

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

**National Register of Historic Places  
Continuation Sheet**

Name of Property
County and State
Name of multiple listing (if applicable)

Section number \_\_\_\_\_ Page 1

**Supplementary Listing Record**

NRIS Reference Number: MP100004229

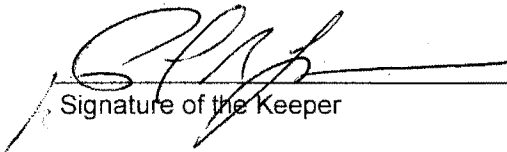
Date Listed: 08/07/2019

Property Name: Coggon Commercial Historic District

County: Linn

State: IA

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This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

  
\_\_\_\_\_  
Signature of the Keeper

8/7/2019  
\_\_\_\_\_  
Date of Action

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Amended Items in Nomination:

**Geographical Data:**

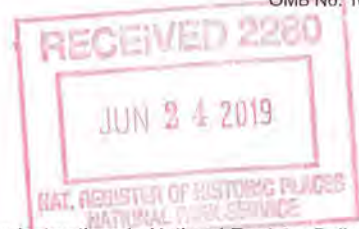
Note the UTM geographical data points have the Northing and Easting values transposed in the nomination and on the maps. [e.g. Point A should read 15T Easting 621057 Northing 4681976]

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The IOWA SHPO was notified of this amendment.

**DISTRIBUTION:**

- National Register property file**
- Nominating Authority** (without nomination attachment)

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 Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Coggon Commercial Historic District

other names/site number Downtown Coggon, Coggon Town Center

Name of Multiple Property Listing Iowa's Main Street Commercial Architecture

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

street & number East Main Street between 1<sup>st</sup> Street South and 3<sup>rd</sup> Street North  not for publication

city or town Coggon  vicinity

state Iowa county Linn zip code 52218

## 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 at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D

Stue King 18 JUN 2019  
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

State Historical Society of Iowa  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:)

[Signature] 8/7/2019  
Signature of the Keeper Date of Action

**Coggon Commercial Historic District**  
 \_\_\_\_\_  
 Name of Property

**Linn County , Iowa**  
 \_\_\_\_\_  
 County and State

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
11	7	buildings
		site
		structure
		object
11	7	<b>Total</b>

Number of contributing resources previously listed in the National Register: n/a

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE/business
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/financial institution
- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- SOCIAL/meeting hall
- DOMESTIC/hotel

**Current Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE/business
- COMMERCE/TRADE/professional
- COMMERCE/TRADE/financial institution
- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/restaurant
- GOVERNMENT/city hall

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

- LATE VICTORIAN/Italianate
- OTHER/Brick Commercial

**Materials**

(Enter categories from instructions.)

- foundation: CONCRETE, STONE
- walls: BRICK, STUCCO, WOOD
- roof: METAL, ASPHALT, UNKNOWN
- other:

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### Narrative Description

**Summary Paragraph** (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Coggon Commercial Historic District is the central business district of the town of Coggon, Iowa (Figure 1). The community of Coggon lies along State Highway 13 in Linn County, approximately 17 miles north of Cedar Rapids, and is surrounded to the west, north, and east by Buffalo Creek (Figure 2). Coggon today is a town of approximately 650 residents. Historically, the district functioned as the business hub for the residents of Coggon and the surrounding rural region.

The Coggon Commercial Historic District consists primarily of one- and two-story brick buildings, with storefronts located on the first floor. Commercial buildings make up the majority of the district and occur typically as early 20<sup>th</sup>-century commercial block forms that are stylistically restrained. The district has five remaining properties that can be classified as examples of the Late Victorian Period in the Italianate Style and six buildings that are examples of the Brick Commercial Style. The Coggon Commercial Historic District extends on both sides of a two-block area on East Main Street. It includes 11 contributing resources and 7 non-contributing resources. The commercial district includes a set of clustered properties associated with the development of Coggon as an economic, social, and civic center in rural Linn County.

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**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(Iowa SHPO Additional Instructions: After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, and the seven aspects of integrity as it applies to the resource in a **Statement of Integrity** with each aspect discussed in its own paragraph.)

The Coggon Commercial Historic District represents the central business district of the city of Coggon, Iowa. The boundary of the district is drawn to exclude residential neighborhoods, buildings that do not retain sufficient integrity, and buildings that post-date the period of significance to the north, south, east, and west (Figure 3). The district covers an area of 535 feet east to west along both sides of Main Street by 326 feet north to south, or 3.04 acres.

Main Street developed perpendicular to the railway tracks with convenient access to the commercial center (Figures 4 through 7). The east-west oriented street is 65 feet wide from curb to curb with two-way access and additional width on both sides for angled parking. Coggon's Main Street provides sightlines to the east towards Coggon Public School (now the Coggon Center Building) and to the west towards the railway lines that define the edge of the community. The National Register-listed Coggon Public School building still offers a reference at the end of the street and anchors the view to the east (Figures 8 and 9). Towards the west, the railroad served as an important reference to the town that owed its vitality to the business provided by the rail system.

Facing Main Street are fifteen-foot-wide sidewalks that accommodate pedestrian traffic and modern street lamps. With a few exceptions, the commercial buildings along Main Street abut the wide sidewalk. They typically house commercial, service, or community interests. Generally, the buildings on both the north and south sides of Main Street west of 2<sup>nd</sup> Street North are two-storied and attached. The western buildings offer commercial, public, or community services on the lower story with a few upper stories used for residential purposes.

Over the years a number of buildings have been torn down or have burnt down, leaving five empty lots within the district where buildings once stood. The Coggon Commercial District (see Figure 3) has eighteen buildings with eleven contributing and seven non-contributing buildings in the district. The contributing buildings have construction dates that range from 1887 to 1915 and still retain their integrity and significant

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upper story architectural features associated with the period of construction and the development of the town of Coggon. The seven buildings that are non-contributing no longer retain the historic characteristics of the district because of design changes to the facades and the use of incompatible materials.

At one time Coggon's commercial area extended further west towards the railroad and also included portions of Linn Street, which held a creamery and cooper shop, as well as Railroad Street, along which the depot, lumber yard, and mill were located. Although these areas still retain businesses, the original buildings have been lost and newer ones constructed. The railroad depot was moved to private property. The original lumber yard buildings and mill burnt down in the early 1900s. Still present is the old concrete foundation of the depot, and a limestone wall of the old mill also exists as a ruin and archaeological site. These latter remains, once the foundational businesses of town, are spatially isolated from the standing buildings of Coggon's Main Street commercial center. The remaining extant commercial historic properties on Main Street are spatially clustered and form a cohesive spatial unit associated with historic commercial and retail activities. Many of the buildings in the district retain their commercial uses as retail businesses, governmental facilities, and community facilities serving the town of Coggon.

### **Description of Main Street Properties, West to East**

#### 100 Block: North Side (Figures 10 through 13)

#### **North Side Restaurant and Tavern/Billy Orr Café and Tavern, circa 1890, Contributing** 114 East Main Street (Figure 14)

This two-story brick commercial building was constructed in 1890 and is oriented towards the south. The building's stone foundation is visible on the west façade. The building was designed in the Late Victorian Italianate style of architecture typical of the era. On the south-facing façade, the building materials are brick and wood paneling. These have been recently painted in the same cream color, giving the building a uniform appearance on both levels, unlike the original design with an exposed brick and glass store front (see Figures 10 and 12). In historic photographs, the red color brick was exposed showing the craftsmanship of the details in the façade's parapet and decorative segmental arches of the three second level window openings. Corbelled brickwork fills the cornice. The second level windows form a symmetrical triptych arrangement with the center opening slightly wider and taller than the ones at either side. Therefore, the segmental arches vary in radius adding interest to the brickwork design. Limestone sills would have contrasted with the red brick. Wood transoms above the rectangular windows fill the gap and they appear in historic photographs. The center window transom has decorative woodwork and the three sash windows have been replaced. A wooden beam horizontally divides the first and second stories and is painted in a contrasting green color.

The first story of the façade displays several materials. At one time, large framed glass windows typical of the commercial building type would have greeted customers. A canvas awning can be seen in a historic photograph atop the glass storefront for the purposes of providing shade and displaying the business sign stating "Coggon Restaurant" (see Figure 12). The façade now has two replaced paneled metal doors. The primary entrance is flanked by replaced horizontal sliding windows that infilled the larger storefront opening with wood siding. A second door is on the east end of the façade. A four-step wooden staircase leads to the primary entrance that is centered on the first story and is slightly recessed with angled walls. An added

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concrete block acts as a decorative water table along the bottom of the façade and this feature hides original segmental arched windows on the basement level that are visible in the historic photographs.

The building's visible west elevation contains three sash windows in segmental arch openings in the second story and a brick chimney. The building's east and west elevations contain a stepped parapet roofline that conceals the shed roof behind.

Historically, a tavern and café were housed in this property. Later, the tavern was replaced by the Coggon Restaurant, which then opened at this location.<sup>1</sup>

**Coggon Savings Bank**, 1890, Contributing  
118 East Main Street (Figures 15 and 16)

This two-story brick commercial building was designed in the Italianate style of the Late Victorian era and constructed in 1890. The south-oriented building sits on a stone foundation and was constructed using stretcher-bonded red brick. The first and second stories contain three bays, each with a replaced fixed window. The first story's two windows and door openings are topped with fan-arched polychromatic brickwork with decorative cream-color bricks creating the illusion of a keystone. The second story contains three window openings with the center window designed with a round arch in the cream-color brick and the two side windows topped with flat, cream-color brick lintels. The four original rounded arch transoms have been infilled with painted wood panels replaced around 1982 along with the fixed windows that exist today.<sup>2</sup> Historic photographs (see Figures 10 and 12) show glass fan lights on the transoms and sash windows on the second level. Rusticated stone sills sit underneath all windows. The building's cornice contains decorative polychromatic arched, corbelled brickwork that echoes the arches found on the façade (Figure 16). Stairs on the west side of the facade lead down to a basement level entrance that shows exposed limestone and granite structural elements. A replaced metal door with a sidelight and a fixed window are visible from the sidewalk. The building's first story is raised and a four-step concrete stair reaches the entrance door at the right side arch of the façade. A pair of wrought iron balustrades flank the front steps. The entrance has a replaced metal framed glass door with a transom window and sidelight. Inside the building, the original bank vault is still present.

The building was constructed to house the savings bank on the first floor, and also contained a Lodge Hall on the second floor. The Masonic Lodge held its first meeting in 1891 in this building. In addition, a bakery shop was located in its basement. In 1895, Coggon State Bank and Coggon Savings Bank consolidated, with the newly formed bank being housed in this building. At that time, it was reported that Coggon had a population of 800, and the bank had the greatest total of deposits per capita in all of Iowa.<sup>3</sup> The bank closed in 1931.<sup>4</sup>

The building now serves as Coggon's City Hall.

<sup>1</sup> Coggon Quasquicentennial History Book Committee, *The Story of Coggon: 125 Years* (Coggon History Book Committee, 1982).

<sup>2</sup> History Book Committee. *The Story of Coggon*, 1982, p. 40.

<sup>3</sup> Marion Sentinel, July 11, 1885.

<sup>4</sup> History Book Committee. *The Story of Coggon*, 1982.

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**John Campbell Hardware Store, 1910, Contributing**  
122 East Main Street (Figures 17 through 19)

This one-story brick commercial building was constructed in 1910. The south-oriented building sits on a stone foundation and was constructed using stretcher bonded brick on the facade and header bonded brick on the east elevation.

The lower section of the facade has been modified with metal pilasters and vinyl siding replacing the original frame and glass storefront. The facade entrance is located at the right and has a replaced metal framed glass door with a fixed transom. The facade also contains replaced two paired sash windows and a single narrow sash window. In historic photographs (see Figures 10 and 12), a corrugated metal awning was held up by thin metal braces at each corner. A new wood-framed enclosed awning clad in asphalt shingles divides the lower section from the decorative brickwork at the top of the building.

The upper section of the building exhibits original materials. Above the awning the building is decorated with five different designs of corbelled brick bonds and shapes including three soldier-bonded brick insets, honeycomb brickwork, pyramidal brickwork, and diamond-shaped brick insets (Figure 18). The cornice contains a dentilled brick band.

The east and west elevations' rooflines are stepped parapets that hide the building's shed roof (Figure 19). A brick chimney emerges from the center of the east elevation. Four equally spaced original rooftop ornaments have been lost. Several fenestration openings have been filled on the east elevation.

The building functioned as a hardware store in the early 1900s, and became a grocery store in the late 1920s.

**Clemons House, 1887, Contributing**  
126 East Main Street (Figures 20 and 21)

The Clemons House was constructed as a hotel in 1887 in the Italianate style. The wood frame building sits south-oriented at the northwest corner of East Main Street and 2nd Street North. The two-story building has three bays in width (north and south elevations), five bays in length (east and west elevations), and an addition on the north elevation. The building is clad in horizontal wooden siding. Other than the primary entrance, each bay contains a sash window. The windows are two-over-two light sash windows that have been replaced using the original design and are topped with triangular wooden lintels that appear to be original to the building. The facade is divided by a full length raised wooden porch supported by wooden posts and clad in asphalt shingles. Paired white-painted brackets sit below the asphalt clad hipped roof. The original porch had thicker columns, decorative wood brackets and a wood siding awning. The primary entrance is centered on the facade under the porch. The paneled door contains a fixed window on the top half. On the east elevation, a bay window projects from the center of the first story. The bay window contains four narrow sash windows. Two metal doors sit on the northern side of the east elevation. Above the northernmost door is a small fixed window. The north elevation contains a single story addition with a shed roof. A concrete block

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chimney is located on the west elevation. The Clemons House was restored by the Coggon Historical Society in the early 1980s in a historically appropriate manner.<sup>5</sup>

The Clemons House is commonly held to be the first building constructed on Main Street (though the Linn County Assessor's records suggest the building at 109 East Main may predate it). Alonzo Clemons, and Jeannette Cummings Clemons settled in Coggon in 1887, constructing a hotel when the area was still wooded. The hotel was known for its good food and hospitality, and also took on boarders. An 1888 newspaper article noted the hotel to be "26x80 feet in size, two stories high. It contains 13 rooms and was built for hotel purposes. It was opened by its present proprietor Mr. A.B. Clemons, in January, and is doing a fine business. It is located in the center of town, two blocks from the depot and is newly furnished. The table is well supplied, and the service good. Rates are \$1.00 per day."<sup>6</sup>

#### 100 Block: South Side (Figures 22 through 24)

#### **Winfield Scott Barber Shop**, 1909, Contributing 101 East Main Street (Figure 25)

Constructed in 1909, this one story brick commercial building is located at the corner of East Main Street and First Street. The building sits on a stone foundation with a structural stone cord in the façade. Both the north and the west elevations were built with yellow brick while the back elevation integrates red brick. Cement stucco repairs appear in the foundation under the stone cord. The stone foundation was quarried in Stone City and transported to Coggon on the Chicago, Anamosa, and Northern rail line.<sup>7</sup>

The upper section has three equal recessed panels and simple brick corbelled details. The brick mortar in this building is pink in color and some repairs in a smooth grey mortar have been applied to the upper corner. The upper section exhibits materials and design original to the building.

The lower section exhibits more recent materials. An asphalt-shingle clad wood frame awning separates the lower and upper sections of the facade. The lower section of the building is infilled with painted clapboard siding that has been replaced from the original framed glass storefront. The clapboard siding contains two paired fixed windows and a replaced paneled metal door with a fanlight. A single air conditioning unit appears at the left side of the façade.

Originally, a timber frame building stood at this location (see Figure 22), also a barber shop, but was destroyed by a fire. The extant brick building was constructed in 1909 by Winfield Scott, who ran the barber shop at this location with his two sons Earl and James beginning in 1905. The Scott family continued to run the barber shop until 1962.<sup>8</sup>

<sup>5</sup> "The Clemons House," accessed September 19, 2018, [https://www.coggonia.org/index.asp?SEC=AFD74966-C9F3-4507-8282-1AE1ACE4010C&Type=B\\_BASIC](https://www.coggonia.org/index.asp?SEC=AFD74966-C9F3-4507-8282-1AE1ACE4010C&Type=B_BASIC).

<sup>6</sup> Coggon. One of Northern Linn County's New Towns. It's Location, Growth, and Enterprise—A Sketch of its Schools, Churches and Business. *The Evening Gazette*, Monday, March 12, 1888, page 2.

<sup>7</sup> History Book Committee. *The Story of Coggon*, Page 67, 1982.

<sup>8</sup> History Book Committee. *The Story of Coggon*, Page 18, 1982.



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**Commercial Building**, circa 1952, Non-contributing  
105 East Main Street

This one-story brick building was constructed circa 1952. The building sits on a painted concrete foundation. The paneled metal entrance door with glass insert is located on the left side of the façade. West of the entrance are two replacement sash windows surrounded by vertical wood paneling that infills the larger historic window openings. An air conditioner has been affixed to the façade. This building post-dates the period of significance and does not contribute to the historic district.

**David Bleakly Grocery Store**, 1900, Non-contributing  
107 East Main Street

This one-story building was constructed in 1900. The building is clad in red-painted vertical wooden siding of different widths. A wood frame with asphalt shingles awning divides the lower and upper portion of the façade. The north-oriented building has a raised entrance that is accessed by rounded corner concrete stairs with a metal railing. The facade entrance has a replaced metal door with three-by-four lights. The door is flanked by vinyl sash windows. A false front featuring a decorative metal star gives the appearance of a second story.

Unfortunately, the building at 107 East Main Street lost its entire storefront to new siding. Although an example of an early frame commercial building, its original wood shingles, cornice, and bracketed front gable were removed and replaced with new material sometime after 1993.<sup>9</sup> Due to this loss of integrity, the building is non-contributing to the historic district. If the post-historic siding is removed in the future, the building should be re-evaluated for the National Register.

This building historically housed the David Bleakley Grocery Store.

**Hugh Sheldon Furniture Store and Undertaking Business**, circa 1880, Non-contributing  
109 East Main Street

According to the Linn County Assessor's Office, this two-story frame constructed building may have been constructed as early as 1880, which would make it the oldest building on Main Street; however, Coggon Historical Society members attest the early date may be in error as the Clemons House has been described as the first building constructed on Main Street, which was wooded at the time (Robert Henderson and Delores McAtee, Coggon Historical Society, 2018 personal communication). In any case, the building is likely an early addition to Main Street.

This north-oriented building is clad in aluminum siding on the second story and the east elevation, and clapboard and vinyl siding on the first story. The second story contains paired sash windows to the left and a single sash window to the right. This distinctive configuration on the second level can be seen in historic

<sup>9</sup> William Page, Coggon Commercial Historic District, Site Inventory Form 57-04623, Coggon, Linn County, Iowa, 2014.

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photographs and is true to its original design (see Figure 22). Although the windows have been replaced, the mullions are wood and may be original, as may be a wooden beam at the roofline. The first story contains a centrally-located door with a window and two horizontal sliding windows that have been recently replaced. A 1993 photograph shows two large store windows on either side of the doorway.<sup>10</sup> The first and second stories are divided by an asphalt clad wood structure awning. The foundation has a concrete retrofit on the west side and a concrete step has been added to the front. This building also has an addition on the back towards the alley street. Originally a wood structure, this building most likely had wood as an exterior material that needed to be replaced over the years. Unfortunately, because of substantial changes to the building's exterior, it does not contribute to the historic district. If the post-historic siding is removed in the future, the building should be re-evaluated for the National Register.

The shop functioned as a furniture store and undertaking business operated by Hugh Sheldon, and was later a dry goods store, shoe repair, and pizza parlor. Hugh Sheldon served as Coggon's first mayor, and was married to Jessie Clemons, Alonzo's daughter. His shop sold plain and upholstered furniture as well as Wisner pianos and Story & Clark organs. He also sold undertaking items: "[H]is price on many articles are lower than in the neighboring villages and helps attract an immense patronage a long distance from home."<sup>11</sup> In 1891, the *Evening Gazette* reported his sales averaged \$5,000 per year.

**Commercial Building, 1978, Non-contributing**  
115 East Main Street

This one-story commercial building contains two side by side sections of different construction and materials. On the east side, the building is faced in stone veneer and topped with an asphalt clad wood frame awning. This section has a paneled metal door and two paired three-by-four light horizontal sliding windows. The western section is an addition faced in corrugated metal with a shed roof sloping towards the west side. The north elevation of the addition contains a large fixed window and a small horizontal sliding window. This building postdates the period of significance and does not contribute to the historic district.

**Charles Sheldon Grocery Store and Ralph P. Drexler General Merchandise, circa 1915, Non-contributing**  
121 East Main Street

This one-story commercial building was constructed circa 1915.<sup>12</sup> The north-oriented building contains two sections constructed of different materials at different times. The east, original section is of brick construction, which is clearly visible at the top of the building. This section exhibits three recessed panels that have corbelled brickwork at the top. A stone cap sits above the parapet. The lower portion of the east façade is clad in thin flat metal paneling. The replaced storefront consists of a glass and aluminum double door in the center and fixed glass windows of two panels each with aluminum frames. Brick material and wood frames can be seen through the glass windows.

<sup>10</sup> William Page, Commercial Building, Iowa Site Inventory Form 57-04630, Coggon, Linn County, Iowa, 1993.

<sup>11</sup> Coggon. A Prosperous Village on the Buffalo River... *Evening Gazette*, October 3, 1891.

<sup>12</sup> Communications with Mary Henderson and her father Robert Henderson of the Coggon Historical Society, September 2018.

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The west section of the building is a 1968 addition that is about four feet lower than the east section. This addition is made of concrete blocks that sit on a concrete foundation. There are no fenestrations on the façade on the west part of the building. Pink-colored paint has been applied to the brick, the addition of metal paneling, and the concrete facades, giving the different materials a unified appearance. A concrete slab south of the sidewalk contains two metal grates and supports a metal railing serving as a safety feature due to different sidewalk elevations where the two sections of the building meet.

This building housed a grocery and general merchandise store. A previous building at this location had burned down. The western portion of the parcel also served as a municipal croquet ground in the 1950s.<sup>13</sup> According to Robert J. Henderson of the Coggon Historical Society, the grocery store building was constructed around 1915 by Charles Sheldon. Then, around 1916, Ralph P. Drexler purchased the partially constructed building, moved his general merchandise store in, and operated his store there until 1946.<sup>14</sup>

**L.G. Hall Drug Store/Palace Pharmacy - Masonic Lodge, 1898, Contributing**  
123 East Main Street (Figures 26 through 29)

This two-story red brick commercial building was constructed in 1898. The north-oriented building has distinctive upper and lower sections typical of the commercial type building of the era. The second story contains round arched brickwork and capitals surrounding the four tall and narrow window openings. Fanlights atop the three-over-one light glass windows appear to be original. The wood mullions have been painted white. A continuous stone sill sits under the windows and corbelled brickwork is present under the stone. A stone stepped cornice above the windows exhibits additional corbelled brickwork detail. A roughhewn stone cap sits at the top of the building creating a stepped detail towards the outer corners.

The building's first story has a recessed entrance in an angled corner. The exterior foyer retains the original detailed metal step and riser with faded engravings (see Figure 28). An added lower concrete step covers part of the original metal detail. The storefront opening has a wood lintel cornice with egg and dart detail that has been painted white (Figure 29). There are two wood capitals under the lintel at each end.

The basement has glass blocks similar to the ones shown on historic photographs. The east and west elevation walls contain stepped parapet rooflines covering the shed roof.

The faces of the brick walls on either side of the building façade have been repaired with new brick. The original frame glass storefront has been replaced with wood and clapboard paneling, vertical wood paneling above the door, and clapboard siding. The replaced fenestrations include an aluminum framed glass door and transom window at the entrance, two small fixed windows at either side, and two larger glass fixed windows to the right side of the entrance. The south elevation contains a vinyl-sided addition constructed in 1967.<sup>15</sup>

<sup>13</sup> 50 Years in Coggon. *Coggon Monitor*, October 7, 1954.

<sup>14</sup> Communications with Mary Henderson and her father Robert Henderson of the Coggon Historical Society, September 2018.

<sup>15</sup> Building Permit Records, Coggon City Hall.

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The Masonic Lodge began using the second story hall at this location for their meetings in January of 1898.<sup>16</sup>

**D-X Service Station**, 1936, Non-contributing  
125 East Main Street

This trapezoidal-shaped commercial building was constructed in 1936. The building sits at the southwest corner of East Main Street and 2<sup>nd</sup> Street North. The building is oriented northeast and has an asymmetrical angular façade that is set back from the front building limit to allow the parking of vehicles to be serviced. The primary entrance on the north elevation has a paneled metal door with a fixed window that appears to be original. To the left of the entrance there is a single-pane five-by-three light fixed window. This window is original to the building and is the same type of window that is located at the rear elevation of the building.

The standing-seam metal siding that clads the building on all elevations and the roof is a recent replacement from the original exterior siding. The east elevation contains two side-by-side industrial metal garage doors and an entrance metal door that are all replacements.

This building postdates the district's period of significance, which coincides with the decline of the passenger train in Coggon and the emerging importance of motor vehicles within the community.

200 Block: North Side (Figures 30 through 32)

**Frank Patton's Grocery and Dry Goods/Milo L. Ware General Store**, circa 1900, Contributing  
202 East Main Street (Figures 33 and 34)

This circa 1900 one-story brick commercial building is oriented south and is located at the northeast corner of East Main Street and 2nd Street North. The building sits on a stone foundation and was built using stretcher-bonded brick. The upper section of the facade is covered in original pressed metal of various designs including the decorative cornice, façade, and a bracket at each corner (see Figure 34). Decorative rooftop ornaments once stood over the brackets. Below the pressed metal, an attached standing seam metal awning is held by diagonally-placed thin metal pieces. Historically a corrugated metal canopy stood in its place.

The lower section of the facade is clad in painted stucco that references the past appearance of the building with painted recessed bulkheads. The awning and the façade stucco are part of a 2016 remodel of the building.<sup>17</sup> The lower portion is nearly symmetrical with two recessed entrances. The two entrance doors are recent aluminum and glass replacements with transom windows and sidelights on the west side of the entrance. Both entrances are flanked by recent identical fixed vertical glass windows and larger square-shaped fixed glass windows. The four large windows are topped with tan-painted round arch shaped stucco with a decorative keystone. Historically, the storefront consisted of large glass windows, and an entrance step and doorway were asymmetrically oriented towards the right side of the building.

<sup>16</sup> History Book Committee. *The Story of Coggon*, 1982.

<sup>17</sup> Communications with Coggon Public Library Staff, September 2018.

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The sides of the building have a stepped parapet roofline. On the east and west elevations, the exterior brick has been painted white. The north elevation (rear) contains a wooden ramp leading to a modern paneled metal door that is topped by a metal porch. Several fenestration openings have been infilled on the west and north elevations.

Originally Frank Patton's grocery and dry goods store, and later the Milo L. Ware General Store,<sup>18</sup> the building now serves as the Coggon Public Library.

There is an empty lot between buildings 202 and 210 that is now a grass area. At one time, a wood frame building that served as the original Coggon Monitor Office and then the town's Post Office (after the newspaper editor became the Post Master) stood in this lot (Figures 35 and 36).

**Dr. Andrew J. Byerly Office**, 1890, Non-contributing  
210 East Main Street (see Figure 36)

This 1890 one-story commercial building is a small building with a tall façade wall topped by a simple flat cornice that hides the gable roof behind. The south-oriented building's facade contains a white-painted paneled metal door with a glass window. The facade also contains two paired sash windows. The building is clad in horizontal vinyl siding replacing the original wood siding. Because of extensive changes, this building is non-contributing to the historic district. However, if the post-historic vinyl siding is removed in the future, the building should be re-evaluated for the National Register.

The building was a doctor's office. Andrew Byerly completed medical school at Iowa State University in 1887, and came to Coggon six months later, where it was said "by industry and skill has secured an enviable practice, that brings him in a handsome revenue each year and has surrounded him with staunch professional and social friends."<sup>19</sup>

**Tom Donnelly Service Station and Garage**, circa 1910, Contributing  
218 East Main Street (Figure 37)

This circa 1910, one-story concrete block and brick commercial building is oriented towards the south. The building's facade has been painted tan and brown colors accentuating the dentilled brickwork details of the upper cornice and the three recessed panels of the upper facade. Two rows of brown-painted brick on the bottom and two rows of brown-painted stretcher-bonded brick divide the center of the panels horizontally. A metal flashing caps the façade wall.

The left side of the facade has rusticated surfaced concrete block at either side of an opening. The opening has been infilled with weather insulating material and a pair of sash windows. A replaced paneled steel door sits in the center of the facade with the original fenestration infilled with weather insulating material and

<sup>18</sup> *New Life for Historic Building in Coggon*, Coggon Monitor,

<sup>19</sup> *Evening Gazette* 1891

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topped by a horizontally sliding window. A row of decorated concrete original to the building tops the blocks, opening, and the doorway.

The right side of the facade has smooth concrete block construction at the center wall and the east wall between the entrance door and a metal garage door. Concrete block sits over a metal beam spanning the garage door. The right side of the façade underwent some changes to fit the garage door. A corrugated metal awning, added in 2012, is supported by metal brackets affixed to the building.

The building has a shed roof and both the east and west elevations have a stepped parapet roofline. A two-story brick addition towards the back of the building maintains the same width as the front building. The addition has a concrete foundation and red bricks bonded in various styles. The addition contains a garage door on the north elevation.

**Coggon Monitor Building**, 1890, Contributing  
216 East Main Street (Figures 38 and 39)

This one-story brick commercial building was constructed in 1890. The south-oriented building is clad in stretcher-bonded red brick with ornamental dentilled brickwork on the cornice, underlain by three rows of corbelled brickwork. The façade has a triptych arrangement with the center entrance smaller than the side openings at either side. The three openings have segmental arched window openings with brick details and a protruding keystone at each midpoint. The building's three openings, which contain a metal and glass entrance door and fixed glass windows at either side, have been infilled with vinyl siding. These changes were likely completed in 1993 around the time of the Opera House remodel since this building serves as an annex. The east elevation faces a gravel driveway and all fenestration openings on this wall have been infilled with brick. Both the east and west elevations have a stepped parapet roofline. The rear of the building contains a gabled addition on a cement block foundation that is only slightly visible from Main Street.

*The Coggon Monitor* was founded by F.P. Donnelly in October of 1889. Originally in a different building three doors to the east (no longer extant), the *Monitor* moved to this location, where it served the community continuously until 1980.<sup>20</sup>

Currently this building is used as the Opera House Annex.

200 Block: South Side (Figures 40 and 41)

This block defines the southeastern portion of the district and contains two resources. Both brick buildings contribute to the historic district.

**Coggon State Bank and Lindahl Grocery**, 1888, Contributing  
201-203 East Main Street (Figures 42 through 46)

<sup>20</sup> History Book Committee. *The Story of Coggon*, 1982.

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This north-oriented building sits at the southeast corner of East Main Street and 2<sup>nd</sup> Street North. The east portion of this one-story brick building was constructed in 1888 and is the oldest part of the building (see Figures 42 and 43). The façade has two sections of corbelled brickwork creating a cornice with dentil molding underneath and another course below with a different dentil molding design. The building was not painted originally and would have showcased the brickwork in more detail. The eastern building façade is divided into three parts. Three segmental arches of different widths create the fenestration openings for the façade. These have protruding brickwork details above and between the arches. To the right is the entrance, which has been recently replaced with an aluminum and glass door with a fixed glass transom. The left and center openings have fixed glass windows atop stone sills.

The west section of the building was constructed around 1907 and is taller than the east section of the building by approximately three feet. This section is also of brick construction. It contains a dentil corbelled brickwork cornice. Stucco surface over weatherboard covers the façade, with brick bordering the width of the side walls and lintel. The words “Community Savings Bank” are featured between cornices. This section contains six equal segmental arch fenestrations with fixed glass windows emulating the east building facade. Both sides of the building are painted in taupe, brown, and cream colors, giving both sides a unified appearance. A concrete ramp and stairs with metal railings span both building facades and provide access to the interior from the sidewalk. The east elevation contains a canopy for vehicle access to a drive-through window for the bank and an ATM machine added in 1995. The south (rear) elevation contains an addition with an entry and a parking lot. On the east and west elevations a modern commercial sign identifies the business as “Community Savings Bank” and showcases the bank’s logo. North Linn Savings Bank merged into Community Savings Bank in 2016, and the building underwent extensive remodeling in 2016 and 2017.

Originally constructed as a bank in 1888, the eastern section of this building later served as a grocery store and bakery relatively early in Coggon’s history, as shown in historic photographs. A bank is again depicted at the eastern location by 1895 (see Figure 5),<sup>21</sup> and a grocery store is shown here on the 1906 fire insurance map (see Figure 6).<sup>22</sup> Based on fire insurance and plat maps, the western portion postdates 1906 though the Linn County Assessor’s Office lists a construction date of 1900.

Coggon Bank was reorganized into Coggon State Bank in 1892<sup>23</sup> and the bank was housed in the eastern section at that time. An advertisement in the 1895 Coggon Monitor shows that the bank held \$25,000 in Capital. Jacob Mangold served as President, A.J. Ware as Vice President, and N.B. Richardson as Cashier. Sometime later, the building was used as a grocery store, doctors office, dentist office, meat market, and undertaking business. In 1932, the building once again served as a bank when Walker State Bank housed their enterprise in the eastern section.<sup>24 25</sup> The building was later occupied by North Linn Savings Bank and later by Linn County State Bank, which was established in 1945. Linn County State Bank purchased the entire property in 1994, combining the two sections for single use in 1995 after constructing an addition on the south

<sup>21</sup> Parsons, Treat, and Wardle 1895. Map of Coggon. *Linn County, 1895*.

<sup>22</sup> Sanborn Fire Insurance Map, Coggon, Linn County, Iowa, 1906.

<sup>23</sup> Dubuque Daily Herald, November 12, 1892.

<sup>24</sup> History Book Committee, *The Story of Coggon*, Page 56. 1982.

<sup>25</sup> Sanborn Fire Insurance Map, Coggon, Linn County, Iowa, 1933.

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side of the property and a canopy on the west side.<sup>26</sup> The building now houses Community Savings Bank, which uses the entire address at 201-203 East Main Street.

**Coggon Opera House, 1915, Contributing**  
209 East Main Street (Figures 47 through 50)

The two-story Coggon Opera House building was completed in 1915. This red and brown brick building is oriented north and has both a false front and back that cover the building's gabled roof. The top of the façade has a detailed terra cotta cornice with egg and dart and dentil details. Four terra cotta square pieces define the corners of the upper level and brown textured bricks delineate the sides and the upper portions between the squares. A textured stucco fills the area between the brickwork.

The upper section contains five equal-sized rectangular openings surrounded by flat brickwork in a brown textured brick. Five replaced windows have eight-over-eight light sashes. A stone course divides the upper and lower sections of the façade. The lower level has red brick in a stretcher-bond design and contains three equal round brick arches towards the center of the composition. The center archway is topped with a keystone that reads "Opera House 1915" and contains a square fixed glass window, all added in 1993. This opening has been filled in with concrete stucco and two pieces of concrete block at the base suggest there was a door here at one time. The base of the façade is lined with large glazed brick pieces to look like stone blocks. Decorative terra cotta keystones appear on the arches at either side of the center window and contain red wooden double doors with integrated three-light glass. The round arches above the doors are filled in with cement stucco.

On the right side of the façade next to one of the doors is a narrow window with fixed glass. The window most likely served as the ticket window for the later Comet movie theater and is not shown in the older historic photograph (see Figures 47 and 48). A west elevation contains a door. The south (rear) elevation is topped with a stepped parapet. On the sidewalk in front of the building is a black-painted metal art piece showing the outlines of two individuals that reads "Coggon Opera House." The Opera House was converted into the Comet Theater around 1948.<sup>27</sup>

A historic photograph of the Opera House indicates that the building's appearance, today, is quite similar to its past appearance. The building was rehabilitated in 1993 and still serves as a community theater.<sup>28</sup>

<sup>26</sup> Linn County Assessors records, accessed online 2018.

<sup>27</sup> Holcolm, Lorena M., editor. *Coggon Centennial, July 25-26-27, The First Hundred Years*. The Coggon Monitor, Coggon, Iowa, 1957.

<sup>28</sup> "Coggon Opera House," accessed September 19, 2018, [https://www.coggonia.org/index.asp?SEC=42887B88-E029-405E-9F92-12369BE1351B&Type=B\\_BASIC](https://www.coggonia.org/index.asp?SEC=42887B88-E029-405E-9F92-12369BE1351B&Type=B_BASIC).



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### Statement of Integrity

The Coggon Commercial Historic District retains integrity in all seven aspects. Properties within the district are in their original location. The district retains its original platted design, including its wide Main Street, which at one time accommodated space for horses, buggies and the town pump. The district's commercial setting has good integrity because it remains relatively intact, although the town of Coggon is no longer the bustling, busy community it was in its heyday. However, its rural setting and location near Buffalo Creek remain true to its origins. Historically, as today, residences lie to the east, west, south, and north. The listed Coggon School, constructed in 1909, commands notice directly east of the district. The Coggon Commercial Historic District also retains excellent integrity of feeling representative of brick commercial and Italianate architectural styles. Walking along Main Street, one has the sense of walking back in time amidst the old historic buildings. Standing at the top of the slope in the center of the district at the intersection of Main and Second Streets, one can look down towards Buffalo Creek and the railroad tracks to the west, and down towards Coggon School to the east, and view the district in its entirety, speaking to the view seen 125 years ago.

The buildings that comprise the Coggon Commercial Historic District retain good integrity of materials. Some buildings have undergone transformations over the years; however, contributing buildings retain original features including storefronts and decorative brickwork that make them attractive and characteristic of Main Street. Design integrity is present in architectural styles of the era with evolving trends in retail facades that were popular during the period of significance. The original workmanship of some individual buildings retain excellent integrity, as seen in the intricate decorative brickwork of the Coggon Bank at 118 East Main Street, the L.G. Hall/Palace Pharmacy—Masonic Lodge at 123 East Main Street, the Coggon Monitor Building at 216 East Main Street, and the Coggon State Bank/Lindahll Grocery Store at 201-203 East Main Street. Other details are also noteworthy, such as the pressed metal upper section of Frank Patton's Grocery and Dry Goods/Milo L. Ware General Store at 202 East Main Street, and an engraved metal step at the entryway to the L.G. Hall/Palace Pharmacy.

Finally, integrity of association of the district is excellent. The district still serves as a rural commercial center, and many of the buildings hold commercial functions including some that, remarkably, retain their original roles, such as the bank at 201-203 and the hair salon at 101 East Main. The Opera House today is used for live theater productions. Though the community is no longer a stop on the railroad, an active freight line runs along Coggon's west side.






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**Resource List: Contributing and Non-Contributing Properties**




Address	Name	Date of Construction	Contributing	Non-Contributing	Thumbnail Photograph
<b>100 Block North Side</b>					
114 E. Main	North Side Restaurant and Tavern/ Billy Orr Café and Tavern	1890	X		
118 E. Main	Coggon Bank	1890	X		
122 E. Main	John Campbell Hardware Store	1910	X		
126 E. Main	Clemons House	1887	X		
<b>100 Block, South Side</b>					
101 E. Main	Winfield Scott Barber Shop	1909	X		

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Address	Name	Date of Construction	Contributing	Non-Contributing	Thumbnail Photograph
105 E. Main	Commercial Building	1952		X	
107 E. Main	David Bleakly Grocery Store	1900		X	
109 E. Main	Hugh Sheldon Furniture Store and Undertaking Business	c. 1880		X	
115 E. Main	Commercial Building	1978		X	
121 E. Main	Charles Sheldon Grocery Store and Ralph P Drexler General Merchandise	Ca. 1915		X	
123 E. Main	L.G. Hall Drug Store/ Palace Pharmacy – Masonic Lodge	1898	X		

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Address	Name	Date of Construction	Contributing	Non-Contributing	Thumbnail Photograph
125 E. Main	D-X Service Station	1936		X	
<b>200 Block, North Side</b>					
202 E. Main	Frank Patton's Grocery and Dry Goods/ Milo L. Ware General Store	c. 1900	X		
210 E. Main	Dr. A.J. Byerly Office	1890		X	
218 E. Main	Tom Donnelly Service Station and Garage	c. 1910	X		
216 E. Main	Coggon Monitor Building	1890	X		
<b>200 Block, South Side</b>					
201-203 E. Main	Coggon State Bank/Lindahl Grocery Store	1888	X		

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Address	Name	Date of Construction	Contributing	Non-Contributing	Thumbnail Photograph
209 E. Main	Coggon Opera House	1915	X		

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**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

Commerce

**Period of Significance**

1887-1931

**Significant Dates**

1887

1892

1931

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation** (if applicable)

**Architect/Builder**

Unknown

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### Statement of Significance

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The buildings of the Coggon Commercial Historic District retain sufficient integrity to convey the district's historic significance at the local level under Criterion A. The district is significant as a rural commercial center that developed in conjunction with rail transportation systems. Many of the buildings dating to the period of significance are extant and continue to serve a related purpose, commercial or otherwise. Although four buildings dating to the period of significance have been altered extensively and do not contribute to the district, modifications to the remaining eleven buildings dating to the period of significance are generally limited to the replacement or infill of windows and lesser degrees of storefront alterations. Many significant upper-story architectural features have been retained, though street-level commercial fronts have been changed. In general, the alterations have not substantially affected the historic form, design, ornament, or materials of the contributing buildings that retain architectural features and original intricate brickwork on the second-stories from the era in which they were built. Consequently, the buildings still reflect their original uses and period of significance. The three buildings post-dating the period of significance constitute scattered instances within the district as they are relatively few and not concentrated, and they do not detract from the historic feeling or association of the district.

The Coggon Commercial Historic District is significant at the local level under Criterion A in the area of Commerce. The district is a good example of a rural Iowa community that grew and thrived as a commercial center in a largely rural portion of Linn County. In addition, the town developed in conjunction with the construction and running of the railroad in Iowa. Initially a hamlet that formed at the location of a mill and store, the town was platted with the promise that Coggon would be a stop on the Cedar Rapids and Chicago Railroad, and it quickly developed once the railroad was constructed. The district historically included commercial enterprises as well as a mix of civic organizations and an opera house. Architecturally, the district contains buildings characteristic of Main Street architecture of the period, exhibiting examples of wood frame structures and turn-of-the-century commercial brick architecture. The period of significance begins in 1887 with the construction of its earliest extant Main Street building, which coincided with the construction of the railroad and the town's platting and incorporation. The ending date of significance is 1931, the year passenger rail service was discontinued to Coggon. This ending date coincides with business decline associated with the increasing importance of the automobile and Iowa's road system over rail transportation.

The Coggon Commercial Historic District meets the registration requirements of the "Iowa's Main Street Commercial Architecture" Multiple Property Document for the National Register of Historic Places. The district is significant under Criterion A as determined under Property Type I (commercial districts). The Coggon Commercial Historic District exhibits a wide Main Street lined with a mix of frame and masonry architecture, mainly attached. The district includes some buildings that fall within Type II (associated with the platting and settlement of a community and often including frame construction) and Type III (second generation construction often exhibiting masonry construction associated with the turn of the century) categories.

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### Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

In *Iowa's Main Street Commercial Architecture*, Jan Nash writes:

In addition to the dry goods store, hat shop, and saloon or café, the smallest of Iowa's Main Streets might also have been home to the railroad depot, grain elevator, flour mill, lumber yard, library or school, city hall,

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or other industrial or civic building. Without a doubt though, Main Street meant commerce. Without a market place or commercial district, a place was not a town but just a wide spot in the road. Without a concentrated set of predictable buildings and traditional activities dedicated to commerce, a locale was but a rural neighborhood or a residential suburb. Main Street is both a place and a symbol. Midwest Main Streets are often the icon for small-town America.<sup>29</sup>

The Coggon Commercial Historic District is a good example of a small town historic Main Street. In its heyday, the district housed a mix of commercial businesses selling goods and services, social organizations, civic buildings, a hotel, and an opera house. The growth of the town's Main Street was founded on the promise of commercial enterprise and financial success offered by a stop of the railroad at this location. The Coggon Commercial Historic District is historically significant under Criterion A for its association with commercial activity that prompted this rural town's development.

Early Commercial Development of Coggon

Like many Iowa communities, Coggon's earliest commercial roots were tied to the presence of a mill. Buffalo Creek, which meanders around the community, presented the ideal location for such an enterprise. In 1851, Nathan Haight claimed a forty-acre parcel in Jackson Township reserved for veterans of the Mexican War, which included a tract of land adjacent to Buffalo Creek. The parcel was named Manhattan Falls. John Bruce, who hailed from Scotland and is identified in some sources as William Bruce, purchased the parcel for a Grist Mill in 1858. A stone mill was constructed along with frame and stone buildings, with the former serving as a store and the latter as the Bruce residence. The mill's pond, known locally as Manhattan Lake, references the town's earliest name.



Historic Photograph of Mill and Dam, circa 1910s.  
*Source: Coggon Historical Society.*

William Henderson purchased the mill in 1862, along with Mr. Dubbs, the miller. The mill was known for its high quality flour, which was transported in barrels and sold in Manchester and Marion. The property was acquired by Amos Green a few years later in 1865, and the town that soon sprung around the mill became

<sup>29</sup> Nash, Jan Olive. *Iowa's Main Street Commercial Architecture*, 2002.



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known informally as Green's Mill. The community initially grew around the mill and store. The mill operated until the year 1900. Fire destroyed the wooden structure in 1911 leaving only the stone foundation.<sup>30</sup> The community was later known as Nugent, after Jonathan J. Nugent, its first postmaster, who also established a nearby settlement of the same name.

In spite of its early settlement, Coggon was not formally platted until December of 1887. Samuel W. Durham was the surveyor. Durham was a well-known surveyor who resided in Linn County and completed some of the earliest surveys there.<sup>31</sup> The plat record was signed by members of the Green, Hanna, Ashby, Ware, Andrews, and Wain families, as well as trustees of Zion Presbyterian Church. The plat officially identified the town as Coggon, the first official documented use of the name. Main Street appears on that plat and is essentially in its current configuration.<sup>32</sup>

The story of Coggon's name exemplifies the influence that the railroad had on the community. Because two towns in Iowa could not legally have the same name, the town could not be called Nugent, which was a nearby community with a post office. Mr. Green suggested staying with Green's Mill, but Mr. Nugent disagreed. Mr. Green and Mr. Nugent then reached a compromise that a third name would be selected for the community. Around this time, former State Senator Dows visited the community to promote a new railroad line, along with the Superintendent of the railroad, T. Spaulding, of England. The name of Coggon was proposed by Spaulding, who had recently received a letter from his cousin, William Coggon, in England.<sup>33</sup>

### Railroad Creates Economic Growth

In *The Advent and Development of the Railroads in Iowa: 1850-1940*, Rebecca Conard and Tracy Ann Cunning describe the period of intense growth of the railroad following the end of the Civil War, which peaked between 1870 and 1889. In 1887, over 400 miles of railroad track were constructed in Iowa. The years 1887 and 1888 marked a spike in rail construction, after which levels dropped dramatically and decreased. The railroad companies were courted by towns and counties hoping to bring goods in to their populace and ship goods out from their commercial centers. The construction was in part funded by cities and counties that were desperate to become stops along the newly constructed transportation route.



Historic Photograph of Rail Line and Coggon Depot, circa 1890s.  
*Source: Coggon Historical Society.*

<sup>30</sup> History Book Committee. *The Story of Coggon, 125 Years*. 1982.

<sup>31</sup> W., B. L. "Samuel W. Durham." *The Annals of Iowa* 9 (1909), 156-156. Available at: <http://dx.doi.org/10.17077/0003-4827.3554>

<sup>32</sup> Plat records of Linn County, Iowa. On file at the Linn County Recorder's Office, Cedar Rapids.

<sup>33</sup> History Book Committee. *The Story of Coggon*. 1982.

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The growth of the town of Coggon follows a pattern that has been noted across Iowa by Conard and Cuning: the construction of a rail line often spurred intense and rapid economic development. Not only could goods be transported into a new community, but farmers could ship produce and livestock to food processing plants and food producers such as millers and creameries could distribute their products more widely. In addition, construction of the railroad created jobs for men as station agents, telegraphers, clerks, conductors, laborers, trainmen, brakemen, etc., and women were often employed as station agents, telegraphers, clerks and bookkeepers, particularly during the two world wars.

The construction of the Illinois Central Railway line extension in 1887 not only led to the renaming of the town as Coggon and its economic growth, but the railroad transformed the community into its current spatial configuration. The town's layout perpendicular to the train tracks reflects the influence of the railroad. At the time, large railroad companies like the Illinois Central and the Chicago, Milwaukee & St. Paul Railroad extended their transportation offerings through independent short lines that went through small towns like Coggon.<sup>34</sup> Iowa towns settled after 1870 typically developed near the tracks and depot, as was the case of Coggon. Main Street was generally designed perpendicular to the train tracks where businesses serving the town had nearby access to the rail systems. Along with rail transportation, local transportation included horses and buggies or wagons to deliver merchandise and transport patrons to retail stores. Watering troughs and hitching posts were built along Main Street for the horses. Main Streets were congested with traffic and commercial activities. The wide design of Coggon's Main Street accommodated pedestrian and horse and buggy traffic, as shown in the photograph below.



Historic photograph of a bustling Coggon, looking south from the corner of East Main and 2<sup>nd</sup> Streets. Photo circa early 1900. Note: A corner of the Clemons House is shown on the bottom right. Source: Coggon Historical Society.

<sup>34</sup> H. Roger Grant, *The Corn Belt Route: A History of the Chicago Great Western Railroad Company* (Dekalb, Ill: Northern Illinois University Press, 1984) p. 72.

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Construction of the mill predated the town's platting. Nestled in a curve of Buffalo Creek, Coggon's mill was the first major building, located on Mill Street north of Main Street. The railroad grade extended diagonally southwest to northeast, following the course of Buffalo Creek. A one-room schoolhouse was constructed in 1884, and is shown on the town's original plat map facing west towards Main Street (see Figure 4). The Clemons House, the town's hotel, was constructed the year the town was platted, in 1887. Coggon's fourth building of prominence was almost certainly the railroad depot, which was positioned adjacent to the Buffalo southwest of the Green Brothers Grist Mill near lumber and stock yards in 1888. Main Street was platted to extend east from the depot to the school grounds. The town's streets were platted on a north-south grid with north-south streets numbered following railroad conventions of the time. Main and Linn Streets, which ran east-west, harbored the majority of the commercial area.

The position of the school was vital to the town's layout and helps to explain Main Street's unusual width. Main Street was deliberately platted along the sightline running west from the school grounds (see Figures 4 and 5).<sup>35</sup> By 1890, a second, four-room school building was constructed replacing the earlier one-room schoolhouse on the property at the east end of Main Street. Finally, in 1909, the Coggon Public School was constructed at the top of the knoll commanding a position at the eastern end of the commercial district (see Figure 8). As William Page notes in his discussion of the Coggon Public School, many commercial Main Streets contain a building of significance, such as a Courthouse, around which the commercial area was centered. In Coggon, the school was a building of prominence visually anchoring the commercial district and symbolizing the town's identity as a center of growth. The school grounds became a central area for the community, serving as a town square where community events were often held.<sup>36</sup>

The mid-nineteenth century was a period of enthusiastic railroad construction in Iowa linking east-west routes with north-south ones. The railroads promised to connect Midwestern cities, bringing progress and prosperity to Iowa towns along their routes.<sup>37</sup> Once the railroad companies published their intended routes, tradesmen and laborers flocked to towns where construction would take place in search of a job on the railroad. Lumberyards and hotels were important to these growing communities. Lumberyards found it difficult to keep up with the demand for building materials. Hotel keepers and store keepers congregated in existing or newly-platted towns to provide goods and services to the work crews and settlers, as was the case with Coggon's Clemons House and Main Street businesses. With a boom in population, women in the communities discovered opportunities to earn extra money. Some notable businesswomen in Coggon's early history include Jessie (Clemons) Sheldon, (married to Coggon's first mayor), who owned a millinery; Marion H. Savage, who served as Vice President of Savage Lumber Yard; Mary Orr, who owned Billy Orr Café and Tavern; and later Mary Ann Marvin, who purchased the restaurant with her husband Dan in 1920 and also housed boarders in the rooms above.<sup>38, 39</sup>

Because of housing shortages, many families rented rooms to boarders. In fact, the reason the Illinois Central, the Toledo & North Western, and the Milwaukee railroads each built two-story depots in Iowa towns was because of the housing shortage; the depot agent's family lived in the second-floor rooms. This was the case with Coggon's depot as well. The Cedar Rapids and Chicago Railroad (subsidized by the Illinois Central) began construction of a line from Cedar Rapids in 1887, the very year that Coggon was platted.<sup>40</sup> The line extended northwest to Manchester, stopping at Coggon. A two-story depot was constructed at the

<sup>35</sup> Original 1887 plat of Coggon, Iowa, Linn County Recorder's Office.

<sup>36</sup> Page, William. Coggon Public School, National Register of Historic Places Nomination Form. National Park Service. 2016.

<sup>37</sup> Don L. Hofsommer, *The Hook and Eye: A History of the Iowa Central Railway*, (Minneapolis, MN: Univ. Of Minnesota Press, 2005) p. 5..

<sup>38</sup> *Coggon Centennial*, 1957.

<sup>39</sup> History Book Committee. *The Story of Coggon*. 1982.

<sup>40</sup> History Book Committee. *The Story of Coggon*. 1982.

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west end of town in 1888, and the new railway ran under the watch of Fred C. Crosby, Station Agent. Crosby lived in the depot with his wife Margaret Clemons, youngest daughter of Alonzo and Jeanette.<sup>41</sup>



Historic Photograph of Illinois Central Railroad Depot at Coggon, circa 1900.  
Source: Coggon Historical Society.

During the 1880s, a man by the name of Alonzo Clemons came to Coggon with his family to build a hotel at Green's Mill. The hotel was constructed in 1887 in what was then a wooded area, and is commonly accepted as the first building to be constructed on Main Street. In addition to its role as a hotel, the Clemons House boarded young men and also became known as a local musical center.<sup>42</sup>

Coggon State Bank was established in 1888 or 1889, succeeding an earlier bank known as Old Coggon Bank. The *Coggon Monitor*, the local newspaper, was founded by F.P. Donnelly in 1889.

An 1891 article in the *Evening Gazette* entitled, "A prosperous Village on the Buffalo River That Springs up Like Magic in the Woods. Destined to be the Best Small Town in Linn County and Possibly a Great Manufacturing Center" showcased the remarkable growth of the Coggon community within the span of only approximately two years. The article describes the town as a "metropolis on a small scale." A number of early businesses were highlighted in the article, including some housed in Main Street buildings within the historic district, such as Dr. Andrew Byerly's medical practice; L.G. Hall Pharmacy; and H.M. Sheldon Furniture, pianos, organs and undertaking goods. Some other businesses noted that lay outside of the boundaries of the present historic district include the Green and Hanna General Merchandise store; the Fairchild and Dix machinery repair shop; Ralph Andrews wagon maker; Coquillet & Green's Meat Market; C.H. Andrews watchmaker; Nash Brothers General Merchandise; G.W. Nash, Postmaster; Alexander & Knox General Merchandise including boots and shoes; J.B. Hines Restaurant; E.T. Hastings and Wife millinery; Burch and Dunn, Photographers; Otis O. Makepeace, Barber; A.L. Willis groceries, feed, and flour; J.W

<sup>41</sup> *Coggon Centennial*, 1957.

<sup>42</sup> History Book Committee. *The Story of Coggon*. 1982.

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Hamilton Hardware, tin ware, stoves, buggies, wagons, etc.; S.W. Gardner cigar factory; T.H. McMeel, Blacksmith; T.E. M'Cann livery stable; H.C. Merriam & Co. lumber yard; Green's Mill; J.S. Blanch General Merchant; and Coggon Co-Operative Creamery.<sup>43</sup>

By 1892, a significant year for the history of Coggon, the town had grown and filed for incorporation. By 1893, more than twenty-five businesses were established<sup>44</sup> and included three blacksmith shops, a grocery store, Thomas Hall Drugs, and two doctor's offices, G.W. Andrews and Son Hardware, barber shop, lumber yard, John S. Wilson Livery, three general stores, dry goods store, a carpenter, wagon maker, butcher shop, cigar maker, shoemaker, jeweler/watch repair, photographer, newspaper office, saloon (briefly, until it was "run out of town"),<sup>45</sup> then a restaurant. In 1915, the Coggon Opera House held its first performance.

At the turn of the century, the area continued to thrive as a rural market center where merchants provided much-needed services to the larger rural community and town's population. In 1904, a second railroad line, the Chicago, Anamosa, and Northern, or CAN, was constructed between Anamosa and Coggon. The railroad stopped at individual farms located along the line. Many local residents worked on its construction. The rail line was extended as far north as Quasqueton in 1912; however, the route did not continue northward due to financial issues. The CAN was discontinued in 1915 and the tracks were removed in 1917 for scrap iron, initiating decline in rail accessibility for the community of Coggon. The Illinois Central Railroad continued operations in Coggon transporting passengers, livestock, and agricultural products. The passenger line for Coggon ended operations in 1931.<sup>46, 47</sup>

From 1910 through the 1920s, an increase in agricultural economic activity, described as the "Golden Age of Agriculture," was accompanied by a construction boom for small rural Iowa towns like Coggon. During the First World War, farmers all over the country were encouraged to farm, as it was understood that food would contribute to win the war. This created an increase in production and farmers used profits and credit to buy more land, goods, and services. Buildings including the Coggon Opera House (1915), John Campbell Hardware Store (1910), and Charles Sheldon Grocery Store (1915) were constructed in the commercial district during this period.

The year 1910 also saw the first gasoline service station in Coggon. The date marks the beginning of the influence of the automobile as a major mode of transportation in rural Linn County. Around this time, Tom Donnelly's Service station was constructed, and other service stations followed. The D-X Service Station was built by Mid-Continent Petroleum Company in 1936.<sup>48</sup>

The shift in transportation from the railroad to the automobile created major changes in rural America, as towns like Coggon no longer were a necessary commercial focus for rural populations. In addition, transitioning to a peacetime economy was challenging because the United States was a lender to European nations that found it hard to repay their debts. After the war, higher freight rates for rail transportation and the elimination of wartime price controls in 1920 were damaging to farmers. Excess production caused produce prices to fall and the country went into a peacetime depression.<sup>49</sup> The economic decline was associated with a lack of growth in Coggon's commercial district, and the beginnings of the community's commercial decline. In April of 1931, the Illinois Central Railroad Company discontinued its passenger line between Cedar Rapids

<sup>43</sup> *Coggon Monitor*, 1891.

<sup>44</sup> History Book Committee. *The Story of Coggon*. 1982.

<sup>45</sup> History Book Committee. *The Story of Coggon*. Page 17, 1982.

<sup>46</sup> History Book Committee. *The Story of Coggon*. 1982.

<sup>47</sup> *Coggon Centennial*, 1957.

<sup>48</sup> History Book Committee. *The Story of Coggon*. 1982.

<sup>49</sup> Leland L. Sage, "Rural Iowa in the 1920s and 1930s," *The Annals of Iowa* 47, no. 2 (October 1983): 91-95, <https://doi.org/10.17077/0003-4827.8981>.

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and Manchester<sup>50</sup>, putting an end to passenger service to Coggon,<sup>51</sup> although a freight line still runs along the tracks west of town.

The Coggon Commercial Historic District retains a sense of its original character and form. The wide street is true to the original layout of Main Street, and the silhouettes of the buildings largely mimic the district's historic form. The majority of the Coggon Commercial Historic District was constructed between the years 1887 and 1912, with only three contributing resources postdating this time frame. The earliest of these buildings include the hotel known as the Clemons House at 126 East Main and the Hugh Sheldon Furniture Store and Undertaking Business building at 109 East Main, both of simple frame construction that likely predate 1890. Construction of buildings appears to have begun in the western end of the district. Rapid construction of masonry buildings filling in the blocks followed, including the L.G. Hall Drug Store/Palace Pharmacy and Masonic Lodge at 123 East Main in 1898, the Billy Orr Café and Tavern at 114 East Main in 1890, the Coggon Savings Bank at 118 East Main also in 1890, Coggon State Bank/Lindahl Grocery Store at 203 East Main in 1888, and the Coggon Monitor Building at 216 East Main in 1890. Later additions include the Tom Donnelly Service Station at 218 East Main circa 1910, and the Opera House at 209 East Main in 1915. Frame building characteristics include false front configurations on resources that are only one or two stories with limited decorative elements as characteristic of Type II architecture. The later Type III masonry buildings feature two stories with decorative brickwork. The result is a cohesive commercial historic district that remains essentially true to the period of initial development of the town.

## Archaeological Sites

This National Register nomination does not address the potential for prehistoric or historic archaeological sites that may lie within the district boundaries.

<sup>50</sup> *The Monticello Express*, Vol. LXVI, No. 42, p. 1. April 16, 1931.

<sup>51</sup> History Book Committee. *The Story of Coggon*. 1982.

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** 3.04 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

A. Zone: 15 T	Easting: 4681976.1852	Northing: 621057.1247
B. Zone: 15 T	Easting: 4682020.8150	Northing: 621056.8252
C. Zone: 15 T	Easting: 4682021.1064	Northing: 621100.2409
D. Zone: 15 T	Easting: 4682058.8594	Northing: 621099.9875
E. Zone: 15 T	Easting: 4682059.9387	Northing: 621185.5485
F. Zone: 15 T	Easting: 4682078.3207	Northing: 621185.3166
G. Zone: 15 T	Easting: 4682078.3207	Northing: 621218.8703
H. Zone: 15 T	Easting: 4681978.8810	Northing: 621220.0684

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary of the Coggon Commercial Historic District is shown on Figure 3, entitled "Boundaries of Coggon Commercial Historic District and contributing/noncontributing status of each building." The district includes: Original Town Plat; lots 5–11 Block 3, lots 1–4 Block 4, lots 1–10 Block 7, and lots 2–8 Block 8. The district includes the north and south sides of East Main Street, extending from the intersection of 1<sup>st</sup> Street east towards the intersection of 3<sup>rd</sup> Street.

**Boundary Justification** (Explain why the boundaries were selected.)

The district represents the historic commercial center of Coggon, Iowa. The district boundaries encompass the a cluster of commercial buildings dating to between 1887 and 1936.

**11. Form Prepared By**

name/title Nurit Finn, Maria Lopez Schmid, and Maggie Jones date June 11, 2019

organization Wapsi Valley Archaeology, Inc. telephone (319) 462-4760

street & number 126 East Main Street email ngfinn@wapsivalleyarch.com

city or town Anamosa state IA zip code 52205

**Additional Documentation**

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photographs**

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**Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Coggon Commercial Historic District  
**City or Vicinity:** Coggon  
**County:** Linn **State:** Iowa  
**Photographer:** Nurit Finn and Maggie Jones  
**Date Photographed:** September 27, 2017; December 7, 2017; April 21, 2018; July 30, 2018, September 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 27: Overview of East Main Street, 100 block, north side, looking northwest.  
(IA\_Linn County\_Coggon Commercial Historic District\_0001)

Photo 2 of 27: Overview of East Main Street, 100 block, north side, looking northeast.  
(IA\_Linn County\_Coggon Commercial Historic District\_0002)

Photo 3 of 27: North Side Restaurant and Tavern/Billy Orr Café and Tavern, 114 East Main Street, looking north.  
(IA\_Linn County\_Coggon Commercial Historic District\_0003)

Photo 4 of 27: Coggon Bank, 118 East Main Street, looking north.  
(IA\_Linn County\_Coggon Commercial Historic District\_0004)

Photo 5 of 27: Detail of brickwork, 118 East Main Street, looking north.  
(IA\_Linn County\_Coggon Commercial Historic District\_0005)

Photo 6 of 27: John Campbell Hardware Store, 122 East Main Street, looking north.  
(IA\_Linn County\_Coggon Commercial Historic District\_0006)

Photo 7 of 27: Intricate decorative brickwork, 122 East Main Street, looking north.  
(IA\_Linn County\_Coggon Commercial Historic District\_0007)

Photo 8 of 27: East side of John Campbell Hardware Store, 122 East Main Street, looking northwest.  
(IA\_Linn County\_Coggon Commercial Historic District\_0008)

Photo 9 of 27: Clemons House, 126 East Main Street, looking northwest.  
(IA\_Linn County\_Coggon Commercial Historic District\_0009)

Photo 10 of 27: Overview of East Main Street, 100 block, south side, looking southwest.  
(IA\_Linn County\_Coggon Commercial Historic District\_0010)

Photo 11 of 27: Overview of East Main Street, 100 block, south side, looking southeast.  
(IA\_Linn County\_Coggon Commercial Historic District\_0011)

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Photo 12 of 27: Winfield Scott Barber Shop, 101 East Main Street, looking southeast.  
(IA\_Linn County\_Coggon Commercial Historic District\_0012)

Photo 13 of 27: L.G. Hall Drug Store/Palace Pharmacy, 123 East Main Street, looking south.  
(IA\_Linn County\_Coggon Commercial Historic District\_0013)

Photo 14 of 27: Metal step detail, 123 East Main Street, looking south.  
(IA\_Linn County\_Coggon Commercial Historic District\_0014)

Photo 15 of 27: Detail, 123 East Main Street, looking south.  
(IA\_Linn County\_Coggon Commercial Historic District\_0015)

Photo 16 of 27: Overview of East Main Street, 200 block, north side, looking east.  
(IA\_Linn County\_Coggon Commercial Historic District\_0016)

Photo 17 of 27: Frank Patton's Grocery Store and Dry Goods/Milo L. Ware General Store, 202 E Main St,  
looking northeast.  
(IA\_Linn County\_Coggon Commercial Historic District\_0017)

Photo 18 of 27: Detail of decorative pressed metal, 202 East Main Street, looking north.  
(IA\_Linn County\_Coggon Commercial Historic District\_0018)

Photo 19 of 27: Tom Donnelly Service Station and Garage, 218 East Main Street, looking north. (IA\_Linn  
County\_Coggon Commercial Historic District\_0019)

Photo 20 of 27: Coggon Monitor Building, 216 East Main Street, looking northwest.  
(IA\_Linn County\_Coggon Commercial Historic District\_0020)

Photo 21 of 27: Detail of brickwork, 216 East Main Street, looking north.  
(IA\_Linn County\_Coggon Commercial Historic District\_0021)

Photo 22 of 27: Overview of East Main Street, 200 block, south side, looking southeast.  
(IA\_Linn County\_Coggon Commercial Historic District\_0022)

Photo 23 of 27: Coggon State Bank/Lindahl Grocery Store, 201-203 East Main Street, looking south.  
(IA\_Linn County\_Coggon Commercial Historic District\_0023)

Photo 24 of 27: East portion of 201-203 East Main Street, looking south.  
(IA\_Linn County\_Coggon Commercial Historic District\_0024)

Photo 25 of 27: Detail of decorative brickwork, 201-203 East Main Street.  
(IA\_Linn County\_Coggon Commercial Historic District\_0025)

Photo 26 of 27: Coggon Opera House, 209 East Main Street, looking southeast.  
(IA\_Linn County\_Coggon Commercial Historic District\_0026)

Photo 27 of 27: Upper corner detail, Coggon Opera House, 209 East Main Street, looking south.  
(IA\_Linn County\_Coggon Commercial Historic District\_0027)

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**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Figure 1. Map showing photograph locations and directions, Coggon Commercial Historic District. Source: ISU GIS Facility (2018).

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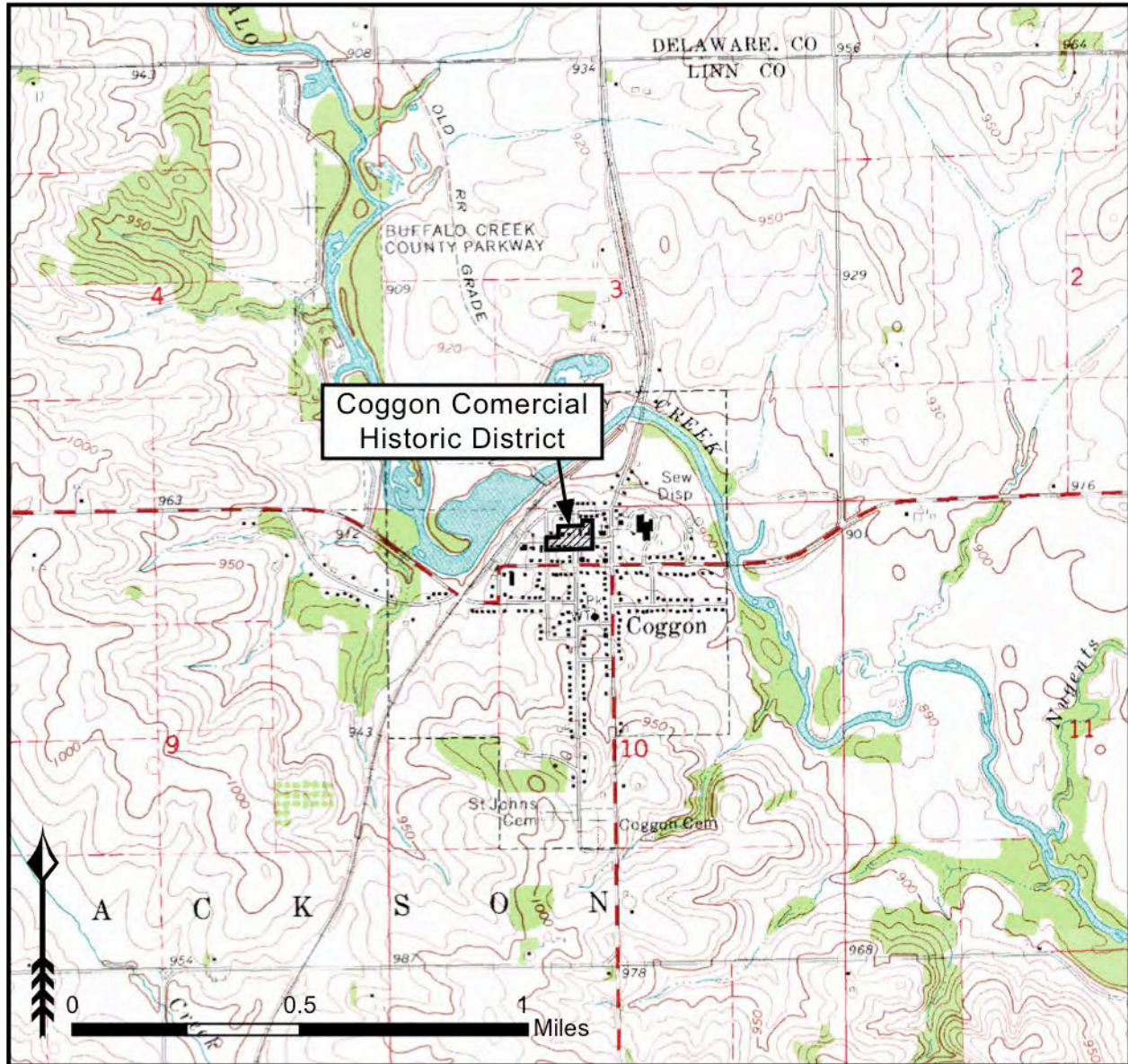


Figure 2. USGS Map of Coggon (1993). Location of Coggon Commercial Historic District. Source: USGS Coggon, Iowa, 7.5" series map (1993).

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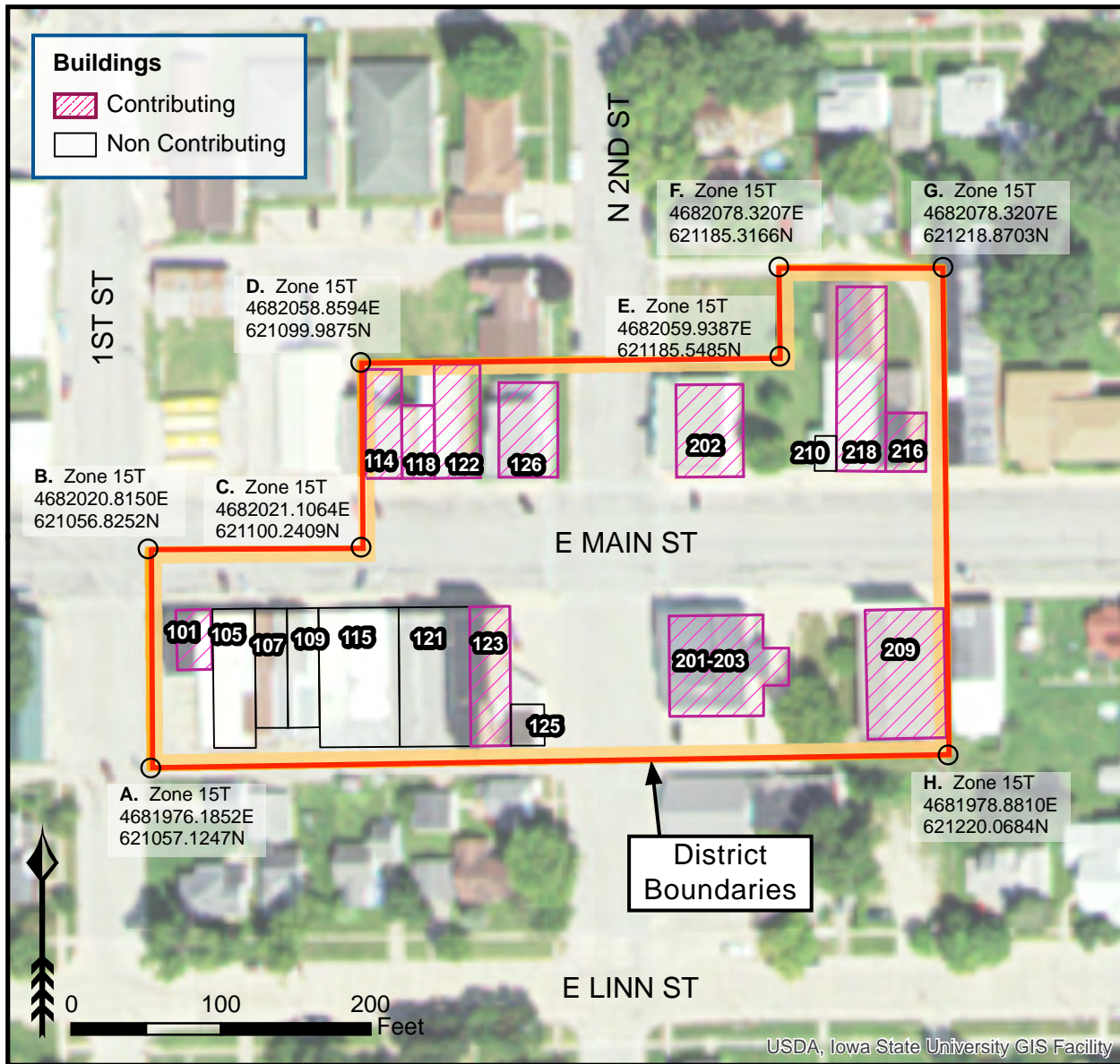


Figure 3. Boundaries of Coggon Commercial Historic District and contributing/noncontributing status of each building. Source: ISU GIS Facility (2018).



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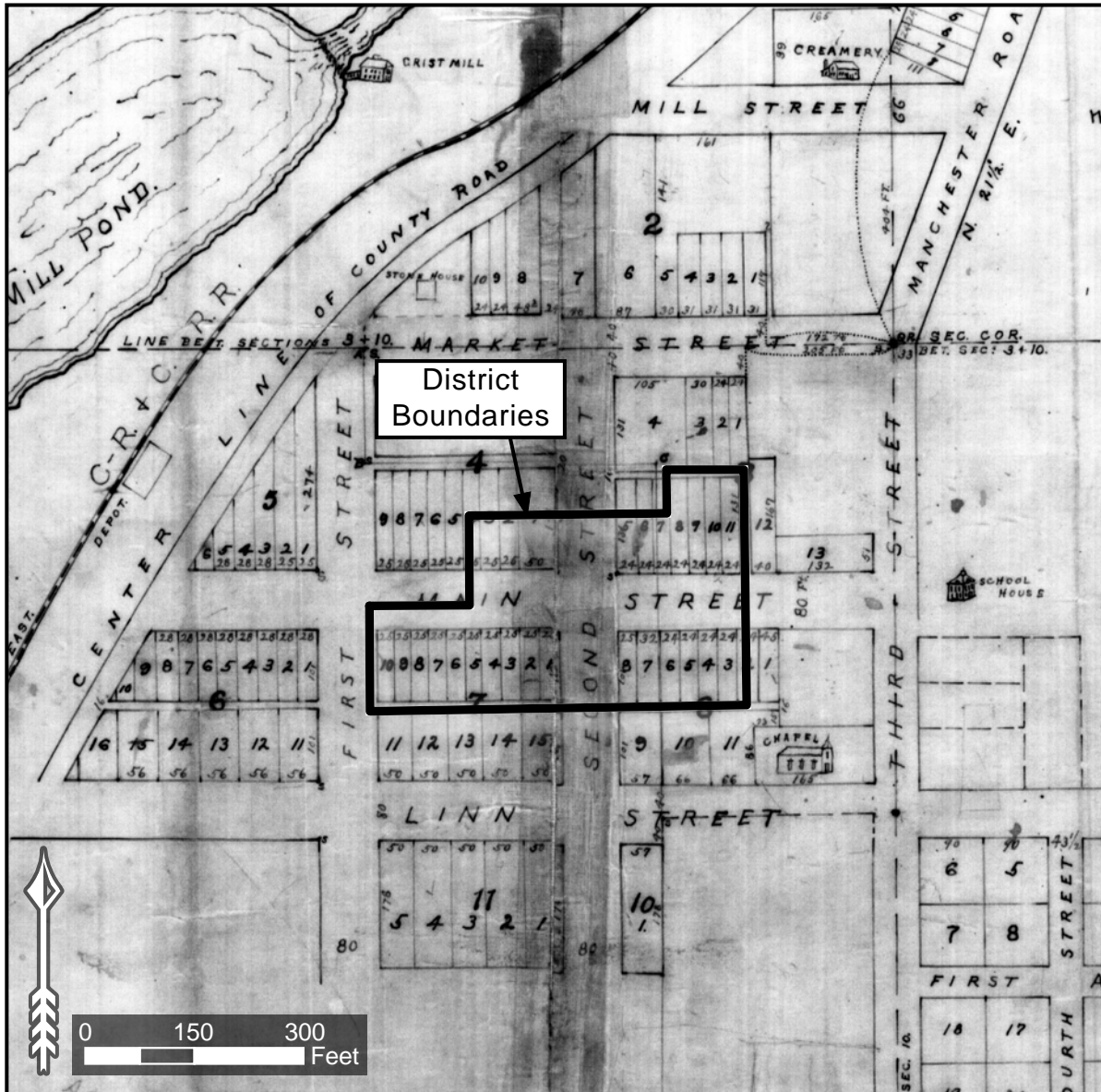


Figure 4. Original 1887 plat of Coggon, Iowa. Source: Linn County Recorder's Office.

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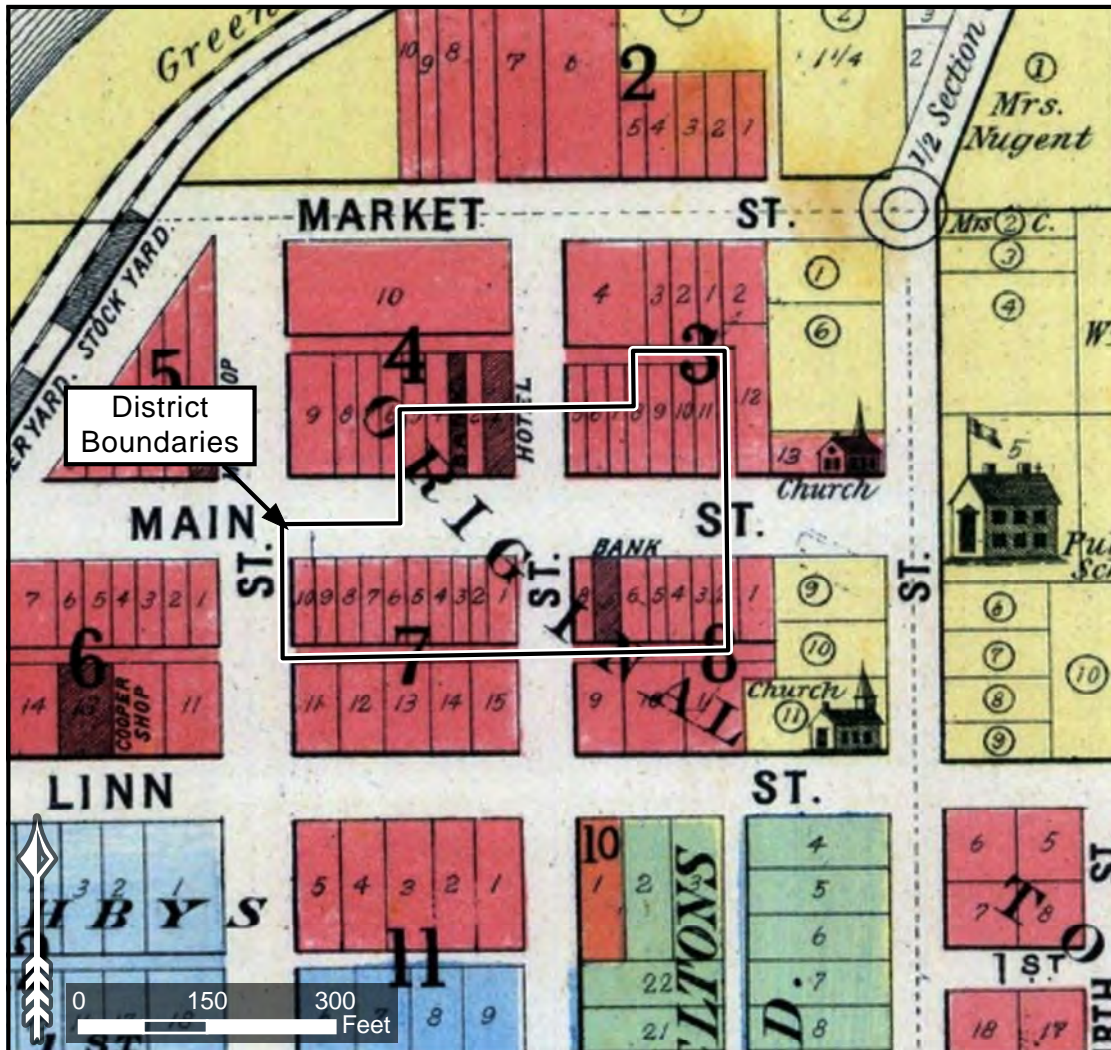


Figure 5. 1895 plat of Coggon. Source: Parsons, Treat, and Wardle (1895).

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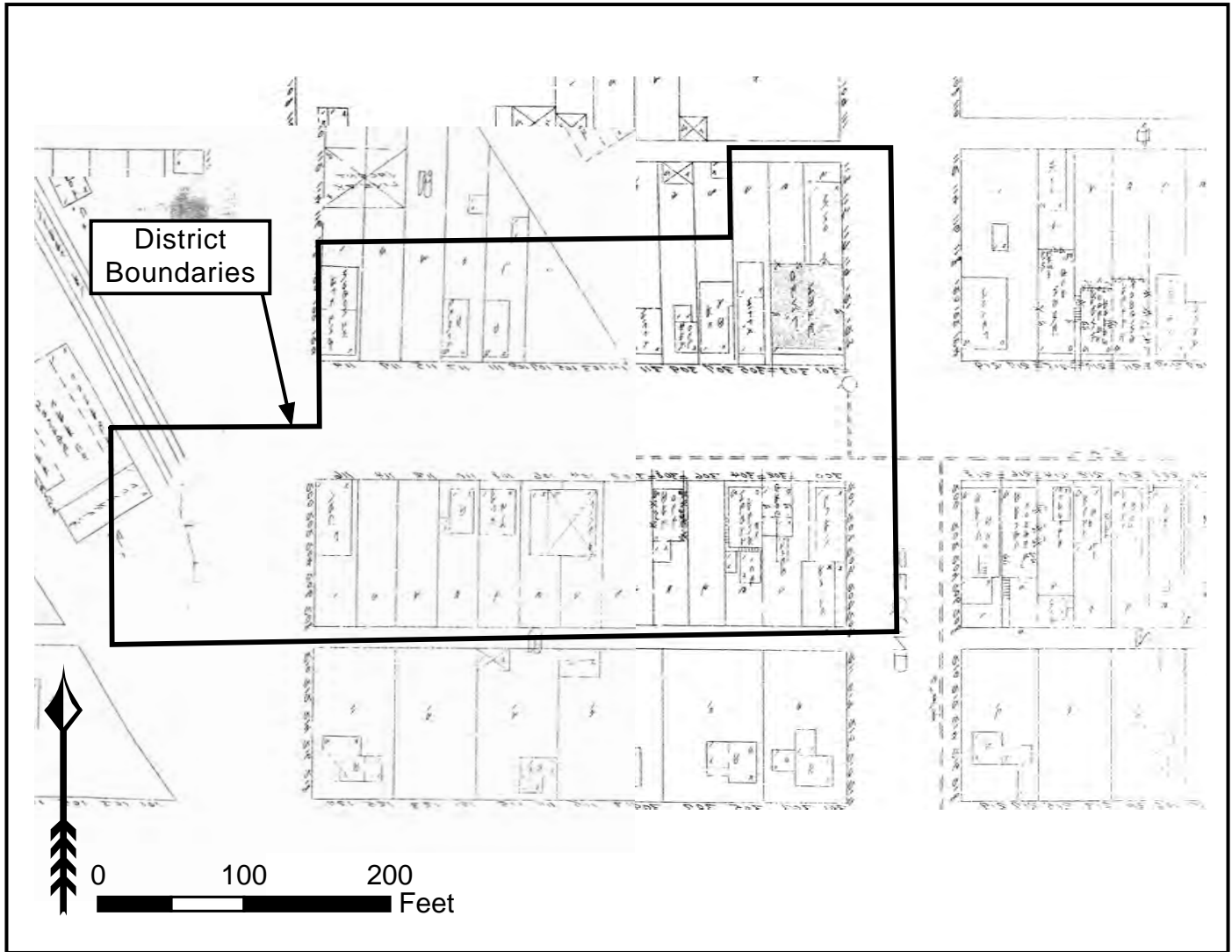


Figure 6. 1906 Sanborn map of Coggon. Source: Sanborn Fire Insurance Company (1906); State Historical Society Library, Iowa City, Iowa.

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Figure 7. Mid-twentieth century aerial photograph of Coggon. View to the northeast.  
Source: Coggon Historical Society.

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Figure 8. Circa 1909 photograph showing 1890 school building with the 1909 Coggon Public School Building under construction in the background. Source: Coggon Historical Society.



Figure 9. View looking east from the eastern portion of the historic district showing the sightline to Coggon Public School Building.

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Figure 10. Historic photograph of East Main Street, 100 block, north side. Photograph early 1900s. Source: Coggon Historical Society.



Figure 11. Overview of East Main Street, 100 block, north side.

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Figure 12. Circa 1900 Historic photograph of East Main Street, 100 block, north side. Source: Coggon Historical Society.



Figure 13. Overview of East Main Street, 100 block, north side.

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Figure 14. North Side Restaurant and Tavern/Billy Orr Café and Tavern, 114 East Main Street.



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Figure 15. Coggon Bank, 118 East Main Street.



Figure 16. Detail of brickwork, 118 East Main Street.

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Name of Property

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County and State



Figure 17. John Campbell Hardware Store, 122 East Main Street.

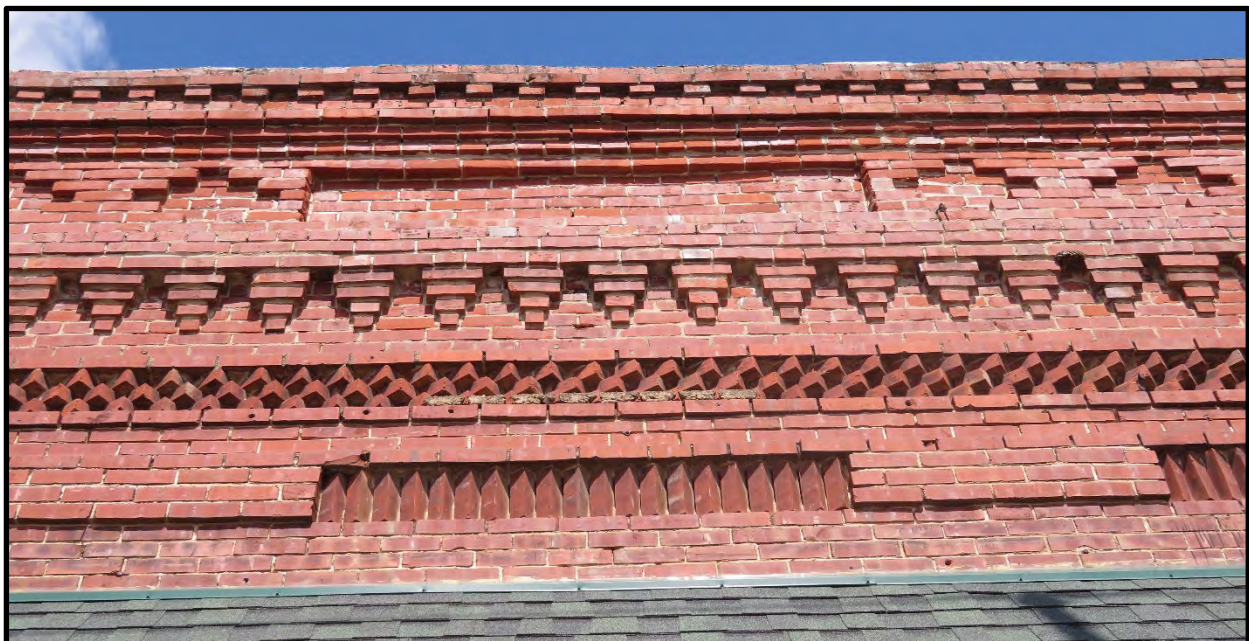


Figure 18. Intricate decorative brickwork, 122 East Main Street.

Coggon Commercial Historic District  
Name of Property

Linn County, Iowa  
County and State



Figure 19. East side of John Campbell Hardware Store, 122 East Main Street.

Coggon Commercial Historic District  
Name of Property

Linn County, Iowa  
County and State



Figure 20. Early 1900s historic photograph of the Clemons House, 126 East Main Street. Source: Coggon Historical Society.



Figure 21. Clemons House, 126 East Main Street.

Coggon Commercial Historic District  
Name of Property

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County and State



Figure 22. Historic photograph of East Main Street, 100 block, south side. Photo circa 1910s. Source: Coggon Historical Society.



Figure 23. Overview of East Main Street, 100 block, south side.

Coggon Commercial Historic District  
Name of Property

Linn County, Iowa  
County and State



Figure 24. Overview of East Main Street 100, block, south side.



Figure 25. Winfield Scott Barber Shop, 101 East Main Street.

Coggon Commercial Historic District  
Name of Property

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County and State



Figure 26. Circa early 1900s historic photograph of L.G. Hall Drug Store/Palace Pharmacy, 123 East Main Street. Source: Coggon Historical Society.



Figure 27. L.G. Hall Drug Store/Palace Pharmacy, 123 East Main Street.

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County and State



Figure 28. Metal step detail, 123 East Main Street.



Figure 29. Detail, 123 East Main Street.



Coggon Commercial Historic District  
Name of Property

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County and State

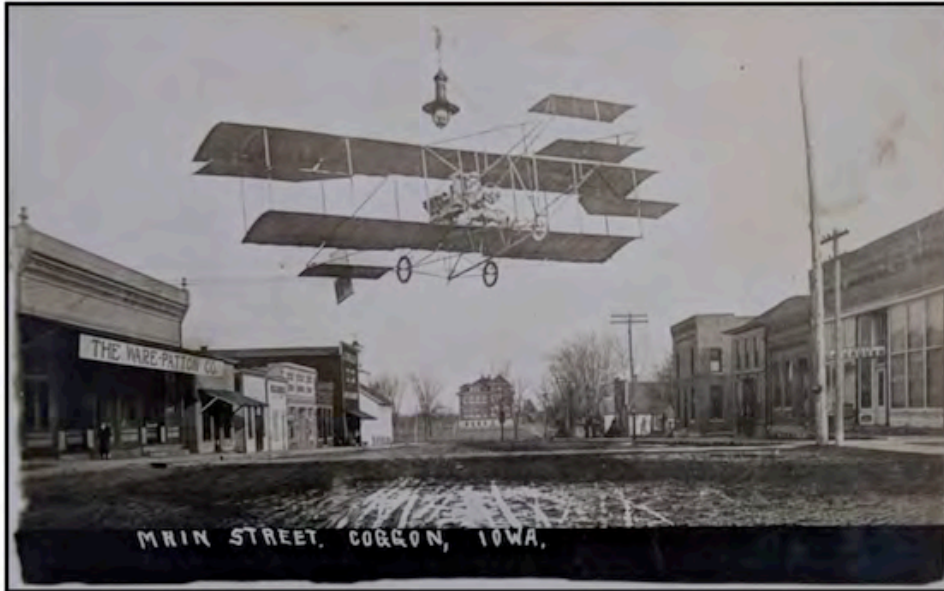


Figure 30. Early 20<sup>th</sup> Century photograph of E Main St, 200 block. Source: Coggon Historical Society.



Figure 31. Overview of E Main St, 200 block, view to the east.

Coggon Commercial Historic District  
Name of Property

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Figure 32. Early 1900s historic photograph of East Main Street, 200 block, north side. Source: Coggon Historical Society.



Figure 33. Frank Patton's Grocery and Dry Goods/Milo L. Ware General Store, 202 East Main Street.

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Name of Property

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Figure 34. Detail of decorative pressed metal, 202 East Main Street.

Coggon Commercial Historic District  
Name of Property

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Figure 35. Circa 1900 historic photograph of the original Coggon Monitor Office building. The frame building stood west of Dr. Byerly's Office (below), which was constructed a little later.



Figure 36. Dr. A.J. Byerly Office, 210 East Main Street.

Coggon Commercial Historic District  
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Figure 37. Tom Donnelly Service Station and Garage, 218 East Main Street.

Coggon Commercial Historic District  
Name of Property

Linn County, Iowa  
County and State



Figure 38. Coggon Monitor Building, 216 East Main Street.

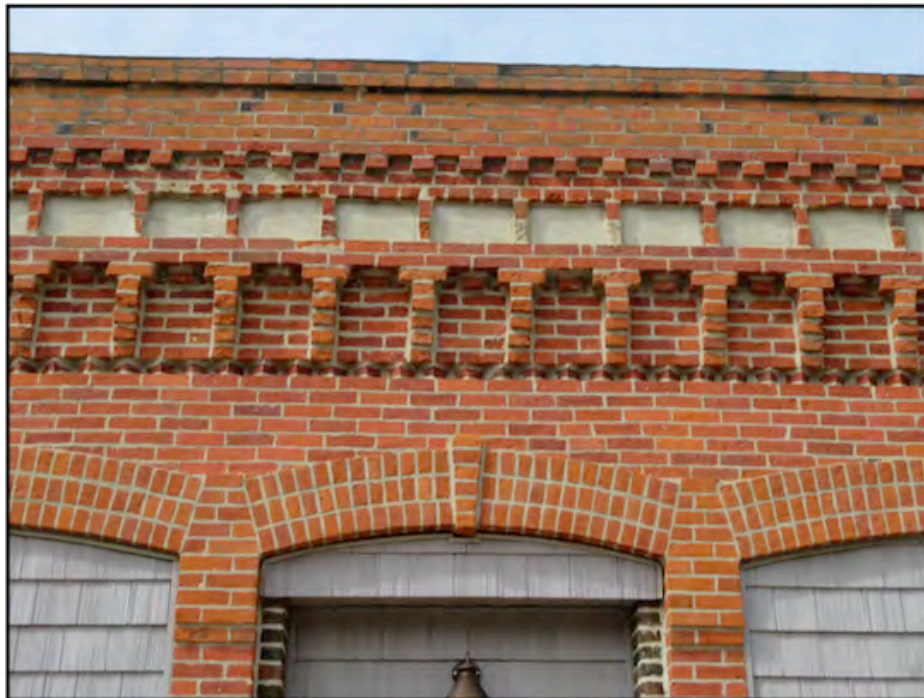


Figure 39. Detail of brickwork, 216 East Main Street.

Coggon Commercial Historic District  
Name of Property

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County and State



Figure 40. Circa 1906 historic photograph of East Main Street, 200 block, south side. Source: Coggon Historical Society.



Figure 41. Overview of East Main Street, 200 block, south side.

Coggon Commercial Historic District  
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Figure 42. Historic photograph circa 1906 of Coggon State Bank/Lindahl Grocery Store, east portion, 201-203 East Main Street. Source: Coggon Historical Society.



Figure 43. Circa 1910s historic photograph (post 1906) of Coggon State Bank/Lindahl Grocery Store, east portion, 201-203 East Main Street. Source: Coggon Historical



Coggon Commercial Historic District  
Name of Property

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Figure 44. Coggon State Bank/Lindahli Grocery, 201-203 East Main Street.



Figure 45. East portion of 201-203 East Main Street, Coggon State Bank/Lindahli Grocery Store.

Coggon Commercial Historic District  
Name of Property

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Figure 46. Detail of decorative brickwork, 201-203 East Main Street.



Figure 47. Circa 1920s historic photograph of Coggon Opera House, 209 East Main Street. Source: Coggon Historical Society.

Coggon Commercial Historic District  
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Figure 48. Circa 1950s historic photograph of the Coggon Opera House, then the Comet Theater, 209 East Main Street. Source: Coggon Historical Society.



Figure 49. Coggon Opera House, 209 East Main Street.

Coggon Commercial Historic District  
Name of Property

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Figure 50. Upper corner detail, Coggon Opera House, 209 East Main Street.





COGGON

POLICE  
PUBLIC WORKS  
CITY HALL  
118 E. MAIN





POLICE  
PUBLIC WORKS

RESERVE  
U.S. MAIL  
VEHICLES  
←  
U.S. POSTAL  
SERVICE



COGGON

POLICE  
PUBLIC WORKS

CITY HALL

118 E. MAIN

Hours  
Monday - Friday  
7:00am - 6:00pm  
coggon.org

122

PLC 538





MAIN

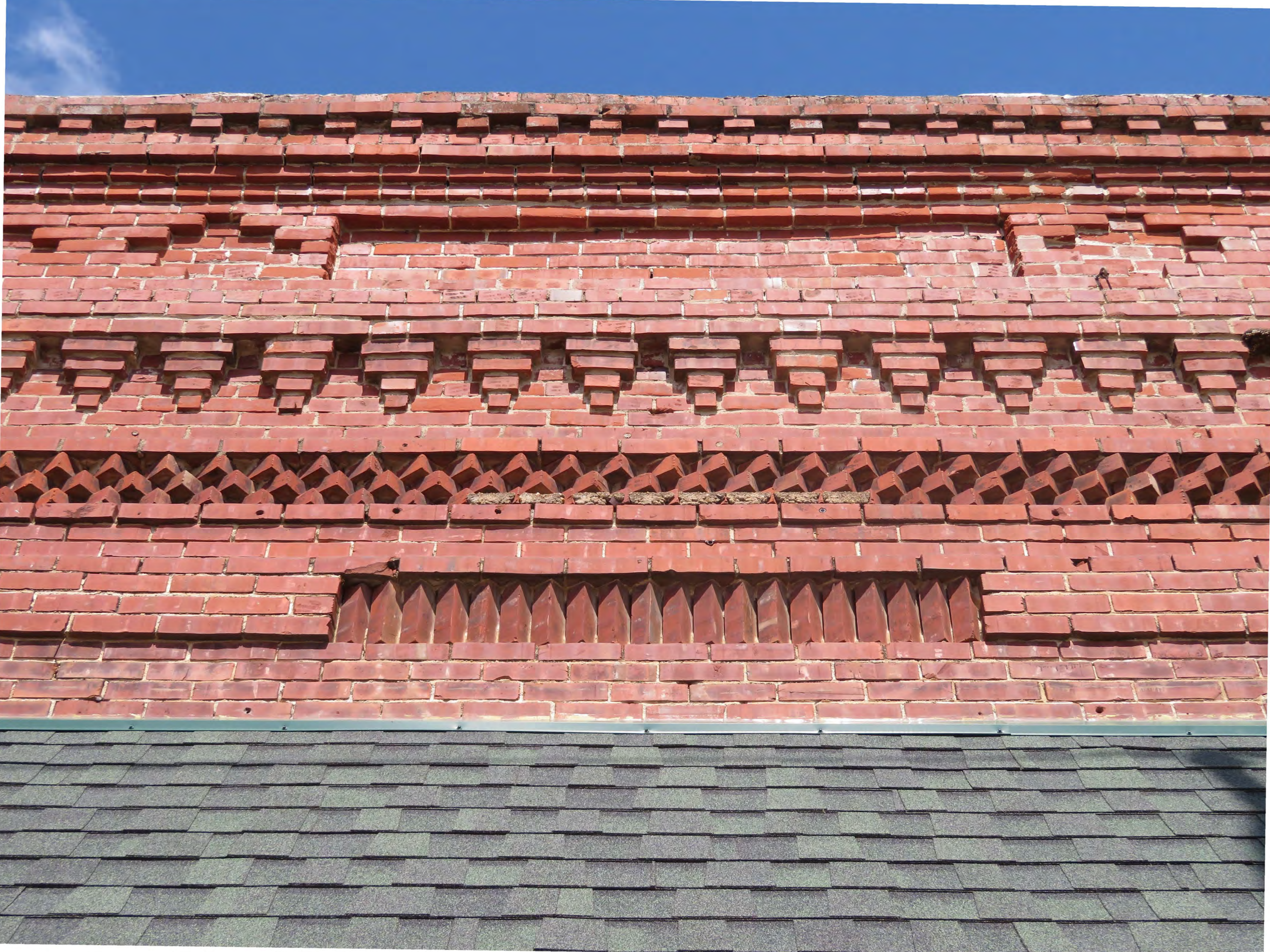


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122





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122

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ONLY  
UNIVERSITY OF ILL. 198



CLEMONS HOUSE  
HISTORICAL SOCIETY  
NEXT MEETING  
MON NOV 27 7:00  
EVERYONE WELCOME

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OWNED & RESTORED  
BY  
THE HISTORICAL SOCIETY

"Be kind to people."  
In loving memory of  
Verna Light Sarbo, 1930 - 2016

MAIN STREET





COMMUNITY SAVINGS BANK





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REPAIRS

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LODGE  
No. 523  
AF&AM

125

123







COMMUNITY  
SAVINGS BANK



Coggon  
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Street





JOHN McCRIGHT  
ATTORNEY  
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218

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PARKING





218

NO  
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OPERA HOUSE  
ANNEX

THE BROADWAY THEATRE  
at the Opera House  
Broadway Theatre  
218 W. 1st St.  
St. Paul, MN 55101  
www.broadwaytheatre.com

OPERA HOUSE  
HOLLYN RUSSELL  
& COMPANY  
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OPERA HOUSE  
1915

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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination  
Property Name: Coggon Commercial Historic District  
Multiple Name: Iowa's Main Street Commercial Architecture MPS  
State & County: IOWA, Linn

Date Received: 6/24/2019 Date of Pending List: 7/19/2019 Date of 16th Day: 8/5/2019 Date of 45th Day: 8/8/2019 Date of Weekly List:

Reference number: MP100004229  
Nominator: SHPO

Reason For Review:

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal       | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue         |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo                   |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input checked="" type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period                  |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years      |
|                                       | <input type="checkbox"/> CLG             |  |

Accept     Return     Reject    8/7/2019 Date

Abstract/Summary Comments: The Coggon Commercial Historic District is locally significant and meets National Register Criteria A under the area of significance Commerce. The small district containing buildings dating from 1887 to 1931 represents a good example of a rural commercial center serving the agricultural regions of the state during the late nineteenth and early twentieth century. The property meets the Registration Requirements of the Iowa's Main Street Commercial Architecture MPS.

Recommendation/ Criteria: Accept NR Criteria A

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 08/07/2019

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



IOWA DEPARTMENT OF CULTURAL AFFAIRS

KIM REYNOLDS, GOVERNOR  
ADAM GREGG, LT. GOVERNOR

IOWA ARTS COUNCIL PRODUCE IOWA STATE HISTORICAL SOCIETY OF IOWA

CHRIS KRAMER, DIRECTOR



IOWA ARTS COUNCIL

June 18, 2019

PRODUCE IOWA

Joy Beasley, Keeper of the National Register of Historic Places  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240

STATE HISTORICAL SOCIETY OF IOWA

Dear Ms Beasley:

STATE HISTORICAL MUSEUM OF IOWA

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable. For the **Coggon Commercial Historic District** there were no objections received from any of the 14 property owners.

STATE HISTORICAL LIBRARY & ARCHIVES

**Coggon Commercial Historic District**

STATE HISTORIC SITES

The Coggon Commercial Historic District is significant at the local level under Criterion A in the area of Commerce. The district is a good example of a rural Iowa community that grew and thrived as a commercial center in a largely rural portion of Linn County. In addition, the town developed in conjunction with the construction and running of the railroad in Iowa. Initially a hamlet that formed at the location of a mill and store, the town was platted with the promise that Coggon would be a stop on the Cedar Rapids and Chicago Railroad, and it quickly developed once the railroad was constructed. The district historically included commercial enterprises as well as a mix of civic organizations and an opera house. Architecturally, the district contains buildings characteristic of Main Street architecture of the period, exhibiting examples of wood frame structures and turn-of-the-century commercial brick architecture. The period of significance begins in 1887 with the construction of its earliest extant Main Street building, which coincided with the construction of the railroad and the town's platting and incorporation. The ending date of significance is 1931, the year passenger rail service was discontinued to Coggon. This ending date coincides with business decline associated with the increasing importance of the automobile and Iowa's road system over rail transportation.

STATE HISTORIC PRESERVATION OFFICE OF IOWA

IOWA HISTORICAL FOUNDATION

The Coggon Commercial Historic District meets the registration requirements of the "Iowa's Main Street Commercial Architecture" Multiple Property Document for the National Register of Historic Places. The district is significant under Criterion A as determined under Property Type I (commercial districts). The Coggon Commercial Historic District exhibits a wide Main Street lined with a mix of frame and masonry architecture, mainly attached. The district includes some buildings that fall within Type II (associated with the platting and settlement of a community and often including frame construction) and Type III (second generation construction often exhibiting masonry construction associated with the turn of the century) categories.

## Olmstead Family Farmhouse

Built in 1904, the Olmsted Family Farmhouse is significant, locally and under National Register Criterion A, because it calls attention to the emergence of Urbandale, Iowa, as a town. Incorporated in 1917, this town overlaid its boundaries on a rural community of scattered farms. The Olmsted Family Farmhouse signals this evolution of land use. The farmhouse is much larger in size than its neighbors and Victorian rather than 20th century in architectural feeling. These character-features proclaim this property's earlier land use and rural origins prior to urban incorporation. Following the town's incorporation, the Olmsted Family Farmhouse also affected urban development in Urbandale. The platting of the farmland associated with this farmhouse into residential lots in 1937, as well as the physical prominence of the farmhouse itself, reinforced the importance of 70th Street, the rural road adjacent to it, which, by the 1940s, had become the backbone of Urbandale, Iowa, as an urban space. The Olmsted Family Farmhouse period of significance, under Criterion A, is 1904 and 1937, the time when it affected settlement and urban growth in the community. It possesses two resources for this nomination, the house itself, which is contributing and classified as building, and the barn, which is noncontributing and classified as a building.

Thank you for your consideration.

Sincerely,



Laura Sadowsky  
State Historian and National Register Coordinator  
State Historical Society of Iowa

Enclosures.