

**Site Inventory Form**  
**State Historical Society of Iowa**  
 (December 1, 1999)

**State Inventory No. 22-01347**  New  Supplemental  
 Part of a district with known boundaries (enter inventory no.) **22-01381**  
 Relationship:  Contributing  Noncontributing  
 Contributes to a potential district with yet unknown boundaries  
 National Register Status:(any that apply)  Listed  De-listed  NHL  DOE  
 9-Digit SHPO Review & Compliance Number \_\_\_\_\_  
 Non-Extant (enter year) \_\_\_\_\_

**1. Name of Property**

historic name R.C. and Lucius H. Place/Charles Leibrock Building  
 other names/site number Antiques on Main

**2. Location**

street & number 105 N. Main  
 city or town Elkader  vicinity, county Clayton  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Original Town of Elkader Block(s) 4 Lot(s) MIDDLE 1/3  
LOT 4

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing      Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	1 _____ buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ Total	1 _____ Total

**Name of related project report or multiple property study** (Enter "N/A" if the property is not part of a multiple property examination).  
 Title Arch. & Hist. Resources of the Elkader Downtown Historic District MPD Historical Architectural Data Base Number 22-030

**6. Function or Use**

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02E03 Dry Goods</u>	<u>02E Specialty Store (antique store)</u>
_____	_____
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09505 Brick Front</u>	foundation <u>04 Stone</u>
_____	walls <u>03 Brick</u>
_____	roof <u>15C01 Rubber Membrane</u>
_____	other _____

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Clayton  
City Elkader

Address 105 N. Main Street

Site Number 22-01347  
District Number 22-01381

**Criteria Considerations**

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

**Areas of Significance** (Enter categories from instructions)

02 ARCHITECTURE

05 COMMERCE

**Significant Dates**

Construction date  
1869  check if circa or estimated date  
Other dates

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Architect

\_\_\_\_\_  
Builder

**Narrative Statement of Significance**  SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References (OPTIONAL)**

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Marlys Svendsen, Svendsen Tyler, Inc.

organization City of Elkader

date 7/2011

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telephone 715/469-3300

city or town Sarona

state WI

zip code 54870

**ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)**

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

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R.C. and Lucius H. Place/Charles Leibrock Building	Clayton
Name of Property	County
105 N. Main Street	Elkader
Address	City

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## 7. Description:

This building is estimated by the Clayton County Assessor to have been built in 1890. The building was in place prior to the first Sanborn Map for Elkader published in 1895 and historic photos as well as newspaper accounts identify the building prior to 1870. The design of the building is consistent with designs for other first and second generation masonry buildings in the downtown making a ca. 1869 date more likely.

The Place/Leibrock Building at 105 N. Main Street is the middle building in a group of three identical buildings constructed at the same time or within a short time of one another in ca. 1869. The 2-story brick building is an example of a vernacular Brick Front building form. It has a limestone foundation, locally produced reddish-brown colored brick walls, a flat roof, a low corbelled parapet and a three-bay front facade. The three buildings had nearly matching storefronts with centered entrances flanked by multi-light shop windows on the first floor and 6/6 double-hung windows beneath flat stone lintels on the upper level. The current modified front façade and windows were changed in 1963. The lower level has a plate glass shop entrance door on the right with two plate glass windows in the center and a separate entrance to the upper level flats on the left. A fluted metal panel extends between the floor levels and is used for fill on the lower level. The upper level windows have been replaced with 1/1 double-hung units but retain both the stone lintels and sills. The building's basic façade composition remained the same despite the modifications. The building has a rear addition added in ca. 1920 according to Assessor records.

## 8. Significance:

The Place/Leibrock Building at 105 N. Main Street is an example of a Brick Front vernacular commercial form built in eastern Iowa during the late 20th century. Located near the primary intersection of the downtown business district west of the Turkey River, the building is a contributing resource in the Elkader Downtown Historic District. The district derives significance under both Criteria A and C. Under Criterion A, the district's commercial buildings are associated with the historic contexts developed for the downtown in the "Architectural and Historical Resources of the Elkader Downtown Historic District" Multiple Property Documentation form covering the years 1846 to 1960. Under Criterion C, the district's vernacular commercial forms such as that of the Place/Leibrock Building are representative of commercial architectural development that took place in the years following the Civil War and extending through the 1880s.

### *Elkader Downtown Historic District Background:*

The town of Elkader was laid out in 1846 along the banks of the Turkey River approximately 16 miles upstream from the Turkey River's confluence with the Mississippi River. The town was surveyed and laid out in 1846 with the Original Town Plat filed in June 22, 1846 by Timothy Davis, Chester Sage and John Thompson, friends and business partners, who began operating a sawmill on North Front (Main) Street in 1845 before the town was even platted. By 1849 they had a successful flour mill in operation. The new town was named for Abd el-Kader, an Algerian freedom fighter and world figure who was admired by Davis. The principal building stimulating development in the 1840s and 1850s was the Elkader Mill. After 1860 when the Clayton County voters selected Elkader as the permanent county

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seat, the downtown saw a variety of merchants set up shops, several hotels open, a number of newspapers begin publication, and small manufacturing concerns get underway in the city center. Elkader numbered 440 residents in 1860.

The new county court house saw its first section completed in 1869 opposite the downtown. New limestone buildings were erected along both North and South Main Street with public halls frequently located on upper floors. During the 1870s and 1880s 2-story brick buildings began replacing frame business houses. A permanent railroad connection was completed by the Chicago, Milwaukee and St. Paul RR in 1886 but service remained poor as Elkader was located at the end of a spur rather than along a main line route. A more important transportation improvement during the 1880s was the completion of the Keystone Bridge across the Turkey River in 1880. Its completion prompted a period of economic vitality and community investment. The community was officially incorporated two years later in 1891 and a new waterworks system and city well were completed in 1896. Electricity was rejected by locals until the end of the decade in 1900, however. In the meantime, new churches were built in 1897 for the Congregationalists on the east side of the river and in 1897-1899 for the Catholics on the west side of the river. Coupled with a series of major fires during the 1890s, the downtown saw a period of rebuilding with a new hotel and bank at the entrance to the business district at the turn of the century. The new opera house was completed on North Main Street while other 2 and 3-story brick blocks appeared both north and south of Bridge Street.

By 1900, Elkader's population stood at its peak of 1,321 – an increase of 77 percent during the decade of the 1890s. Development continued in the downtown before and after World War I but at a much slower pace. Floods and fires damaged the Elkader Mill in 1902, 1906 and 1908, but it was nevertheless rebuilt by Schmidt Brothers & Co., retaining a key employer and anchor for Elkader's downtown. The business district began to extend to the west before and after the war with the principal changes seen along West Bridge Street. Here livery stables and wagon shops were replaced by automobile dealerships, implement companies and filling stations. Five stations eventually located along West Bridge with a sixth one block to the south along First Street SW. The national economic depression of the 1930s was coupled by the closing of the Elkader Mill in 1939 following a major fire. Natural disasters after World War I included major floods in 1922, 1947, and 1958 with a tornado destroying section of South Main Street in 1958 as well.

Despite these natural and human made disasters, Elkader saw steady but modest population growth from 1,223 in 1920 to 1,526 in 1960. The impact of the automobile was seen in traffic patterns, parking patterns, and traffic signs and the introduction of electricity saw several generations of street lighting come and go. The popularity of the opera house waned and the first floor became the municipal fire station while two movie houses came and one stayed in the downtown drawing evening crowds for entertainment and shopping. As many as 130 people resided in downtown flats during this period. A good system of inter and intra-state highways connected Elkader and its downtown to other parts of the state and country in a way that railroads had never served the community. By 1960, downtown Elkader was well-established as one of several geographically dispersed retail centers serving Clayton County. Virtually every storefront was filled with start-up businesses or multi-generational family stores as Elkader's downtown achieved a stable and healthy status for local and countywide residents.

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### *Historic Background for 105 N. Main Street:*

105 N. Main Street is an example of a building that demonstrates the complexity of inter-generational change in a single prominent building. Constructed in ca. 1869 by brothers R.C. and Lucius H. Place, the building passed to Charles Leibrock in the 1870s. He operated a general store and dry goods business here with several different partners for nearly three decades. In 1899-1900, he retired and sold the business to L.M. Bink and M.J. Poull of Milwaukee. The October 26, 1899 *Elkader Argus* noted that the change would bring “two young enterprising business men and their families to our town.”

In 1902, Charles Leibrock died. The Leibrock heirs decided to hold onto the building and Bink and Poull were able to retain this excellent Main Street business location. By 1908, Bink and Poull determined to move south on Main Street and the shop space was leased to Regan and Witt who operated a furniture and undertaking business there until 1923. At that time, Frank G. Leibrock, eldest son of Charles Leibrock, and his wife Louise Leibrock bought the building from the Leibrock heirs. They relocated his own four-decade old business “Leibrock’s Ladies Ready-to-Wear Store” to the old family owned-building. Frank died in 1929, and Louise sold the business to her daughter, Ruby Katschkowsky. Recognizing the value of the long-standing family name, she changed the business name only slightly to “Leibrock’s Store.” Ruby died during World War II.

The building changed ownership in 1949 when Walter Sauer acquired it from the Leibrock heirs. The business had several name changes during the 1940s and 1950s – “Phyll’s” for owner, Phyllis Patterson in 1943 and “Nancy’s” in 1953 when Harold and Louise Griffith bought the store and renamed it after their daughter. The Griffith’s business thrived and its prominent location drew a faithful customer base. Unlike the Charles Leibrock’s advertisements 90 years earlier claiming the availability of ladies and gents clothing, notions, fancy and staple groceries, trunks and valises all under one roof, the Griffith’s promoted their specialization in women’s apparel. They even advertised the fact that Louise Griffith was a full-time corsetiere, a graduate of the Gossard Foundation Fitting Clinic of Minneapolis. Specialization made their business indispensable in the 1950s and 1960s.

### *Timeline of Ownership* (compiled by Elkader Historical Society/Carter House Museum volunteers):

- 1846 – Lot purchased by John Thompson – 3 parcels.
- 1865 – Lot purchased by R.C. Place and Lucius H. Place, brothers who had been merchants in New York state.
- 1866 – Place brothers erect a building that they operated as a general merchandise store until 1869 when L.H. Place was elected sheriff of Clayton County.
- 1870 – L.H. Place sold his interest to R.C. Place – Charles Leibrock purchased 1/3 interest from R.C. Place
- 1871 – Max Mentzel and J.C. Vaupel purchased the remaining interest from R.C. Place and the enterprise became known as “The Leibrock, Mentzel, and Vaupel General Store.”
- 1873 – Mentzel’s health began to fail; sold his part of property to Vaupel for \$900.
- 1874 – Vaupel goes to Chicago to do purchasing; never heard of again.
- 1875 – Leibrock acquired the Vaupel interest.
- 1899 – Leibrock sold business to Poull & Bink; retained ownership of store building

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1902 – Charles Leibrock died Jan. 29  
1903 – Louise Leibrock died Feb. 25  
1914 – Poull and Bink move to lower block and building is rented to Regan and Witt.  
1919 – Michael Regan died and Cranford became a partner to Witt (1924?)  
1923 – F.G. Leibrock (Chas. Liebrock's son) bought the building from the heirs of Charles Leibrock  
1925 – Store vacated by Witt and Cranford, and F.G. and Elizabeth Leibrock move their business into the old Leibrock store.  
1929 – F.G. died; widow continued business  
1930 – Louise Leibrock's daughter, Mrs. Ruby Katzkowsky takes over store  
1943 – Ruby Katzkowsky died.  
1949 – Sold to Walter E. Saur  
1969 – Walter Saur dies; widow Anna E. inherits- property moves to son Walter L. Saur  
1988 – Walter L. Saur sells to Duane Vorwald

Renters of the Leibrock Building:

1943 – Mrs. Phyllis Patterson  
1954 – Mr. and Mrs. Harold Griffith  
1969 – Joe Pedretti  
2002 – David & Tina Burns

**9. Major Sources:**

*1984 History of Clayton County.* Clayton County Genealogical Society, Elkader, Iowa: Griffith Press, 1984.

Anderson, David C. *Reconnaissance Survey of Elkader Clayton County, Iowa.* Clayton County Historic Preservation Commission and Main Street Elkader, March 1, 1994.

Andreas, A.T. *Illustrated Historical Atlas of the State of Iowa.* Chicago: Andreas Atlas Co., 1875.

Appraisal Records for Elkader Downtown Properties, Clayton County Assessor's Office, 1949 – 1965.

"Bird's Eye View Map, Elkader, Iowa, 1871." Milwaukee, Wisconsin: Doniat and Zastrow.

Elkader Historical Society/Carter House Museum research file for 103/105 North Main Street; files focusing on downtown Elkader buildings, businesses, civic leaders and related information. Compiled by Marge Costigan and other museum volunteers. Research files contain hundreds of historic photos, newspaper articles, publication transcriptions, property ownership records, and information from interviews. Digital copies of some research files were loaned to Marlys Svendsen, October 2010 and others were made available in March 2011 for duplication.

*Census of State of Iowa* for the years 1856, 1867, 1875, 1885, 1895, 1905, 1915, and 1925 as printed by various State Printers.

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*Clayton County, Iowa, Memories & Heritage from the Photo Albums of Clayton County.* Elkader, Iowa: The Clayton County Register, 1997.

Downtown Building Survey (73 surveyed buildings) records including survey questionnaires, draft Iowa Site Inventory Forms and digital photographs. Main Street Elkader, 2009.

Downtown Elkader Business Questionnaires completed by property/business owners, 2010.

Downtown Elkader Individual Property Site Maps compiled by Eli Garms, Clayton County GIS, Engineer's Office, Elkader, November 2010.

Elkader Building Survey (62 surveyed buildings). Main Street Elkader, 1994-1996.

Elkader Historic Photograph Collection (digital). Elkader Public Library, Elkader. Digital files loaned to Marlys Svendsen, December 2008.

"Elkader, Iowa 1846-1971, the Past, the Present the Future." 125<sup>th</sup> Anniversary Edition, *The Clayton County Register*, Elkader, Iowa, July 21, 1971.

Elkader Telephone Directories, 1922, 1923, 1924, 1932, 1933, 1960 and 1966.

Gottfried, Herbert and Jan Jennings. *American Vernacular Design, 1870-1940.* New York: Van Nostrand Reinhold Company, 1985.

Insurance Maps for Elkader. (New York: The Sanborn Company), 1895, 1902, 1913, 1930, and 1951.

"Keystone Bridge Centennial Edition." *The Clayton County Register*, Elkader, Iowa, July 26, 1989.

Olson, Edward W. *Look What you Started Mr. Davis...Elkader, Iowa: History, Facts and Folklore about Elkader, Iowa U.S.A.,* ca. 2010.

*Plat Book of Clayton County, Iowa,* Minneapolis: Warner & Foote, 1886.

"Plat of Elkader, June 22, 1846." Recorder's Office, Clayton County, Court House, Elkader, Iowa,.

Powell, Harry. "The Elkader Story." unpublished first draft, December 1980; copy available at Elkader Public Library.

Price, Realto E., editor. *History of Clayton County, Iowa from the Earliest historical Times Down to the Present, Volumes I and II.* Chicago: Robert O. Law Company, 1916.

Property Transfer Records for Blocks 3 – 10 and Fractional Blocks 3-6 in Town of Elkader, Clayton County Auditor's Office and Recorder's Office, Clayton County Court House, Elkader, Iowa.

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Shank, Wesley I. *Iowa's Historic Architects: A Biographical Dictionary*. Iowa City, Iowa: University of Iowa Press, 1999.

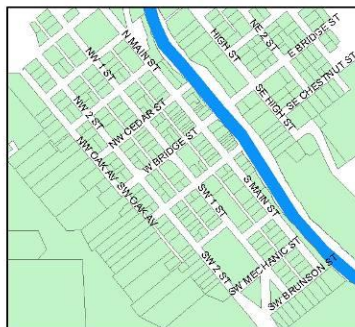
*Standard Atlas of Clayton County, Iowa*. Chicago: George A. Ogle & Co., 1902.

United States Census, 1850-2010. (population figures provided by State Library of Iowa, January 2011 and City of Elkader, March 2011).

**Additional Information:**

Full Legal Description: Original Town of Elkader, Middle 1/3 of Lot 4, Block 4

**Address: 105 North Main**



Map Created By:  
Eli Garms  
Clayton County GIS  
2010



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Photographs: 105 N. Main Street, looking west and street view, looking northwest (October 29, 2010, Marlys Svendsen, Svendsen Tyler, Inc., photographer)



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Historic views: 101, 105 and 107 North Main Street, post-1876 (top) when buildings contained Joe Lamm Store, C.L. Leibrock Store and Kramer's Market with I.O.O.F. Lodge No. 304 on upper level and below, Decoration Day Parade in 1913 (Elkader Historical Society/Carter House Museum Collection)

