

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

State Inventory No. 22-01325 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 Schroeder's Hotel/Merchant's Hotel/Farmer's Cooperative Creamery
 other names/site number McTaggart Furniture; Elkader Carpet & Design

2. Location

street & number 103Mulberry Street SW
 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) 6 Lot(s) Southwesterly 78 FT LOT 1

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	<u>1</u> buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ 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)
<u>01D04 Hotel</u>	<u>02E Specialty Store</u>
<u>02E09 Furniture Store</u>	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09A04 Side-Gabled, 2-story</u>	foundation <u>04 Stone</u>
_____	walls <u>03 Brick</u>
_____	roof <u>08 Asphalt</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 checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history.

County Clayton
City Elkader

Address 103 Mulberry Street SW

Site Number 22-01325
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)

05 COMMERCE

Significant Dates

Construction date
1854 check if circa or estimated date
Other dates
1877

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

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organization City of Elkader

date 7/2011

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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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Schroeder House/Merchant's Hotel/Farmer's Cooperative Creamery	Clayton
Name of Property	County
103 Mulberry Street SW	Elkader
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7. Description:

This building is estimated by the Clayton County Assessor to have been built in 1850. Several other accounts claim a construction date of 1854 with an addition made in 1877 when the building opened as Schroeder's Hotel.

As originally constructed, the Schroeder House at 103 Mulberry Street SW was an example of a vernacular Elkader Stone Block built in the Side-Gabled Roof, 2-story form of locally quarried limestone. In 1877, a 2-story side-gabled brick addition on the east end expanded the building by 50 percent. The combined building had two doors and eight 6/6 double-hung windows on the lower level and nine 6/6 windows on the upper level, all with dressed stone sills and lintels. A second floor porch (nonextant) had a balustrade composed of spindle shaped wood slats. By the late 1920s when the building was converted to a creamery, the walls had been stuccoed, the three chimneys were removed from the roof ridge, and an aerator was added.

In 2000, the building saw the addition of a veneer of rock-faced concrete block on the walls and reddish-brown brick for the foundation level and surrounding the single entrance. Single light fixed-sash windows were installed in some of the original openings.

8. Significance:

The Schroeder House /Merchant's Hotel/Farmer's Cooperative Creamery at 103 Mulberry Street SW is a poorly preserved example of a vernacular Elkader Stone Block built in the Side-Gabled Roof 2-story form. Despite changes in openings and the cladding, the building retains its original plan, scale and massing with the original stone construction intact but hidden from view. Combined with its historical use, the building retains its position as a contributing resource in the historic district under Criterion A. The district itself derives significance under both Criteria A and C. Under these criteria, 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.

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.

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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.

Historic Background for the Schroeder House/Merchant's Hotel/Farmer's Cooperative Creamery at 103 Mulberry Street SW:

The *Schroeder House/Merchant's Hotel/Farmer's Cooperative Creamery at 103 Mulberry Street SW* was reportedly built in 1854. This was the first reported property transfer for this parcel and may not be

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the actual date of this building. In 1867 the property transferred to Patrick Fury and ten years later it was sold to Anton Kramer, a local butcher and meat market operator. The October 24, 1877 newspaper account describes the purchase as follows:

“A. Kramer & Brother, our go-ahead butchers and packers, having purchased the old stone building formerly owned by Patrick Fury, are putting up a large brick addition to the old building, and entirely remodeling the old part. It is being arranged for a hotel, and is leased to Mr. Louis Schroeder, of Motor, who intends to make a first-class place of entertainment of it. The house will contain 20 sleeping rooms,...when finished it will be an ornament to that part of the town.”

The business opened in December 1877 as the Schroeder House and catered to drummers or traveling salesmen. In 1887, Schroeder sold the business to Louis Zahrandt and the name was changed to the Merchant Hotel. By 1892, the hotel was under new management as The Elk Hotel with August Ruegnitz as proprietor. Rates were from \$1.50 to \$2.00 per day. In 1901 the property was sold to L.J. Kramer and after a time, the hotel closed and Kramer opened an auto dealership and garage from the facility which included a livery stable at the rear. Kramer sold E.M.F. Automobiles. By the 1920s the Farmers Cooperative Creamery had opened in the old hotel. It continued to operate through the 1950s and in 1957, it was sold to William Becker. He and James Connely operated it under the name of Elkader Milk Products Company until he built a new building in 1962.

The old hotel stood vacant for several years and in 1974 when it was purchased by McTaggart & Sons to serve as a warehouse for carpet and furniture for their main location in the 200 block of South Main Street. In 1980 the business relocated to 103 Mulberry Street SW after constructing a new addition on the rear. After the firm closed in the mid-1980s, the building and business were sold to Max and Alyce Hunt. In 1987, their daughter Beth Rentschler took over the business and she and her husband Rick continue to own and operate it as the Elkader Carpet and Design Center 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.

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

Elkader Historical Society/Carter House Museum research files focusing on downtown Elkader buildings, businesses, civic leaders and related information and a research file for 103 Mulberry Street SW. Compiled by Marge Costigan and other museum volunteers. Research files contain hundreds of historic photos, newspaper articles, publication transcriptions, property ownership

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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 resources). 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.

"Kleinpell's Hardware." *The Elkader Register*, September 10, 1925.

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.

"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,.

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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, provided by State Library of Iowa and the City of Elkader.

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Additional Information:

Full Legal Description: Original Town of Elkader, Southwesterly 78 FT LOT 1 BLK 6

Address: 103 Mulberry St SW



Map Created By:
Eli Garms
Clayton County GIS
2010

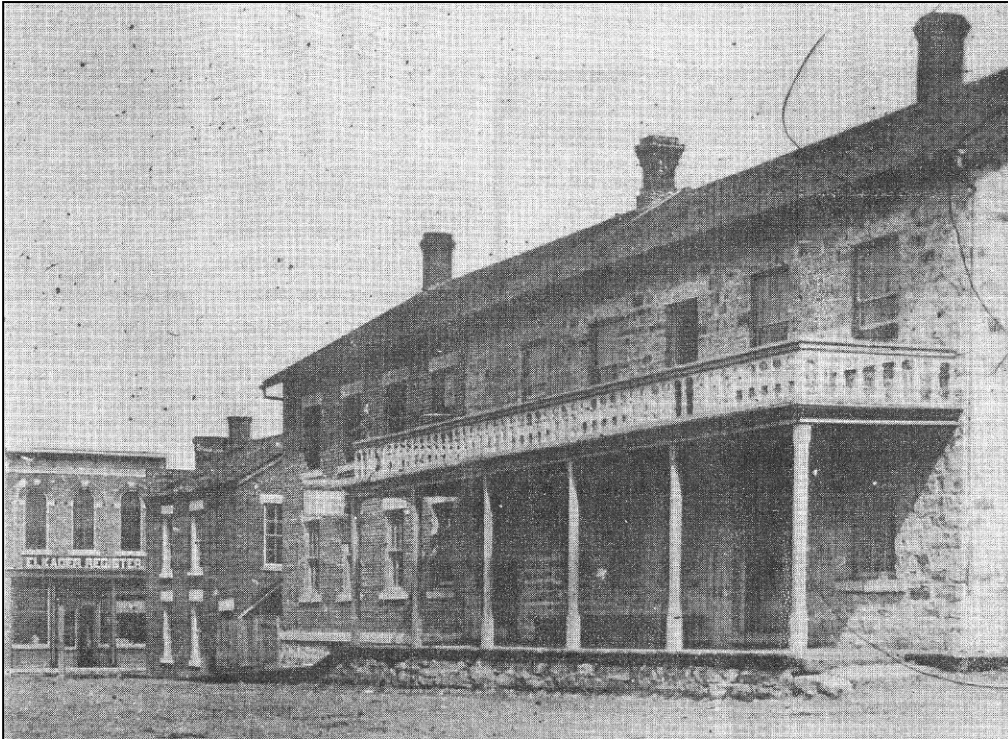
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Photographs: Historic views, Schroeder Hotel, after 1877 brick addition added, looking southeast, and front porch of Merchant's Hotel, ca. 1900 (Elkader Historical Society/Carter House Museum Collection)



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Photographs: 103 Mulberry Street SW, looking northeast and street view, looking northwest (Elkader Downtown Survey Photograph, 10/29/2010, Marlys Svendsen, photographer)

