

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

State Inventory No. 22-01357 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 McLaughlin and Humphrey Building.

other names/site number _____

2. Location

street & number 111-115 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

Block(s) 4

Lot(s) S2/3 of Lot 3

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

If Non-Eligible Property

Enter number of:

_____ buildings
 _____ sites
 _____ structures
 _____ objects
 _____ Total

If Eligible Property, enter number of:

Contributing Noncontributing

_____ buildings
 _____ sites
 _____ structures
 _____ objects
 _____ 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)

02G04 Tavern

02A02 Office Building

02E03 Dry Goods

70 Vacant/Not in Use

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

05B Italianate

foundation 03 Brick; 04 Stone

05G Romanesque Revival

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

- 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 significant information in archaeology or history.

County Clayton
City Elkader

Address 111-115 N. Main

Site Number 22-01357
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
1898 check if circa or estimated date
Other dates

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
Guilbert, G.F. (Dubuque)
Builder
Jensen, J.M., contractor; Anton Willie, brick mason

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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McLaughlin and Humphrey Building.	Clayton
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7. Description:

This building is estimated by the Clayton County Assessor to have been built in 1898. The building was in place sometime between 1895 and 1902 according to the Sanborn Maps for Elkader published in those years. Historic photos in 1899 and newspaper accounts in late 1898 and early 1899 confirm the building date of 1898. The design of the building is consistent with designs for other second generation masonry buildings in the downtown of a similar style.

The McLaughlin and Humphrey Building, at 111-115 N. Main Street is one example of several architect-designed commercial buildings in the downtown historic district. It demonstrates a blend of the Italianate and Romanesque Revival styles that took place at the turn of the 20th century. This 2-story building has a limestone foundation, reddish-brown colored brick walls, a flat roof, a bracketed cornice made of embossed metal, and a double-wide front divided into three bays. The building was designed by architect G.F. Guilbert of Dubuque with J. M. Jensen serving as contractor and Anton Willie as brick mason. It has an elaborate bracketed cornice that is identical to that of the Schoch Building next door at 119 North Main Street. The only difference is the presence of a large semi-circular parapet section announcing the building's owners and date in the McLaughlin and Humphrey Building.

This is the earliest building identified in the downtown with an architect and as such it is not surprising that the design incorporates several modern features – symmetrically placed oriels on the second level and plate glass window glass in the twin shop spaces. On the upper level, the building design has a pair of semi-circular arched windows with limestone sills, keystones and footers centered beneath the round arched name-date block and above the entrance way. The hipped roof angular oriels on the upper level were likely the first such window groups in the downtown and prompted installation of a similar window up the street at the B.S. Whitney Building a few years later. Each bay retains its original design that included narrow 1/1 units on the sides and a wider 1/1 unit on the front with continuous rows of square panels beneath the sill levels.

On the first floor, the façade's three bays contain two shop spaces with the original or similar plate glass windows on the north and south sides and a cluster of three doors in a recessed entrance are at the center. The centermost door leads to the upper level flats with the flanking doors serving as shop entrances.

A contemporary newspaper account from November 1898 described progress on the building noting the fine plate glass windows in the building as the largest in town at the time. As construction progressed, the building was described in greater detail:

“One of the handsome new fronts on Front Street is that of the new block of McLaughlin and Humphrey. It is of brick 44 by 80, containing a store and a room for a saloon on the first floor, while the second story will have two well arranged flats. The front elevation presents a fine appearance with its large plate glass windows and overhanging bay windows. The saloon is to be fitted up in the most modern style with the flooring and

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arched ceiling and new fixtures. The building is supplied with electric bells and will be heated with steam throughout.”¹

8. Significance:

The McLaughlin and Humphrey Building, at 111-115 N. Main Street is an example of an architect-designed commercial building in the downtown historic district. It is individually National Register eligible under Criterion C as a work of Dubuque architect G.F. Guilbert. It demonstrates a blend of the Italianate and Romanesque Revival styles that took place at the turn of the 20th century that was in evidence in several downtown Elkader buildings. The building occupies a prominent 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 district’s Italianate and Romanesque Revival style buildings such as the McLaughlin and Humphrey Building, are representative of commercial architectural development that took place from the 1880s through the turn of the 20th century.

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 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

¹ Unidentified Elkader newspaper accounts, November 10 and December 15, 1898, Elkader Historical Society/Carter House Museum research files.

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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.

Historic Background for 111-115 N. Main Street:

In September 1893 according to newspaper accounts, James Humphrey purchased an interest in John McLaughlin's saloon "The Palace," which was located on the east side of South Main Street. In 1898, in an effort to expand their business and participate in the prosperity of the decade by investing in downtown real estate, Humphrey and McLaughlin built a new building at 111-115 N. Main Street. They opened their saloon "The Palace" in half of the building in February of 1899 and a month later, Hempel and Klotzbach moved their clothing and furnishing store into the other half. Later that year, Humphrey and McLaughlin had a concrete sidewalk and curb installed by Stoops and Williamson in front of the building extending south to Bridge Street leaving only one step between 101 and 115 North Main Street.

Hempel and Klotzbach had their business in Elkader since 1892, prospering in the intervening years to the point that a larger shop space was warranted. After their business relocated to the Humphrey and McLaughlin Building in a November 9, 1899 newspaper account, the business was praised:

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“The steady growth of this popular and representative clothing house since establishing business here in 1892, has been the legitimate result of honorable methods, which have characterized its transactions. The store, centrally located, is stocked to overflowing with a complete line of men’s and boy’s and children’s wearing apparel, and one of the largest lines of fur coats to be found in the city, in every style, design, variety and pattern, including all the most recent fabrics, both in fine and medium grades, and whether you buy a silk lined garment of one that isn’t, the style, the gracefulness is in everyone, and are equal to the merchant tailor make and superior to most of them. There is also a beautiful assortment of fine white and fancy shirts, novelties in neck ties, collars and cuffs, and underwear of all kinds, silk and linen handkerchiefs, gloves, hosiery, etc. The hat and cap department is unusually attractive and embraces all the latest styles in that line. The house enjoys a large trade not only in Elkader, but throughout the surrounding territory. The large trade is due to the simple fact of keeping the very best in each line of goods, selling at low prices and faithfully fulfilling each and every representation made to customers.

Personally Messrs. Hempel and Klotzbach are enterprising and progressive business men and owing to courteous treatment of patrons, fair and honorable dealings have made this establishment a most popular headquarters for the citizens of Elkader and farmers of the surrounding territory to procure their wearing apparel.” (November 9, unidentified newspaper account in Elkader Historical Society/Carter House Museum research file for 111-113-115 North Main Street)

In May 1909 Humphrey and McLaughlin announced that they would be moving The Palace to the corner of Main (Bridge) and Front (Main) streets. They closed their saloon on Main Street and rented it for other purposes to avoid any question of their business being too near the Friedens Church located at the southeast corner of 1st and Cedar streets. Operation of saloons was subject to the ongoing temperance debate in Iowa before and after the turn of the century including discussions about hours of operation, distance from parks, schools and churches, and Sunday hours. In 1909 the Moon Law was passed by the General Assembly prohibiting the number of saloons in a community to one per 1,000 people. By removing The Palace from the Friedens Church, Humphrey and McLaughlin hoped to be able to keep their saloon within the law and maintain their business’s right to operate.

By July, the former saloon space was leased to B.P. Johnson of Chicago for opening a “Fair Store” franchise. The business was considered to be a discount department store offering a wide range of merchandise like a fair, all on sale for cheaper prices. The Fair Store national firm became the S.S. Kresge syndicate in 1925 by which time The Fair Store in Elkader had closed.

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After 42 Years of Honorable Business Dealing In Elkader,
 J. G. Hempel Operating Hempel's Good Clothes Store Is

GOING OUT OF BUSINESS

Store Closed Wednesday and Thursday--Sale Starts FRIDAY

And hats until this entire stock is completely sold out. The C. D. Strong Merchandising Co. of Chicago is now in full charge, and all Clothing, Hats, Shirts, Ties, Trainers, etc., etc., marked at prices for quick disposal.

<p>BOYS' SUITS</p> <p>Latest new styles all wool materials, long pant styles, to close at</p> <p>\$4.53</p>	<p>MEN'S SUITS</p> <p>LOT NO. 1 Hart Shaffer, Kirchheim and others, splendid all-wool suits at</p> <p>\$9.83</p> <p>LOT NO. 2 Hart Shaffer and other splendid all-wool suits at</p> <p>\$12.83</p> <p>LOT NO. 3 1 Lot good everyday knockaround suits, all wool, all good shades at only</p> <p>\$4.83</p>	<p>BOYS' SUITS</p> <p>Knicker style, all wool, latest styles, at only</p> <p>\$3.83</p>								
<p>MEN'S HATS</p> <p>All sizes, all new shades, latest new styles, to close at</p> <p>\$2.50</p>	<table border="1"> <tr> <td>MEN'S OVERALLS Best style, to close at, pair</td> <td>MEN'S TROUSERS 1 big lot assorted style to close at</td> <td>MEN'S COVERALLS Bikery, cotton and flannel, extra large sizes at only</td> <td>DENIM JACKETS All extra large sizes, to close at each</td> </tr> <tr> <td>83c</td> <td>\$1.00</td> <td>\$1.93</td> <td>75c</td> </tr> </table> <p>Nelson's Genuine Rockford Socks . . . 15c</p>	MEN'S OVERALLS Best style, to close at, pair	MEN'S TROUSERS 1 big lot assorted style to close at	MEN'S COVERALLS Bikery, cotton and flannel, extra large sizes at only	DENIM JACKETS All extra large sizes, to close at each	83c	\$1.00	\$1.93	75c	<p>MEN'S Underwear</p> <p>Athletic, B. V. D. and Nubuck Brand, all sizes, at suit only</p> <p>73c</p>
MEN'S OVERALLS Best style, to close at, pair	MEN'S TROUSERS 1 big lot assorted style to close at	MEN'S COVERALLS Bikery, cotton and flannel, extra large sizes at only	DENIM JACKETS All extra large sizes, to close at each							
83c	\$1.00	\$1.93	75c							
<p>DRESS SHIRTS</p> <p>Collar attached and neck band styles, former values to \$3.00, to close at</p> <p>\$1.00</p>	<p>BOYS' KNICKER PANTS Every pair 100% bargain, at pair</p> <p>50c</p> <p>MEN'S DRESS CAPS All wool, the best wool in style at</p> <p>63c</p> <p>MEN'S BELTS All sizes and colors, real bargain</p> <p>53c</p> <p>MEN'S TIES All colors, best quality, at only</p> <p>25c</p>	<p>BOYS' BLOUSES</p> <p>K & E Brand, all sizes, fine fast-color materials, values to \$1.25, only</p> <p>53c</p>								

We haven't time or room to tell you about all the hundreds of bargains that we have here for you. Come and see them. Self-service arranged. Bargains on every table and counter.

— C. C. Dick in Charge —

Hempel's
 Good Clothes Store

ELKADER, IOWA

ENTIRE STOCK SACRIFICED

Meanwhile the Hempel & Klotzbach business became known as "Hempel's Good Clothes Store" by the early 1930s continuing sales of men's clothing. The business suffered during the Depression years and in May 1937, J.G. Hempel announced that the store would be closing. (Going out of business advertisement, May 26, 1937, *Clayton County Register*)

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 111-115 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.

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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.

"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.

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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.

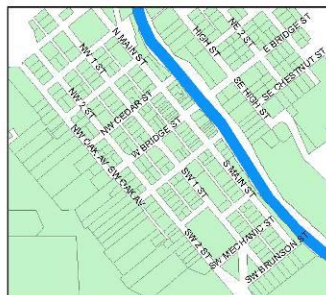
Standard Atlas of Clayton County, Iowa. Chicago: George A. Ogle & Co., 1902.

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

Additional Information:

Full Legal Description: Original Town of Elkader, S. 2/3 of LOT 3 BLK 4

Address: 113 North Main



Map Created By:
Elli Gamme
Clayton County GIS
2010

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Photographs: historic view looking west along North Main Street after the fire that destroyed the Borman corner in June 1899. The newly completed McLaughlin and Humphrey Building is visible across the street (photo courtesy of Myra Voss, Voss Realty); contemporary view , looking west (September 16, 2010, Marlys Svendsen, Svendsen Tyler, Inc., photographer)

