

JUL 26 2005

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

1. Name of Property

historic name _____ Mason City Downtown Historic District _____

other names/site number _____

2. Location

street & number _____ Roughly bounded by N. 4th St., Georgia Ave., Washington Ave., and S. 2nd St. N/A not for publication

city or town _____ Mason City _____ N/A vicinity

state _____ Iowa _____ code _____ IA _____ county _____ Cerro Gordo _____ code _____ 033 _____ zip code _____ 50401 _____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Ronell J. Sorka Deputy SHPO *July 25, 2005*
Signature of certifying official/Title _____ Date _____
STATE HISTORICAL SOCIETY OF IOWA

State of Federal agency and bureau _____

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

Signature of commenting official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
See continuation sheet.
- determined eligible for the National Register.
See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain) _____

Signature of the Keeper

Date of Action

Linda McCullum *9/08/05*

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	
54	22	buildings
1		sites
		structures
4	3	objects
59	25	Total

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

Number of contributing resources previously listed in the National Register

Mason City Central Business District, MPDF

9

6. Function or Use

Historic Functions

(Enter categories from instructions)

Current Functions

(Enter categories from instructions)

- COMMERCE/TRADE
- COMMERCE/TRADE/business
- COMMERCE/TRADE/financial institution
- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/department store
- RELIGION/religious facility
- GOVERNMENT/post office
- EDUCATION/school

- COMMERCE/TRADE
- COMMERCE/TRADE/business
- COMMERCE/TRADE/financial institution
- COMMERCE/TRADE/specialty store
- RELIGION/religious facility
- GOVERNMENT/post office
- HEALTHCARE/sanitarium

7. Description

Architectural Classification

(Enter categories from instructions)

Materials

(Enter categories from instructions)

- LATE VICTORIAN
- LATE VICTORIAN/Italianate
- LATE 19TH & 20TH CENTURY REVIVALS
- LATE 19TH & 20TH AMERICAN MOVEMENTS
- MODERN MOVEMENT

- foundation BRICK
- walls BRICK
- roof SYNTHETICS/rubber
- other

Narrative Description

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

8. Statement of Significance

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

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

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

Property is:

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

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

9. Major Bibliographical References

Bibliography
(Cite books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance
(Enter categories from instructions)

___ ARCHITECTURE _____

___ COMMERCE _____

Period of Significance

___ 1855-1955 _____

Significant Dates

___ 1855 _____

___ 1909 _____

___ 1910 _____

Significant Person

(Complete if Criterion B is marked above)

___ N/A _____

Cultural Affiliation

Architect/Builder

___ Wright, Frank Lloyd _____

___ Waggoner, Karl _____

___ Bogardus, E.R. _____

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreege of Property _____ 49.75 +/- _____

UTM References

(Place additional UTM references on a continuation sheet.)

1	15	483516E	4778105N	2	15	483775E	4778105N
	Zone	Easting	Northing		Zone	Easting	Northing
3	15	483775E	4778006N	4	15	483907E	4778006N
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title _____ Alexa McDowell, Architectural Historian _____

organization _____ AKAY Consulting _____ date _____ October 15, 2004 _____

street & number _____ 1226-6th Street _____ telephone _____ 515-432-5216 _____

city or town _____ Boone _____ state _____ Iowa _____ zip code _____ 50036 _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional Items

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

Property Owner

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

name _____ Various, see continuation sheet. _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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Mason City Downtown Historic District
Cerro Gordo, Iowa

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MATERIALS, continued

Foundation:	Stone/Limestone Concrete
Walls:	Wood Stone/Limestone Stucco
Roof:	Asphalt

NARRATIVE DESCRIPTION

Overview

The Mason City Downtown Historic District is located at the heart of Mason City, Iowa; a north-central Iowa community with a population of just over 29,000. In addition to its role as the Cerro Gordo county seat, Mason City has a long history as a regional industrial and commercial center. Mason City is located in a topographically level portion of the state, the district's topography being consistent with that of the surrounding area. The district is set in a tightly gridded plan with its north-south streets designated as named avenues and its east-west roads as numbered streets.

The Mason City Downtown Historic District is located in an area (loosely) bound by Southbridge Mall on the south, North 4th Street on the north, Washington Avenue on the west, and Georgia Avenue on the east. The district is comprised of two general areas, referred to in this document as the "Federal Avenue Corridor" and "East of Delaware". Individually, these areas reveal the historic progression of their specific areas; the "Federal Avenue Corridor" as the longtime commercial core; "East of Delaware", as an area that shifted from a residential base to join the Federal Avenue Corridor as a heavily commercial sector. Together they paint a comprehensive picture of the historic growth and development of the Mason City downtown commercial area.

The Federal Avenue Corridor is the historic core of the downtown commercial area, which, to a large degree (and despite major commercial sprawl along Old Highway 18 between Mason City and neighboring Clear Lake), it remains today. Federal Avenue (including the east-west streets that intersect Federal Avenue itself) represents the growth and development of Mason City as driven by its commercial success. The streets of the corridor are flanked by commercial buildings, which, through their variety of architectural styles and construction eras, contribute to a coherent history of the district. The retention of a high level of historic integrity in a majority of the buildings located along the corridor reinforces the significance of the district.

Central Park, created with the city's first official plat in 1855, occupies one city block near the south end of the Federal Avenue Corridor and is an integral component of the Mason City Downtown Historic District.

The East of Delaware portion of the Downtown Historic District showcases transitional property types; those buildings that bridge the physical gap between a dominant commercial area (the Federal Avenue Corridor) and, in the case of Mason City, the residential neighborhoods to the east. Before

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1900, the area east of Delaware Avenue was primarily a single-family residential neighborhood. The transition toward a more commercial composition began in the first decade of the twentieth century. Today, "East of Delaware" features a variety of property types including commercial, religious, educational, governmental, and residential (predominantly multiple-family dwellings.) Like the Federal Avenue Corridor, this portion of the district includes a wide representation of architectural styles and construction eras. The retention of a high level of historic integrity in most of the buildings located in the East of Delaware portion of the Downtown Historic District reinforces its significance and underscores the interplay between the Federal Avenue Corridor and the East of Delaware area, creating a full expression of the historic significance of the district in its entirety.

Despite a long and illustrious history as a railroad center, the Mason City downtown was never intersected by rail lines, the lines by-passing the city core in a pattern designed to accommodate the industries located north of town and the wholesale enterprises to the south. The exception to this was a trolley line that ran along several blocks of Federal Avenue, connecting the retail center with the burgeoning residential areas to the north. The lack of rail lines intersecting the downtown heightened the sense of cohesion in the commercial center.

As a small city whose long term prosperity rested upon large industry, Mason City has faced numerous economic challenges; a shift from an industrial based economy to a more recent service and commercial based economy resulted in a physical impact on the historic commercial core. The rerouting of perimeter traffic patterns, loss of some historic buildings, and the construction of Southbridge Mall have all had an impact on the district. Despite these modern intrusions, the commercial district retains a strong sense of cohesion.

As would be expected, much of the architecture of the Mason City Downtown Historic District was builder/contractor designed. Geo. P. Petersen & Son and M.M. Moen Company (later Davey & Moen) are known to have built downtown buildings. In addition, there are significant examples of architect designed buildings including the City National Bank and Park Inn, by Frank Lloyd Wright. Also, William Foster of Foster & Liebbe in Des Moines designed the Park Opera House, Proudfoot, Bird & Rawson designed the Hanford Hotel, and prominent local architects E.R. Bogardus and Karl Waggoner are known to have designed multiple buildings in the Downtown District.

As the heart of the downtown, the Federal Avenue Corridor showcases commercial buildings while the East of Delaware area provides the transition from commercial to residential zoning. As a whole, the Mason City Downtown Historic District represents the comprehensive history of the commercial core of the community. The Historic District is today the city's strongest link to its long and prosperous commercial history.

Federal Avenue Corridor

As the historic core of the downtown commercial area, the Federal Avenue Corridor is the city's best example of the growth and development of Mason City as driven by its commercial base. The streets of the corridor are flanked by commercial buildings, which, through their variety of architectural styles and construction eras, contribute to a coherent history of the district.

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Multiple examples of the Italian Renaissance Revival of the 1870-1880s are found in commercial buildings along Federal Avenue and stand as representatives of the earliest remaining downtown commercial construction period. The McLaughlin Block and Dayton building (neighbors in the 200 block of Federal Avenue) are two examples of that architectural style and early construction era.

In its history, Mason City has seen little limestone construction. Four commercial resources built of limestone remain along the Federal Avenue Corridor; all date to the last quarter of the nineteenth century and bear the stylistic influence of the Late Victorian period. The Parker Opera House (1883) is currently National Register listed, while the City National Bank (1885) and the Glass Block building (1894) are contributing resources to the Historic District.

The building boom of the early twentieth century is represented by the Classical Revival found in several commercial buildings; of particular note is the Delaware Building on 2nd Street NE and the A & P in the 200 block of North Federal Avenue. The influence of the Chicago school of commercial architecture is evident in several buildings constructed in the early years of the twentieth century. The First National Bank building (currently listed on the National Register of Historic Places) is an excellent example of that influence. Its size and location add to its impact on the downtown district.

Most significant of the historic buildings in the Mason City Downtown Historic District are the City National Bank and Park Inn Hotel; quintessential examples of the Prairie School and designed by famed American architect Frank Lloyd Wright. The conjoined buildings are currently listed in the National Register of Historic Places; the Park Inn Hotel is undergoing restoration partially funded by the Save America's Treasures program.

Numerous, small commercial buildings found their way into the downtown commercial area during the late 1940s and early 1950s. These buildings are generally found on the secondary streets that bisect the primary commercial corridor of Federal Avenue. The buildings are all one-story, brick buildings that feature the clean lines and angular facade elements associated with modern, commercial architecture.

One property subtype is highly represented in the Mason City Downtown Historic District: commercial buildings related to transportation, specifically the automotive industry. Eleven buildings (nine of which retain a high level of historic integrity and are considered contributing properties) are known to have housed automobile related businesses during the period of significance.

Central Park, created with the city's first official plat in 1855, occupies one city block near the south end of the Federal Avenue Corridor and is an integral component of the Mason City Downtown Historic District. The park features a white bronze Civil War monument, a replica of the Statue of Liberty, three monuments honoring those who served in military conflicts, and a transit station (1985) designed by local architect Tom Waggoner. The park is well shaded by over sixty trees and maintained by the Mason City Men's Garden Club.

As noted in the general overview, the Mason City Downtown Historic District has seen significant changes in its composition. This is particularly true of the Federal Avenue Corridor. Historically, the corridor was balanced around Central Park; commercial buildings were well represented around its perimeter. A series of factors have changed that historic composition. The most powerful detriment to the historic downtown was the loss in the city's industrial base. The ensuing economic recession of

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the 1970s through 1980s (common across Iowa) resulted in a shift to a more commercial and service based economy. In Mason City that effort resulted in the 1985 opening of Southbridge Mall, a project designed to bring regional retail business to Mason City. It cannot be denied that the impact of Southbridge on the historic downtown was significant as it resulted in the demolition of nearly four city blocks of commercial buildings and the incorporation of four others into its primary (north) entrance.

An additional loss was the Anderson Hotel (aka Hotel Cerro Gordo or the Hotel Eadmar). This large building was sited on the west side of Washington Avenue, across from Central Park and provided a large portion of the western commercial perimeter for the downtown commercial district.

The net result of these losses was a subtle shift in physical weight, if you will. To a degree, the center of balance shifted from the park itself to the Federal Avenue Corridor and a confinement of the historic commercial core to that portion of Federal Avenue north of Southbridge Mall. However, while the historic fabric is altered, the sense of cohesion within the existing district remains intact. This level of historic integrity is maintained by the retention of a sense of intimate scale and numerous significant resources that express multiple facets of the historic continuum.

East of Delaware

The East of Delaware portion of the Downtown Historic District showcases transitional property types; those buildings that bridge the gap between a commercially dominated area (the Federal Avenue Corridor) and, in the case of Mason City, the residential neighborhoods to the east.

The 1895 Mason City Plat map (Section 7 continuation) illustrates the district's pre-1900 composition, which featured commercial buildings along the Federal Avenue Corridor with single family residential properties dominating the area east of Delaware Avenue. A clear shift in the composition began in the first decade of the twentieth century, when the area east of Delaware Avenue moved toward a more commercial base. The Blythe-Markley building, Lapiner Motors, the Modern Brotherhood of America building, the Post Office, the Mason City Senior High School, and numerous other buildings were constructed from 1905 to 1925. This shift in property types now defines the "East of Delaware" portion of the Mason City Downtown Historic District as a transitional area with the unique capacity to illuminate that particular facet of the area's history as it relates to the Federal Avenue Corridor and the city's commercial development as a whole.

In addition to numerous historically significant commercial buildings, East of Delaware features a variety of property types including those associated with religion, education, government, and housing. Like the Federal Avenue Corridor, this portion of the district includes a wide representation of architectural styles and construction eras.

One limestone building, the earliest surviving limestone building in the downtown district, is situated East of Delaware. The earliest section of the First Congregational Church was built in 1868. The primary (south) facade of the building was refaced and added onto in 1888; an original exterior limestone wall remains visible on the east elevation.

As is true of the Federal Avenue Corridor, numerous commercial buildings bear the mark of the Classical Revival and the stylistic influence of the Modern. Located on South Delaware Avenue, the

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Blythe-Markley building (1917) is a solid example of the Classical Revival as manifested in commercial design. Also located on South Delaware Avenue, and of special note, is the Lapiner Motor building (1925). The large, brick building is an interesting example of Classical elements bending under the influence of the Modern Movement.

The Modern Brotherhood of America (MBA) building (aka Brick and Tile building) is a National Register listed property of particular significance in the Mason City Downtown Historic District. The physical impact of this eight-story Chicago Commercial building is monumental; its historic connection to one of the city's most important industries, the Mason City Brick and Tile Co., is of particular note.

The U.S. Post Office building (now Ressler Insurance) is a truly exceptional example of Classical Revival architecture with a decidedly independent flair. The building, built in 1907, retains a very high level of historic integrity and is a signature resource in the Downtown Historic District.

The historic fabric of the East of Delaware area has been most disturbed by loss due to fire. The accompanying map (Section 8 continuation) illustrates the level of impact natural disaster has had on the area. Most significant was the fire which destroyed Central School. Today that block is used primarily as parking. Despite the loss of historic resources, this portion of the Mason City Downtown Historic District retains a high level of integrity and a strong sense of connection to the Federal Avenue Corridor. It is the interplay between the Federal Avenue Corridor and the East of Delaware areas that fully expresses the historic significance of the district.

Statement of Integrity

As a whole, the Mason City Downtown Historic District retains a reasonable level of historic integrity. Like most communities, Mason City has struggled with the forces of nature, economics, and aesthetic whims. The loss due to these factors is regrettable. However, the district, which includes nine currently listed National Register listed properties (including the only remaining Frank Lloyd Wright hotel in the world), retains a level of integrity that allows it to stand as a significant and tangible testament to the architectural and commercial history of its community.

The historic relationship of the two portions of the district are of particular note. Individually, the Federal Avenue Corridor and the East of Delaware areas each tell a portion of the story of the city's commercial growth and development. Together as a district, they combine to paint a comprehensive picture of the shift in composition, the spread of the commercial sector, and the construction of significant buildings which continue today as monumental landmarks throughout the fabric of the Mason City Downtown Historic District. It is the totality of the district that makes the strongest case for historic significance.

Resource Classification & Count

The Mason City Downtown Historic District is composed of one site, which includes four contributing objects and fifty-four buildings for a total of fifty-nine resources. In addition, nine properties within district boundaries are currently listed on the National Register of Historic Places.

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SITE

Central Park, created with the city's first official plat in 1855, occupies one city block near the south end of the Federal Avenue Corridor and is an integral component of the Mason City Downtown Historic District. The park features a white bronze Civil War monument (1884), a copper replica of the Statue of Liberty (1950), a G.A.R. memorial marker (1929), and a bronze marker honoring veterans of the Spanish-American War (1939); all are considered contributing resources. In addition, a transit station designed by local architect Tom Waggoner (1985), a Mason City Jaycees monument (1984), and a modern flagpole bearing the American flag (c.1980) are considered non-contributing resources.

BUILDINGS

The Mason City Downtown Historic District contains a total of eighty-five buildings. Of that eighty-five, seventy-seven buildings were constructed fifty or more years ago, fifty-four of which are considered resources contributing to the district, fifteen are considered non-contributing resources and nine are already individually listed in the National Register of Historic Places. An inventory of the building resources, organized to indicate contributing status and construction date, is located on the following pages.

Please note that the resources are organized by area (Federal Avenue Corridor and East of Delaware) and block number (as assigned by the City of Mason City and correlating to parcel descriptions.)

Also note that the following codes are used to specify Register eligibility :

C = Contributing; N = Non-contributing; L = Listed.

CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Address	Resource Name	Eligibility	Constructed
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"FEDERAL AVENUE CORRIDOR"

Block 278

4 S. Federal Ave.	City National Bank	L	1909
6 S. Federal Ave.	Northwest Savings Bank	C	circa 1880
10 S. Federal Ave.	Commercial Savings Bank	C	circa 1869
12 S. Federal Ave.	Smith Brothers Grocery	C	circa 1869
14 S. Federal Ave.	Millinery	C	circa 1883
16 S. Federal Ave.	Soda Grill	N	circa 1883
18 S. Federal Ave.	Harness shop	N	circa 1883
15 W. State Street	Park Inn Hotel	L	1909

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CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Address Resource Name Eligibility Constructed

"FEDERAL AVENUE CORRIDOR"

Block 151

1 S. Federal Ave.	City National Bank	C	circa	1885
3 S. Federal Ave.	Glass Block Building	C		1894
5 S. Federal Ave.	Francisco Block	C	circa	1882
7 S. Federal Ave.	Stewart Bros.	C	circa	1882
9-11 S. Federal Ave.	Bergo's	C		1928
13-15 S. Federal Ave.	Reiman Music	N		1875
17 S. Federal Ave.	Smith Brothers	N	circa	1900
21-23 S. Federal Ave.	Commercial Savings Bank	C		1917
11-15 E. State Street	Emsley Block	C		1886
23 E. State Street	Bank	N	circa	1990

Block 238

	Central Park	C		1855
	Civil War Memorial	C		1884
	G.A.R. Memorial	C		1929
	Spanish-American War Memorial	C		1939
	Statue of Liberty replica	C		1950
	Transit Station	N		1985
	Flag Pole	N	circa	1980
	Jaycee's Monument	N		1984

Block 110

5-7 N. Federal Ave.	First National Bank	L		1910
9 N. Federal Ave.	A.L. Rule Building	C		1939
13-15 N. Federal Ave.	Ensign-Central Block	N	circa	1903
17-19 N. Federal Ave.	S.S. Kresge Building	C		1925
21 N. Federal Ave.	Parker Opera House	L		1883
19 1st Street NE	Garvey & Mulgrew Plumbers	N	circa	1913
21-33 1st Street NE		N		1951
26-28 E. State Street	Hallet & Davis Piano	C	circa	1900
30-32 E. State Street	Iowa Tea Company	C	circa	1901
20 E. State Street		N	circa	1990

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CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Address Resource Name Eligibility Constructed

"FEDERAL AVENUE CORRIDOR"

Block 235

116 N. Federal Ave.	The Poodle	C	circa	1910
118 N. Federal Ave.	Yin-Yin Restaurant	C	circa	1882
120 N. Federal Ave.	Ransom Cigar Store	C	circa	1910
122-124 N. Federal Ave.	Elk's Lodge No. 375	C		1909
17 2nd Street NW	Elk's Lodge	N	circa	1965
10 1st Street NW	City Hall	N		1965

Block 107

101 N. Federal Ave.	Buttreys	N		1920
103-105 N. Federal Ave.	Randall Block	N	circa	1888
107-111 N. Federal Ave.	Damon-Igou Block	N	circa	1890
113-115 N. Federal Ave.	Lien Block	N	circa	1890
120-124 N. Delaware	F.E. Wall & Co.	C	circa	1913
15 2nd Street NE	Skow, Burris & Co.	C	circa	1922

Block 231

206 N. Federal Ave.	The Kirk Apartments	L		1903
219 N. Washington	First Church of Christ Scientist	L		1927
22 2nd Street NW	Peoples Gas & Electric Co.	C		1925
14 2nd Street NW	Lytle's Chef Restaurant	C		1948

Block 104

201 N. Federal Ave	A & P	C		1930
205 N. Federal Ave.	Markley-Youngblood Building	C	circa	1903
209 N. Federal Ave.	City Looks Salon	C		1910
213-215 N. Federal Ave.	McLaughlin Block	C	circa	1890
217 N. Federal Ave.	Dayton Building	C	circa	1890
219-221 N. Federal Ave.	Markley-Smith Building	C		1917
210-214 N. Delaware	Marshall & Swift	C		1927
20-34 2nd Street NE	Delaware Building	C		1925
19 3rd Street NE	Dayton Oldham Granite Works	C		1922

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CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Address Resource Name Eligibility Constructed

"FEDERAL AVENUE CORRIDOR"

Block 228

316 N. Federal Ave.	Birum-Olson Auto Co.	C	1929
4 3rd Street NW	Hotel Hanford	C	1921
22 3rd Street NW	Sedars Auto	C	circa 1947

Block 101

307-319 N. Federal Ave.	Shops Building	C	1939
17 4th Street NE	Luke's Auto Body	N	2000

"EAST OF DELAWARE"

Block 156

101 S. Delaware Ave.	Blythe-Markley Building	C	1917
113-125 S. Delaware	Lapiner Motors	C	1925
110 S. Pennsylvania	Edna Ryan Residence	C	circa 1899
126 2nd Street SE	Apartment building	N	1940
132 2nd Street SE	Residence	C	circa 1908
109 1st Street SE	Hathorn Auto	C	1912
115 1st Street SE	Iowa Hardware	C	circa 1910
123 1st Street SE	Mason City Business Systems	N	1945
125 1st Street SE	The Other Place	N	1910

Block 152

7-9 S. Delaware Ave.	The Golden Oak	C	circa 1900
15 S. Delaware Ave.	LeMars Printing	C	1908
19 S. Delaware Ave.	Mason City Post Office Building	C	1907
101 E. State Street	Modern Brotherhood Of America building	L	1917
125 E. State Street	First Baptist Church	C	1895
19 S. Pennsylvania Ave.	A.T. & T.	N	circa 1970

Block 153

5 S. Pennsylvania Ave.	B & J Auto Service	C	1923
204 1st Street SE	Leissring Motor Co.	C	1923
19 S. Georgia Ave.	Mason City Police	N	circa 1980

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CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Address Resource Name Eligibility Constructed

"EAST OF DELAWARE"

Block 112

15 N. Pennsylvania	YMCA	L	1926
208 E. State Street	Carnegie Library	L	1903
220 E. State Street	Mason City Senior High School	C	1925

Block 108

121 N. Delaware Ave.	Courshon's One-Stop	N	1928
112 N. Pennsylvania	Radio Chapel	C	1938
100 1st Street NE	First Congregational Church	C	1868/88
120 1st Street NE	St. John's Episcopal Church	C	1930
111 2nd Street NE	Central Food Market	C	1932

Block 105

211 N. Delaware Ave.	U.S. Post Office	C	1932
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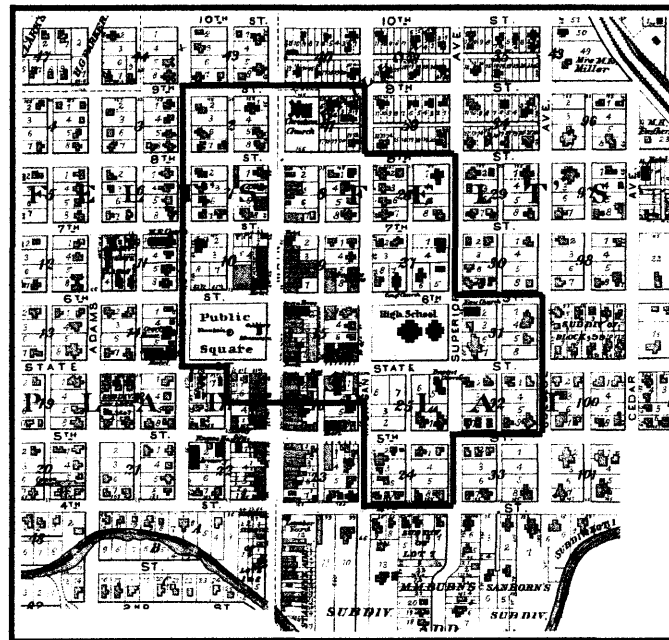
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MASON CITY TOWN PLAT - 1895



This excerpt from the 1895 Mason City Town Plat map shows the area of the Mason City Downtown Historic District located in the blocks surrounding the Public Square and moving to the north and the southeast. It should be noted that street names were changed in the years subsequent to this map.

The map illustrates the area's pre-1900 composition, which featured commercial structures along the Federal Avenue Corridor with single family residential properties dominating the area east of Delaware Avenue. The composition began a clear shift beginning in the first decade of the twentieth century, at which time the area east of Delaware Avenue moved toward a commercial base. The Blythe-Markley building, Lapiner Motors, the Modern Brotherhood of America building, the Post Office and numerous other structures were constructed from 1905 to 1925. This shift in property types now defines the "East of Delaware" portion of the Mason City Downtown Historic District as a transitional area with the unique capacity to illuminate that facet of the area's history.

(SOURCE: L.P. Loomis Archives/Mason City Public Library)

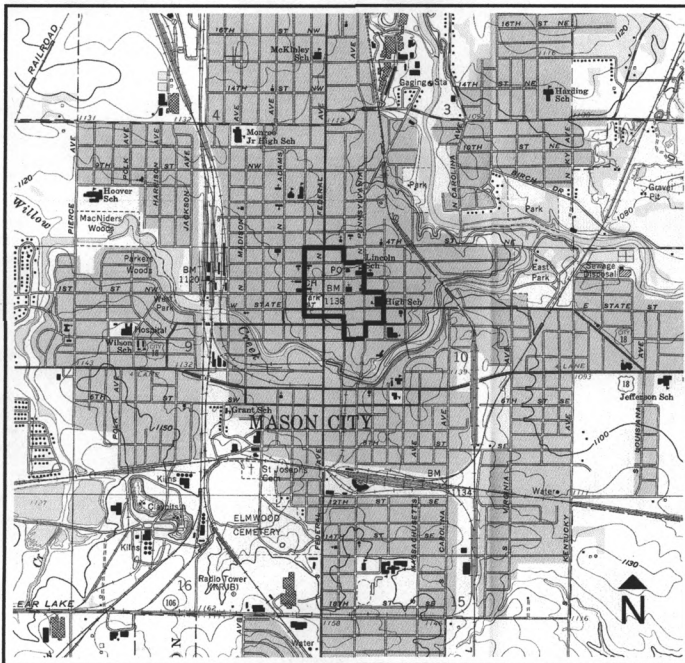
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USGS 7.5 MINUTE TOPOGRAPHIC MAP - MASON CITY QUAD



NOTE: Mason City Downtown Historic District is indicated in dark outline.

(SOURCE: USGS Topographic Map, 1959)

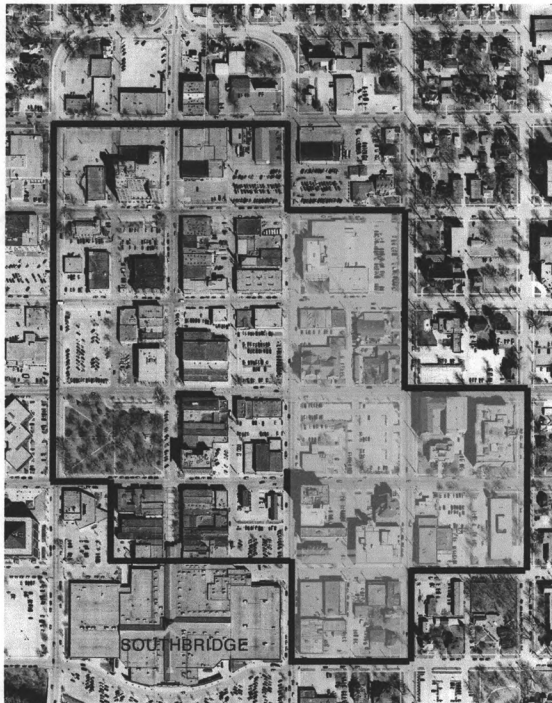
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AERIAL VIEW OF MASON CITY DOWNTOWN HISTORIC DISTRICT - 2004



This 2004 aerial view shows the area of the Mason City Downtown Historic District. The district starts on the south with the block of structures just north of Southbridge Mall and running north along the Federal Avenue Corridor. A superimposed line marks the district boundaries, of which the shaded portion identifies that section of the district referred to as "East of Delaware".

(SOURCE: City of Mason City – Sept. 2004)

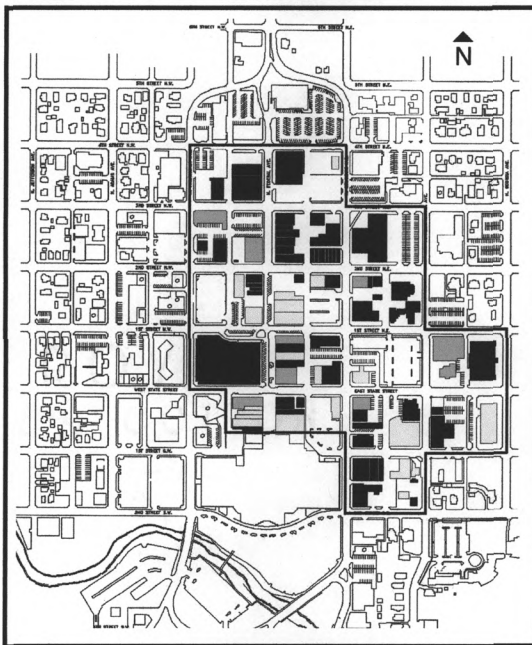
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MASON CITY DOWNTOWN HISTORIC DISTRICT RESOURCE MAP



KEY: ■ Contributing Resources □ Non-Contributing Resources ▒ National Register Listed Resources

NOTE: Map is not to scale.

(SOURCE: City of Mason City – Oct. 2004)

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HISTORIC IMAGE - FEDERAL AVENUE CORRIDOR



This image from October of 1961 shows South Federal Avenue before the Southbridge project. The view is looking north from just south of South 2nd Street.

(SOURCE: L.P. Loomis Archive of the Mason City Public Library – Musser Photographic Collection)

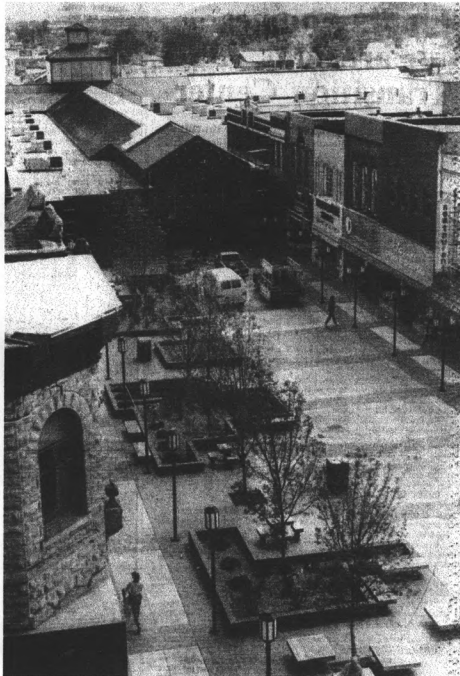
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SOUTHBRIDGE MALL - 1985



This image of the courtyard at the north end of Southbridge Mall was taken from the Mason City Globe Gazette just before the mall's grand opening in May of 1985. The incorporation of existing historic buildings into the new structure is evident from this vantage point.

(SOURCE: Mason City Globe-Gazette - 5/19/1985)

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ARCHITECTS/BUILDERS, Continued

Geo. P. Petersen & Son
M.M. Moen Company (later Davey & Moen)
William Foster
Proudfoot, Bird & Rawson

SUMMARY OF SIGNIFICANCE

The Mason City Downtown Historic District is eligible for the National Register of Historic Places under Criterion C as a collection of significant buildings representing a wide variety of architectural stylistic influences and construction eras, historic construction practices, and the work of locally, nationally, and internationally significant architects.

The Mason City Downtown Historic District is locally significant under Criterion C as an important collection of historic buildings representing a wide variety of architectural stylistic influences which, given the predominantly commercial function of the buildings in the District, are not found in other areas of the city. In addition, the District contains multiple examples of works by architects significant locally, nationally, and internationally. Of particular note is the work of Frank Lloyd Wright, internationally recognized as one of the most influential architects of his time. His work in Mason City, the City National Bank and Park Inn Hotel, are rare commercial survivors of the Prairie School period of his practice.

In addition, the Mason City Downtown Historic District is eligible for the National Register of Historic Places under Criterion A as it expresses the history of the city's commercial growth; a growth that relied heavily on the availability of an extensive transportation system (specifically the railroad) and the development of an industrial base. The commercial success of Mason City was founded on this symbiotic relationship of railroad and industry.

The Mason City Downtown Historic District is locally significant under Criterion A as an important example of the physical expression of the impact of transportation and industry on commerce and on the associated physical growth and development of the downtown commercial area. The Downtown District clearly illustrates this impact in the buildings that grew up in association with local industry and the leaders who directed them. The commercial development of the city is represented in an array of buildings representing a wide range of construction eras. The physical growth of the downtown includes the commercial enterprises concentrated along the Federal Avenue Corridor as well as those commercial buildings and miscellaneous property types that make-up the transitional area referred to here as East of Delaware.

The Period of Significance for the Mason City Downtown Historic District is 1855 through 1955, the period during which all of the potentially eligible resources were created. Central Park, a contributing site, was created with the first official plat of the city and so the earliest date of significance has been determined. The ending date of the period of significance has been determined as the fifty-year window set by National Register standards. Additional buildings, constructed after 1955 should be reevaluated when they meet the Register requirement because they have the potential to

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contribute to the Downtown Historic District. This is particularly important given the modern changes made within the downtown area; all bear the potential for a more complete understanding of the continuum of commercial development in the downtown district.

Significant Dates for the Mason City Downtown Historic District include the year in which the city was platted, 1855. The second Significant Date of 1909 is the year in which the City National Bank and the Park Inn Hotel were constructed. In its association with Frank Lloyd Wright, the impact of this dual building can be measured far beyond the boundaries of the Mason City Downtown Historic District. The third Significant Date of 1910 indicates the establishment of the first automobile related business within the boundaries of the Downtown Historic District and marks the beginning of the period in which that industry significantly impacted the physical composition of the district.

HISTORIC BACKGROUND

Mason City Industry

Mason City's first industry began operation in 1855 when Elisha Randall built a lumber mill on Lime Creek; Randall also took advantage of the area's limestone outcroppings to produce lime. It was the 1869 arrival of the railroad that made all things possible for Mason City. The ability to distribute a product to a wide market significantly enhanced an industry's viability. By 1882 the first of Mason City's brick and tile plants opened. The company, later incorporated as Mason City Brick & Tile, began operations as a manufacturer of common brick and drain tile.

In 1892, with a population of about 5,000, Mason City was the largest city in the northern one-third of the state. In the period between 1870 and 1892 the population had more than quadrupled. The 1892 publication "Mason City, Iowa Illustrated" described the population as a "stable & industrious laboring" one.

The Mason City Commercial Club actively promoted their city to prospective industry. In addition to flowery descriptions extolling the virtues of Mason City as a livable community, the Club offered a five-year tax exemption to any manufacturer investing \$5,000 or more in capital. The Commercial Club often used promotional publications as a forum for describing the benefits of locating a business in Mason City. The 1896 "Mason City Through a Camera" described the city as offering "cheap and easy access to the raw material and a ready market for the manufactured article."

Mason City's course toward becoming a major Iowa city picked up steam in the year 1900. By that time the railroad lines had established their routes; their presence firmly impacting the growth of the burgeoning community. Several major industrial interests were in place by this time, including J.E. Decker & Sons, which had opened a pork packing plant in 1899; Decker grew to become a powerhouse industry in Mason City. In addition to the Decker plant, two brick and tile plants were operating, capable of producing one-hundred thousand bricks every twenty-four hours. A third brick and tile plant was soon to open.

As railroad service grew in the city, so went industrial and commercial growth. By 1900 the Mason City & Fort Dodge Railroad (M.C. & F.D. R.R.) ran between Mason City and Fort Dodge. The coming of the

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Chicago Great Northwestern created another important distribution line for Mason City manufacturers and merchants. The first two decades of the twentieth century witnessed the establishment of Mason City as the division point for the Chicago Great Western, Omaha & Minneapolis Railroad (1904). The city was now served by four railroad trunk lines: The Milwaukee & St. Paul, Chicago & Northwestern, Chicago Great Western, and the Iowa Central (a link of the M & St.L.) With the system of railroads firmly in place, Mason City's industrial base was in a position to continue its upward ascension.

By 1908 Mason City was producing more manufactured products than any city of its size in Iowa. In the same year the city's annual freight tonnage produced exceeded that of any city in the state and it manufactured more brick and tile and more Portland cement than any city of any size in the world. In addition, 1908 saw Mason City as the fastest growing city in Iowa.

The brick and tile industry and the cement industry were two of the most important sources of industrial strength for Mason City. J.E. Decker Packing and Northern Crystal Sugar were also very significant contributors to Mason City's success as an industrial center. Mason City industries which significantly impacted the growth and development of the community as a whole and which had a physical presence in the Downtown Historic District are profiled here.

Northwestern Portland Cement Company. Northwestern Portland Cement Company was incorporated on April 3, 1906. Newspaper headlines describe the ensuing plant construction as "The Magic of the White City - The Miracle of a Great Industry." When Northwestern States Portland Cement opened in 1908 it joined Barber Asphalt Plant and Independence of the Western States, already producing cement in the area.

The Portland Cement facility was a complex of sorts, comprised of multiple buildings to house production; a coopeage for the storing of packing and shipping barrels; machine shops for repair and blacksmithing work; a storeroom. Fifty acres of the site were set aside to be used by rail lines. Also part of the complex was a row of twenty cottages constructed to accommodate the company employees.

By the end of year of 1908 Mason City was manufacturing more Portland cement than any city of any size in the world. By 1929, the combined output of Mason City's Portland cement plants was about five percent of the cement output of the USA. Northwestern Portland Cement Company was sold to Dundee Cement of Michigan in 1989.

From 1908 to 1943, the company kept their corporate offices on the sixth floor of the First National Bank Building on Federal Avenue. In 1943 their offices moved to the A & P building on North Federal Avenue.

Mason City Brick & Tile Company. Mason City's first brick and tile plant opened in 1882. In 1892 the company incorporated under the name Mason City Brick & Tile. The company manufactured common brick and drain tile. Its president from 1895-1911 was O.T. Denison who is credited with the discovery of a clay formation called "Devonian". The clay was of an extremely fine texture, making a very high quality of hollow brick and tile. One outgrowth of the new clay, the Denison Load Bearing Tile, was used in the 1917 construction of the eight-story M.B.A. building as well as the construction of the First

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National Bank building, the Hathorn Garage, the Blythe-Markley building, and the Mason City High School (all located in the Mason City Downtown Historic District.)

By 1929 Mason City Brick & Tile was the largest producer of hollow clay products in the northwest. The company manufactured common brick, drain tile, face brick, hollow building tile, fireproofing, silo tile and roofing tile. At that time the two existing brick and tile companies combined to produce "35% of the state production of drain and hollow building tile and about 1/9th of the entire production of the United States."

In 1948 Mason City Brick & Tile Co. purchased the M.B.A. building (the premier example of the success of their product.) The building became home to their corporate offices and to this day the building is most commonly referred to as the Brick & Tile building.

Mason City Stone Company. The Mason City Stone Company was organized in 1893 on sixty-acres of land north of Mason City. The site was located adjacent to the tracks of the Iowa Central Railroad. In November of 1900, the company employed twenty-five to thirty men and produced approximately one hundred twenty-five carloads of stone per month.

In addition to stone quarried locally, Mason City Stone Company stocked Lake Superior brown stone, Warrensbury light sandstone, Kettle River light sandstone, Bedford limestone, and Postville limestone. Mr. Ade Randall served as president of the company in 1900.

According to a November 1900 issue of the Mason City Globe-Gazette, the offices of the Mason City Stone Company were located in the I.O.O.F. building at 12-14 E. State Street (non-extant).

The Railroad

The first train, that of the McGregor & Missouri River Railroad (later acquired by the Chicago, Milwaukee & St. Paul), arrived in Mason City on November 7, 1869. In many ways this marked the beginning for Mason City. The impact of the new railroad on the physical city was felt immediately with the replatting of South Mason City, a move designed to accommodate the rail facilities and to spur development of the surrounding area.

With the arrival of rail service, existing local industry began to grow and new businesses sprung up. The growth of industry spurred additional railroads to provide transportation in and out of Mason City. By 1892, the city was the end of a division on the Chicago, Milwaukee & St. Paul Railroad, and was served by the Iowa Central, the Mason City & Minnesota Railway, and the Mason City & Fort Dodge Railroad. This system of rail lines meant that Mason City could provide manufactured products to markets in every direction.

While the railroads contributed to the general growth of Mason City, it was the advent of the electric railway that most influenced the development of the residential areas immediately adjacent to the downtown area just north of the downtown. In July of 1897, the Mason City & Clear Lake Traction Company began service. The railway route designed to accommodate the largest passenger

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On December 19, 1910, the Mason City Globe-Gazette printed a piece which assists our understanding of the depth of the impact the new industry would have on the city. An excerpt follows:

"One of the best manufacturing institutions which comes to Mason City this year is the Colby Motor Co. It is a factory built on the lines of Mr. Colby's other factories and is of especial merit to Mason City because it brings all its capital from outside the city and invests it here and when finished its product will be sold almost wholly outside of the city and the money gathered from the four corners of the United States will be spent in Mason City for the most part for labor and the wages of the big force to be employed will go in to the coffers of Mason City merchants.

What does it mean to the clothing merchants of this city to have 200 additional skilled mechanics to clothe? Is it of any benefit to the grocer to add to his selling possibilities in Mason City two hundred families with good appetites? Are the drygoods merchants indifferent to the addition of two hundred families to purchase of their offerings and especially those families of well paid skilled workmen? Does the butcher have any interest in such a factory? Do the banks prosper any by receiving its accounts? Do the physicians get anything from 200 new families or are they always healthy and never suffer from accident? Will the churches be increased and the preacher get an additional fee for matrimonial bindings? Doesn't the shoe merchant begin to discover more pairs of shoes in demand ...?"

The rise of the automobile can be described as meteoric. The first car, reportedly owned by Joshua Melson, arrived in town in 1903. By 1920, with nineteen local dealers in business, Mason City residents owned approximately five thousand automobiles. The following maps (Section 8 continuation) illustrate the rapid growth of automobile sales beginning with the two car dealers open by 1907. The first of the automobile related businesses (Hathorn Auto Co. and Rice Bros.) were located south of Willow Creek, outside the district boundaries. Little is currently known about the buildings in which the two businesses were located, but it is suspected that both operated from existing buildings.

As demand for the new transportation increased, more dealers and repair shops opened. By 1910 four businesses associated with the industry were in operation; all four were located north of Willow Creek and within the boundaries of the district. By 1915 the city had fifteen dealerships, all within the district boundaries. By this time several of the dealerships had constructed buildings for their businesses. They include Lapiner Motor, Hathorn Auto Co., and F.E. Wall. These buildings became part of the fabric of the downtown business district.

With the rise of the automobile came the development of the nation's highway system. In Mason City, the Jefferson Highway, with its route on Federal Avenue, made a definite impact on the downtown commercial district. Known as the "Palm to Pine" highway, the Jefferson Highway extended 2,000 miles from New Orleans, Louisiana to Winnipeg, Canada. Like all early roadways, the Jefferson began as little more than a trail across the center of the country. However, with the official formation of the Jefferson Highway Association in 1915, the effort to create a "modern highway" gained momentum.

At the forefront of the effort to bring the highway through Northern Iowa, was Mason City businessman, Hugh Shepard. Period news articles and promotional materials indicate that Shepard was a Mason City booster to the core; his efforts to secure a route for the highway were, in part, motivated by his commitment to his community.

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Shepard's effort, along with that of numerous other interested parties, was an undeniable success. By 1925 all of the highway in Iowa had been graded or was contracted to be. In October of 1930, the paving of the route was completed; the momentous task celebrated at the Iowa-Minnesota border, a location still indicated by a marker.

Numerous business advertisements from period publications support the impact of the roadway on the Mason City business district. Many of those enterprises are non-extant, including the Cerro Gordo Hotel and Mason City Auto Co., both formerly located on Washington Avenue. However, the Hanford Hotel, constructed on 1921, was built specifically to accommodate travelers on the Jefferson Highway. The January, 1920 issue of The Modern Highway describes the plans for the pending hotel construction, indicating that the site was chosen for its location on the "Vacation Route of America". The Hanford remains a dominant structure in the Mason City Downtown Historic District.

A second structure directly associated with the highway is the Park Inn Hotel, which, according to the July 1916 publication of the Jefferson Highway Declaration, served as the Jefferson Highway "tourists' headquarters". The Park Inn was designed by Frank Lloyd Wright and remains a landmark resource in the Downtown Historic District.

The rise of the automobile and the development of the highway system to accommodate it changed the face of the country. Its impact on the Mason City Downtown Historic District was no less profound.

Resulting Impact on Commercial Growth & Development

As demonstrated, the longterm success of Mason City was founded on the symbiotic relationship of railroad and industry. As railroad service grew in the city, so went industrial and, in turn, downtown commercial growth and development. Spurred by the success of this symbiotic relationship between the railroad and industry, Mason City commerce prospered.

Historically, the city's commercial trade centered around Federal Avenue; the most prominent enterprises flanked the street from South 2nd Street to North 3rd Street. Along with the prosperity generated by the development of the railroad system and the subsequent rise in industrial and commercial enterprises, came changes to the composition of the downtown city center. During the period preceding the year 1896, a number of business blocks were constructed to replace the earlier, "unpretentious" buildings. Notable of these are the McLaughlin Block and the Dayton Building, both constructed in the 200 block of North Federal Avenue in about 1890.

Additional retail businesses were located further north on Federal Avenue; still others on the east-west intersecting streets, particularly along State Street. These business enterprises ran the gamut typical of any Iowa town of similar size. The early businesses included meat markets, dry goods stores, hardware stores, and groceries. Later, the department store consolidated some of these functions and several larger buildings appeared to accommodate them.

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Also true of Mason City and typical of downtown commercial buildings was the use of upper story space for professional offices, service businesses, and/or housing. This practice was common from late in the nineteenth century through the mid-twentieth century.

City directories provide an excellent view of the cross-section of commercial enterprises in business at various times during Mason City's history. The numbers support what is known about general technological advances and service trends and the resulting shift in the types of businesses operating in the downtown. Of particular note is the development of the personal transportation business, beginning with the numerous livery related businesses during the years that predate the automobile (1880s-1906), followed by a short period marking the arrival of the car in Mason City (1906 - c.1910), and ending in the overwhelming increase in automotive related businesses by 1920.

This shift from livery to automobile related businesses had a specific impact on the buildings of the Mason City downtown commercial district. Beginning in 1906 through the period of significance (1955) numerous automobile related businesses, (including dealerships, gas stations, service stations, and accessory dealerships), were in operation in the Mason City downtown. Many of those businesses constructed new buildings to accommodate them. Nine of those buildings, including the Lapiner Motor Company building on South Delaware Avenue and the Birum-Olson Auto Co. building in the 300 block of North Federal, are contributing resources to the Downtown Historic District.

Due to the longevity of the successful relationship of railroad and industry, the growth and development of the Mason City Downtown Historic District and its associated resources are evident across a time span of many years. A look at one slice of time tells a piece of the story. A December 1903 edition of the Mason City Globe Gazette reported the following construction for the previous year:

Kirk Apartments
7 Commercial blocks
Mason City Lime Co.
Mason City High School begun
Carnegie Library begun
Hollow Cement block plant
300 houses
Kelly Flouring mill
Mason City Manufacturing
Davy Manufacturing

Of these projects the Kirk Apartments, the seven commercial blocks, the Carnegie Library, and the Mason City High School were all constructed in the Mason City Downtown Historic District. While it has not been specifically determined how many of the seven commercial blocks have survived, numerous commercial buildings in the district date to that period. The other downtown resources are all extant.

While the numbers gleaned from the city directories don't tell all about the direct impact of commercial enterprise on the physical growth and development of the downtown and its adjacent transitional area,

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the numbers do support the fact of the city's general prosperity. The diversity and historic growth of the commercial sector are confirmation of the positive impact of the city's industrial base. In Mason City, commerce can be seen as less the driving force and more the byproduct of the success of industry.

Historically, many prominent Mason City industrialists and commercial businessmen have strong associations with the resources in the Mason City Downtown Historic District. It was these men who directed the community's future. They were husbands and fathers, church goers, and members of the Masons and the Elks, just as they were idea men, diplomats, and cajolers. These were the pioneers, industrial leaders, railway founders, the politicians, and the investors. These were the men that made all things possible.

The legacy of the MacNider family stretches across many areas of Mason City history, from industry to finance, from the arts to philanthropy. The family patriarch, Charles MacNider, wore many hats. According to the 1910 "History of Cerro Gordo County" he simultaneously served as president of the First National Bank, president of the Mason City Loan & Trust Company and treasurer of both the Mason City & Clear Lake Railroad Company and the Portland Cement Company. By 1912 MacNider had succeeded to the presidency of the Portland Cement Company, a position he held until his death in 1928.

Northwestern Portland Cement Company was incorporated 1906 and opened its plant in 1908, joining two other facilities already producing cement in the area. By the end of year of 1908 Mason City was manufacturing more Portland cement than any city of any size in the world. In that year the company opened offices on the sixth floor of the First National Bank building (NRHP) at the intersection of State Street and Federal Avenue. By 1929, the combined output of Mason City's Portland cement plants was about five percent of the cement output of the USA. Northwestern Portland Cement Company was in business in Mason City until it was sold in 1989.

One of Charles MacNider's achievements was the 1921 construction of the Hanford Hotel, designed by prominent Des Moines architects, Proudfoot, Bird & Rawson. The hotel, named for Charles MacNider's son Hanford, remains an anchor in the Mason City downtown commercial area.

Like his father, Hanford MacNider was a man of many interests and great ability. A decorated veteran of both world wars, Hanford MacNider rose to the rank of General. During World War II, he was assigned to General MacArthur's staff in the Pacific. In peace time, he served his country as Minister to Canada, in which capacity he negotiated the St. Lawrence Waterway Treaty. The General's impact on his own community was just as great.

Hanford MacNider served as president of Northwestern States Portland Cement Company from 1929-1957 and later. In 1943 he moved the company's corporate offices from the First National Bank building to the A & P building on North Federal Avenue. The A & P building, constructed in 1930, is a two-story, brick building anchoring the south end of a line of commercial buildings. The building was constructed to house the A & P grocery at storefront level with office space above. In addition to the Portland Cement Company, the second floor offices were occupied by MacNider & Co. Real Estate, Indian Head Farms, Inc. (owned by the MacNider family), and personal office space for Hanford MacNider.

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O.T. Denison is a name prominently associated with the prosperity of Mason City. Although he played many roles in the development of the community, Denison is best known as longterm president of the Mason City Brick and Tile Company (1895-1911), Mason City's first brick and tile plant which opened in 1882. In 1892 the company incorporated under the name Mason City Brick & Tile. By 1929 Mason City Brick & Tile was the largest producer of hollow clay products in the northwest.

It is O.T. Denison who is credited with the discovery of a clay formation called "Devonian", the composition of which made a very high quality hollow brick and tile. The clay was used to make the "Denison Load Bearing Tile", touted as "absolutely fireproof and also the strongest, most durable and economical building material on the market." (MCG-G, June 1917). The Denison tile was used to construct the Modern Brotherhood of America (MBA) building on North Delaware Avenue in 1917. The eight-story building was sold in 1948 to the Mason City Brick and Tile Company; after that time the building has been known as the Brick and Tile building. The building was listed in the National Register of Historic Places in 2002.

The Mason City Brick and Tile Company's Denison Load Bearing Tile was also used in the construction of the Mason City High School (1916-1918), the Hathorn Garage (1912), Blythe-Markley Block (1917), all located in the Mason City Downtown Historic District.

Prominent attorneys J.E. Blythe and J.E.E. Markley of the firm of Blythe and Markley contributed significantly to the Downtown Historic District in numerous ways, the most important in their role as developers of the Park Inn-City National Bank. It was this pair that contracted with Frank Lloyd Wright to design the building that now stands as an iconic work of the great American master.

Blythe and Markley, Attorneys at Law, had their offices in the Park Inn Hotel building for many years.

In addition to their efforts with the Park Inn-City National Bank building, the attorneys are associated with the development of Blythe-Markley building on Delaware Avenue which was constructed in 1917 with its primary tenant being the Hamilton Business College. J.E.E. Markley was also part of the development of three buildings in the 200 block of North Federal, the Markley-Youngblood building (1903) and the Markley-Smith building (1917) and the building at 209-211 North Federal (1910).

William Brice was another of those earlier businessmen who wore many hats. Brice is most widely known as the organizer of the Mason City-Clear Lake Railway, which began operation in 1896. In addition, he was the owner of the Peoples Gas and Electric from 1900 to 1913. Both businesses are associated with the Peoples Gas and Electric building on 2nd Street Northwest, where they had longtime offices beginning with its construction in 1925. The building continues to house the electric power company, now Alliant Energy.

Brice is also credited with the 1899 founding of the Iowa, Minnesota and Northwestern Railroad which, with one-hundred and sixty-five miles of track, serviced a line between Blue Earth and Fairmont, Minnesota to Belle Plaine, Iowa. The line was later sold to the Chicago and Northwestern Railroad.

In addition to his work in the railroad and utility industries, Brice was, at one time, the owner of the prominent Cerro Gordo Hotel (non-extant). Like many prominent businessmen, Brice kept offices in the First National Bank building on Federal Avenue.

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Architecture

A wide variety of architectural styles and construction eras are represented in the resources of the Mason City Downtown Historic District. Together the buildings create a solid illustration of the impact of various influences. The presence of nine individually listed National Register properties within the district boundaries underscores the district's significance.

The Mason City Historic District's earliest buildings date to the mid 1880s and are strong examples of the Italian Renaissance Revival period. Two of these buildings, the Dayton building and the McLaughlin Block in the 200 block of North Federal Avenue, are believed to have the city's sole remaining metal facades.

Also dating to the 1880s and 1890s, are the district's stone buildings, which reflect the influence of the Victorian era sensibility. It is, however, the rarity of their construction material that makes them of particular significance. The Parker Opera House (NRHP) is a wonderful example of the Victorian in stone construction, as is the City National Bank (1885) on South Federal Avenue.

The building boom of the early twentieth century is represented by the Classical Revival found in several commercial buildings. These buildings utilize classical elements such as columns or pilasters within the simplified form of a commercial building. The Delaware building on 2nd Street NE is a nice example of the paring down of the Classical in a building designed to function as retail and office space. The Blythe-Markley building (1917) on South Delaware Avenue is another solid example of the Classical Revival as manifested in commercial design, as is the Lapiner Motor building (1925), which fully modernizes the Classical in a building built to accommodate the automotive age.

The U.S. Post Office building (now Ressler Insurance) is a truly exceptional example of Classical Revival architecture with a decidedly independent flair. The building, built in 1907, retains a very high level of historic integrity and is a signature resource in the Downtown Historic District.

The influence of the Chicago School of commercial architecture is evident in multiple buildings constructed during this era. Both the First National Bank building (1910) and the M.B. A. building (1917) owe much to the Chicago School. That influence is reflected in the height of the buildings, the composition of the exterior facades, and the integration of modern fireproofing technology.

The horizontal line of the Prairie School makes its mark on the Mason City Downtown Historic District in the form of the City National Bank and Park Inn Hotel, quintessential examples of the School and of particular significance due to their association with famed American architect Frank Lloyd Wright. Given its national significance, the conjoined building takes center stage in the Downtown Historic District.

Late 1940s-1950s commercial architecture is also represented in the district. Numerous one-story, brick buildings feature the clean lines and angular facade elements associated with modern, commercial architecture.

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It should be noted that the overarching stylistic influences (Victorian, Classical Revival, Modern, etc.) are represented in all building types, from the commercial buildings that dominate the Federal Avenue Corridor to the religious, governmental, and residential buildings of the "East of Delaware" portion of the district

Architects

Frank Lloyd Wright, who designed the City National Bank and Park Inn Hotel, is the most prominent architect to have worked in Mason City. Wright is known in this country and around the world for his innovative construction practices involving concrete and cantilevering, his idiom of the fireplace as the heart of the home, and his all-encompassing design style. In Mason City, Wright made a decided impact with the City National Bank and Park Inn Hotel, one that reached beyond the downtown commercial district and into the city's residential area in the form of the Stockman House and the Rock Crest-Rock Glen neighborhood.

The Stockman House was constructed after a design by Wright for a model of affordable housing. The residence was built in 1908 and today is operated as a museum. The Stockman House, which was relocated from its original site to avoid demolition, retains an extremely high level of historic integrity both inside and out. It is listed on the National Register of Historic Places.

The dramatic impact of Wright's Prairie School influence can be seen in residences across the community. However, the most concentrated grouping of houses are located in the residential neighborhood known as Rock Crest-Rock Glen, where various architects, most notably Walter Burley Griffin, applied their own spin to the principles developed by Frank Lloyd Wright as the Prairie School.

William Foster (1842-1909), considered one of Iowa's preeminent nineteenth century architects, is responsible for the design of the Register listed Parker Opera House (1883). The Opera House is Foster's only commission in Mason City, but the legacy of his firm, Foster & Liebbe of Des Moines, includes buildings on the campus at Iowa State University, multiple Iowa county courthouses, penitentiaries, and several high profile residences (i.e. Finkbine House in Des Moines.)

Proudfoot, Bird & Rawson, another prominent Des Moines firm, designed the Hanford Hotel in 1921. The Hanford is an eight-story brick building in the Classical Revival Style. It has been reported that, at the time of its construction, the Hanford was the second largest hotel in the state. Like Foster and Liebbe, Proudfoot, Bird & Rawson had a single commission in Mason City.

E.R. Bogardus (1850-1927) has been described as a "pioneer builder of Mason City and prominently identified with the growth of the city for more than a half century". Bogardus practiced in the city from 1894 to 1924, during which time he designed numerous commercial and residential buildings. Extant in the Mason City Downtown Historic District are the Ensign-Central Block at 13 N. Federal Avenue, the Markley-Youngblood building at 205-207 N. Federal Avenue, and the Klipto building (aka LeMars Printing) at 15 S. Delaware Avenue.

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Bogardus' residential designs include homes for prominent citizens like Jay Decker, of Decker Packing. Bogardus also designed the home of Duncan Rule, a large residence built in the American Shingle Style for prominent local attorney Duncan Rule of the firm, Blythe, Markley & Rule. Both houses are listed on the National Register of Historic Places; neither is included in this historic district. Remarkably, many of the architect's original plans are part of the collection at the Mason City Public Library's L. P. Loomis Archive.

Karl Waggoner (1894-1965) came to Mason City in 1924, following studies at the Ecole des Beaux-Arts in Toulouse, France. In Mason City, Waggoner entered into practice with Harry Hansen, as Hansen & Waggoner. The firm was a family enterprise beginning in 1958, when Thomas Waggoner joined his father. After Karl's death in 1965, the firm's partnership continued to evolve; today it is known as Waggoner & Wineinger.

Karl Waggoner is credited with the design of the Bagley-Beck building (now incorporated into Southbridge Mall), the Mutual Federal Savings & Loan (not yet fifty years of age), and the Wagner-Mozart Music Hall, non-extant. His son, Tom, designed the existing Transit Station located in Central Park, utilizing architectural features from the park's original "comfort station", which served travelers on the Jefferson Highway (now Federal Avenue.)

Summary

Beginning as early as 1855, Mason City's growth and development were driven by the strength of its industrial base and an extensive railway system. The economic prosperity fueled by the symbiotic relationship between Mason City industry and the railroad translated to growth and prosperity in the downtown commercial sector.

That prosperity lasted for more than a century and the array of significant historic resources located within the Mason City Downtown Historic District stand as testimony to that significant time in the history of the community.

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RELEVANT CULTURAL RESOURCE DOCUMENTS

The area comprising the Mason City Downtown Historic District was first surveyed during the 2001 "Planning for Preservation" project completed by Molly Myers Naumann. That document identified the historic contexts utilized in this nomination. A draft Multiple Property Documentation and accompanying intensive level survey completed by AKAY Consulting during the 2002-2003 CLG grant cycle recommended the Mason City Downtown Historic District for Register nomination.

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

The potential for historical archaeology was assessed neither as part of the present National Register nomination nor in the previous surveys mentioned above. However, it is presumed that the possibility for such archaeological resources is slim given the high level of ground disturbance resulting from the construction of both buildings and roadways.

RESEARCH METHODOLOGY

The nomination of the Mason City Downtown Historic District comes from the joint efforts of the City of Mason City, the Mason City Historic Preservation Commission, and the staff of the L.P. Loomis Archive at the Mason City Public Library. Most significant contributors to this effort are Project Director, Beth Enright, who was responsible for coordinating all aspects of the process and recruiting volunteers. Her love of and commitment to the history of her community also led her to invest many hours in research. In addition to taking the nomination photographs, Terry Harrison located historic images and completed research. Particular note goes to Art Fischbeck, local historian, who continues to awe all around him with his seemingly unending knowledge of the history of his community. Art spent countless hours filling in the missing pieces of the puzzle.

ACKNOWLEDGMENTS

"The activity that is the subject of the National Register nomination has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior."

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HISTORIC IMAGE - FEDERAL AVENUE



Although undated, this historic image of Federal Avenue was obviously taken in the early years of Mason City history; certainly prior to 1880. The view is shot looking south on Federal Avenue from near (what is now) North 1st Street (note that Central Park is at the right.) None of the buildings documented in this image remain today.

(SOURCE: L.P. Loomis Archive of the Mason City Public Library)

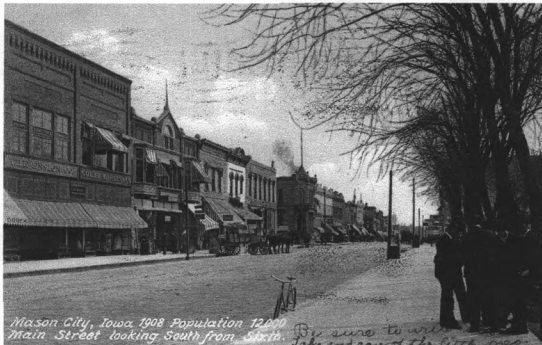
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HISTORIC IMAGE - NORTH FEDERAL AVENUE - 1908



This 1908 postcard image captures the view of Federal Avenue, looking south from near what is now North 1st Street (note Central Park on the right.) A visual comparison between this image and the image on the previous page (c.1880) illustrates the enormous growth experienced in the commercial sector and the resulting physical change in the downtown streetscape. Clearly, the impact of the highly developed railroad system and booming industrial base in place during this period in Mason City history was profound.

(SOURCE: AKAY Consulting Postcard Collection)

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HISTORIC IMAGE - FEDERAL AVENUE - c.1910



This c.1910 image is a view of Federal Avenue, looking north from just south of the State Street intersection.

(SOURCE: "Mason City: Cement & Tile Capitol of the World", c.1910)

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HISTORIC IMAGE - NORTH FEDERAL AVENUE - 1912



This wonderful image of North Federal Avenue shows the Kirk Apartment building (NRHP) on the left and the block of commercial structures on the right. The trolley line ran from Central Park, north to the residential neighborhoods at the fringe of the downtown commercial area.

(SOURCE: L.P. Loomis Archive of the Mason City Public Library)

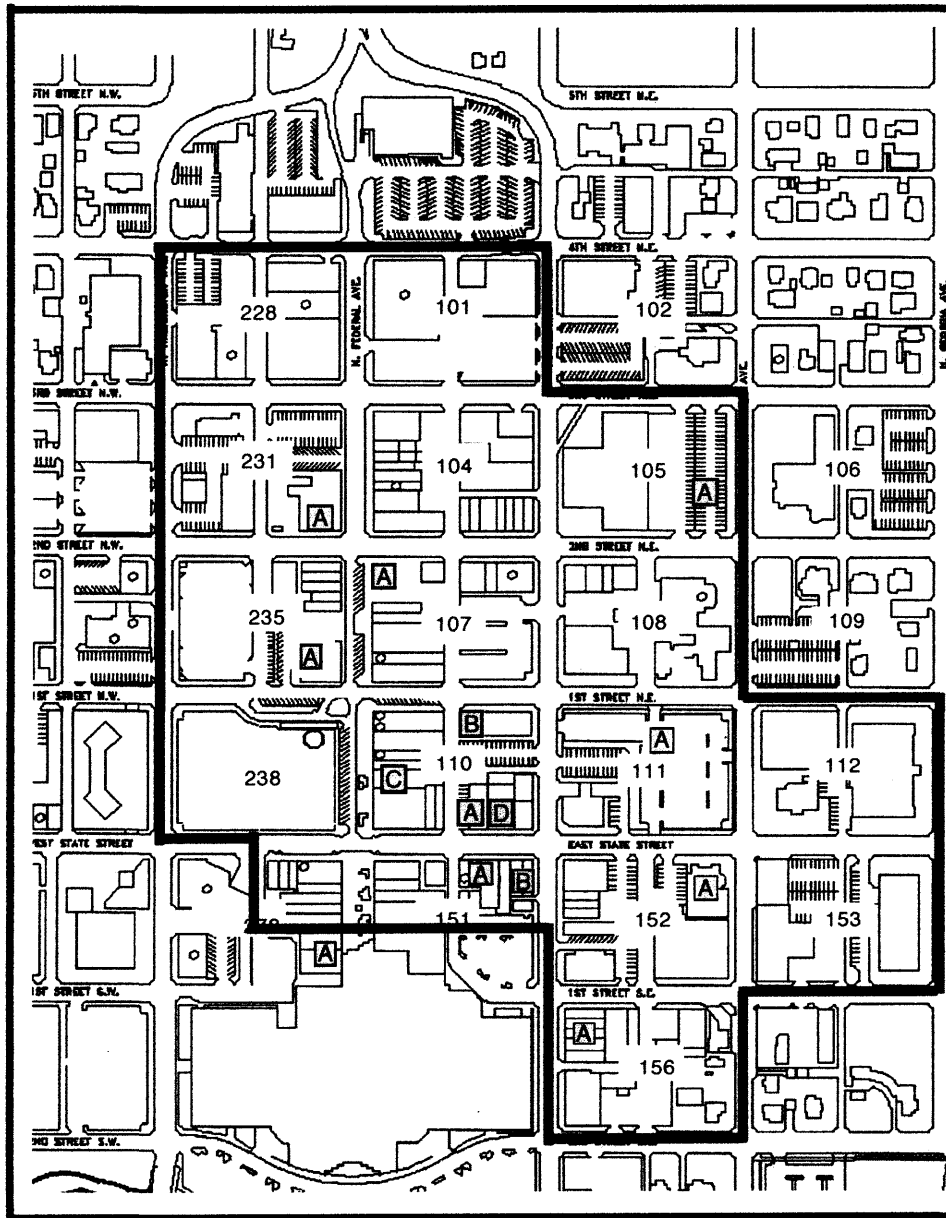
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MAP OF HISTORIC FIRES



This map helps to illustrate the impact that fires have had on the historic fabric of the Mason City Downtown Historic District. A key for the map is found on the following page.

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KEY TO MAP OF HISTORIC FIRES
(Map on previous page)

<u>BLOCK</u>	<u>SITE</u>	<u>DATE</u>	<u>SITE NAME</u>	<u>ADDRESS</u>	<u>DAMAGE</u>
105	A	1911	MC High School	206 N. Pennsylvania Avenue	Total Loss
107	A	1986	Green Mill	123 N. Federal Avenue	Total Loss
110	A	1899	Library Fire	22 E. State Street	Total Loss Total Loss/Rebuilt
	B	1910	Livery Barn	19-1st Street NE	
	C	1937	Union Block	9 N. Federal Avenue	
	D	1977	Currie Hardware	20-24 E. State Street	
111	A	1926	Central School		Total Loss
151	A	1913		E. State & Delaware	Total Loss
	B	1913		E. State & Delaware	Total Loss
152	A	1895	Baptist Church	125 E. State Street	Total Loss/Rebuilt
156	A	1974	Blythe-Markley Building	101-115 S. Delaware Avenue	Lost 2nd Floor
231	A	1902	Kirkland Flats	204 N. Federal Avenue	Total Loss/Rebuilt
235	A	1963	Colonial Apartments	102-104 N. Federal Avenue	Total Loss

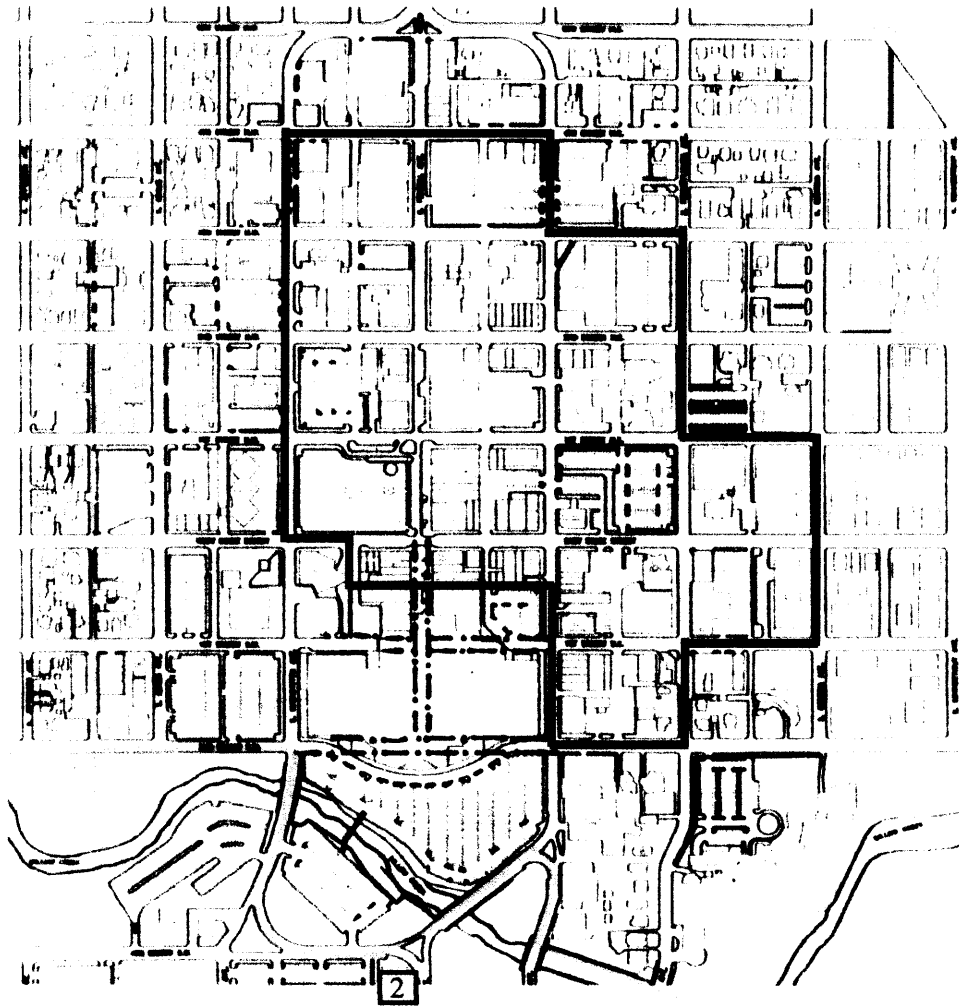
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MASON CITY AUTOMOBILE DEALERSHIPS - 1907



1

1. Hathorn Auto Co.
2. Rice Bros.

5th & Washington Avenue
328 S. Main

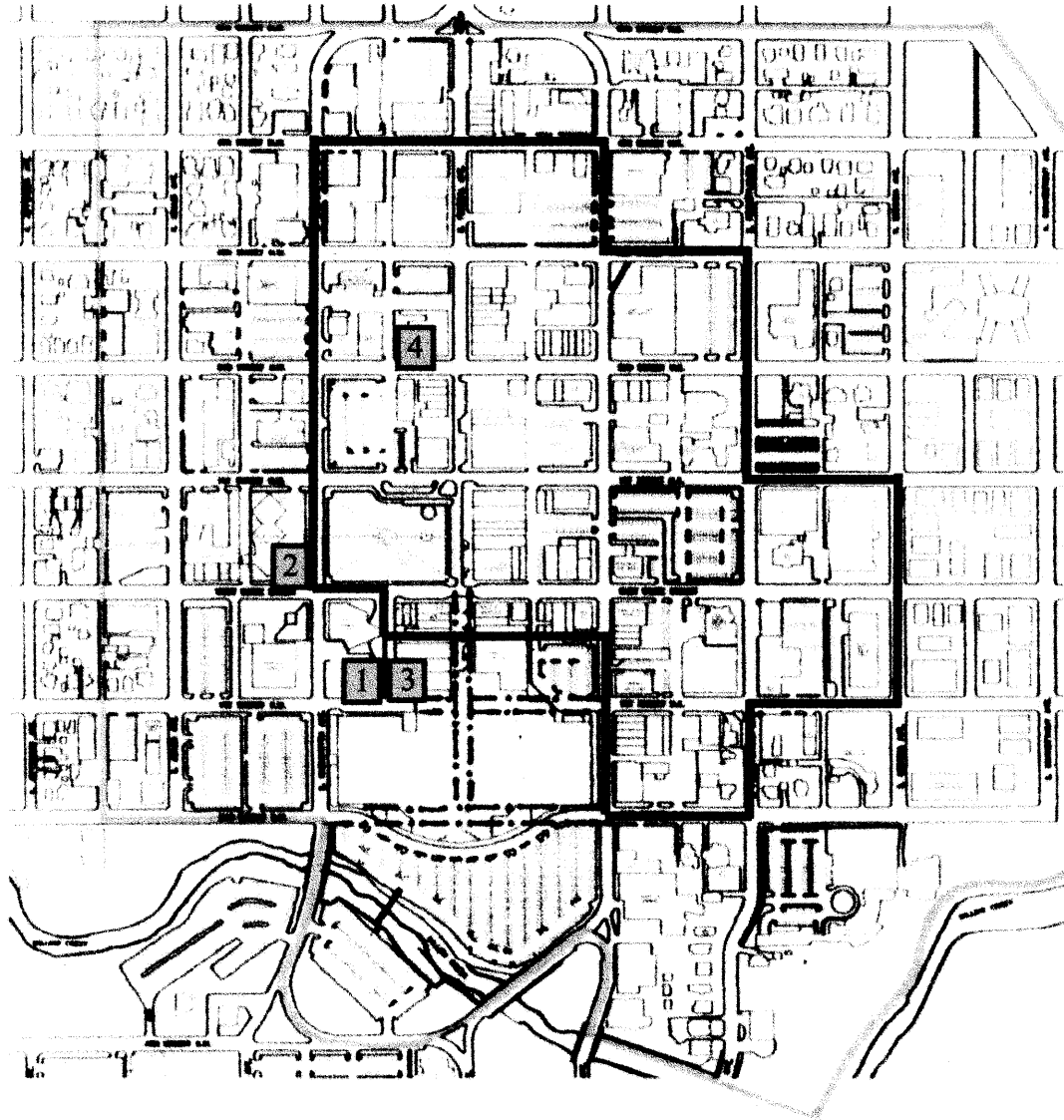
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MASON CITY AUTOMOBILE DEALERSHIPS - 1910



1. Hathorn Auto Co.
2. Mason City Auto Co.
3. J.L. Meredith
4. Withey Auto Co.

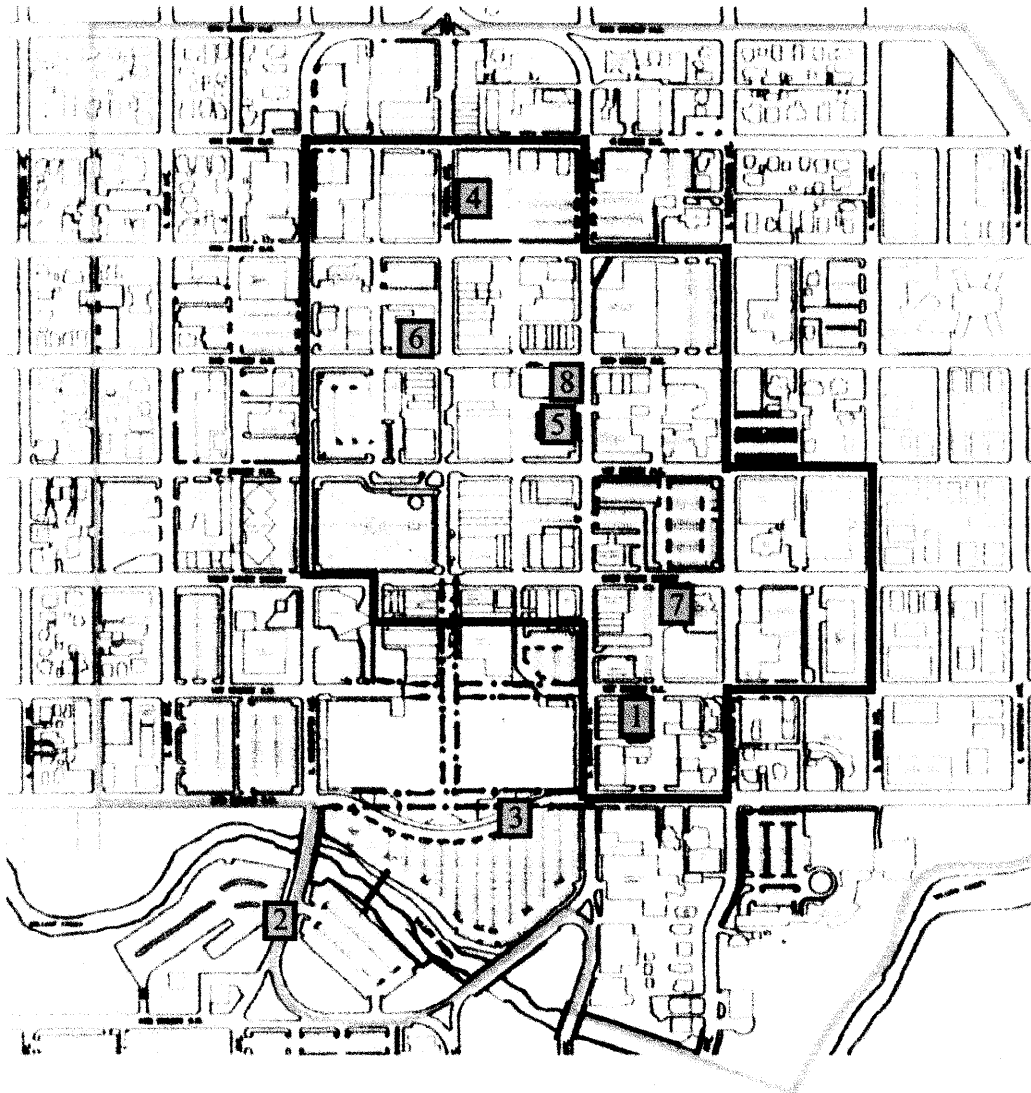
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MASON CITY AUTOMOBILE DEALERSHIPS - 1915



1. Hathorn Auto Co.
2. Mason City Auto Co. & Morton Auto
3. Leaman Auto Co.
4. Lyons & Claus

5. North Iowa Motor Co.
6. Pedelty-Nolan Cadillac Co.
7. Snyder & McCall/Stanbery Auto Sales
8. F.E. Wall

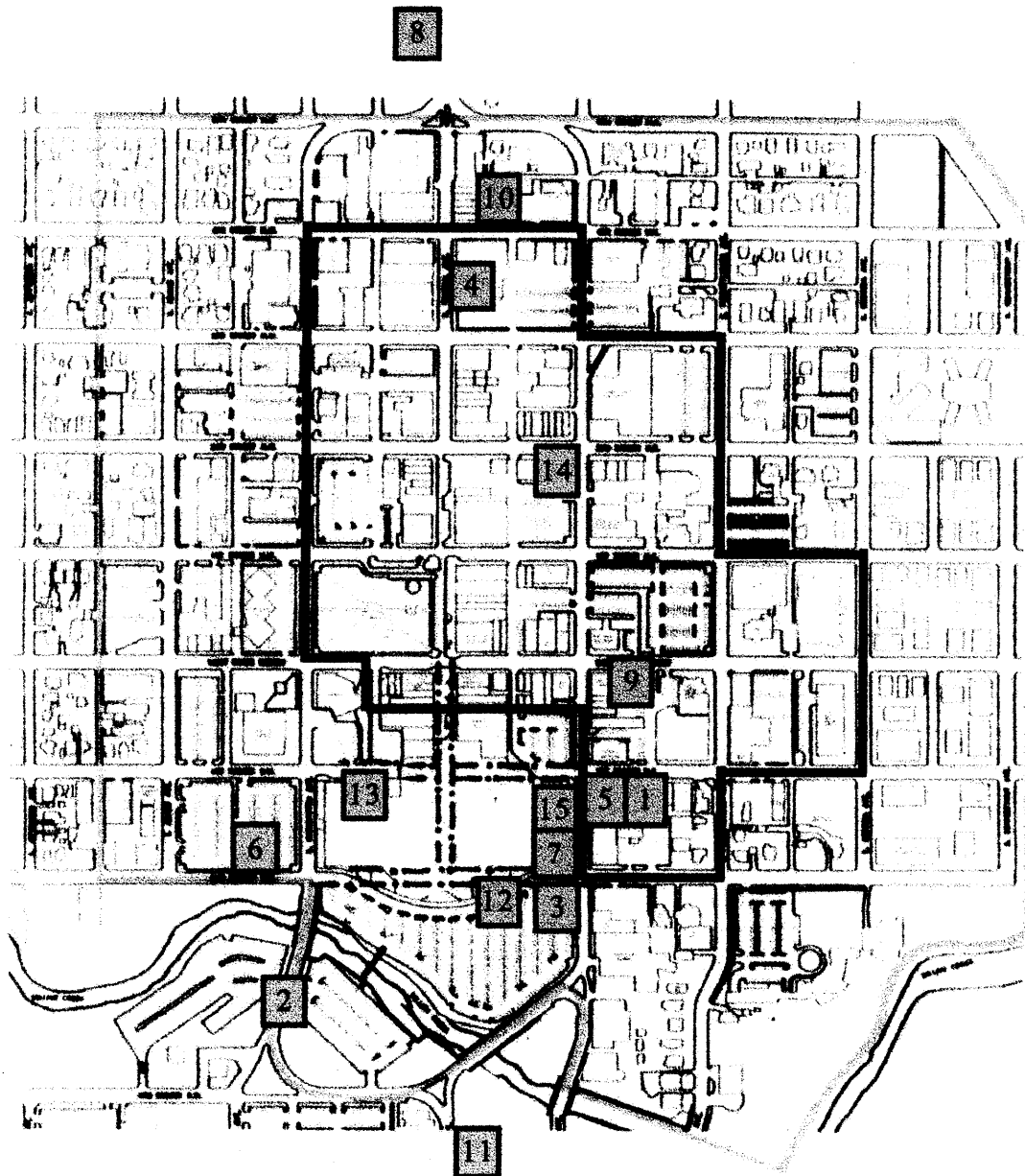
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MASON CITY AUTOMOBILE DEALERSHIPS - 1920



- | | |
|--|-----------------------------------|
| 1. Hathorn Auto Co. | 9. Looker Auto Co. |
| 2. Mason City Auto Co. & Morton Auto | 10. Mason City Used Auto Exchange |
| 3. Leaman Auto Co. | 11. Midland Used Car Sales |
| 4. Black & Julius | 12. Pickford Motor Co. |
| 5. North Iowa Motor Co. & Richardson Bros. | 13. Rehder Cadillac Co. |
| 6. Empire Motor Sales Co. | 14. Rust Motors |
| 7. Fredericksen Auto Co. | 15. Chaffin-Jamesson Motor Co. |
| 8. Mason City Buick | |

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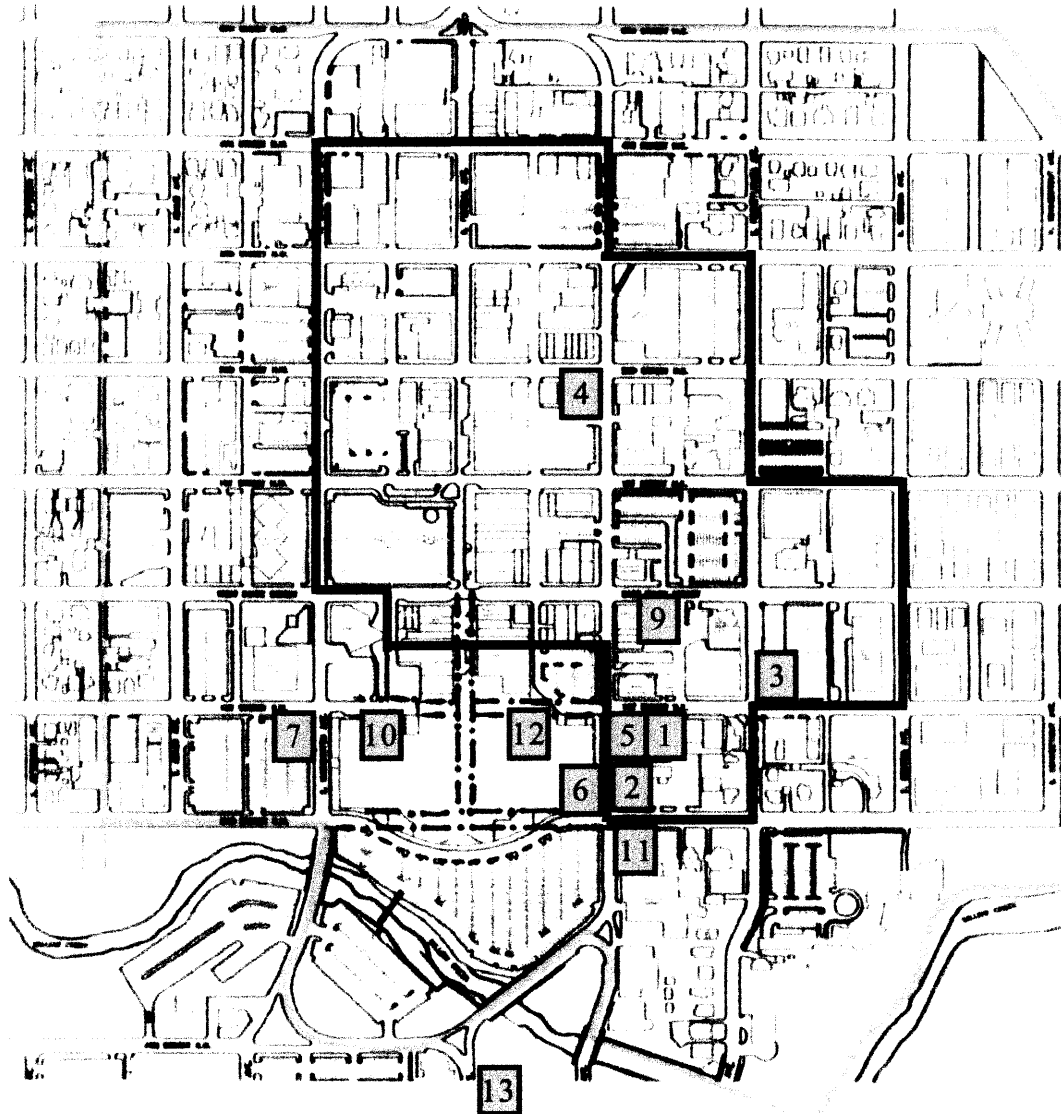
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MASON CITY AUTOMOBILE DEALERSHIPS - 1925

8



- | | |
|-------------------------------------|----------------------------|
| 1. Hathorn Auto Co. | 8. Mason City Buick |
| 2. Lapiner Motor Co. | 9. Alemite Service Station |
| 3. Dahl Motor Co. | 10. R.J. Havel |
| 4. F.E. Wall Nash Co. | 11. Cerro Gordo Motor Co. |
| 5. North Iowa Motor Co. & REO Sales | 12. L.P. Courshon Co. |
| 6. Jno. Gallagher & Woodward Auto | 13. Sanders Auto |
| 7. Lau Auto Co. | |

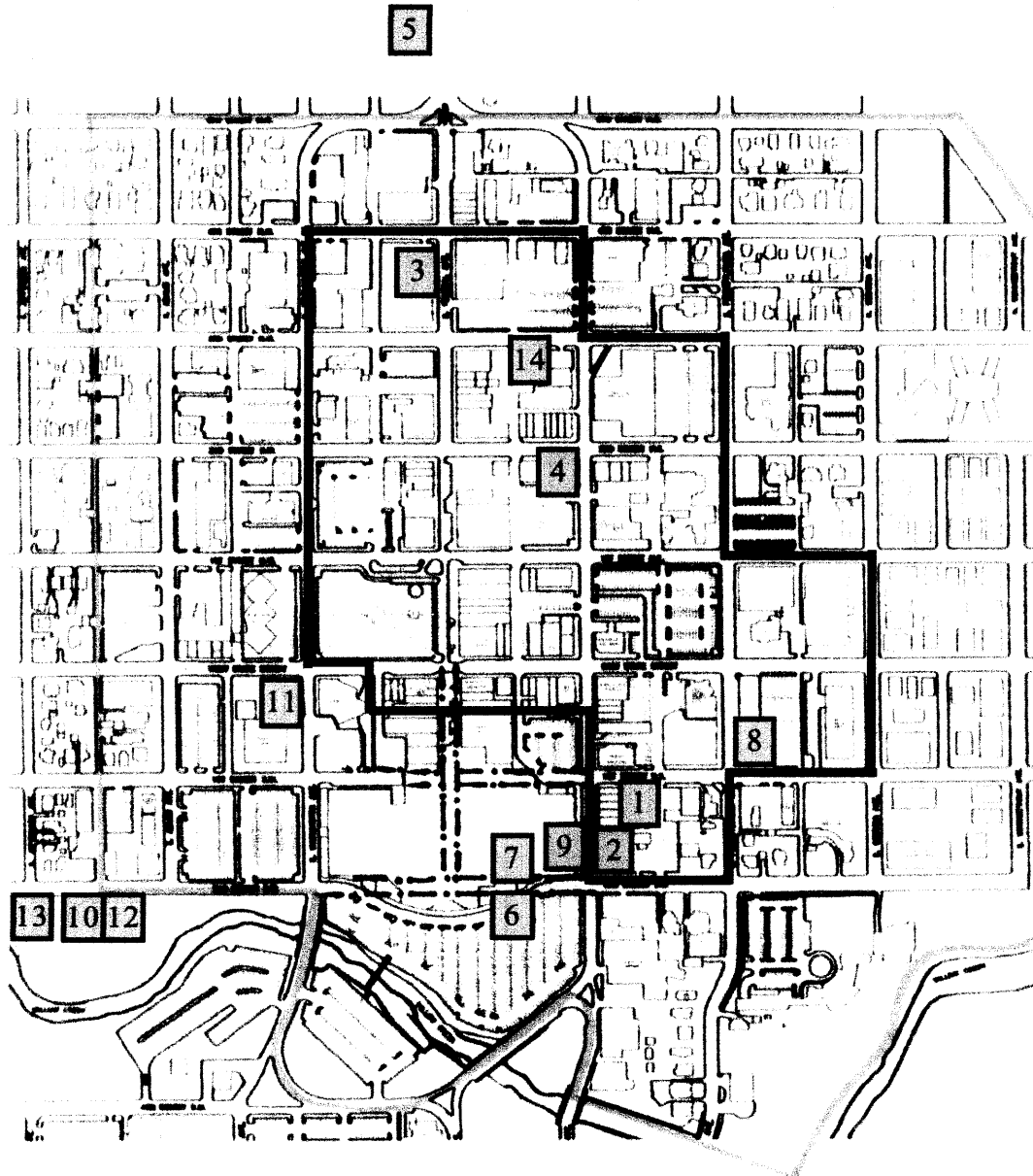
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MASON CITY AUTOMOBILE DEALERSHIPS - 1930



- | | |
|-------------------------|------------------------------------|
| 1. Hathorn Auto Co. | 8. Leissering Motor & Schukei Ford |
| 2. Lapiner Motor Co. | 9. E.W. Larson |
| 3. Birum-Olson Co. | 10. Mason City Oldsmobile |
| 4. J.H. Marston | 11. S & R Chevrolet |
| 5. North Iowa Motor Co. | 12. Stoner Motor Sales |
| 6. Jno. Gallagher | 13. Kleckner Nash Co. |
| 7. Lau Auto Co. | 14. Balmat Duesenberg Co. |

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Vertical File Collection.

Sanborn Map Collection.

Photographic Archive.

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UTM REFERENCES, Continued

5	15	483907E	4777806N
Zone	Easting		Northing
6	15	484037E	4777806N
Zone	Easting		Northing
7	15	484037E	4777598N
Zone	Easting		Northing
8	15	483907E	4777598N
Zone	Easting		Northing
9	15	483907E	4777502N
Zone	Easting		Northing
10	15	483775E	4777502N
Zone	Easting		Northing
11	15	483775E	4777636N
Zone	Easting		Northing
12	15	483572E	4777636N
Zone	Easting		Northing
13	15	483572E	4777705N
Zone	Easting		Northing
14	15	484516E	4777705N
Zone	Easting		Northing

GEOGRAPHICAL DATA

Verbal Boundary Description

Washington Avenue running from North 4th Street on the north, south to State Street. State Street running east to the Park Inn, then south to the point at which Southbridge Mall intersects the historic buildings of South Federal Avenue. From that point, west to South Delaware Avenue. South on Delaware to 2nd Street SE, turning north on Pennsylvania Avenue. Turning east on 1st Street SE to Georgia Avenue, then north to 3rd Street NE. West on 3rd Street NE to North Delaware Avenue, turning north to 4th Street NE. West on 4th Street NE to Washington Avenue. (See map in Sec. 7.)

Boundary Justification

The boundary includes all properties that are historically associated with the district, including those commercial resources located within the "Federal Avenue Corridor" and the transitional properties of "East of Delaware". The boundaries exclude those fringe properties which lack sufficient historic integrity.

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Address	Owner	Address	City/State/Zip
219-221 N Federal Ave	Michael & Vicki Hungerford	1636 370th Street	Manly, IA 50456
217 N Federal Ave	Mulert Enterprises Ltd.	739 3rd Street SW	Mason City, IA 50401
215 N Federal Ave	Jovita Perez	911 N Jackson Ave	Mason City, IA 50401
213 N Federal Ave	Len-Jus Ltd	213 N Federal Ave	Mason City, IA 50401
209-211 N Federal Ave	Tom Jolas	202 1st Street SW	Mason City, IA 50401
205-207 N Federal Ave	Joyce Swift	10668 263rd Street	Clear Lake, IA 50428
201-203 N Federal Ave	MacNider & Company	PO Box 623	Mason City, IA 50402-0623
19-25 3rd Street NE	Marshall & Swift Inc	210-214 N Delaware Ave	Mason City, IA 50401
214 N Delaware Ave	Marshall & Swift Inc		
210 N Delaware Ave	Marshall & Swift Inc		
20 3rd Street NE	LaJames College	24 2nd Street NE	Mason City, IA 50401
22 2nd Street NE	Kevin & Susan Rentz	24 2nd Street NE	Mason City, IA 50401
24 2nd Street NE	Marilyn Rentz as Trustee c/o Kevin Rentz	PO Box 1361	Mason City, IA 50402-1361
26 2nd Street NE	Marilyn Rentz as Trustee c/o Kevin Rentz	24 2nd Street NE	Mason City, IA 50401
28 2nd Street NE	Michael & Carmen Tickal	1100 Birch Drive	Mason City, IA 50401
30 2nd Street NE	Charles & Trena Levad	30 2nd Street NE	Mason City, IA 50401
32 2nd Street NE	NBJ Corporation	1857 Cleveland	Charles City, IA 50616
34 2nd Street NE	Roger & Helen Holtz	1 Hampshire Court	Mason City, IA 50401
211 N Delaware Ave	USA - MC Postmaster	211 N Delaware Ave	Mason City, IA 50401
213 N Pennsylvania Ave	Trinity Lutheran Church	213 N Pennsylvania Ave	Mason City, IA 50401
15 2nd Street NE	Randy & Diane Williams	1607 N Washington Ave	Mason City, IA 50401
115 N Federal Ave	Marvin & Maxine Payne as Trustees	1604 Meadowbrook Dr	Mason City, IA 50401
113 N Federal Ave	Richard Ermer	113 N Federal Ave	Mason City, IA 50401
	Earl & Helen Mason	824 11th Street NE	Mason City, IA 50401
107 N Federal Ave	Brick Real Estate LLC	504 N Main Street	Austin, MN 55912
105 N Federal Ave	Brick Real Estate LLC		
103 N Federal Ave	Brick Real Estate LLC		
101 N Federal Ave	Brick Real Estate LLC		
17-19 2nd Street NE	Christina Dodge	PO Box 167	Mason City, IA 50402-0167
21 2nd Street NE	Donald & Karen Gordon	21 2nd Street NE	Mason City, IA 50401
120 N Delaware Ave	Sandra & Al Duitman	124 N Delaware Ave	Mason City, IA 50401
121-123-125-127 N Delaware Ave	James & Kathleen Fielder	230 20th Street SE	Mason City, IA 50401
109 2nd Street NE	Michael Birchem & Dennis Renner	109 2nd Street NE	Mason City, IA 50401
100 1st Street NE	First Congregational Church	100 1st Street NE	Mason City, IA 50401
112 N Pennsylvania Ave	Media General Operations/Property Manager	333 E Franklin St	Richmond, VA 23219-2213
120 1st Street NE	St. John's Episcopal Church	120 1st Street NE	Mason City, IA 50401
111 2nd Street NE	North Iowa Transition Center	408 1st Street NE	Mason City, IA 50401
113-115 2nd Street NE	North Iowa Transition Center		
111 N Pennsylvania Ave	Major Erickson Funeral Home	111 N Pennsylvania Ave	Mason City, IA 50401
221 2nd Street NE	Marilyn Rentz as Trustee c/o Kevin Rentz		

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Address	Owner	Address	City/State/Zip
229 2nd Street NE	Tracy & Penny Gourley	229 2nd Street NE	Mason City, IA 50401
102 N Georgia Ave	John & Doris Determan	320 1st Street SW	Mason City, IA 50401
23 N Federal Ave	Parker House Properties LLC	23 N Federal Ave	Mason City, IA 50401
17-19 N Federal Ave	Gary & Sharon Lindgren	22 Asbury Place	Mason City, IA 50401
15 N Federal Ave	Katherine Nelson & LeRoy Vance	15 N Federal Ave	Mason City, IA 50401
13 N Federal Ave	Dunn & Schupick Partnership	13 N Federal Ave	Mason City, IA 50401
9 N Federal Ave	Parkview Building LC	5 West State St-3rd Floor	Mason City, IA 50401
5-7 N Federal Ave	City Center of Mason City c/o Ed Kent	5 N Federal Ave	Mason City, IA 50401
19 1st Street NE	Emily Althof	1960 S Carolina Terrace	Mason City, IA 50401
21 1st Street NE	Randi & Diane Arndt/Ron & Patti Olson	21 1st Street NE	Mason City, IA 50401
29 1st Street NE	Ted Enabnit	2515 S Lakeview Ct	Clear Lake, IA 50428
31 1st Street NE	Ted Enabnit		
33 1st Street NE	Marinos Properties	25 1st Street NE	Mason City, IA 50401
12 N Delaware Ave	Govt. Employees Credit Union	12 N Delaware Ave	Mason City, IA 50401
12 East State Street	Les Nelson	PO Box 607	Clear Lake, IA 50428
26 East State Street	First Citizens Trust & Agnes V Lundberg, Trustees	2601 4th Street SW	Mason City, IA 50401
28 East State Street	Agnes Lundberg & Bank of America Attn Dee Evans	PO Box 419119	Kansas City, MO
30 East State Street	Mark & LuLynn Lemon/Jacobson-Jones-Klein-Meier	2019 4th Street SW	Mason City, IA 50401
20 East State Street	Leslie & Ruth Nelson		
23 1st Street NE	Marinos Properties		
100 East State Street	Community National Bank	PO Box 1288	Mason City, IA 50402-1288
15 N Pennsylvania Ave	River City LP c/o CHI	14 W 21st St-Suite 3	Spencer, IA 51301-2222
208 East State Street	Henkel Construction Co.	PO Box 920	Mason City, IA 50402-0920
220 East State Street	John & Doris Determan		
5 S Federal Ave	Scott & Susan Moorman	3 Woodshire Lane NE	Mason City, IA 50401
7 S Federal Ave	R Lyle Bergo	21 Rock Glen	Mason City, IA 50401
9 S Federal Ave	R Lyle Bergo		
11 S Federal Ave	R Lyle Bergo		
13 S Federal Ave	Frank Reiman Music Inc	15 S Federal Ave	Mason City, IA 50401
15 S Federal Ave	Frank Reiman Music Inc		
17 S Federal Ave	R Lyle Bergo		
18 S Commercial Alley	Jennifer Langhart	117 Crescent Dr	Mason City, IA 50401
19-21 S Federal Ave	Mall Associates c/o Madison Marquette Realty	11000 Wayzata Blvd	Minnetonka, MN 55305-1542
23 S Federal Ave	Mall Associates c/o Madison Marquette Realty		
10 1st Street SE	R Lyle Bergo		
11 East State Street	Lyle & Patty Holmgaard	616 N Carolina Ave	Mason City, IA 50401
21 East State Street	Steven & Dawn Dieken	21 East State Street	Mason City, IA 50401
33 East State Street	First Citizens Bank	2601 4th Street SW	Mason City, IA 50401
1 S Federal Ave	Scott & Susan Moorman		
3 S Federal Ave	Scott & Susan Moorman		

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Mason City Downtown Historic District
Cerro Gordo, Iowa

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Address	Owner	Address	City/State/Zip
101 East State Street	Growth Properties LLC Attn Brian Crane	206 N Main St-Suite 1	Charles City, IA 50616
7-9 S Delaware Ave	Lyle & Patty Holmgaard		
15 S Delaware Ave	Jia Qin-Jia Yu-Jai Shun Xu	289 Ivy Lane	Auburn, AL 36830
19 S Delaware Ave	John & Christine Ressler	19 S Delaware Ave	Mason City, IA 50401
125 East State Street	First Regular Baptist Church	125 East State Street	Mason City, IA 50401
5 S Pennsylvania Ave	B & J Car Specialists Inc	PO Box 617	Mason City, IA 50402-0617
202 1st Street SE	Ken & Darlene Petersen	49 Willowgreen Court	Mason City, IA 50401
101 S Delaware Ave	Del Plaza Inc / James McGuire	101 S Delaware Ave	Mason City, IA 50401
107 1st Street SE	David & Catherine Beck	15486 300th Street	Mason City, IA 50401
109 1st Street SE	Glenn & Charlene Molitor	628 6th Court SE	Mason City, IA 50401
115 1st Street SE	Sharon & William Swanson	506 3rd Ave N	Northwood, IA 50459
123 1st Street SE	Allen Behning	123 1st Street SE	Mason City, IA 50401
125 1st Street SE	Sue Stedman	1875 Hickory Circle	Waukee, IA 50263
110 S Pennsylvania Ave	Edna Ryan	110 S Pennsylvania Ave	Mason City, IA 50401
126 2nd Street SE	Rodriguez Investment Co LLC Attn Pat Rodriguez	404 S Monroe Ave	Mason City, IA 50401
132 2nd Street SE	Rodriguez Investment Co LLC Attn Pat Rodriguez		
113-129 S Delaware Ave	Lynn Kaufman	3 Deer Creek Court	Mason City, IA 50401
316 N Federal Ave	Good Shepherd Inc	302 2nd Street NE	Mason City, IA 50401
4 3rd Street NW	Good Shepherd Inc		
219 N Washington Ave	ELF LC	23 3rd Street NW	Mason City, IA 50401
22 2nd Street NW	Interstate Power Co	PO Box 77007	Madison, WI 53707-1007
14 2nd Street NW	Suzie-Q Café	14 2nd Street NW	Mason City, IA 50401
206 N Federal Ave	Ed Kent		
11 2nd Street NW	Elk's Lodge	11 2nd Street NW	Mason City, IA 50401
122 N Federal Ave	Schulting Real Estate	124 N Federal Ave	Mason City, IA 50401
120 N Federal Ave	Robert & James Ransom	120 N Federal Ave	Mason City, IA 50401
118 N Federal Ave	Hai & Edith Lin	118 N Federal Ave	Mason City, IA 50401
116 N Federal Ave	Candy Weiss	1608 S Hampshire Ave	Mason City, IA 50401
10 1st Street NW	City of Mason City		
15 West State Street	Mason City Foundation	308 S Pennsylvania Ave	Mason City, IA 50401
4 S Federal Ave	Sara Building Partnership	PO Box 480	Mason City, IA 50402-0480
6 S Federal Ave	Scott & Susan Moorman		
10 S Federal Ave	Scott & Susan Moorman		
12 S Federal Ave	R Lyle Bergo		
14 S Federal Ave	R Lyle Bergo		
16 S Federal Ave	R Lyle Bergo		
18 S Federal Ave	Rex & Julie Bergo	607 N Hampshire Ave	Mason City, IA 50401
20 S Federal Ave	Mall Associates c/o Madison Marquette Realty		

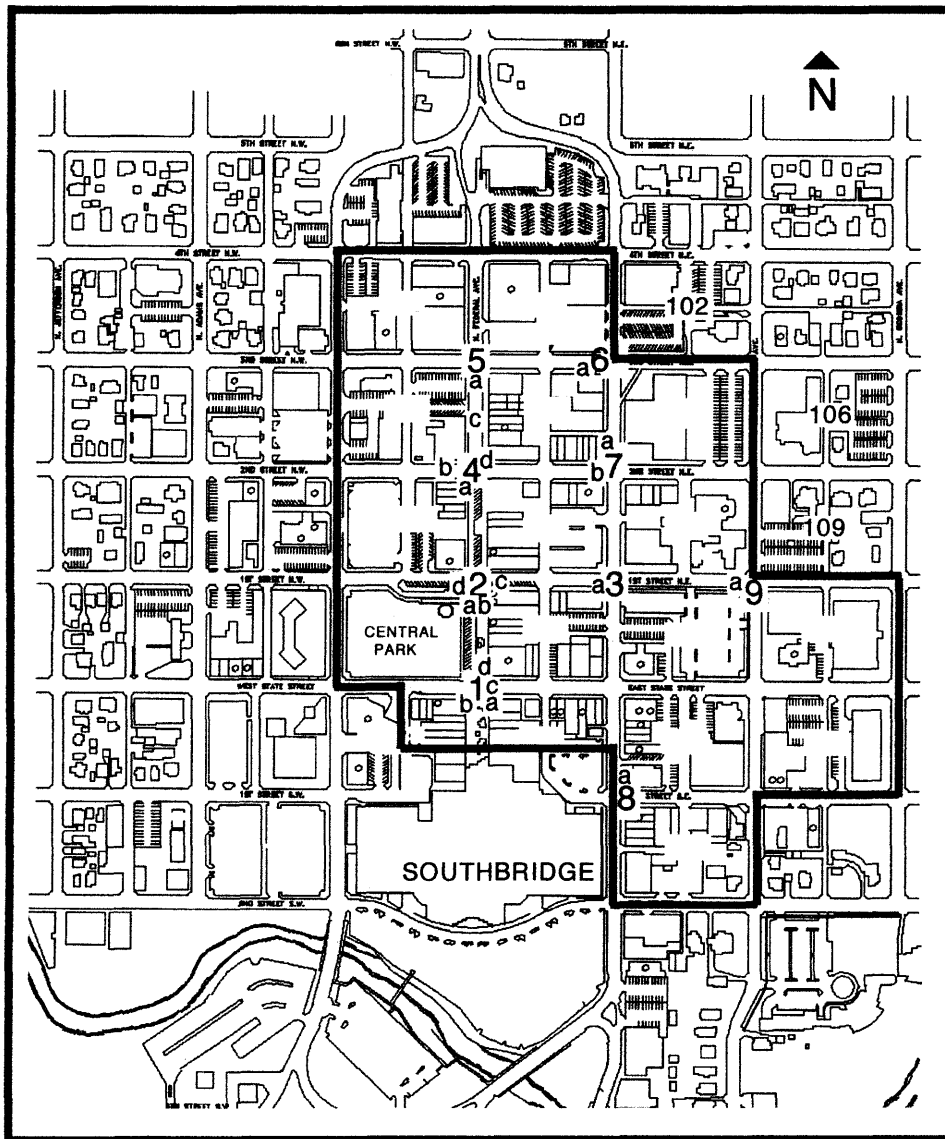
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**Mason City Downtown Historic District
Cerro Gordo, Iowa**

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PHOTOGRAPH KEY



NOTE: Numbers indicate position and letters indicate the direction of the view. In addition, the following photographs are accompanied by text describing the image.

(MAP SOURCE: Mason City Community Development – Fall 2004)

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**Mason City Downtown Historic District
Cerro Gordo, Iowa**

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- 1.a. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & State Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Southbridge pedestrian mall, looking southeast at historic streetscape including the City National Bank and Glass Block buildings at the left.
- 1.b. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & State Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Southbridge pedestrian mall, looking southwest at historic streetscape.
- 1.c. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & State Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
Looking east at the south side of East State Street from Federal Avenue, with a view of the City National Bank, Emsley Block, and the MBA building (in the background.)
- 1.d. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Southbridge Mall
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Federal Avenue, looking northeasterly from the Southbridge pedestrian mall.
- 2.a. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & North 1st Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Federal Avenue, looking south toward Southbridge Mall. Note Central Park at right.

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**Mason City Downtown Historic District
Cerro Gordo, Iowa**

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- 2.b. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & North 1st Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Federal Avenue, looking southwesterly and including the Parker Opera House (NRHP) and the City National Bank (NRHP) anchoring this ends of this historic streetscape.
- 2.c. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & North 1st Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
Looking east at the south side of N. 1st Street from Federal Avenue.
- 2.d. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & North 1st Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View looking southwest across Central Park.
- 3.a. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Delaware Avenue & North 1st Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
Looking west at the south side of N. 1st Street from Delaware Avenue, including the 1950s era retail/service block at the northeast corner of that block.
- 4.a. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & North 2nd Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Federal Avenue, looking southwesterly from N. 2nd Street and including the Elks building on the north and the 1960s era bank/City Hall building at the south end of the block.

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**Mason City Downtown Historic District
Cerro Gordo, Iowa**

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- 4.b. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & North 2nd Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of North 1st Street, looking west from Federal Avenue and including the Kirk Apartments (NRHP), Lytle's Chef Restaurant, and the People's Gas & Electric Co. building.
- 4.c. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: 200 block of North Federal Avenue.
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Federal Avenue, looking south from the 200 block.
- 4.d. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & North 2nd Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Federal Avenue looking northeasterly, including the A & P building and the Markley-Youngblood block on the east.
- 5.a. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Federal Avenue & North 3rd Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Federal Avenue, looking south from N. 3rd Street and including Markley-Smith building, Dayton building, and McLaughlin Block on the east, and the Kirk Apartments on the west.
- 6.a. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Delaware Avenue & N. 2nd Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View looking northwesterly on N. 2nd Street from Delaware and featuring the Delaware Building.

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**Mason City Downtown Historic District
Cerro Gordo, Iowa**

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- 7.a. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: 100 block of North Delaware
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Delaware Avenue, looking north from the 100 block.
- 7.b. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Delaware Avenue & N. 2nd Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of N. 2nd Street, looking west from Delaware Avenue.
- 8.a. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Delaware Avenue & S. 1st Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of Delaware Avenue, looking north from 1st Street SE.
- 9.a. Mason City Downtown Historic District
Mason City, Iowa
Streetscape: Pennsylvania Avenue & N. 1st Street
Photographer: Terry Harrison - L.P. Loomis Archive/MCPL
October 2004
Negatives on file at City of Mason City
View of North 1st Street, looking west from Pennsylvania Avenue and featuring the First
Congregational Church.