cast stone columns, keystone-arched second story lintels, and denticulated entablature to call attention to that influence. The face-lift of this building calls attention to the influence of Classical Revival styling among Olin's business elite as an expression of solidity and business probity.

The Ancient Free & Accepted Masons Block at 304-306 Jackson Street is the second. Also a 2-story brick, it stands as the largest commercial edifice in the historic district. Its design includes a symmetrical configuration of upper story windows with prominent cast stone keystones and arched brick lintels under a restrained entablature.

The following list identifies buildings in the historic district, all of brick and influenced by Classical Revival styling:

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 38

CFN-259-1116

"Business Part of Olin" Historic District

CLASSICAL REVIVAL

| Name of Property | Address | Notes |
|------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------|
| Mershon & Sons- First National Bank of Olin | 321 Jackson St. | Built in 1892, facade remodeled c. 1908, light colored brick |
| Carpenter Commercial Block | 309 Jackson St. | Tall entablature of horizontal line, built in 1892 |
| Commercial Block | 307 Jackson St. | Tall entablature of horizontal line, built in 1892 |
| A. F. & A. M. Block | 304-306 Jackson St. | Voussoirs & keystones on 2 nd story facade, cast stone belt course, built in 1903 |

Commercial Style

The commercial style found limited expression for commercial architecture in Olin. By the time this style had become popular in the early 20th century, construction in Olin's central business district already provided most of the community's needs. Businesses serving the automobile and mechanized equipment for agriculture stand as the exception. The rise of these new products required new forms of architecture to house them.

The Taylor Garage at 200 Jackson Street stands as an example of this kind of business and a building designed for its use. Built in 1915, the Taylor Garage is a 1-story building constructed of rock-faced concrete block with a footprint measuring 50x100 feet. A false front surmounts the facade of the building. Vehicular doors stand on the west (one door) and north (two doors) and call attention to the building's use. The use of concrete block for the building provided protection against fire, a concern for businesses handling internal combustion engines. The front facade of the building features a symmetrical configuration with prominent geometrical shapes (windows and doors) and heavy texturing of the concrete block—typical characteristics of the commercial style. H. W. Taylor sold Buick and Chevrolet automobiles from this building. Its construction predates his ownership in 1919. (*Olin Sesquicentennial Committee*: n.p.) The front facade of the building abuts the public right-of-way and conforms in this respect with other commercial buildings in the historic district. (A nonextant example of the commercial style stood on the northwest corner of Jackson and 2nd Street. It housed a farm implement company.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 39

CFN-259-1116

"Business Part of Olin" Historic District

Other

Little commercial construction occurred in Olin between the two world wars, so examples of then current styles are absent in the historic district, including remodeled storefronts. One exception proves the rule. In 1941, the Olin Telephone Company erected a building at 104 East 2nd Street.

Following World War II, Iowa and the nation began the conversion from a war to a peacetime economy; and, by the 1950s, agriculture in the rural hinterland of Olin prospered as the nation sought through the Marshall Plan to feed war-torn Britain and Europe. The construction of the office for N. R. Waggoner, DVM, reflected the strength of Olin's agricultural economy and the typical veterinarian of the times. Located at 301 Jackson Street, this small building shows the watered-down influence of Art Moderne styling on its design. Characteristics of the style included smooth surfaces, streamlined detailing, metal canopies, nontraditional window configurations, wrap-around corners, and opaque glass block. The 301 Jackson Street building conveys a subtle streamlined look through an emphasis on the horizontal line. Evidences of this line include soldier courses at the base of the building and above the front facade windows and doors; a low-set roofline; and a cast concrete coping, which projects slightly from the plane of the facade and whose natural concrete color contrasts with the facade's red brick.

IMPERMANENT TO PERMANENT BUILDINGS

The historic district calls attention to a significant transformation of Olin's commercial streetscape during the late 19th and early 20th centuries. New commercial buildings of masonry construction replaced Olin's earlier ones built of frame.

Wood frame had served as the chief building material for Olin's first generation of commercial buildings. Vernacular designs of modest architectural pretension characterized these buildings. One example remains extant in the historic district and illustrates this first generation of the town's commercial buildings. Following the Great Fire of 1892 and extending into the first decade of the new century, Olin residents welcomed the transformation of their commercial district as masonry buildings replaced their earlier frame counterparts. Residents welcomed the permanent quality of brick and stone both because of their resistance to fire and decay but also because of their aesthetic appeal. As one contemporary newspaper reported:

Large and elegant store rooms now occupy the sites of the old wooden structures that were burned, and to-day Olin has some as finely finished and arranged business houses,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 40

CFN-259-1116

"Business Part of Olin" Historic District

especially on the inside as there are to be found in the state of Iowa. . ." (*Anamosa Eureka*: January 26, 1893)

Since at least the 18th century, urban Americans have enjoyed "shopping," whether buying goods or "just looking," as a form of entertainment. For residents in Olin at the turn of the 20th century, that city's new permanent business houses provided a chance to enjoy this time-honored national past-time in elegant surroundings. This is reflected in many contemporary advertisements wherein merchants invite potential customers to visit their stores to browse or just to socialize. According to one dry goods store advertisement:

WELCOME!

Our doors are open to everyone that travels the streets of our city,
no matter if you need anything in our line or not, come in and make yourself at home.

"WELCOME" is the SPIRIT of our STORE

(*Olin Recorder*, March 2, 1922)

The quality of Olin's permanent commercial buildings erected at the turn of the 20th century enriched the shopping experience, and local merchants capitalized on it.

Frame

A reminder of this transition from frame to masonry remains in the historic district and contributes to its architectural significance. One frame building, a 2-story turn of the 20th century example, stands at 211 Jackson Street. It features a prominent false front, its most distinctive architectural feature.

The false front typified many of Olin's earlier frame commercial buildings. Wood was the first building material used in Olin to construct commercial buildings. One historic photograph pictures the east side of the historic district as it appeared in 1913. (Figure 11) This photograph shows at least six frame buildings. Most are 1-story in height and small in size. The somewhat fragile and unprepossessing appearance of their front facades lends a feeling of impermanence to the district. The false fronts, as shown in the photograph, mask the buildings' roofs and—as intended—add massing to their front facades in order to convey greater presence to them. The 211 Jackson Street example follows this model, although its 2-story height pushes its false front up higher than these earlier examples and consequently lends a more imposing impression to the building.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 41

CFN-259-1116

"Business Part of Olin" Historic District

Cover-up siding on the 211 Jackson Street example prevents further comparisons between it and its earlier frame counterparts. Among the nonextant examples, a commercial block at 303 Jackson Street illustrated one circa 1878 design. (Figure 10) This 2-story edifice featured commercial storefronts with inset entrances and large storefront windows on the first floor and a series of four smaller windows on the second floor. The storefront windows were multi-paned. The second floor windows were symmetrically placed. A simple cornice without brackets surmounted the second floor and projected slightly from the plane of the main block. As a residual example, the 211 Jackson Street building suggests this same architectural detailing. Perhaps the removal of the cover-up siding on this building might reveal other details of architectural interest.

Brick

Brick serves as the dominant building material in the historic district. Most of these buildings are constructed of red brick. Although several of these buildings subsequently have been painted different colors over the years, the dominant building color in the historic district remains red. This palette lends visual uniformity to the historic district and distinguishes it from the surrounding residential dwellings, which tend to be of frame construction and painted white.

The Mershon & Sons-First National Bank of Olin provides an accent to this palette. This 2-story brick commercial block at 321 Jackson Street employs tawny-yellow colored brick for its facade and injects a lighter feeling into the streetscape commensurate with the advent of Classical Revival styling in the historic district.

Limestone

Given the quality and quantity of Jones County limestone, it comes as a surprise that builders did not use this material to a greater extent during the early years of Olin's commercial district. When limestone does appear in Olin's central business district, it is used chiefly for foundations rather than for wall cladding or architectural detailing.

By at least 1884-1885, Olin had begun the commercial extraction of local stone. According to one source, "Olin ships grain, live stock, stone and timber. . ." (*Iowa State Gazetteer & Business Directory*, 1884-1885) No doubt the stone shipments went in large part to railroads for ballast along their tracks with some, perhaps, for the construction of railroad bridges.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 42

CFN-259-1116

"Business Part of Olin" Historic District

Following the Great Fire of 1892, the use of stone as a building material in Olin increased. The four similar designs at 313, 315, 317, and 319 Jackson Street used stone as a foundation material. (Figure 14) The rough-dressed face of this stone conveyed the feeling of solidity and great strength to these foundations.

To a limited extent, stone served other structural and detailing purposes. The commercial block at 311 Jackson Street employs quarry-faced limestone for structural pilasters at each end of its front facade. The same limestone is used to detail the cornice and cap the parapet of this block. The light and warm color of this stone contrasts nicely with the use of dark red brick—the edifice’s primary building material. Further, the rough texture of this limestone contrasts nicely with the smooth brick surface of the block’s planar front facade. All these qualities add considerable visual interest to this commercial block’s design.

The following list identifies buildings in the historic district with limestone elements:

LIMESTONE

| <u>Name of Property</u> | <u>Address</u> | <u>Notes</u> |
|-------------------------|-----------------|------------------------------------------------------------------------------------------------------------|
| Commercial Block | 311 Jackson St. | Built c. 1892, limestone foundation, plate, pilasters, stringcourses in cornice and parapet & pediment cap |
| Commercial Block | 307 Jackson St. | Built c. 1892, limestone bases to east, west, & middle walls of facade |

Metal

Metal appeared as a building material in the Olin central business district at the end of the 19th century. Used for structural support columns and load-bearing beams on facades, iron facilitated the transition taking place from frame to masonry in the historic district. When pressed metal panels were used to clad building exteriors, they introduced a strong decorative element to the streetscape. The four similar designs at 313, 315, 317, and 319 Jackson Street provide notable examples. The list on the following page identifies buildings in the historic district with metal elements.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 43

CFN-259-1116

"Business Part of Olin" Historic District

METAL

| Name of Property | Address | Notes |
|--------------------------------|-----------------|-----------------------------------------------------------------------------------------------------|
| Commercial Block | 307 Jackson St. | Built in 1892, Cast iron columns on front facade, iron I-beam support for upper facade |
| Commercial Block | 309 Jackson St. | Built in 1892, Cast iron columns on front facade, iron I-beam support for upper facade |
| Snyder & Port Commercial Block | 311 Jackson St. | Built in 1892, cast iron columns on front facade, iron I-beam support for upper facade |
| Commercial Building | 313 Jackson St. | Built 1892, pressed metal cornice, pediment & finial |
| Commercial Building | 315 Jackson St. | Built 1892, pressed metal cornice, pediment & finial, Iron I-beam support for upper facade |
| Commercial Building | 317 Jackson St. | Built 1892, pressed metal cornice, pediment & finial |
| Commercial Building | 319 Jackson St. | Built 1892, pressed metal cornice, pediment & finial |
| Bank of Olin | 308 Jackson St. | Built c. 1898, Cast iron columns, iron I-beam support for second story, pressed metal cornice |
| Commercial Building | 310 Jackson St. | Pressed metal cladding to upper facade |

Other Permanent Building Materials

Other types of permanent building materials also appeared in the historic district. The Mershon & Sons-First National Bank of Olin at 321 Jackson Street, remodeled circa 1908, employed cast stone for structural and decorative purposes. Built in 1903, the A. F. & A. M. Block at 306 Jackson Street uses cast stone for stringcourses and keystones. The walls of the Taylor Garage, built in 1915 at 200 Jackson Street, use concrete block exclusively. The presence of these building materials in the historic district further enriched its sense of permanence.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 44

CFN-259-1116

"Business Part of Olin" Historic District

TOPICS FOR FUTURE RESEARCH

This nomination raises questions about local contractor-builders and their role in the upbuilding of the historic district. This topic remains largely open and deserves further research and investigation. Contractor-builders contributed to the development of Olin's commercial architecture, and this section recommends this topic for further research.

Infrequently mentioned in newspapers and other historical accounts, building contractors contributed substantially to the upbuilding of rural communities through their skills, experience, and contributions to design however they might have become acquainted with them. Lacking archival documentation, these contributions are difficult to identify and assess, but an attempt to evaluate the work of contractor-builders and their accomplishments forms a significant aspect of any community's built environment.

Censuses, business and industry directories, and newspaper accounts and advertisements provide information sources to identify these individuals. From a perusal of them, Olin possessed a relatively large number of contractor-builders during the 19th century. These men included carpenters and masons, as well as quarrymen, who cut and dressed stone, and millworkers, who hewed and sawed wood, to fabricate lumber, brick, and stone from local raw materials.

The United States census of 1860 listed, for Rome Township, Jones County, Iowa, the following six individuals:

BUILDING-RELATED TRADES, ROME TOWNSHIP, 1860

| <u>Name</u> | <u>Age</u> | <u>Occupation</u> | <u>Place of Nativity</u> |
|-----------------|------------|-------------------|--------------------------|
| Cyrus Marsh | 49 | mason | NY |
| E. L. Handy | 46 | mason | NY |
| H. Rummell | 28 | carpenter | PA |
| Jacob Luther | 46 | sawyer | Hamburg (Germany) |
| Jonathan Luther | 17 | sawyer | IL |
| Denison Smith | 26 | carpenter | MI |

United States Census, 1860

A business directory of Iowa in 1865 lists 14 residents of Walnut Fork (an earlier name for the Olin area). Among these residents, four worked in building-related trades.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 45

CFN-259-1116

"Business Part of Olin" Historic District

BUILDING-RELATED TRADES, WALNUT FORK, 1865

Cyrus Marsh, mason
Edward H. Handy, mason
James W. Ireland, sawmill
William Proser, sawmill

Iowa State Gazetteer & Business Directory, 1865.

Wesley Southwick, wagon shop, is also listed in this directory. By 1880-1881, he had become a carpenter, likely a more productive occupation for him. (*Ibid.*, 1880-1881)

Albeit sketchy, this data shows that an appreciable number of local residents engaged in the building trades. The presence of two masons among these residents calls attention to the ready availability of limestone in Jones County and the popularity of this building material for local construction. Sufficient demand existed in Olin to engage two masons in work over a period of five years. While local construction likely created the demand for some of this stone, the railroads likely consumed an appreciable amount of it to use as ballast for new railroad construction.

While pioneer sawmills provided fuel as well as building materials to residents, the presence of two sawmills in the area provides another indication of an upbuilding community.

By 1870, the U.S. Census listed 53 names as resident in Rome Township. Men engaged in the building trades included those listed on the following page.

BUILDING-RELATED TRADES, WALNUT FORK, 1870

| Name | Age | Occupation | Place of Nativity |
|-------------------|-----|---------------------|-------------------|
| Alexander Heisley | 68 | brick & stone mason | NC |
| Amos Holmes | 46 | carpenter | OH |
| Theodore Clothier | 30 | carpenter | Canada |
| Wesley Southwick | 41 | carpenter | OH |
| E. H. Handy | 55 | stone mason | NY |
| Moses Brothers | 40 | carpenter | OH |
| Frank Harbaugh | 24 | carpenter | OH |
| Ezra Conner | 65 | carpenter | PA |
| Paul Rue | 58 | plasterer | Germany |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 46

CFN-259-1116

"Business Part of Olin" Historic District

| | | | |
|--------------|----|-------------------------|----|
| Wm. Cronkite | 64 | gardner [sic] /surveyor | IN |
| Wm. Scales | 49 | carpenter | OH |

United States Census, 1870

The 49 listed occupations of Olin residents in 1880-1881 including the following in the building-related trades:

BUILDING-RELATED TRADES, OLIN, 1880-1881

Dayton & Derr, painters
 H. B. Harrison, painter
 O. P. Holmes, carpenter
 W. Scoles, carpenter
 W. Southwick, carpenter
 S. W. Wilson, carpenter

Iowa State Gazetteer & Business Directory, 1880-1881.

By 1884-1885, the names of W. H. Blackmer and J. M. Price had been added to the list of Olin's stonemasons. Mr. Dayton combined now with Courtwright & Jeffries in a painting business. (*Ibid.*: 1884-1885) This increase of painters in Olin calls attention to the growing desire among property owners to keep their buildings well maintained and attractive.

SELECTION OF HISTORIC NAME

This nomination selected the name "Business Part of Olin Historic District" for historic reasons. During the 19th century, newspapers often referred to Olin's commercial district as "the business part" of Olin. Occasionally they referred to it as the "business quarter" of the town. The "business part" of Olin nicely describes the modest size of this commercial district, and the historic usage of this phrase further recommends it. For these reasons, this nomination has selected the "Business Part of Olin Historic District" as the district's historic name. "Downtown Olin," albeit currently used today in Olin to denote the town's center, not only falsely depicts it as urban, it also fails to convey the historic district's character as a rural gem in the Iowa countryside. In fact, no other commercial district in the United States is listed to date on the National Register of Historic Places with such a unique descriptive name.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 47

CFN-259-1116

"Business Part of Olin" Historic District

RECOMMENDATIONS FOR FURTHER RESEARCH

A question remains as to the source of the capital required for the reconstruction following the Great Fire of 1892? The insured losses from the fire paled in comparison with the value of the real and personal property lost. The building housing Bank of Olin, the E. E. Snyder's enterprise, was in ashes. Snyder & Port's drug store had sustained \$5,000 in damage with only \$3,330 insured. The Bank of Olin had lost \$400. (*Ibid.*) The sources that financed Olin's re-building in 1892 remain a mystery. Perhaps the answers to this question might lie buried in abstracts of title for individual buildings. The establishments of Olin's two other banks—Citizens Savings Bank and First National Bank of Olin—postdated the fire. Perhaps the financial interests in Anamosa, the county seat of Jones County, helped out. In 1905, after Olin had recovered, George L. Schoonover and others in Anamosa established the First National Bank of Olin. Had Schoonover's bank had an earlier financial link with Olin?

ACKNOWLEDGEMENTS

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9

Page 48

CFN-259-1116

"Business Part of Olin" Historic District

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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9

Page 49

CFN-259-1116

"Business Part of Olin" Historic District

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 50

CFN-259-1116

"Business Part of Olin" Historic District

VERBAL BOUNDARY DESCRIPTION

The east and west sides of the 300 block of Jackson Street and a portion of the adjacent south side of East 2nd Street.

BOUNDARY JUSTIFICATION

The National Register boundary contains all land associated historically with the "Business Part of Olin" Historic District.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 51

CFN-259-1116

"Business Part of Olin" Historic District

LIST OF PHOTOGRAPHS

1. "The Business Part of Olin" Historic District
Olin, IA 52320
Streetscape west side looking southwest
John P. Zeller, Photographer
July 18, 2012
2. "The Business Part of Olin" Historic District
Olin, IA 52320
"Four Sisters," 313, 315, 317, 319 Jackson Street looking west southwest
John P. Zeller, Photographer
July 18, 2012
3. "The Business Part of Olin" Historic District
Olin, IA 52320
315 Jackson Street looking west
John P. Zeller, Photographer
July 18, 2012
4. "The Business Part of Olin" Historic District
Olin, IA 52320
311 Jackson Street looking west
John P. Zeller, Photographer
July 18, 2012
5. "The Business Part of Olin" Historic District
Olin, IA 52320
307-309 Jackson Street looking west
John P. Zeller, Photographer
July 18, 2012
6. "The Business Part of Olin" Historic District
Olin, IA 52320
303 and 305 Jackson Street looking west
John P. Zeller, Photographer
July 18, 2012

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 52

CFN-259-1116

"Business Part of Olin" Historic District

7. "The Business Part of Olin" Historic District
Olin, IA 52320
East side streetscape looking northeast
John P. Zeller, Photographer
July 18, 2012
8. "The Business Part of Olin" Historic District
Olin, IA 52320
308 and 306 Jackson Street (center 2 buildings) looking southeast
John P. Zeller, Photographer
July 18, 2012
9. "The Business Part of Olin" Historic District
Olin, IA 52320
310 Jackson Street looking east
John P. Zeller, Photographer
July 18, 2012
10. "The Business Part of Olin" Historic District
Olin, IA 52320
318 Jackson Street looking southeast
John P. Zeller, Photographer
July 18, 2012
11. "The Business Part of Olin" Historic District
Olin, IA 52320
108 and 106 East 2nd Street (l. to r.) looking southeast
John P. Zeller, Photographer
July 18, 2012
12. "The Business Part of Olin" Historic District
Olin, IA 52320
200 Jackson Street looking southeast
John P. Zeller, Photographer
July 18, 2012

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

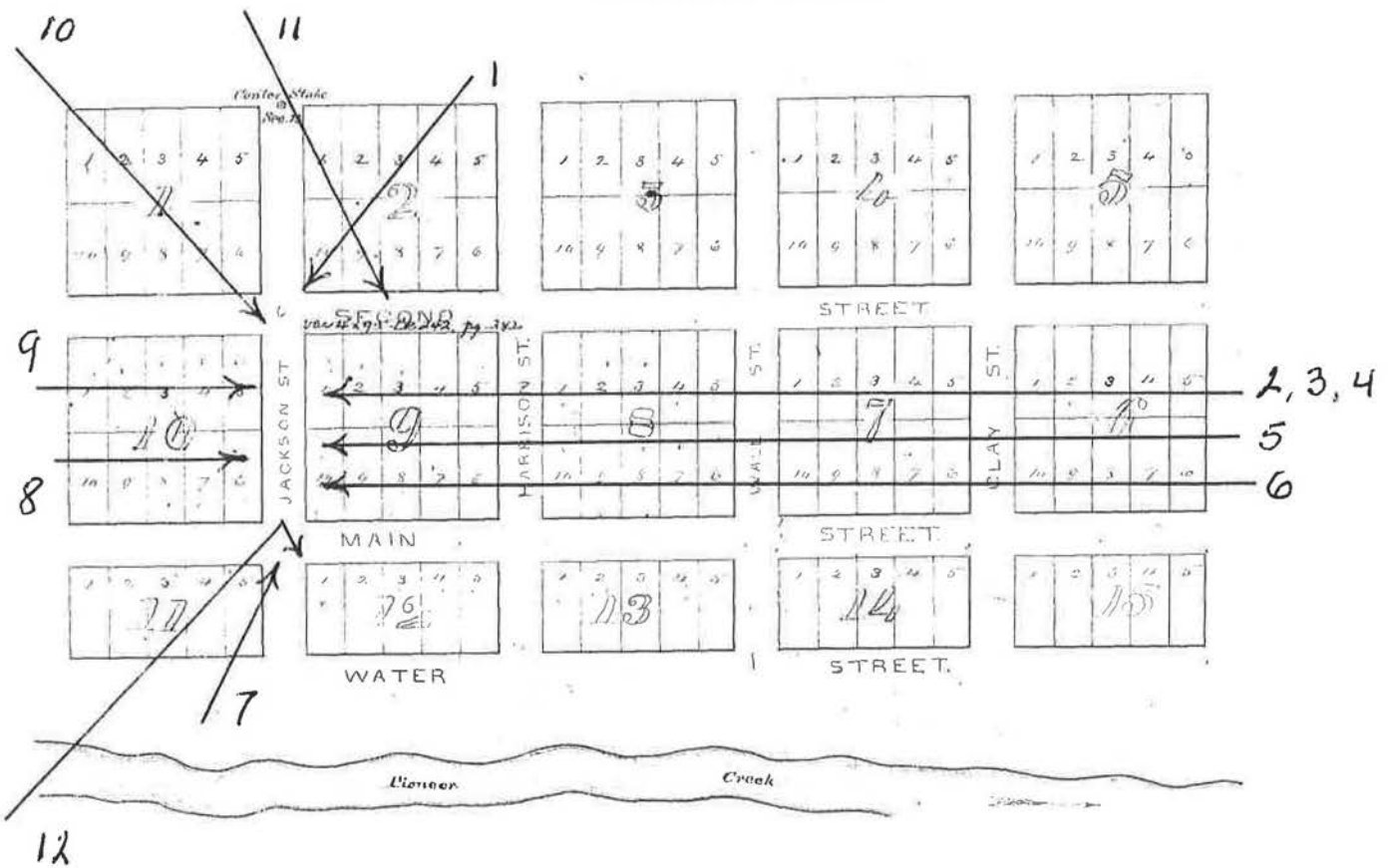
Section number 10

Page 53

CFN-259-1116

"Business Part of Olin" Historic District

PHOTO KEY



(Source: Jones County Recorder's Office, Town Plat B, p. 181)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 11

Page 54

CFN-259-1116

"Business Part of Olin" Historic District

PROPERTY OWNERS

| | | | | |
|---------|------------|------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| 200 | Jackson St | 1413404005 | City of Olin | P.O. Box 301 Olin, IA 52320 |
| 211 | Jackson St | 1413328002 | Robert D & Jane A Hansen | 12932 Co Rd E 45 Olin, IA 52320 |
| 300 | Jackson St | 1413401010 | Lawson Insurance Company | P.O. Box 307 Olin, IA 52320 |
| 301 | Jackson St | 1413327020 | City of Olin | P.O. Box 301 Olin, IA 52320 |
| 302 | Jackson St | 1413401009 | Lawson Insurance Company | P.O. Box 307 Olin, IA 52320 |
| 303 | Jackson St | 1413327019 | City of Olin | P.O. Box 301 Olin, IA 52320 |
| 306 | Jackson St | 1413401007 | Linda L Kreger & Jane C Majzel | P.O. Box 63 Olin, IA 52320 |
| 306 1/2 | Jackson St | 1413401008 | Jane Majzel | 14604 Green Rd Olin, IA 52320 |
| 307 | Jackson St | 1413327018 | John Tinker (Contract Holder) Eric G & Margaret D Waugh (Deed Holder) | P.O. Box 126 Fayette, MO 65248 1 Walnut Ct Tipton, IA 52772 |
| 308 | Jackson St | 1413701005 | Joleen Zellner (Contract Holder) Robert L & Sharon Boyd (Deed Holder) | 302 Maple St Olin, IA 52320 621 Crestview Mechanicsville, IA 52306 |
| 308 | Jackson St | 1413401006 | Walter E & Patricia A Laetare (Contract Holder) Donald J & Mary A Levsen (Deed Holder) | 15207 42nd St Olin, IA 52320 15413 42nd St Olin, IA 52320 |
| 309 | Jackson St | 1413327017 | City of Olin | P.O. Box 301 Olin, IA 52320 |
| 310 | Jackson St | 1413401004 | Richard McAtee | 12506 Hwy 64 Wyoming, IA 52362 |
| 311 | Jackson St | 1413327016 | David L Cavey | P.O. Box 1 Olin, IA 52320 |
| 313 | Jackson St | 1413327015 | Abram & Brittny Palmer | P.O. Box 312 Olin, IA 52320 |
| 314 | Jackson St | 1413401003 | Olin Telephone Company | P.O. Box 130 Olin, IA 52320 |
| 315 | Jackson St | 1413327014 | Helen M Frøese | 21654 90th St Anamosa, IA 52205 |
| 317 | Jackson St | 1413327013 | Greg Gerdes | P.O. Box 40 Olin, IA 52320 |
| 318 | Jackson St | 1400000003 | Olin Telephone Company aka 110 E 2 St | P.O. Box 130 Olin, IA 52320 |
| 319 | Jackson St | 1413327012 | Greg Gerdes | P.O. Box 40 Olin, IA 52320 |
| 321 | Jackson St | 1413327011 | Citizens State Bank | 114 W Main St Wyoming, IA 52362 |
| 104 | E 2nd St | | Olin Telephone Company | P.O. Box 130 Olin, IA 52320 |
| 106 | E 2nd St | | Blaney Minor Post Americann Legion | P.O. Box 1 Olin, IA 52320 |
| 108 | E 2nd St | | Blaney Minor Post American Legion | P.O. Box 1 Olin, IA 52320 |

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

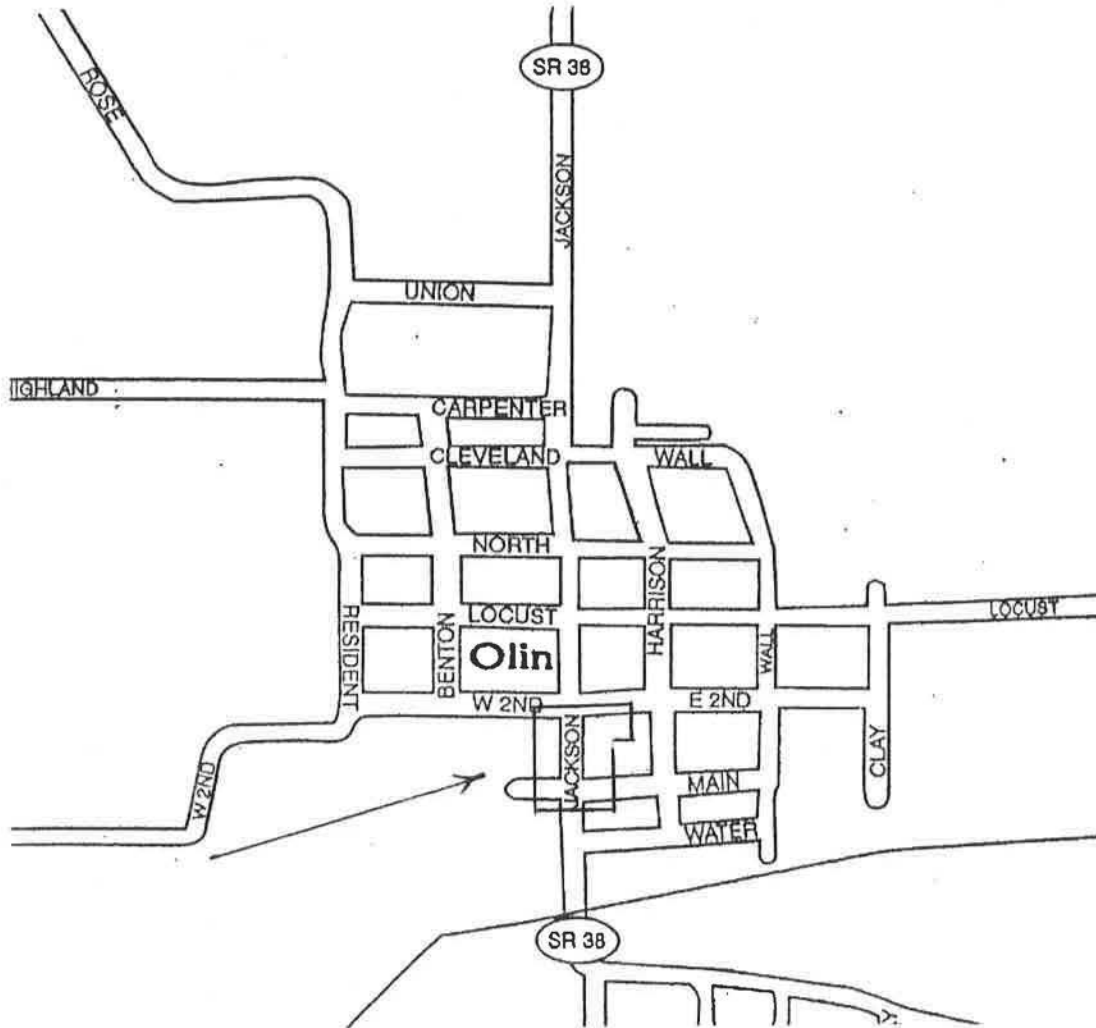
Section number _____ Embedded Images _____ Page 55

CFN-259-1116

"Business Part of Olin" Historic District

CURRENT MAP OF OLIN

Arrow locates "Business Part of Olin" Historic District



(Source: City of Olin, Iowa, 2014)



United States Department of the Interior
National Park Service

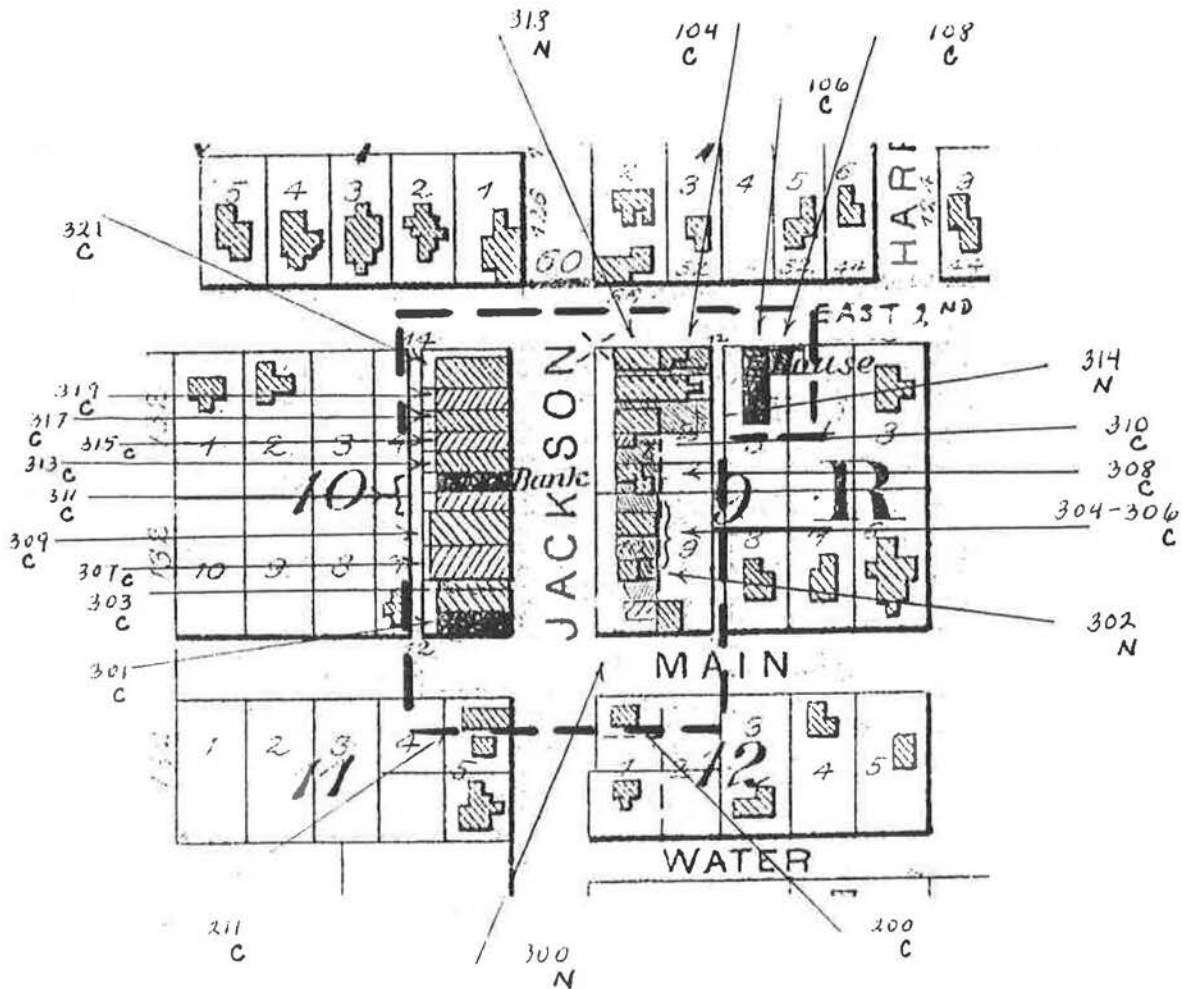
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 56

CFN-259-1116

"Business Part of Olin" Historic District

HISTORIC DISTRICT BOUNDARIES & RESOURCES



The heavy dashed lines show the boundaries of the "Business Part of Olin" Historic District. The letter "C" indicates a contributing resource. The letter "N" indicates a noncontributing resource.

Figure 1

(Source: North West Publishing Co.)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

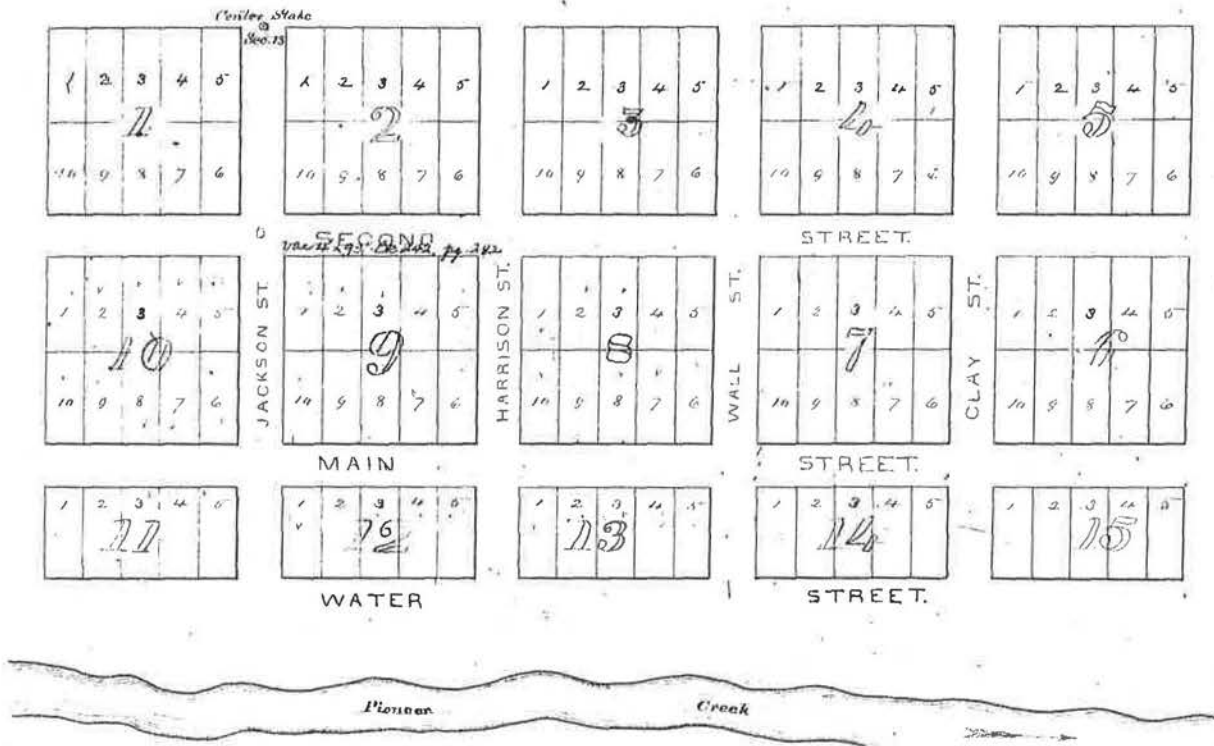
Section number _____ Embedded Images _____ Page 57

CFN-259-1116

"Business Part of Olin" Historic District

CITY OF ROME, IOWA

1840/1842



Surveyed in 1840 and filed in the public record in 1842, the plat of the "City of Rome" fronted Pioneer Creek (now known as Walnut Creek) and became the nucleus of the City of Olin. The plat made no specific provisions for a commercial section but rather treated all building lots uniformly. The "Business Part of Olin" Historic District emerged along Jackson Street between Blocks 9 and 10.

Figure 2

(Source: Jones County Recorder's Office, *Town Plat B*, p. 181)



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 58

CFN-259-1116

"Business Part of Olin" Historic District

CITY OF ROME & LATER PLATS

1893



This atlas map pictures the City of Rome plat, truncated by Edleman's Addition on the right and how the City of Olin evolved primarily in a northerly direction. The Chicago, Milwaukee & St. Paul Railroad line appears at the top of the map. The map shows how the railroad stimulated additional commercial activity in Olin. A lumber yard and elevator stand directly to the south of the tracks on Jackson Street. Laid out in 1894, Rose's Addition (partially shown at the top of the map) extended Olin's corporate limits to the north beyond the railroad tracks.

Figure 3

(Source: Geo. A. Ogle & Co.)



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

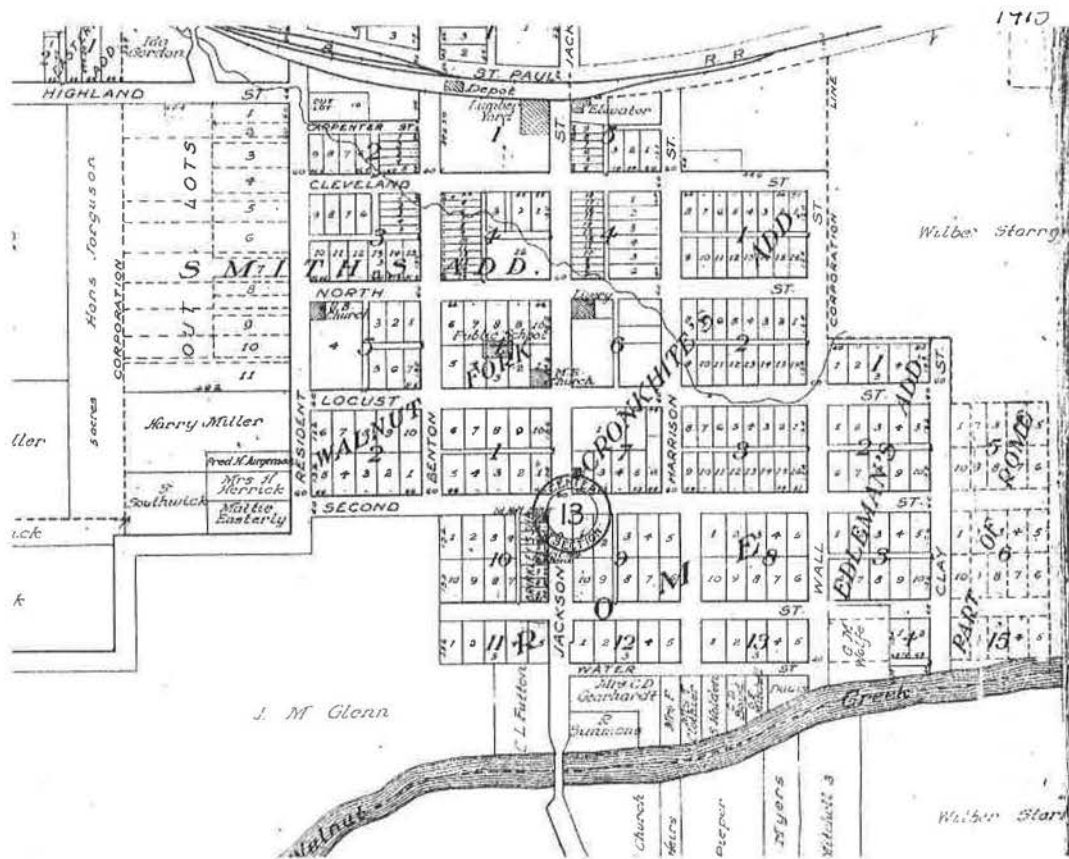
Section number _____ Embedded Images _____ Page 59

CFN-259-1116

"Business Part of Olin" Historic District

CITY OF ROME & LATER PLATS

1915



This atlas map pictures the City of Rome plat, truncated by Edleman's Addition on the right and how the City of Olin evolved primarily in a northerly direction. The Chicago, Milwaukee & St. Paul Railroad line appears at the top of the map. The map shows how the railroad stimulated additional commercial activity in Olin. A lumber yard and elevator stand directly to the south of the tracks on Jackson Street. Laid out in 1894, Rose's Addition (partially shown at the top of the map) extended Olin's corporate limits to the north beyond the railroad tracks.

Figure 4

(Source: Geo. A. Ogle & Co.)



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National Park Service

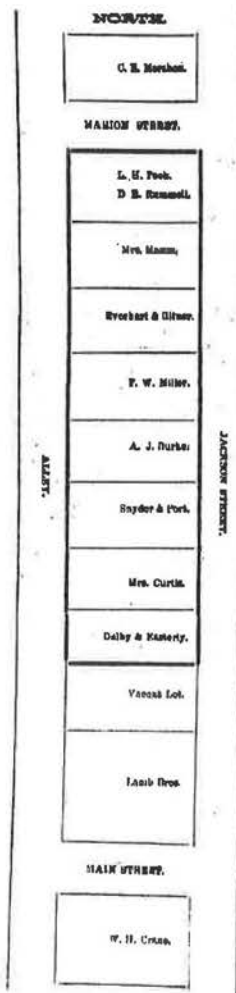
NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 60

CFN-259-1116

"Business Part of Olin" Historic District

GREAT FIRE OF 1892



This newspaper article appended this "correct plat of the burned district, included within the heavy lines of our map."

Figure 5

(Source: Anamosa Journal, June 30, 1892)



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

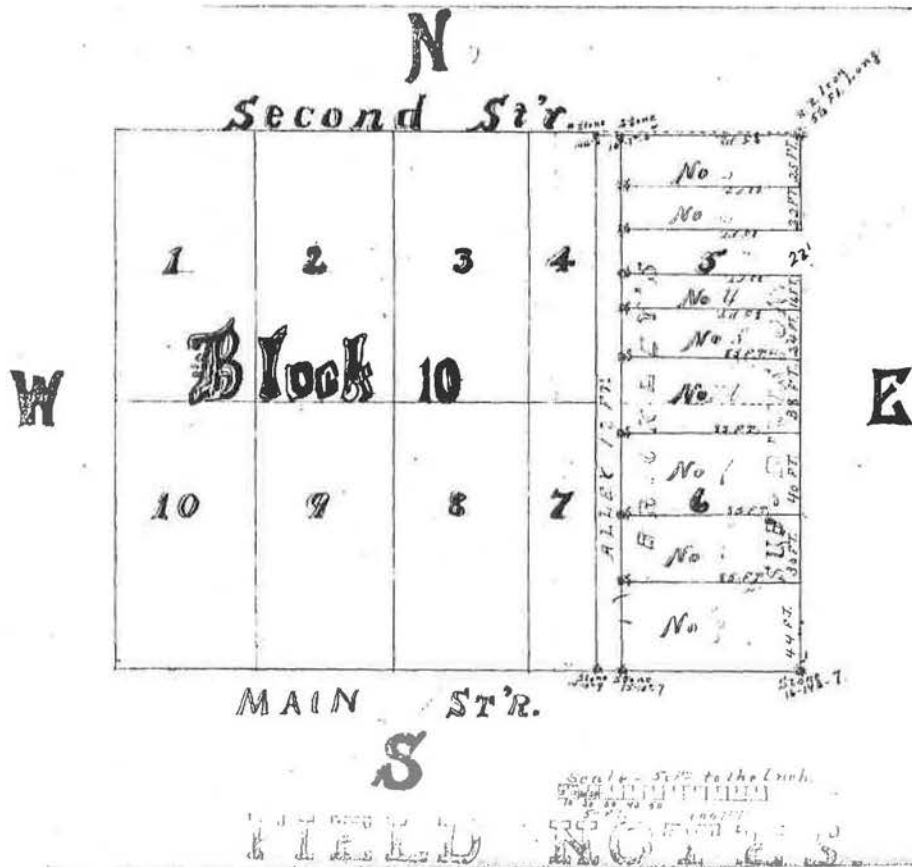
Section number _____ Embedded Images _____ Page 61

CFN-259-1116

"Business Part of Olin" Historic District

BRICKLEY'S SUBDIVISION

JULY 27, 1892



This original plat drawing pictures how James T. Brickley *et al.* subdivided Lot 5 and Lot 6 in Block 10 to create small-sized lots for commercial redevelopment following the Great Fire of 1892. The lots vary in frontage widths, likely for specific entrepreneurs. Brickley's Subdivision also created a north-south alley in Block 10 from land subdivided off of Lot 4 and Lot 7.

Figure 6

(Source: Jones County Recorder's Office, *Town Plat B*, p. 277)



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National Park Service

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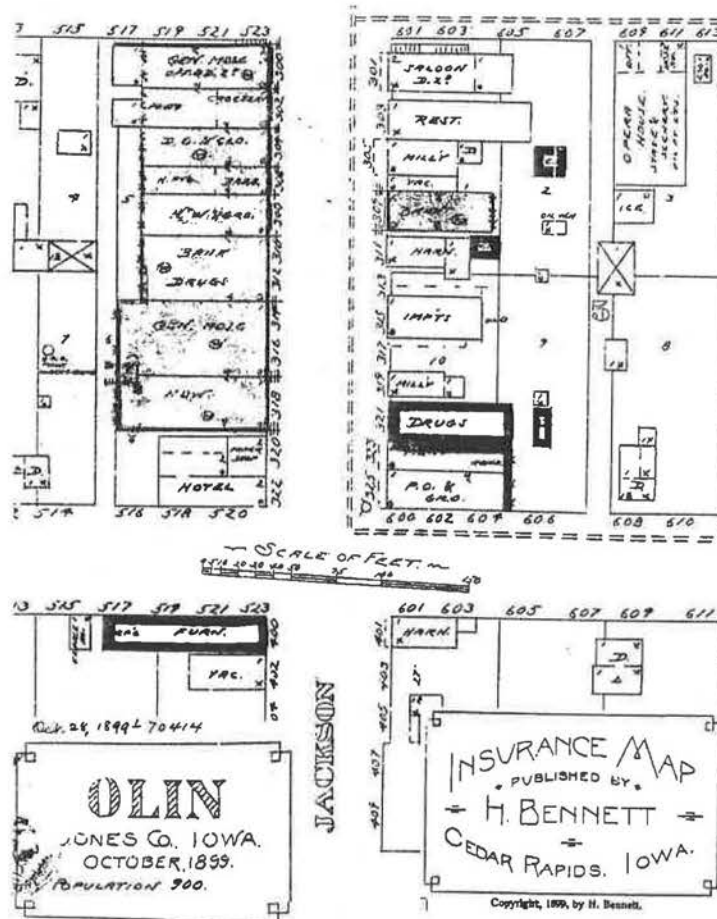
Section number _____ Embedded Images _____ Page 62

CFN-259-1116

"Business Part of Olin" Historic District

FIRE INSURANCE MAP

1899



As this map shows, by 1899 the reconstruction of the west side of the of Olin was virtually complete. On the east side, frame and masonry buildings stand cheek-to-jowl, irregularly sited along the streetscape.

Figure 7

(Source: H. Bennett)



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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 63

CFN-259-1116

"Business Part of Olin" Historic District

OLIN FROM THE AIR



This circa 1948 aerial photograph of Olin looks to the northeast and pictures Jackson Street bisecting the community and the historic district at its center. The district edges both sides of the road. The view suggests its compact feeling. Walnut Creek flows from the west to the east nearby to the south.

Figure 8

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National Park Service

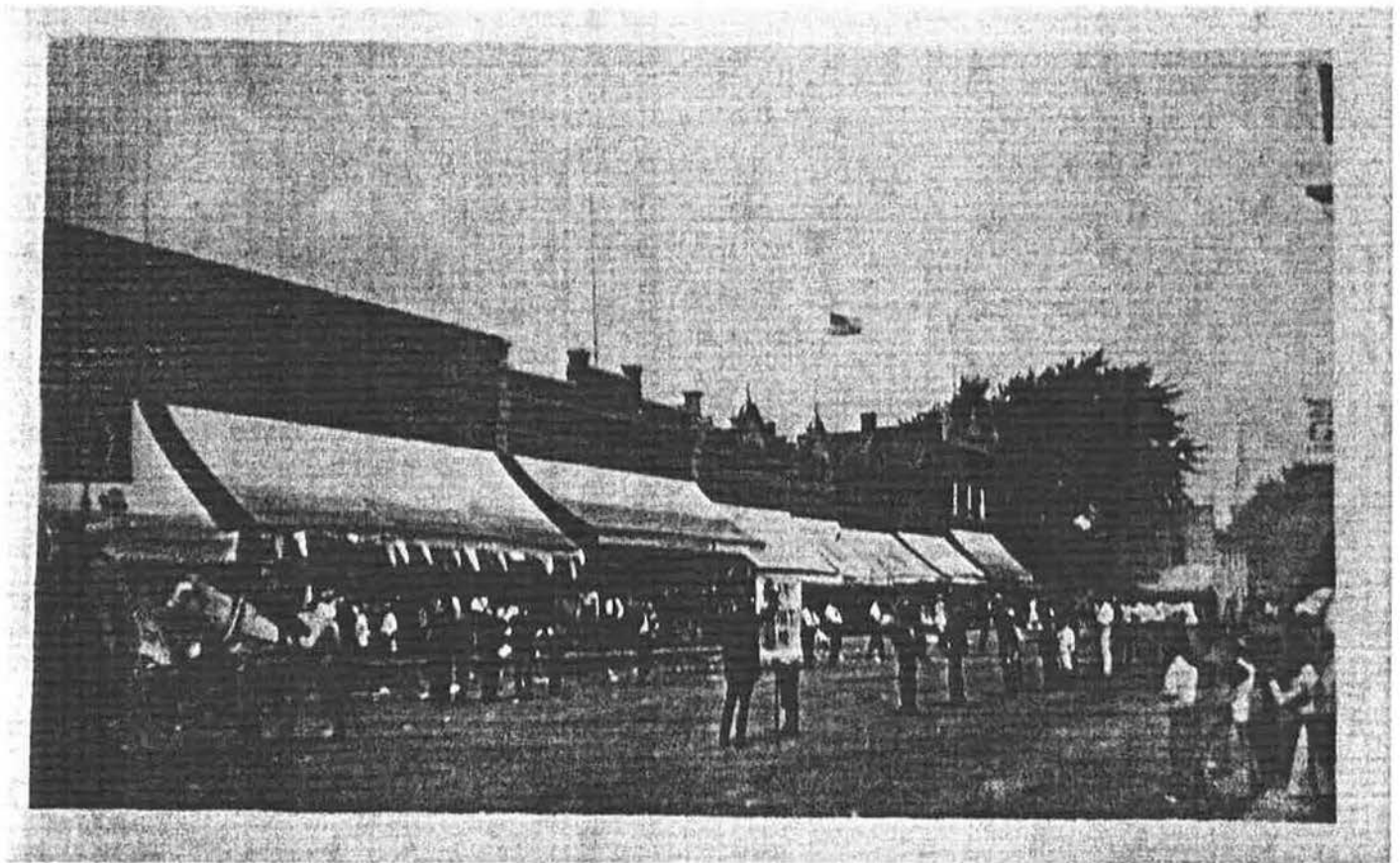
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 64

CFN-259-1116

"Business Part of Olin" Historic District

STOREFRONTS AND WEST SIDE STREETScape



Parade in Olin circa 1900. D. E. Rummel's Olin Cornet Band lines up along Jackson Street at mid-center of the photograph. Looking to the northwest, the photo shows at least four buildings with exceptionally tall flagpoles. The pole above 317 Jackson Street sways in the wind and flies the Stars and Stripes. A nonextant 2-story frame, commercial building (far right) stands on the northwest corner of Jackson and 2nd Streets. With its boomtown front, it resembles the extant commercial building at 211 Jackson Street. A brick, 2-story commercial block later replaced this frame structure and later still fell victim to Vulcan's flames.

Figure 9

(Source: Olin Heritage Center)

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 65

CFN-259-1116

"Business Part of Olin" Historic District

STOREFRONTS AND WEST SIDE STREETScape



Likely taken by A. O. Dayton, Olin's resident photographer, and shot circa 1894, this view looks to the northwest and pictures the entire west side of the historic district soon after its reconstruction. The photo shows the exceptionally tall storefront windows on the brick buildings erected in the wake of the Great Fire of 1892 and how they dramatically contrast with the lower storefront on the earlier, frame building at the left. Studied carefully, it shows how a limestone foundation nicely elevates the boardwalk in front of the buildings above the Jackson Street grade.

Figure 10

(Source: Olin Heritage Center)

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National Park Service

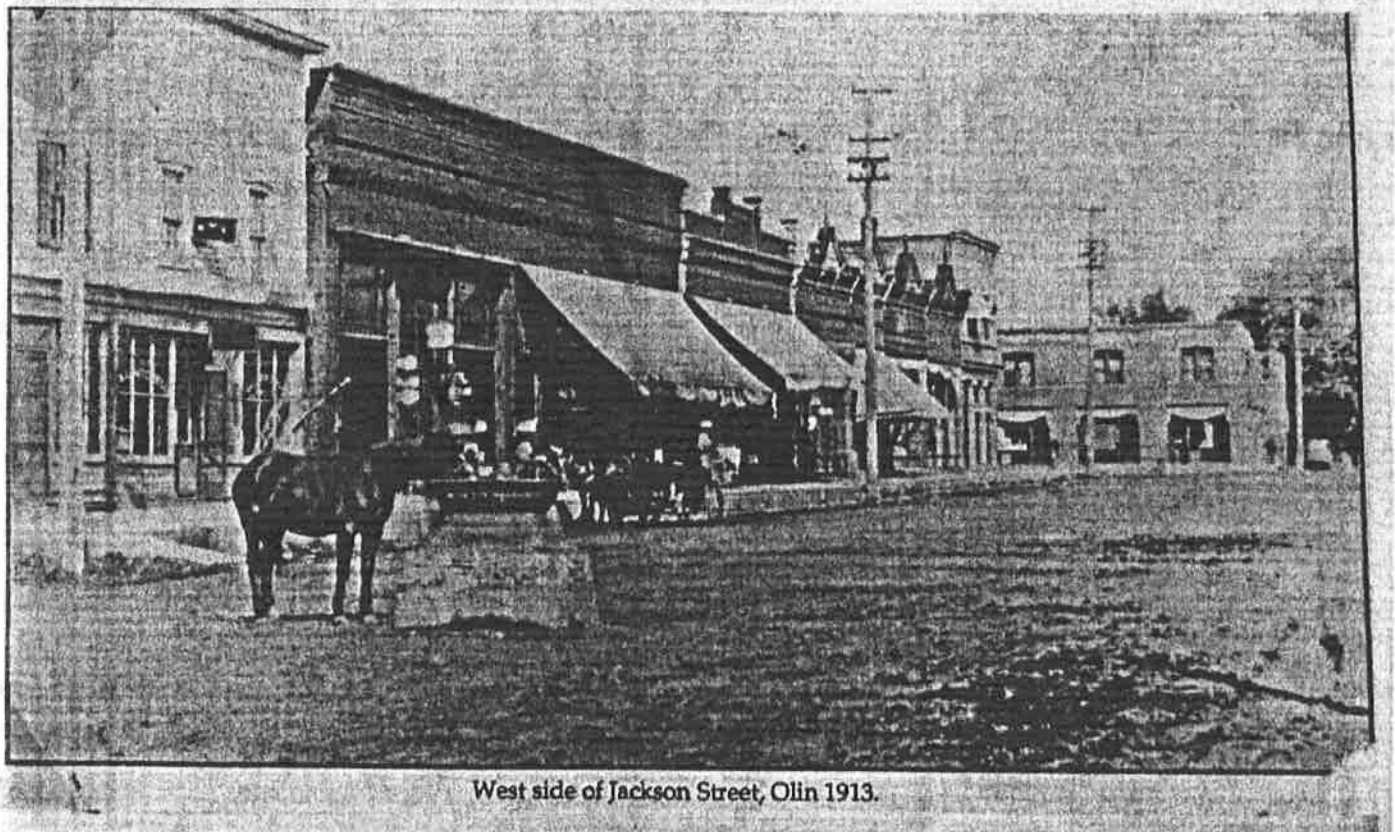
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 66

CFN-259-1116

"Business Part of Olin" Historic District

HORSE-WATERING TROUGH



West side of Jackson Street, Olin 1913.

The horse-watering trough, pictured here near the west side of Jackson Street, was later moved to the east side of the street. (See following figures.) The substantial commercial block at the head of Jackson Street (near right) subsequently burned.

Figure 11

(Source: Olin Heritage Center)

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 67

CFN-259-1116

"Business Part of Olin" Historic District

East Side



First Post Office

A concrete watering trough for animals stands in the middle of Jackson Street in the 300 block. Its bowl features an urn-shaped Classical Revival design typical of the period. As the next figure shows, a bandstand for the Olin Cornet Band later was erected above the trough. A concrete sidewalk appears to have been constructed in front of the Bank of Olin (first brick building to the left of the A. F. & A. M. Hall). The photo also shows an east-west boardwalk (middle of picture) running across Jackson Street.

Figure 12

(Source: Olin Heritage Center)

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National Park Service

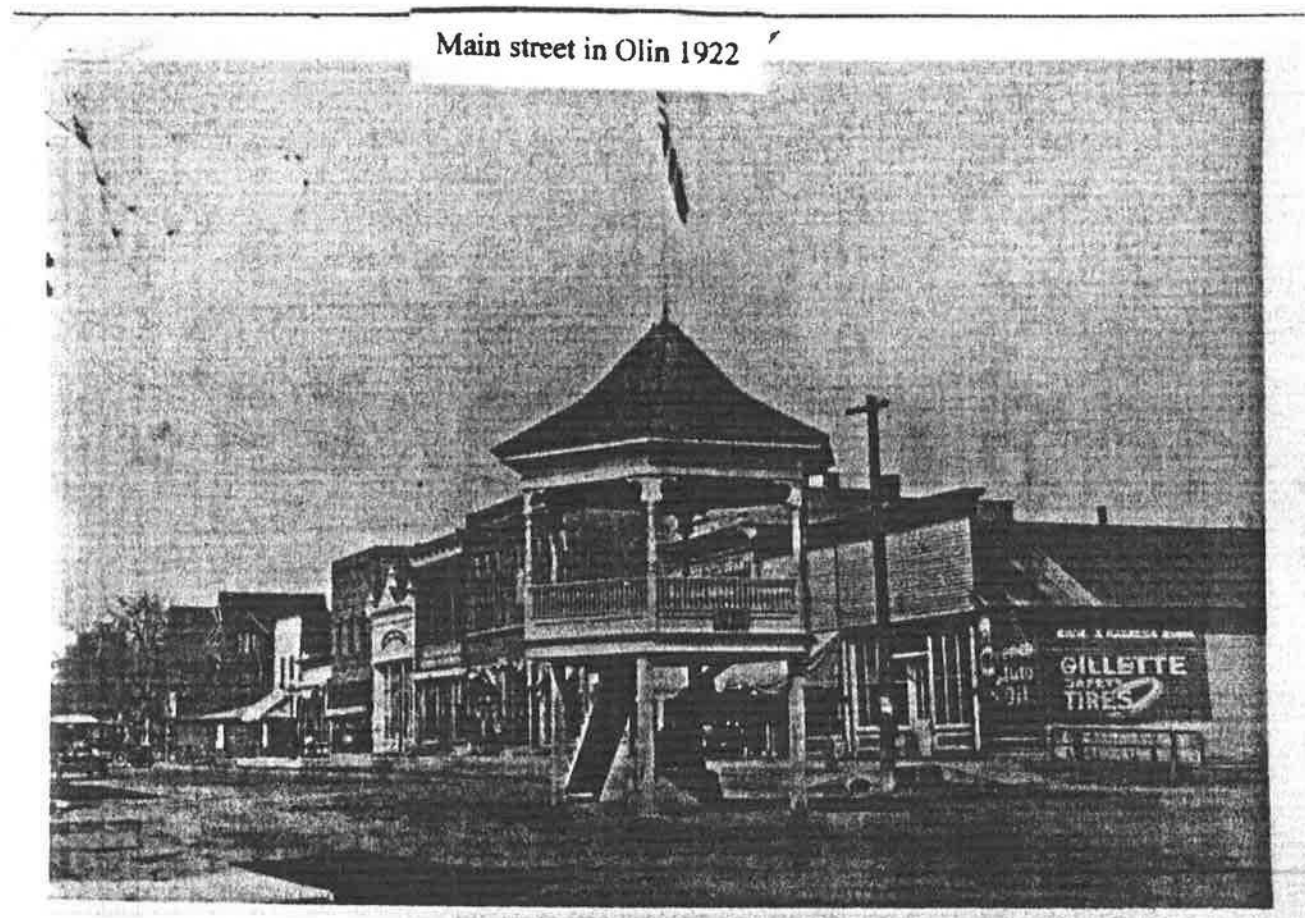
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 68

CFN-259-1116

"Business Part of Olin" Historic District

EAST SIDE STREETScape



By 1922, the historic district had reached maturity. The east side remained a mix of frame ("impermanent") and brick ("permanent") buildings. The erection of a bandstand ("Keep To The Right" on sign), surmounted by a tall flagpole, added an attractive amenity to the area and shaded animals at the watering trough.

Figure 13

(Source: Olin Heritage Center)

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 69

CFN-259-1116

"Business Part of Olin" Historic District

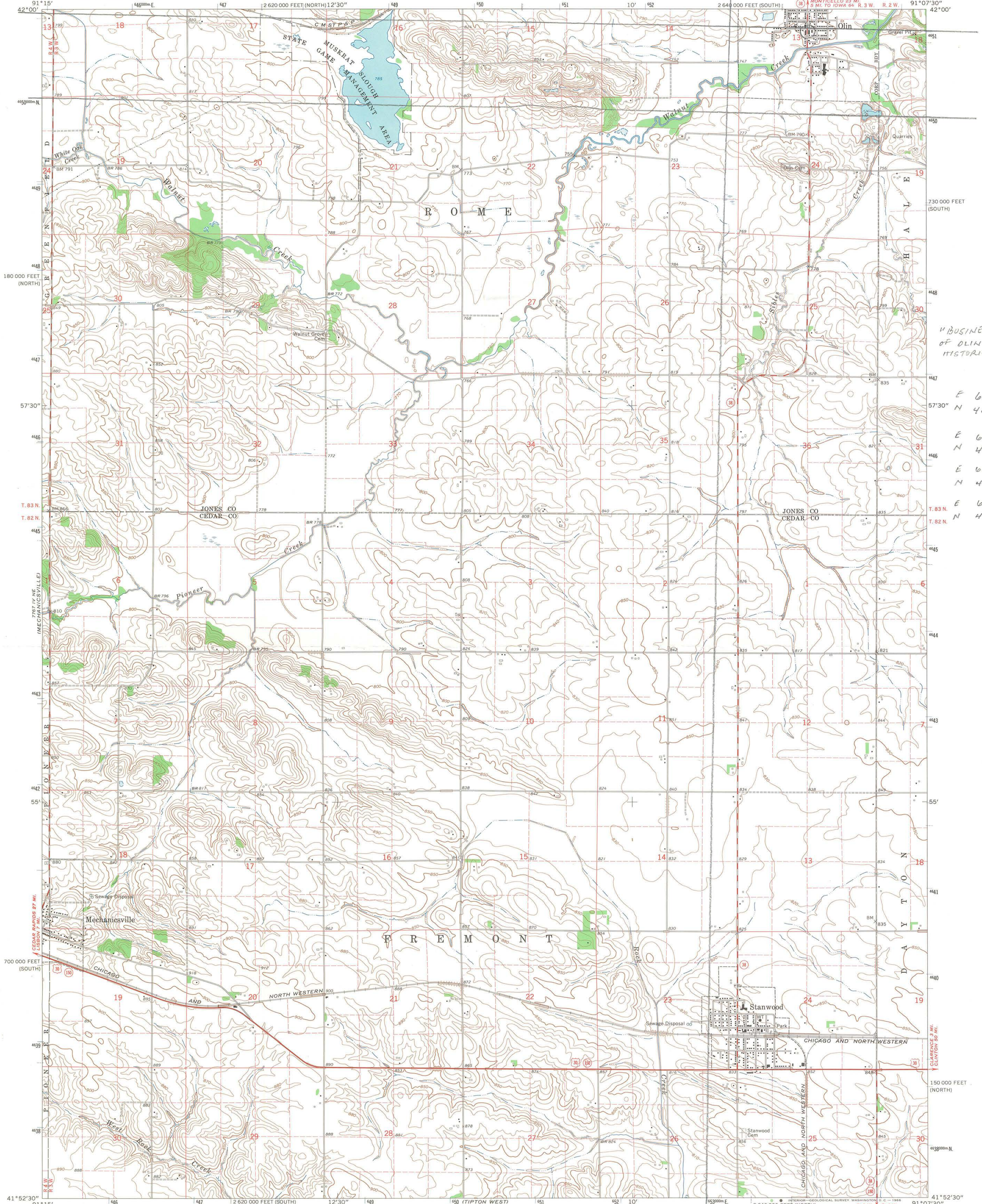
STOREFRONT



One of the "Four Sisters" at 319 Jackson Street circa 1895. The photograph shows how a limestone foundation elevates the boardwalk well above street grade.

Figure 14

(Source: Olin Heritage Center)



"BUSINESS PART
OF OLIN"
HISTORIC DISTRICT

E 653800
N 4651000

E 653950
N 4651000

E 653950
N 4651880

E 653870
N 4651860

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1963. Field checked 1965

Polyconic projection. 1927 North American datum

10,000-foot grids based on Iowa coordinate system, north and south zones

1000-meter Universal Transverse Mercator grid ticks zone 15, shown in blue

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR WASHINGTON, D.C. 20242
AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

STANWOOD, IOWA
N4152.5-W9107.5/7.5

1965

AMS 7767 I NW—SERIES V876

THING ELSE

NOTARY PUBLIC

THE BUZZ SHAK
404-2222

FARM BUREAU
FINANCIAL SERVICES
Insurance • Investments
Walt Larkins
378-44-2900

ANCIENT
WOOD
LANDMARK





GREG'S
PIT STOP

CITIZEN

BANK

PAINTS

CITIZEN

SALES

Handicap Accessible

STOP



1892

1892

1892

1892

CAFE CAFE

CONTAGIOUS BEHAVIOR
JULY 28

GREG'S
PIT STOP



1892



Welcome
Olin
Est. 1835

SUNDRIES &
PAINTS

AVEY'S

V'S



HERITAGE CENTER



OUR OLDEST HOME
IN HALEY COUNTY
WELCOME

SUNDRIES
PAINTS

Olin
Est. 1835

301

 City Hall
Olin, Iowa 





ALLEN
PROPERTY
LAWSON
AGENCY LTD

LAWSON AGENCY
INSURANCE-REAL ESTATE



Green street sign

SOMETHING ELSE



FOR SALE

GILBERT WAYNE
INSURANCE
AND
NOTARY PUBLIC

NOTARY PUBLIC

THE
BUZZ
SHAK
484-2222



**OLIN
TELEPHONE
COMPANY**

SOMETHING
Olin



AMERICAN LEGION POST 412
SENIOR DINING
SITE
PART OF SENIOR SERVICES

♿
ACCESSIBLE
PARKING





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Business Part of Olin Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Jones

DATE RECEIVED: 9/26/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/12/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000907

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11.12.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

CLG NATIONAL REGISTER REVIEW

CLG Name Jones County Date of Public Meeting 3/14/14

Property Name "Business Part of Olin" Historic District, Both Sides 300 Block Jackson Street & Portion of East 2nd Street, Olin, Jones County

1. For Historic Preservation Commission:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature Rose Roberts

Date 3/14/14

Print Name Rose Roberts

Title Chair

Reason(s) for recommendation:

RECEIVED
MAY 21 2014
by SHPO

2. For Chief Elected Local Official:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature Greg Good

Date

Print Name Greg Good

Title Mayor

Reason(s) for recommendation:

3. Professional Evaluation:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature Ralph J. Christian

Date 5/2/14

Print Name Ralph J. Christian

Title Historian, SHPO Office

Reason(s) for recommendation:

RETURN TO: State Historical Society of Iowa, ATTN: National Register Coordinator, 600 E. Locust, Des Moines, IA 50319

**IOWA DEPARTMENT OF
CULTURAL AFFAIRS**

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR



IOWA
ARTS
COUNCIL

PRODUCE
IOWA

STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

September 19, 2014

Paul Loether, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Mr. Loether:

The following National Register nomination(s) are enclosed for your review and listing if acceptable.

- "Business Part of Olin" Historic District, Both Sides 300 Block Jacson Street & Portion of East 2nd Street, Olin, Jones County, Iowa

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive that reads "Elizabeth Foster Hill".

Elizabeth Foster Hill
National Register