

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

State Inventory No. 22-01352 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 Gifford Building

other names/site number Elkader Dry Cleaners Building

2. Location

street & number 116 North Main Street

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 Block(s) Fractional Blk 4 Lot(s) 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)

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

Number of Resources within Property

Enter number of:	If Eligible Property, enter number of:	
	Contributing	Noncontributing
— buildings	<u>1</u>	— buildings
— sites	—	— sites
— structures	—	— structures
— objects	—	— objects
— Total	<u>1</u>	— 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)

02A08 Dry Cleaners

02A08 Dry Cleaners

01B02 Apartments

7. Description

Architectural Classification (Enter categories from instructions) **Materials** (Enter categories from instructions)

05B Italianate

foundation 03 Brick; 04 Stone

walls 03 Brick

roof 15C01 Ruber Membrane

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)

- Yes No More Research Recommended
 - Yes No More Research Recommended
 - Yes No More Research Recommended
 - Yes No More Research Recommended
- significant information in archaeology or history.

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields

County Clayton
City Elkader

Address 116 North Main Street

Site Number 22-01352
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
1900 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

street & number N3834 Deep Lake Road

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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Gifford Building	Clayton
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7. Description:

This building is estimated by the Clayton County Assessor to have been built in 1890. The building was not in place until sometime between 1895 and 1902 according to the Sanborn Maps for Elkader published in those years. G.M. Gifford retained ownership of the property during this time frame. Newspaper accounts date construction of the building next door between August and November 1899. It is believed that the building at 116 N. Main was constructed for Gifford after the Wolf Building was finished in 1899. Therefore, a building date of ca. 1900 is consistent with the design of the building and newspaper accounts.

The Gifford Building at 116 N. Main Street is an example of a late Italianate Style commercial building. This 2-story narrow front building has a limestone foundation, painted brick walls, a flat roof set behind a bracketed cornice made of embossed metal, and a front façade divided into three bays. The Gifford Building has an elaborate bracketed cornice with fan designs set between four brackets and dentils along the wide crown molding. The cornice design is similar, but not identical, to the Wolf Building next door to the south.

On the upper level, the Gifford Building has three individual 1/1 double-hung windows topped by segmental arches consisting of a row of soldier brick and an outline course of raised header brick. The window sills are painted limestone. The remodeled storefront may have been completed when the building changed ownership in 1937. The design includes a striking combination of black and ivory enamel finished panels, a large plate glass display window, a vertical glass entrance door and transom for the upper level entrance and a similar opening for the shop space. The sign for "Elkader Dry Cleaners" includes a lettering style and word spacing similar to other 1930s era signs.

8. Significance:

The Gifford Building at 116 N. Main Street is an example of a late Italianate Style commercial building with a well-preserved 1930s era storefront. The building occupies a site along North Main Street and 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 building's overall Italianate Style design and 1930s era storefront are representative of commercial architectural development that took place at the turn of the 20th century and in the 1930s in the downtown.

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)

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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 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

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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.

Historic Background for the Gifford Building at 116 N. Main Street:

In June 1899 fire destroyed the Borman Building at the northeast corner of Main and Bridge streets. Among the important rebuilding projects that took place in the wake of this fire and the damage done to buildings to the north, was the construction of a new brick building completed for G.M. Gifford, owner of the previous building on this site. It is not known how the building was originally used. In 1914 the building was sold by Gifford to Hiram C. Bishop, a former county superintendent of schools, who began publishing the *Clayton County Democrat* in 1893. It is likely that he leased space from Gifford when he started his paper and continued in the same location after the new building was completed. After Hiram Bishop died, his son Max took over publication of the paper for a time eventually selling the business in 1920 to John K. Griebel. He changed the name of the paper to *The Clayton County Messenger*. In 1926 this paper was acquired by the owners of the *Elkader Register*. The name of the merged paper was the *Clayton County Register*. The newspaper printing operation was consolidated in the *Register* Building located at 106 Cedar Street NW. The merger likely one of the factors that prompted the expansion of the *Register* Building at that time.

Four years later, the Gifford Building was leased to the Elkader Dry Cleaners operated by F.C. Oelke at the time. The history of the business dated back to 1918 when the business was operated by Walter Sadewasser in the upstairs of the Reimer Building on West Bridge Street. Two long time employees of Sadewasser and Oelke – Margaret and Alma Tangeman – purchased the business in 1934 and the building in 1937. Bertha Tangeman made the initial building purchase but transferred it in 1943 to the sisters. The Tangemans began operating a dry cleaning pick-up route in rural Clayton County successfully. At the end of World War II, the sisters sold a half-interest in the business to a former employee, Martin Penneton. He continued as a partner until he bought the business out in 1956 and the building in 1961. Penneton updated the equipment and operations regularly selling the operation in 1976 to John and LaRayne Lenhart. In 2005 the Lenharts sold the building to Stanley and Ute Gage and Ute operates the business in 2011.

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.

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“Bird’s Eye View Map, Elkader, Iowa, 1871.” Milwaukee, Wisconsin: Doniat and Zastrow.

Elkader Historical Society/Carter House Museum research file for 116 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.

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.” 125th 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.

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“Pages from the Past”, *Clayton County Register*, June 19, 2001

“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.

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).

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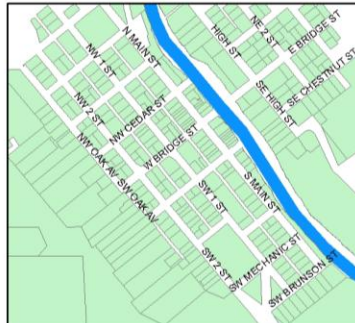
Gifford Building
Name of Property
116 North Main Street
Address

Clayton
County
Elkader
City

Additional Information:

Full Legal Description: Original Town of Elkader, LOT 4, FRACTIONAL BLK 4.

Address: 116 North Main



Map Created By:
Eli Garms
Clayton County GIS
2010

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Photographs: 116 North Main, looking east and street view, looking east (September 16, 2010, Marlys Svendsen, Svendsen Tyler, Inc., photographer)

