CITY OF MCGREGOR
CLAYTON COUNTY, IOWA
PLANNING FOR PRESERVATION PROJECT

Prepared for
McGregor Historic Preservation Commission



"Bird's Eye View of McGregor and North McGregor, Clayton County, Iowa" – 1869 lithograph by the Chicago Lithograph Company

by
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2011-2012

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ABSTRACT

Planning for Preservation projects are specifically geared to assist recently certified or inactive historic preservation commissions in receiving basic training and guidance in preservation planning, survey, and inventory development as well as experience in project development, management, and completion. Such projects also introduce commissions to working with a professional historic preservation consultant. By design, Planning for Preservation projects are limited in both scope and budget. These types of projects do not include a survey component, although a windshield survey assessment is often conducted as a part of the project.

The goal of the McGregor Planning for Preservation project was to provide broad historic preservation training to the McGregor Historic Preservation Commission, with additional objectives including public education, increasing the community's understanding of the Commission's role in historic preservation activities in McGregor, and providing information on different preservation activities and issues. These include reconnaissance and intensive level surveys, property types and evaluation standards, historic integrity concerns, inventory development, and nomination of properties to the National Register of Historic Places. The project also included a reconnaissance "windshield" survey of McGregor to identify historic properties and neighborhoods for future planning purposes. A select number of McGregor buildings were inventoried by Commission members and local volunteers as a training exercise.

ACKNOWLEDGMENTS

The author wishes to thank the McGregor Historic Preservation Commission and McGregor city administrator, Lynette Sander, for providing administrative, technical, and transportation support for this planning project. Commission members include: Dave Kneer, Chair; Bob Clark, Co-Chair; Lucy Rodenberg, Secretary; Patricia Eckhardt; Reva Smock; Rogeta Halvorson (City Council liaison to the Commission); Lynette Sander, city staff. Ken White is a non-resident business owner and volunteer for the Commission. Volunteer Martha Booth participated in both public meetings and teamed with a Commission member to research and write an Iowa Site Inventory form on one of the town's historic buildings.

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Delivered Separately: Bound paper copies and a CD of all National Register registration forms for listed McGregor properties.

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1. INTRODUCTION

This Planning for Preservation project was conducted by the McGregor Historic Preservation Commission (MHCP) under a grant-in-aid agreement with the State Historical Society of Iowa (SHSI) and supported by a grant through the Certified Local Government (CLG) program. The principal investigator for the project was Jan Olive Full of Tallgrass Historians L.C., Iowa City, Iowa. Research assistance was provided by Jennifer Price and Anna Stolley of Tallgrass Historians. Project administration and assistance with both local research and the windshield survey was provided by MHCP commissioners and city staff including Dave Kneer, Lucy Rodenberg, and Lynette Sander. Mr. Kneer is chair of the commission; Ms. Rodenberg is not only a commissioner but also the community's local historian, with several historical publications to her credit. Ms. Sander is city administrator and provides city staff support to the MHCP.

Planning for Preservation projects introduce recently certified or inactive historic preservation commissions to training and guidance in planning, survey, inventory methods, and project development, management, and completion. These initial projects also introduce commissions to working with a preservation consultant. By design, Planning for Preservation projects are limited in both scope and budget and, therefore, do not include a survey component, though a brief windshield survey was conducted for the current project and a select number of Iowa Site Inventory forms were completed as a training exercise.

Preservation planning has been defined as "planning for continued identification and evaluation of historic properties and for their protection and enhancement" (U.S. Department of the Interior 1985, 61). The ultimate goal of any local preservation plan should be to preserve and protect the significant cultural resources of the community or county in question. However, in order to achieve that goal, historic preservation commissions must have an understanding of what those resources are and their significance. While a resource need only be 50 years of age to be considered under National Register of Historic Places (NRHP) guidelines, it also must retain sufficient historical integrity, regardless of age or significance. Thus, there are a number of factors to be examined and considered before a resource – be it architectural or archaeological – is determined eligible for the NRHP.

The only way to determine NRHP eligibility is to inventory and evaluate the community's historic properties. "Historic" in the preservation world means those properties that are at least 50 years of age. Once an inventory is complete, recommendations concerning individual, district, or multiple property NRHP nominations can be made. It is also through the inventory and evaluation process that commissions come to better understand what is important in their community and thus worth their attention and support. A basic tenet of preservation is that not every building merits saving. A fact of life for most preservation commissions is their limited volunteer hours and financial resources. Therefore, preservation efforts need to focus on those resources worth preserving for the benefit of future generations, resources that represent an important chapter or context in the community's history. Hard decisions must be made and other public needs sometimes take precedent over the preservation of a particular building or site. When this happens to a significant historic

resource, there are steps that can be taken to mitigate or avoid the complete loss of the resource, including relocation, recordation, or data recovery of the property.

The overarching goals of this Planning for Preservation project were to provide the MHPC with broad preservation training and to organize a 5-year plan for the commission's future preservation activities. Additionally, short term objectives were to provide public education by encouraging community residents to attend the training meetings, and to foster a better understanding of the MHPC's role within the community and its role in promoting the preservation of McGregor's historic resources. The project also introduced the commission and the community to the different types of preservation activities, including reconnaissance and intensive level surveys, property evaluations, inventory development, and the NRHP nomination process. The Principal Investigator led all project activities and public meetings, and completed this report.

2. Project Activities and Summary of Information Presented in Training Workshops

a. The project began with a meeting of the Principal Investigator (PI), MHPC chair Dave Kneer, and City administrator, Lynette Sander, on June 4, 2011. The purpose of the meeting was to familiarize the PI with the background and goals of the present commission. Mr. Kneer provided two written statements of short-, mid-, and long-range goals (typescript, no date, but circa 2010); and a revised statement dated 02-23-2011. The revised "Statement of Historic Preservation Goals and Activities, McGregor, Iowa" indicates that the Commission was organized under Ordinance 03-01-2009 and amended by Ordinance 08-01-2009 of the City's Code of Ordinances. The eight commission members adopted short-range goals including but not limited to the following paraphrased items (see Appendix for the full revised statement):

- Obtain training in survey, evaluation, and inventory; hold a town meeting to familiarize residents with the commission and its goals; and encourage the public to share photos that could be included in future inventories;

- Require commissioners to attend a State NRHP workshop so they can assist local property owners with nominations;

- Reserve an area of City Hall as a preservation resource center with information on the NRHP, National Park Service guidelines, preservation incentives, and examples of historically appropriate signs and paint schemes;

- Work with City Council to implement a preservation incentive program;

- Begin development of a public education program that will eventually include tours, pamphlets, programs and events that feature historic properties, and conduct workshops on historic rehabilitations;

- Complete Planning for Preservation grant activities with aid of a consultant.

The City Hall space reserved for preservation resources is established and, further, this Planning for Preservation project fulfills at least two more of the short-term goals, namely the training goal and the Planning for Preservation activities.

The Statement's mid-range goals include:

- Creating a system for evaluating properties and developing relevant historic contexts;

- Setting up a property inventory, which will include previous documentation of McGregor's historic resources on file with the State;

- Developing a historic preservation component for inclusion in the City's comprehensive plan.

The Planning for Preservation project lays the groundwork for all three mid-range goals by exposing MHPC members to examples of evaluations systems, by identifying contexts, and by moving the commission a step forward towards a preservation plan that may become a part of the City's comprehensive plan.

Finally, the Statement's long-range goals are:

- For McGregor to become a Main Street community within three to five years;

- To complete and submit a nomination of a property to the National Register;

- Assist three to five property owners with rehabilitation of their historic property.

Preliminary research into the requirements for becoming a Main Street community is underway, and this Planning for Preservation project has identified more than one building with good potential for being nominated to the National Register.

At the same time as the initial June, 2011 meeting between project leaders and the Principal Investigator, the city was receiving completed preservation questionnaires that had been solicited by the MHPC and returned by McGregor residents. The results of these questionnaire returns are summarized in Section 5 below; a sample questionnaire is included in the Appendix.

b. The next activity conducted for this Planning for Preservation project was a training and public education workshop held at City Hall in the morning and afternoon of Saturday, July 16, 2011. Notice of the workshop was included in the monthly city utility bill and advertised in the local paper through a press release. Attendance exceeded expectations with 16 to 18 people attending all or part of the workshop. Including many of the commission members, permanent and summer residents and business operators were also in attendance. The morning agenda included a summary of preservation history in the United States; the

National Register process, including significance criteria and historic integrity requirements; an overview of common Midwest architectural styles; and resources to mine for information about building histories. The afternoon session addressed the different types of surveys and explained the Iowa Site Inventory form. Commission members in attendance then formed teams to select one or two buildings to research, photograph, and on which to complete inventory forms. These teams were then asked to present their buildings at the second workshop meeting. A PowerPoint presentation created by the Principal Investigator was used throughout the Saturday workshop. A copy of the PowerPoint presentation was left with the commission's Chair and City administrator for later presentation at a regular MHPC meeting for those commission members who could not attend the July workshop. A copy of the agenda for this meeting is found in the Appendix.

c. Following the July workshop, the Principal Investigator, together with Mr. Kneer, Ms. Rodenberg, and Ms. Sander, participated in a windshield survey of the corporate limits of McGregor on August 18, 2011. With Mr. Kneer at the wheel, the group toured all neighborhoods of the town, including outlying developments, and detoured to visit historic cemeteries just outside of town limits. Details and local lore on these neighborhoods and sites were noted.

d. Also between the July meeting and the second workshop held in November, the Principal Investigator visited the McGregor Historical Museum on August 19, 2011 and the McGregor Public Library, on August 25, 2011, both located on Main Street. Maureen Wild assisted the Principal Investigator at the museum, while Michelle Pettit (library director) and Jane Lundquist (children's librarian) assisted at the public library. Each facility's collections in local history, photographs, and maps were inventoried in summary fashion during these visits.

e. A second public meeting was scheduled for November 5, 2011, long enough after the first meeting to give MHPC teams time to research and complete their draft Iowa Site Inventory forms. During this period the Principal Investigator remained available for consultation and met with, took telephone calls from, and or engaged in email conversations with a couple of the team members.

The agenda for the second meeting (see Appendix), which was scheduled for a long half-Saturday, was primarily intended to develop a list of future preservation activities for the next five years. The agenda called for more input from commission members and the public than had the first meeting, including telling the Principal Investigator personal reasons for serving on the MHPC and personal goals for this participation. Other agenda items included delivery of preliminary results of the windshield survey and the teams' presentation of their inventoried properties. Commission members also were asked to bring a list of historic resources in McGregor that they considered to be important for whatever reason.

About 10 persons attended the second meeting, which included many of the same individuals present at the first meeting, but also several who were not (the first meeting audience included a few non-residents who had summer homes in the area; the second meeting included the president of the local historical museum and a city council member).

Responses as to why people were present or what their **goals for local preservation** were included the following:

- "considering the age and history of the town, preserving them is almost a civic duty"
- "concerned that the buildings are slipping away"
- "always interested in history—too many [buildings] are torn down"
- "town buildings are worthy of preservation; would like to see older buildings the way they were 70 years ago"
- "my building is on the National Register and I'm tired of making repairs to it"
- "from out of state and is surprised the town hasn't succumbed to fast food places and big supermarkets"
- "goals for the Commission are preserving history, heritage tourism, education"
- "an out-of-towner but concerned with what is happening here…education is important; the river and tourism are big draws"
- "the historic town and its river setting go together and are the backbone for growth potential; also help keep taxes lower"
- "lives on Main Street; our responsibility to educate residents on history, historic preservation and their economic impact"
- "learned about preservation from living in a 100-year-old house in a threatened neighborhood; would like to stem the loss here"

After voicing their personal concerns and goals, several of the participants in the meeting handed in written lists of **local properties they considered important**. Those properties, plus several more added during this meeting included:

Offered verbally during the meeting:

McGregor Heights buildings including: the "church cabin [owned by the 1st Congregational Church]," "Bonnie James' cabin with no name," and the "Knutson place." These three cabins are all within a NR historic district that is a summer cabin area atop the bluff overlooking McGregor. This historic district is listed as the American School of Wild Life Protection Historic District (1991). Also, farther up the hill on Ridgeway and Summit roads, the following buildings were offered as important: the Satter house, a c. 1922 tile-block summer house; the Woods's cabin, and Kettlecamp's cabin.

Offered via written lists [quoted as written; bracketed material added by Principal Investigator]:

"Hardware store [Sullivan Opera House], [Alexander] Hotel, City Hall [a former Christian Science church], Lang House, Buildings in [Main Street] Historical Dist., 'Marie Antoinette' [cabin] on the [McGregor] Heights, Dbl brick home (Burgman Home), Apartment House (across from Huntington)[probably meant Huntting Mansion], former B&B (up from Methodist Church), Cong. Church Parsonage House, Vogel House, Stauer House, Old Mill, Slyfeldt [Slyfield] Home, Stone House (below Troester's), and the Wagon Works (Corky Bickel's)."

A full compilation of the buildings suggested both verbally and in writing is found in the Appendix.

f. Following the submission of this report in draft format to the State Historical Society of Iowa and MHPC members on March 1, 2012, activities focused on the completion of the site inventory forms initiated by several commissioners and an interested member of the public. Four buildings were recorded with new or supplemental forms as a part of this training exercise. These included: City Hall, a former Christian Science church; McKinlay House; Turner House; and the sheet-metal clad grain elevator at the north edge of town. Copies of these site forms are included in the Appendix and a final unbound set with sleeved photos is included as well. The Principal Investigator edited these site forms and included a short professional opinion on each building's eligibility, but the bulk of the site forms were completed by the commission volunteers.

g. As a final activity (other than revising the present report), the Principal Investigator recommended and the City Administrator applied for a TAN visit by preservation architect Douglas Steinmetz. This visit occurred on May 4, 2012, when Mr. Steinmetz inspected both the City Hall building and the Opera House/hardware store. Those TAN reports are pending.[1]

3. SUMMARY OF PRESERVATION QUESTIONNAIRE RETURNS – INITIAL MHPC EFFORTS

During the spring of 2011, the MHPC created a two-page questionnaire designed to solicit public input on a variety of preservation issues and concerns. The questionnaire was included with the monthly municipal utilities bill, which is a common method of communicating with McGregor residents and used by both the City and nonprofits such as the local historical museum. The questionnaire went to 525 households and 54 completed questionnaires were returned (about 11%). There were 14 questions on the form, of which 11 specifically dealt with Main Street buildings or businesses. Each question was phrased either as a multiple choice with at least four responses, as a selection of up to 11 subjects or issues to be ranked, or as a question that asked the respondents to fill in the blank with their own opinions. Some

[1] TAN stands for the State Historical Society of Iowa's Technical Advisory Network, a small-grant program that makes experienced professionals in historic preservation available on a limited basis to potential future HRDP grant applicants.

respondents were clearly confused by some of the questions; other respondents only partially answered their questionnaire, leaving many of the questions blank. Still, the overwhelming majority of respondents answered in a thoughtful and complete manner.

In general terms, the questionnaire was weighted toward preservation issues surrounding Main Street commerce and buildings. With this slant, respondents were likely to be thinking of the downtown historic district even when answering the three questions that were not specific to that area of town. The selection of questions probably also reflects, perhaps inadvertently, the operating bias of this newly-formed MHPC itself. The Main Street district, after all, is already identified as a historic district and listed in the National Register. It represents one of the city's most important assets as well as being the critical supplier for many of the community's daily needs such as groceries and fuel. The historic district and the adjacent Mississippi riverfront are also recognized by many residents as major heritage tourism draws to be protected and enhanced. It also seems likely the questionnaire was returned by residents who already had a tendency to consider history and historic preservation as important. A significant 88% of the returns answered the first question—"Do you feel it is necessary to preserve the history of the buildings of McGregor?"—in the affirmative. While this question does not technically address the preservation of the town's *buildings*, it does suggest that most respondents were inclined to be positive about historic preservation.

Following that first question, respondents were less uniform of voice, but offered the following salient opinions: 53% felt Main Street's historic significance was threatened; likewise, 59% thought its "historic look" was threatened; 52% thought Main Street's overall appearance had improved in the last five years (however 40% thought it had declined or had not changed); respondents thought a building's exterior and structure were the most important attributes to preserve, with the building's "story" and its interior ranking third and fourth; 57% thought the Main Street district was attractive, but a number commented that it mixed attractive and unattractive features. Of 11 specified building features, exterior design and structure ranked highest in importance. About 65% of the respondents felt Main Street was in need of improvement and thought the recently adopted historic preservation ordinance would have a positive effect on both existing and new businesses. Respondents were asked to rank a number of initiatives or programs that might enhance Main Street and the community in general. In order, the top three were: becoming a Main Street community, initiating façade improvement planning and incentive programs, and initiating business recruitment and incentives.

Written comments were diverse with the majority in the form of positive suggestions. There were a few complaints; among them, the presences of a noisy bar, high taxes and utility bills, a lack of store variety and/or too many antique shops, storefronts that had been turned into apartments, harsh lighting from the streetlamps, and a couple of buildings that were eyesores and should be torn down (the sheet- metal clad elevator at the north edge of town, the "old hardware store" and the "FS gas station").

Generally, however, when buildings were mentioned, it was because they were threatened by neglect, vacancy, or inappropriate renovations and needed attention. The overwhelmingly

top-ranked building that residents thought was threatened was the "old hardware store" on Main Street, also called the "old Lang building." Many more respondents voiced the need to preserve this building rather than tear it down. It is a large 2-story brick block with a broad double storefront façade (Fig. 1). Built around 1880 as the Sullivan Opera House, it has been vacant for a number of years and is visibly deteriorated. It remains a very important building in the Main Street historic district and would make an excellent rehabilitation candidate using



Figure 1 The old "hardware store" on Main Street generated the majority of concerned comments from respondents to the preservation questionnaire mailed to McGregor households in early 2011. This building—historically known as the Sullivan Opera House-- is clearly a large and important historic resource in the Main Street historic district but is in dire need of stabilization and mothballing while it awaits a new tenant and rehabilitation. The building to the right is in the same condition and likely historically associated with the Sullivan Opera House. Photo by Bob Clark, October, 2011.

historic preservation tax credits. Its neighbor to the north appears to be closely associated with it, both historically and currently, and would also make a good historic preservation tax credit project. The building/s also may qualify for additional State financial programs that would make rehabilitation possible.

Other buildings of concern from a preservation standpoint included: the boyhood home of the Ringling brothers (childhood home of the brothers later associated with the circus of the same name); the Alexander Hotel (centrally located within the Main Street district); a former barbershop; the laundry building on Main Street; a house across the street from the Catholic church [Dr. Henry Clark House]; and the Masonic building.

Suggestions for how to enhance the business community, generally, included: more formal planning and, implicit within this suggestion, design review; a noise ordinance; more advertising and promotion of the town to tourists; more "synergy between businesses" and, in

the same vein, a stronger working relationship among existing businesses; lower commercial taxes; tax incentives to attract new businesses; and more open hours in the evening and weekends.

If the entire questionnaire could be summarized, albeit unscientifically, to just a few points they seem to be: (1) there is strong support for what the MHPC represents and the potential good the commission can do for the Main Street business district; (2) there is a timely concern for the Sullivan Opera House/"old hardware store;" and (3) historic preservation may be a good cause around which business owners with common concerns and needs can rally, achieving more "synergy" in the process. Each point suggests additional activities that will further the cause of historic preservation in McGregor and must remain a part of the dialogue. The acceptance of the MHPC, for example, is an asset to be utilized in public education and planning. The critical condition of the Opera House/hardware store suggests a need for a target plan of action to at least mothball and stabilize it. And the mutual self-interest of Main Street business operators in historic preservation, which may not yet be obvious to all, needs to be widely broadcast and explained, certainly bringing other stakeholders, such as the local chamber of commerce, tourism, and economic development interests, into the mix.

4. HISTORICAL SUMMARY OF MCGREGOR'S DEVELOPMENT

Like much of the region surrounding the Mississippi River, from Minnesota south to the Gulf, the McGregor area's history blends the fortunes of Spanish, French, and British traders and trappers—men who occupied the low prairies and high bluffs here long before the arrival of the Americans like Alexander MacGregor or the construction of Fort Crawford, Wisconsin in 1816 (Fig. 2). MacGregor, a New York transplant, moved onto the 7-mile long prairie on the Wisconsin banks of the Mississippi in the 1830s. He established a horse-powered ferry in 1836, 1837, or 1841 (sources differ) from the fort on the east bank of the Mississippi to a spot slightly downriver on the opposite west bank. MacGregor's associate in the venture was attorney Thomas Burnett who, together with attorney James Lockwood, owned the Iowa land at the ferry site, historically referred to as the Basil Giard Grant (a Spanish land grant in excess of 5700 acres dating to 1800).[2] In 1837 or 1838 MacGregor bought Burnett's interest in the Basil Giard Grant and the Iowa ferry landing site became known as MacGregor's Landing. Between 1843 and 1847, MacGregor continued to live in Prairie du Chien, but then removed permanently to MacGregor's Landing with his wife, Anne Gardner MacGregor. They are thought to have lived in a cabin at the foot of today's Main Street, constructed by Alexander in 1840 (nonextant; a relocated log cabin now occupies the approximate site). MacGregor died in 1859 having established and named (*sans* the "a") the present community of McGregor.[3]

[2] Exhibit text, McGregor Historical Museum.

[3] Leah D. Rogers and Lori Vermaas, "McGregor Commercial Historic District" (NRHP registration form, 2002); and Lucy Rodenberg, *Echoes of MacGregor's Past* (1994) and Lucy Rodenberg, *Our Town McGregor* (2009).

McGregor's commercial development revolved around the river from its inception (Fig. 3), whether it was to provide travelers with rest and sustenance or to supply the outposts of federal presence in the upper Mississippi River valley. The entrepreneurial Alexander MacGregor, as early as 1840, won the coveted designation of supplier to Fort Atkinson, a federal post about 55 miles to the northwest. He constructed a frame building to provide lodging for travelers and built an early warehouse at the foot of Main Street, probably to store goods for his federal contract (Fig. 4). With growth seemingly assured, in 1846 MacGregor platted six blocks of town lots, arranged in a triangular pattern near the river bank. Retail merchants soon arrived at the landing. The first was Henry D. Evans, a dry goods dealer who served as the town's initial postmaster. Population by 1850 supported a new brick school house, though it was a modest 12- by 16-feet in size. And in 1854 American House, a tall stone and brick building credited with being "MacGregor's first steamboat hotel" was constructed (extant; NRHP listed, 2001).[4]



Figure 2 Fort Crawford, across the river in Wisconsin, was built in 1816 by westward moving Americans who took over the fur trade once dominated by the British and before them, the French. William J. Peterson, *Mississippi River Panorama* (1979).

[4] Patricia A. Eckhardt, "American House," NRHP registration form, 2001.

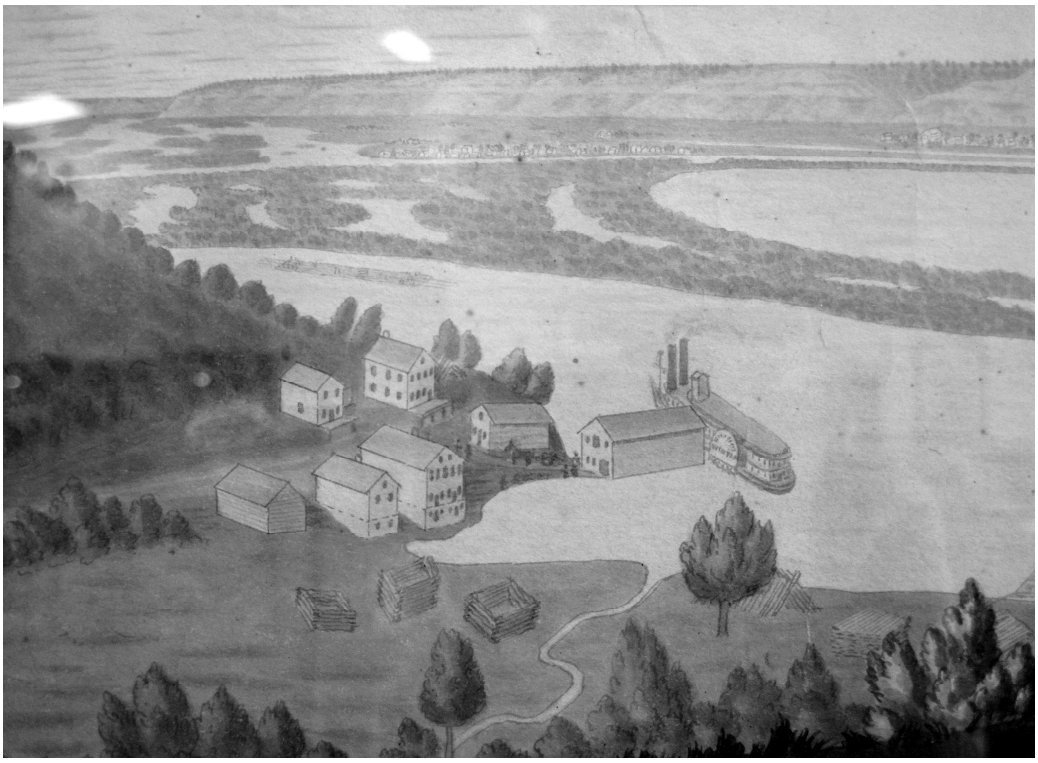


Figure 3 Detail of "View and Plat of MacGregor in Clayton County Iowa," drawn in 1850. Fort Crawford in Wisconsin (now Prairie du Chien) is visible in the distance beyond the wide Mississippi and its braided channel. MacGregor's ferry had to circumnavigate these long islands and the channel "lakes" they created in doing so, generally, drifted downstream to the landing site on the west bank. Collection of the McGregor Historical Museum.

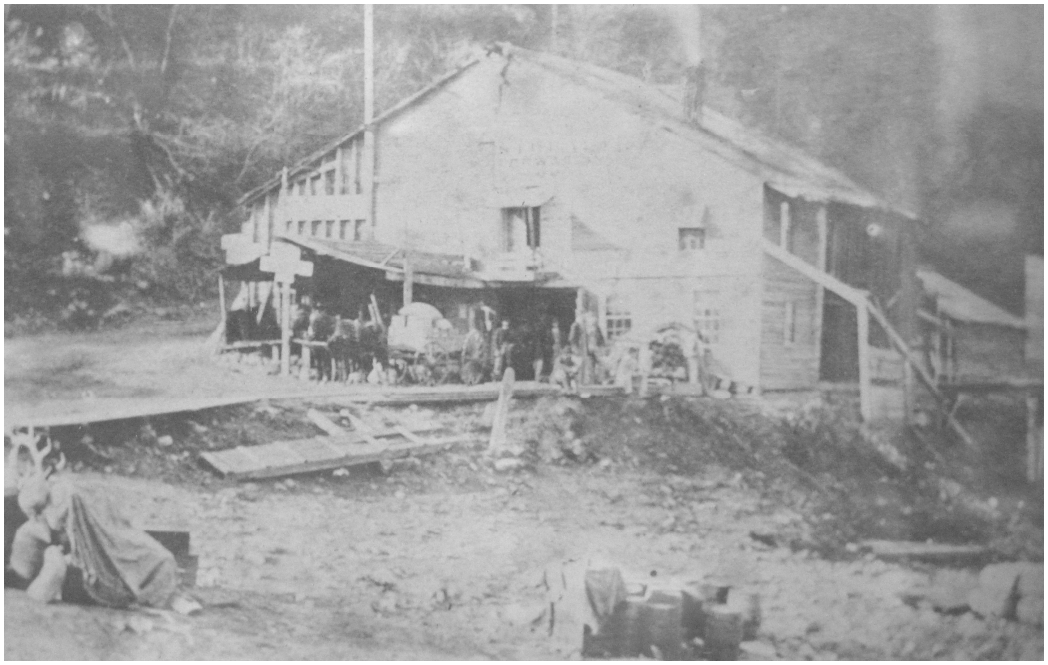


Figure 4 Alexander MacGregor's "Warehouse No. 1". The warehouse was built in 1851 and was torn down in 1873, "to make way for a more modern building" according to Clayton County historian, Realto E. Price, *History of Clayton County, Iowa* , vol. 1 (1916), 232. Photo in the collection of the McGregor Historical Museum.

The town experienced a population boom in the late 1850s associated with the arrival in 1857 of the Milwaukee & Mississippi railroad across the river in Prairie du Chien and the contemporaneous planning for construction of the first railroad on the Iowa side through MacGregor's Landing.[5] Population skyrocketed from 280 in 1857, when the town of McGregor was incorporated, to 2,000 just a year later.

Railroads, whether chuffing westward up a steep valley or traveling along the flat north-south line that hugged the river through Clayton County, have long affected the town's development and culture and still do today.[6] The railroad also was largely responsible for the growth of McGregor's nearby neighbor, North McGregor (now Marquette).[7]

By the mid-1850s, McGregor pioneer merchant Henry Evans was expanding his general store with a large, four story warehouse. Most of the log cabins at the foot of Main Street and along the river's banks had given way to frame or masonry structures like American House. Businesses included Jones & Bass, general merchandisers, Kinsley & Rhodes, steamboat agents and merchants, and three hotels including the American House, McGregor House, and Upper House. Commercial development, which included two banks, began to expand along Main Street away from the river, while warehouses and grain elevators continued to line the river bank.

Unlike the stagnation experienced by many nascent Iowa towns during the Civil War years, McGregor's location along both river and rail transportation routes meant increased trade. The town's fortunes rose yearly during the 1860s despite three great fires that damaged the commercial district. McGregor grain merchants boasted that the town was the largest grain-receiving depot in the world, a venue for staging shipments headed eastward. Retail merchants profited by outfitting farmers and the westward moving settlers with clothing, implements, food, and other commodities. Traders and suppliers handling teams and wagons congested Main Street seasonally and in remarkable numbers (Fig. 5).

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[5] The historical story of the arrival and construction of railroads in the McGregor/Marquette area is a complicated tale and will not be repeated or unraveled here. In 1916, local historian Realto Price summarized it, saying that while by 1916 the railroads in Clayton County were all a part of the "Milwaukee system," they had all started out as independent companies. (Price, 208).

[6] The community remains among the select few Iowa towns that still have an active rail line generating business, if not traffic jams, in 2012.

[7] A railroad arrived in North McGregor in 1863 and soon a temporary bridge across the Mississippi built in 1869 connected North McGregor to Prairie du Chien. In 1874, North McGregor was able to incorporate and by 1875 the M.&St.P. railroad had established a roundhouse in town and crossed the river on a pontoon bridge, making it a significant rival of McGregor for commercial business. In 1920, when North McGregor was said to have the largest railroad terminus in Iowa, the community changed its name to Marquette. Realto E. Price, *History of Clayton County, Iowa, vol. 1* (Chicago: Robert O. Law, 1916), A.T. Andreas, *Historical Atlas of Iowa* (1875); "Significant Dates in McGregor's History," *McGregor Historical Walking Tour* (2008); "Area Info.", accessed at *www.mcgreg-marq.org* on February 21, 2012.

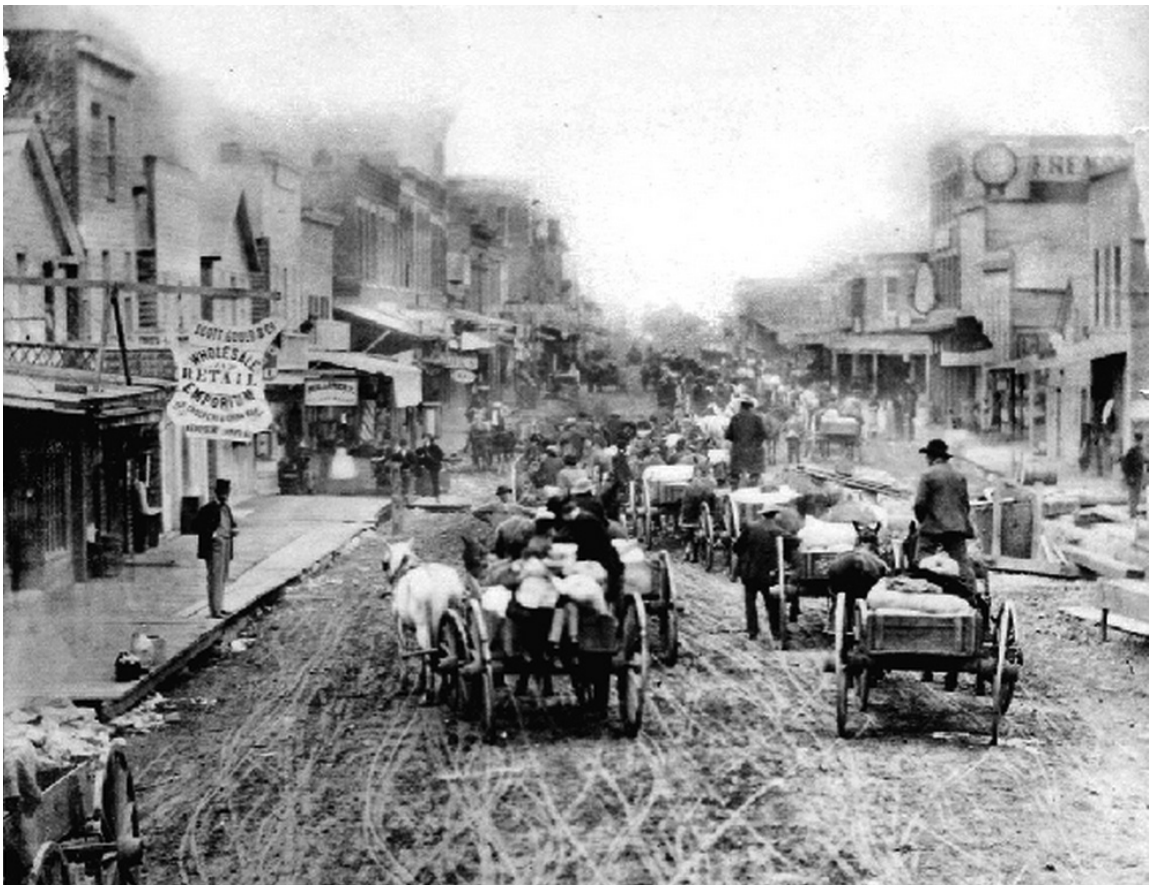


Figure 5 Congestion along Main Street in 1870. Collection of the McGregor Historical Museum.

One observer of this Main Street commotion remarked in 1865:

> One would scarcely credit a true statement of the marvelous quantity of grain and produce that is shipped via this point, did they not visit the town during a busy season, and, in person, see the streets crowded to their entire length from early in the morning till late in the evening with heavily laden wagons, four abreast, many of those owners had come 50, 100 and sometimes 200 miles to market. Standing at the foot of Main street, it is no uncommon sight to see it so filled to its furtherest extent and allowing twenty feet for each wagon and horses length (four abreast), we find over 1,000 teams for one mile alone…Not only is McGregor a great grain market, but it is the principal depot for the supply of household furniture, farming machinery, wearing apparel, groceries and other commodities (Price, 187).

During this time, McGregor also became the headquarters for the prosperous "Diamond Jo" steamboat line, organized around 1866 to support owner Joseph Reynolds' grain buying business (associated building extant, NRHP listed). Reynolds's business dealings would grow into a proper financial empire, with passenger steamboats, mines in the Southwest, and a railroad in the South, all of which made him arguably the wealthiest man in the county. He

supervised the businesses from McGregor until he died in 1891 leaving an estate estimated at $7 million dollars.[8]

Also during the 1860s, McGregor's importance in the state was reflected by the election of native son and Civil War veteran, Samuel Merrill, as governor of Iowa in 1868. Merrill, a New England transplant, moved to McGregor around 1856 or 1857 where he engaged in banking. In 1859 Merrill was elected to the state house of representatives. During the Civil War, he became colonel of the 21st Iowa infantry in 1862. Wounded in 1863, he mustered out of the Union army a year later and returned to McGregor where he resumed his banking and merchant businesses. A "strong opponent" before the war to the expansion of slavery, Merrill won the governor's office in 1868 as a Republican on a "platform that pledged support for congressional Reconstruction, local economic development, and the enfranchisement of Iowa's small population of African Americans." Merrill won a second 2-year term in 1870, serving until 1872, but would never return to McGregor. After working many years in Des Moines banking circles, Merrill retired to Los Angeles where he died in 1899.[9]

Continued construction of railroads to points west of McGregor eventually diluted the town's elevated standing as a transportation hub and grain-buying center. The decision in 1869 to locate a railroad bridge across the Mississippi to Prairie du Chien and the McGregor Western railroad's choice of North McGregor for its depot contributed to the diminution of steamboat traffic.[10] This slowed McGregor's growth, but would not substantially halt it for another 20 years. In the meantime, railway companies contributed a number of important buildings and structures to the town's landscape, including a "distinctive triangular-lot passenger depot around 1869 that fronted Main Street's northeastern end well into the 20th century," a freight depot by 1886 near the river's edge, and a modest section house around the turn of the century, which was replaced after 1914 by a more substantial one. These section houses were

[8] Ralph J. Christian, "Joseph 'Diamond Jo' Reynolds Office Building and Residence" (NRHP registration form, 1980); see also Price. 179. A typo in the Price volume dates Reynolds's death at 1871 rather than 1891 (see William Lass, "Reynolds, Joseph 'Diamond Jo,," in *The Biographical Dictionary of Iowa*, ed. David Hudson, Marvin Bergman, and Loren Horton, 423-425 (Iowa City: University of Iowa Press for the State Historical Society of Iowa, 2008). Reynolds' $7 million dollar estate in 1891 would equal about $118 to $150 million today (*WikiAnswer.com* on February 22, 2012; Lass, 424).

[9] Cook, *Biographical Dictionary*, 362. Whether any building in McGregor associated with Merrill is extant is unknown. An associated dwelling and/or business building may still be found.

[10] North McGregor (now Marquette) and McGregor appear to have settled early into a relationship where, by reason of their close proximity, each grew with a separate focus that avoided direct competition. Marquette acquired an industrial and transportation focus through its railroad roundhouse and switching yard and the various bridges that crossed the Mississippi at this location. McGregor developed as the region's commercial hub. Grain buying and shipping brought bankers and merchants to town who in turn served the needs of the region's farmers and travelers. At first glance, the two town's physical resources appear to reflect these diverse strengths, though today Marquette has lost most of its railroad facilities and is preparing to demolish three of its historic commercial buildings in order to build new buildings. Marquette also has been bisected in modern times by the divided highway, U.S. 18, and the imposing approach to the most recent bridge to span the river. Also, Marquette is profiting from a new form of tourism with its riverboat casino. Because they are so close physically, the two communities share a number of essential facilities, including a middle school, fire protection, and police service. They also successfully joined forces to become a designated Iowa Great Place and have joined forces to promote the creation of a wetlands center as an important project.

located along the river, south of Main Street and, while nonextant today, the south McGregor area remains the town's small industrial section today.[11]

Main Street and parallel residential streets—which lie within and follow a narrow glacial drainage valley called the Coulee de Sioux—continued to expand away from the river. This growth was propelled by James MacGregor's platted addition to the town created in 1860. James was Alexander MacGregor's descendant and gained control of land in this area following Alexander's death and a contentious lawsuit over the estate. The town's growth up the Coulee de Sioux and its branches, resulted in an odd and distinctly non-grid pattern that is hard to comprehend unless one also understands the underlying topography of bluffs and valleys (Figs. 6-7). The town's population finally peaked somewhere between

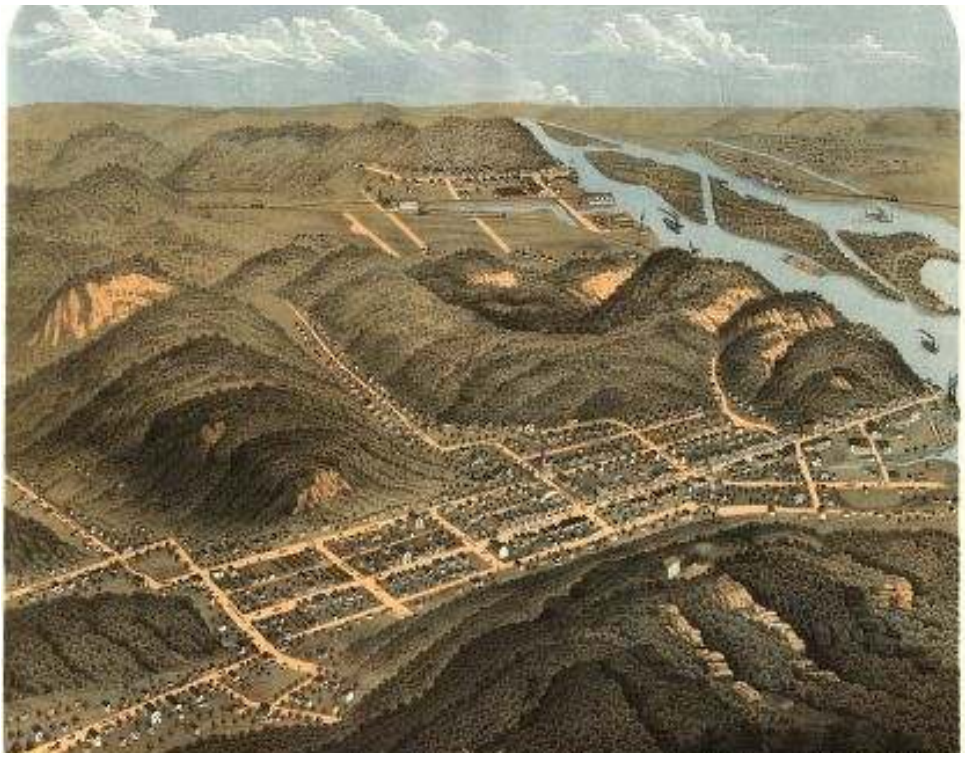


Figure 6 The influence of topography on the shape of McGregor is obvious from this 1869 "Bird's Eye View of McGregor and North McGregor, Clayton County, Iowa. " The image is remarkably accurate for its time (see the next Figure). Lithograph by the Chicago Lithograph Company.

[11] Rogers and Vermaas, 26. The riverbank industries are dominated by enormous concrete grain elevators built in 1964. Beyond this facility, however, a road that squeezes between the river and steep rocky bluffs continues south, eventually to terminate in an area of small cabins, manufactured homes, and large modern summer homes that look out over the wide Mississippi. Access to these buildings is frequently limited by both elevated flood waters and by the lumbering trains that roll along the tracks that also squeeze through this neck of land.



Figure 7 Undated but circa early-1970s aerial photograph from the collection of June Kuefler.

4,000 and 5,000 in 1875 (sources differ; it has 871 residents today). A number of optimistic residential plats were filed after James MacGregor's 1860s plat, but never materialized as actual neighborhoods because they were unrealistically laid out across rugged bluffs or because demand fell off as the town's growth stalled.

The retail commercial district that grew along Main Street away from the river witnessed the construction of attached brick storefronts that often replaced the smaller wood frame buildings. Sometimes these small wooded structures had been destroyed by McGregor's frequent floods or by fires, the bane of "frontier" construction. The thunderstorm deluges that frequently washed down the bluffs into the side valleys and the Coulee de Sioux were a constant challenge to the town and by 1866 McGregor was constructing a network of storm sewers that eventually ranged from open ditches in the upper reaches to arched stone vaults and tunnels that ran underground and under the businesses of Main Street to the Mississippi River. Often this system proved inadequate. One of these deluges even tore up the bricks being laid on Main Street in 1916, depositing them in debris piles on the street and against the buildings.[12]

The commercial district that developed during the golden years of the 1860s and the slower but steady growth in the 1870s and 1880s largely remains today and has been recognized with listing on the National Register of Historic Places. According to the nomination, "although there are a few individual exceptions, most of the buildings on the street's northern

[12] The town's storm sewer system has been documented by David C. Anderson in a series of reports. The latest and perhaps most complete was issued as "Flood City – McGregor's Storm Sewers in Historical Perspective," 2007 (Iowa State Historic Preservation Office R&C number 050622164).

end (closest to the river) date from the 1850s and 60s, with those south of A Street from the 1880s, the result of several disastrous fires in the 1860s-1870s, although there are survivors from the 1850s-60s at the extreme south end of the district."[13]

After the turn of the twentieth century, the basic Main Street layout in place by the 1880s began to show the influence of motor vehicles. This was due to the rise of automobiles generally but also because U.S. Hwy 18 was routed down Main Street.[14] Early in the twentieth century new businesses that catered to the motoring public—gas stations, auto dealerships, and garages—opened in specialized buildings constructed on Main Street. Often the gas stations in particular departed from the typical commercial architecture of the town, as early filling stations did all over the state, in favor of then popular domestic architectural styles for homes. Filling stations were also free-standing and needed wide driveways, creating additional visual departures from the distinctive blocks of nineteenth-century attached brick stores that still dominate downtown McGregor (Fig. 8).

Motor vehicles brought increasing numbers of tourists to the area to enjoy the spectacular natural scenery and take advantages of the recreational opportunities on the Mississippi River. In the 1950s, 60s and 70s, at least three motels joined the Alexander Hotel in providing accommodations for these visitors. Two motels were single-story, linear arrangements with fewer than 20 units, both located outside the downtown area. The third, a larger multiple-story motel—the Holiday Shores Motel--was constructed at the foot of Main Street right on the waterfront. This motel is in operation today, though its lower floor is periodically flooded by Mississippi River waters. By the end of the twentieth century, a number of historic buildings in McGregor, both in the commercial district, and in the residential areas, were also providing visitors with B & B accommodations, and one operator had erected upscale rental log cabins on the road to McGregor Heights.

The town's residential areas were also well defined by the end of the nineteenth century with identifiable neighborhoods. Several blocks away from the river, Main Street lots began to turn residential, built with mostly wood-frame dwellings but also with several large brick homes. Several churches were interspersed in these residential neighborhoods as well. Streets that branched off the main valley floor to climb up side ravines – locally referred to as hollows – also developed with linear neighborhoods of residential buildings. The bird's eye lithograph from 1869 (Fig. 6 and enlarged sections below) reflects this growth dictated by the bluffs and drainage ways of this picturesque "driftless" area of Iowa. This arrangement of streets and neighborhoods in 1869 is essentially the same today, with the exception of pockets of late-twentieth century homes at the far reaches of several hollows and a hilltop neighborhood of larger homes very recently constructed on the clearing of a former golf course.

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[13] Rogers and Vermaas, 27.

[14] Today the routing of IA 76 highway traffic is causing concern for Main Street's historic brick buildings because the number of semis hauling heavy loads of sand and grain has increased. This is not the first time truck traffic down Main Street caused an uproar. Similar concerns were raised in 1974 when the new bridge at Marquette was built across the Mississippi River. Community action at that time resulted in the new U.S. 18 bypass, which routed traffic around McGregor. Rodenberg, *Our Town McGregor*, 42.



Figure 8 The impact of motor vehicles on McGregor's main thoroughfare is clear from this 1940s photo. Not only is the street congested, but there is a new detached gas station along the street (center of photo with bus). This building is extant. Buildings to the left in the foreground are nonextant, replaced today by convenience store/gas station and a parking lot. Collection of June Kuefler.

Main Street remains the longest and most prominent of McGregor's streets, extending from the river at its foot, slightly uphill to the prominent stone church at its head (St. Mary's Catholic Church, 1880-82). The long streets lying parallel to the west of Main (Ann and Prospect Streets) are elevated and lie on low terraces below the steep bluffs. These streets and the homes along them are challenged by the topography (Fig. 9). Steps and retaining walls are common. The front door of a house can be at one street level, while the back door opens to the next street up the hill. Residential streets that branch away from Main Street, such as Center Street, West Main Street, and Walton Street, wind their way uphill through the hollows to reach the top of the bluffs. Houses along these streets create long narrow neighborhoods.

The churches that located within the town's residential blocks included the imposing red brick United Methodist Church, finished in 1873 at 330 Ann Street; the equally impressive stone St. Mary's Catholic Church, built at the head of Main Street between 1880 and 1882,

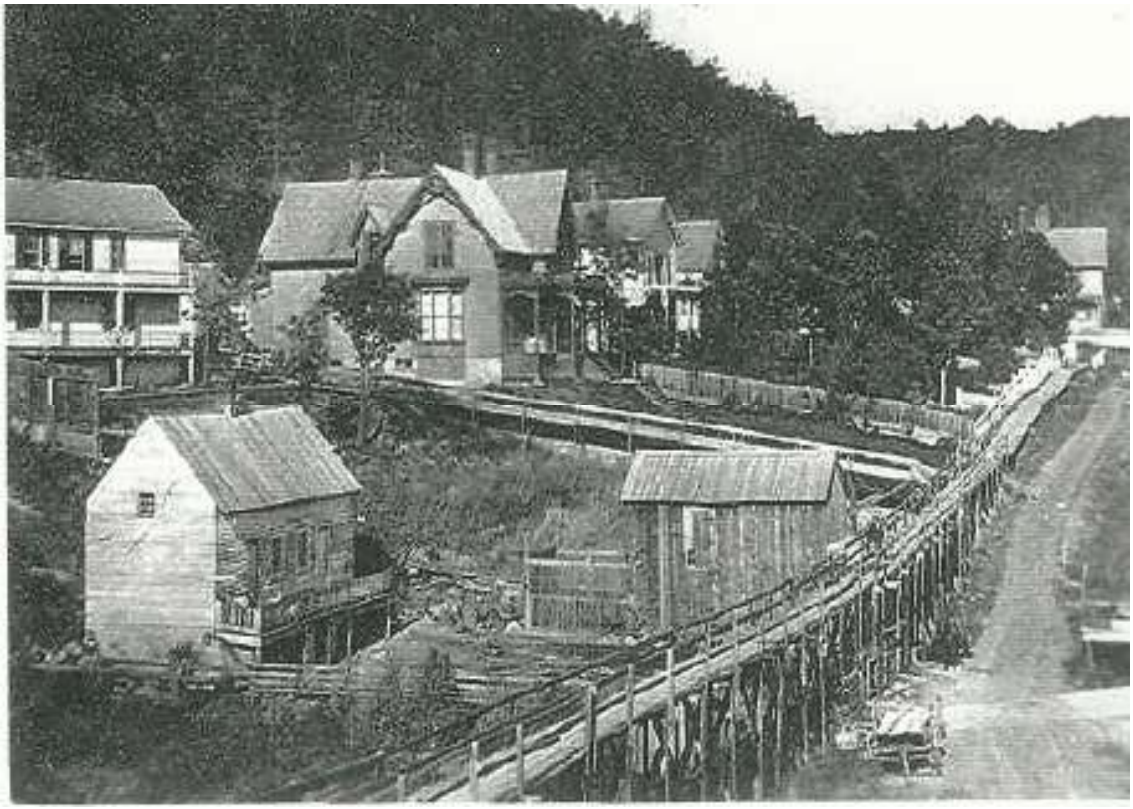


Figure 9 Homes along Prospect Street, c. 1870. Taken from Anderson, "Flood City," 28; no collection source but probably McGregor Historical Museum.

and two smaller frame churches, St. Paul Evangelical Lutheran Church built in 1935 at 630 Main Street, right across the street from the stone Catholic Church, and the 1952 First Congregational Church, located two blocks closer to the downtown area at 429 Main Street All these churches continue to have active congregations and the two larger churches show potential architectural significance. Located just outside McGregor proper, on the rural road leading from Walton Street, sits a small wood-frame church known as the First Lutheran Evangelical Church. Built in 1861 by Norwegian immigrants, this church appears intact and shows very good potential for historical significance under National Register criteria (Rodenberg, *Echoes of McGregor's Past*, 71-73).[15]

Of special importance, in terms of historical significance, is McGregor Heights Road, a winding road that took residents, naturalists, and tourists alike to the top of one of the tallest bluffs overlooking the town (Fig. 10). From this high promontory, one looks east over the full width of the Mississippi River and its braided channels, toward Wisconsin beyond. A flag can be seen on the flat top of this bluff on the 1850 lithograph entitled "View and Plot of MacGregor in Clayton County Iowa," suggesting it was an important observation point even

[15] While there are several churches of potential significance, the town has lost its earliest historic schools and the current middle school appears to be from a mid-twentieth century or later construction era. Railroad-related resources are mostly gone and there is little industrial development that is not modern in nature. Commercial and residential buildings constitute the overwhelming resource types present in McGregor.

then. McGregor Heights Road also appears to be on this 1850 image, though perhaps not as an improved road. The road clearly was improved, however, by the time the 1869 bird's eye drawing was printed, and even had a few buildings sitting in a clearing where the flag had been on the 1850 image (Fig. 11).



Figure 10 Detail from the 1850 "View and Plot of MacGregor in Clayton County Iowa." Arrows point to the trail that became McGregor Heights Road and a flag atop of the bluff. "View and Plot of MacGregor in Clayton County Iowa."

McGregor Heights—as this picturesque bluff top is called—initially developed with a few small cabins. It was used in the late 1890s as a Chautauqua site with Methodist Episcopal church connections. In the 1916 the land on the immediate east edge of the bluff was platted by the "Northeastern Iowa Outing Association" and small lots were sold for development with private cottages (Fig. 12). At the close of World War I, the American School of Wild Life Protection was formed and began to hold annual field schools on "the Heights," with faculty and students housed in the small cottages and rustic cabins. In 1922 a slightly larger two-story building was constructed at the bluff's edge to serve as a hotel. Other structures have been built in the McGregor Heights area at various times, including an open-air meeting venue covered by a gable roof, and an observation tower. Some photographs show a structure that appears to be located slightly down hill on the east edge of the bluff. References to this "pavilion" are frequent in the historical records though its exact location is elusive as are good photos of the entire structure. It is not known if this pavilion was built for Chautauqua

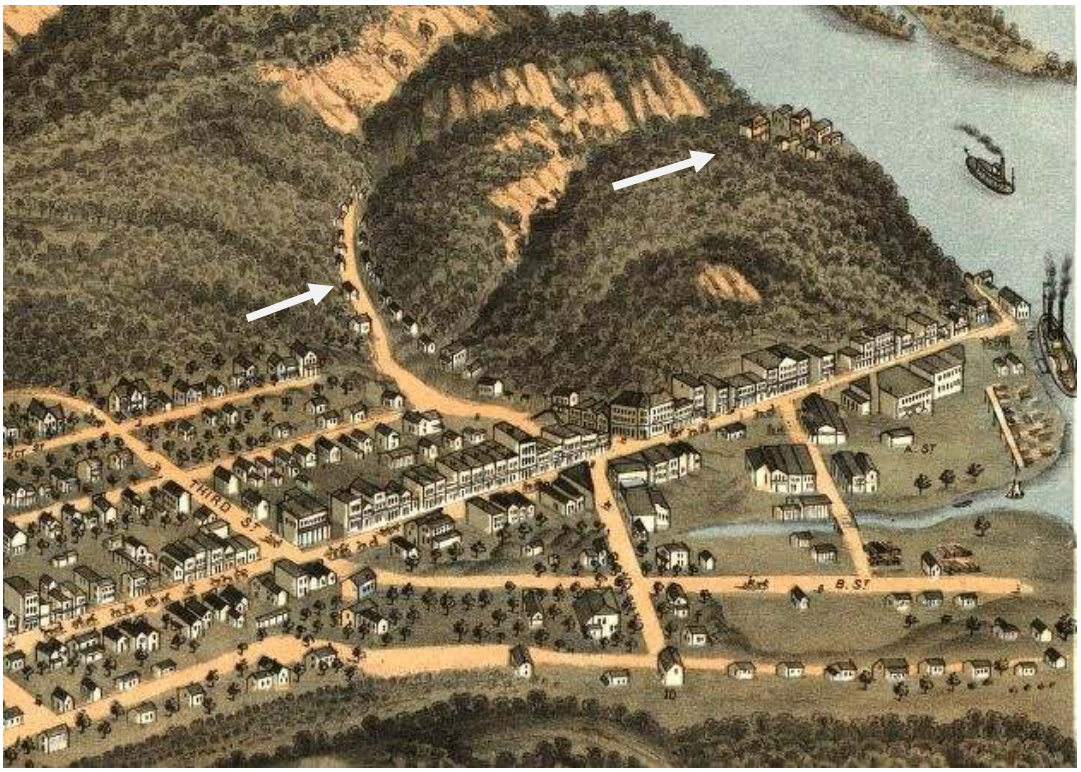


Figure 11 Detail from the 1869 Bird's Eye map. Arrows point to McGregor Heights Road and the cabins at the top of the bluff.

purposes or came later. In any event, the wildlife field school ended in 1941 with the country's entry into the world war and never resumed. A few new cabins and small homes have been added since mid-century. The meeting spot and tower are gone and many of the cabins and cottages that remain have been altered in some fashion. The area of the McGregor Heights used by the field school was listed in the National Register in 1991. Beyond the cabins of McGregor Heights, two other roads, Summit and Ridgewood, lead to pockets of small cabins from the 1920s, with several newer year-round homes interspersed in widely separated parcels.

The entire forested area along these bluffs and ridges surrounding McGregor is peppered with recorded and unrecorded American Indian mounds. Frequent cultural features along the entire span of northeast Iowa and the Upper Mississippi River, many of the mounds along the ridges above McGregor have been disturbed, perhaps multiple times and over a hundred-plus year period. Unimproved and informal foot trails leading from Ridgewood Road north toward Marquette take the intrepid hiker past numerous small conical mounds that look like tiny volcanic craters with sunken centers, evidence of past digging activity. Just a few miles upriver from McGregor and its neighbor Marquette, animal-shaped effigy mound groups have been preserved as Effigy Mounds National Monument. According to the National Park Service's website (*http://www.nps.gov/efmo/index.htm*):

> The Late Woodland Period (1400-750 B.P.) along the Upper Mississippi River and extending east to Lake Michigan is associated with the culture known today as the

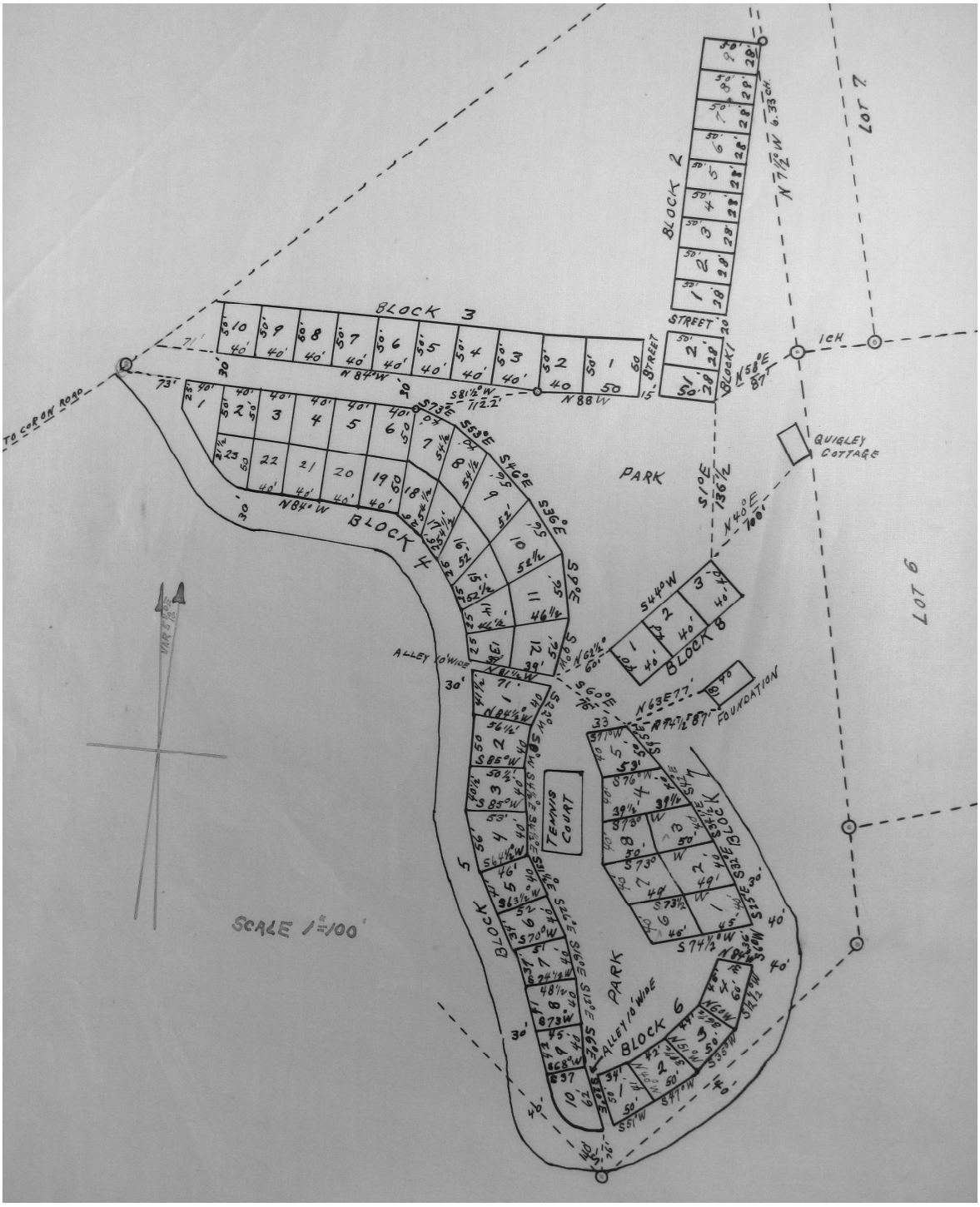


Figure 12 The plat filed in 1916 by the Northeast Iowa Outing Association (NEIOA) at the top of McGregor Heights Road divided land into 8 blocks with 69 small lots, many of which had no direct access to the road. One building, the "Quigley cottage" (extant), and one foundation, were marked on the east edge of the plat. The "tennis court" and the two "parks" are perhaps reflections of future uses rather than extant features in 1916. While no tennis court exists today, the two park areas have been preserved as open areas. The foundation shown on the plat may be the "pavilion" used by the church camp, which does appear in some early photos. When the plat was filed, Fred G. Bell and Robert Quigley signed as President and Secretary, respectively, of the NEIOA. Clayton County Recorder office.

> Effigy Moundbuilders. The construction of effigy mounds was a regional cultural phenomenon. Mounds of earth in the shapes of birds, bear, deer, bison, lynx, turtle, panther or water spirit are the most common images. Like earlier groups, the Effigy Moundbuilders continued to build conical mounds for burial purposes, but their burial sites lacked the trade goods of the preceding Middle Woodland Culture. The Effigy Moundbuilders also built linear or long rectangular mounds that were used for ceremonial purposes that remain a mystery. Some archeologists believe they were built to mark celestial events or seasonal observances. Others speculate they were constructed as territorial markers or as boundaries between groups.

Protected effigy and conical mounds can also be found in Pike's Peak State Park, the largest part of which is adjacent McGregor to the south (Fig. 13). Discontiguous parcels of the state park are located next to Ridgewood Road north of McGregor Heights and on either side of the highway that leads out of town to the west (the old road that leads to "West McGregor" also leads past the historic Klein Brewery, just outside city limits).



Figure 13 Pike's Peak State Park land appears pale green in this image from the DNR's website. See http://www.iowadnr.gov/Destinations/StateParksRecAreas/IowasStateParks/ParkDetails.aspx?ParkID=610141&idAdminBoundary=203.

The largest part of Pike's Peak Park is reached by traveling south along the "Great River Road," leaving town by way of Walton Street (Fig. 14). This street climbs up out of McGregor passing through "Walton Hollow" and, at the city limits, past the boyhood home

of the Ringling brothers (Fig. 15).[16] Members of this family started their well-known circus business in McGregor by staging small performances on an empty lot behind Main Street around 1876. The father, August Frederick Ringling, was a German immigrant and a skilled harness and saddle maker. There were seven Ringling sons, but Al was the leader of the fledgling performance troupe and lead entertainer (Fig. 16). Upon closing their first show in town, the tent and gear were loaded onto flatboats hand hauled across the Mississippi to Prairie du Chien where they set up for another show. Eventually, they moved to Baraboo, Wisconsin, where they "opened their first real circus" in the spring of 1884.[17] That city also hosted the circus company's winter quarters from 1884 until 1918 (listed as a National Historic Landmark in 1969).[18]



Figure 14 The bird's eye image from 1869 suggests Walton Hollow had already developed into an identifiable residential neighborhood. The Ringling brothers home (below) does not appear on this image.

[16] The small hall-and-parlor folk house, with integrity issues, actually straddles the city/county line.

[17] Price, 234. Even in 1916, as Price was compiling his Clayton County history, the setting for the "first" Ringling brothers circus already was in dispute. Price's source was at least one eyewitness to the McGregor performance still surviving in 1916. However, Price received a letter from Charles Ringling (next to youngest brother [1863-1926]) contesting this event. Charles, who would have been about 12 when the purported "first" performance took place in McGregor, insisted that the real first performance had occurred in Baraboo in 1884. It seems likely the issue is one of semantics more than anything else. Charles may have had a vested interest in claiming the first for Baraboo since his company had, by 1916, long been over wintering in that community. Price apparently also concluded it was an issue of semantics since he clearly remained unconvinced by Charles Ringling's letter, indicated by his retention and publication of both "first" stories.

[18] See *www.wisconsinhistory.org/topics/ringlingbros/* and *http://www.nps.gov/nhl/designations/listsofnhls.htm* for information on the Ringling Brothers NHL site in Baraboo.



Figure 15 The Walton Hollow home of the Ringling family, seen in this early twentieth century photo, still stands. Collection of the McGregor Historical Museum.



Figure 16 The five brothers active in the circus business are pictured here in this image from the online "Topics in Wisconsin History" essay of the Wisconsin Historical Society. Brothers included Albert *1852-1916), Otto (1858-1911), Alfred (1861-1919), Charles (1863-1926), and John (1886-1936).

ADDITIONAL CONTEXTS FOR FUTURE DEVELOPMENT

Much of the commercial context and background information needed to understand the town's development is found in the National Register nomination of the historic Main Street Commercial District. In addition to this critical framework, the following subjects are additional contexts needing development in order to fully understand McGregor's history and its property types:

- Residential streets and neighborhoods defined and challenged by the remarkable Northeast Iowa topography
- River-related property types (pearl and clamming industry, commercial fishing industry, barge landings, riverbank uses)
- Railroad and grain port properties (elevators, trackage, depots and warehouses, spur lines, relationship to Marquette)
- Cabins, summer homes, and seasonal residents
- Tourism prompted by the natural environment, the scenic "driftless" landscape, and the historic charm of the town
- Geology: storage and cooling caves, local quarries, and painted sands

Most of these subjects were also identified during the second public meeting as important contexts for understanding McGregor's built environment, especially the river, the railroads, the scenic environment, and McGregor's riverport and outfitting history.

Other subjects and contexts identified during public meetings were:

- McGregor women's history, for example: the first woman dentist to graduate from a dental college (Lucy Hobbs Talyor, 1833-1910) practiced in McGregor from 1862 to 1865; photographer Marge Goergen kept a studio on Main Street during the early 20th century and documented the town's history with her images (another accomplished Iowa photographer, Joan Liffring-Zug Bourret, currently has a summer home in town); Emma Big Bear, a Winnebago (1869-1968) who lived the last decades of her long life in McGregor, sustaining herself by weaving baskets, living in a hand-made "wickiup" on the riverbank, and fishing and collecting natural foods from the forest; and Alice Mae Clark, a 1902 graduate of the University of Iowa medical college who, together with her father, also a doctor, established a local hospital and practiced in town for nearly 25 years.
- The amazing sand art of Andrew Clemens (SHSI has an exhibit on this in Des Moines and additional information may be found at *http://throughthesandglass.typepad.com/through_the_sandglass/2009/01/grainbygrain-2-the-amazing-sand-bottles-of-andrew-clemens.html*)

This listing is by no means exhaustive, but these contexts are necessary adjuncts to the extant property types recorded in the windshield survey, and/or to help explain the town's history and its manner of growth.

5. WINDSHIELD SURVEY RESULTS

A reconnaissance or "windshield" survey was conducted during late summer, 2011 by the Principal Investigator and three knowledgeable local residents, Dave Kneer, Lucy Rodenberg, and Lynette Sander. Using maps of the town and outlying areas, all public streets were driven to the town's limits. In some instances, the drive was extended beyond city limits in order to observe specific properties with historic ties to McGregor. Impressions of the townscape gleaned from this drive are as follows:

- Most residential streets are of mixed construction vintages
- Most of the older homes have integrity issues, mainly steel, aluminum, and vinyl siding; many have replacement windows
- There may not be any historic residential districts with enough "sense of time" and sufficient integrity to be eligible for the National Register; however, the most likely streets showing some potential are (1) the Prospect/Ann streets area; (2) the Giard/Center street corridor; and (3) upper Main Street, south of the commercial district; the outlying summer cabin areas may have some potential as well
- In addition to previously mentioned buildings, there are a number of notable individual buildings showing good potential significance (mostly for their architecture). An asterisk (*) indicates a building also identified by the MHPC or the public during the two public meetings:

(1*) "Barber-type" residence at 322 Kinney Street**, aka Huntting Mansion (Fig. 17). Built between 1882 and 1886, the impressive house was built for grain merchant William Huntting. Later converted to apartments, the house was restored by its current owners. The interior features parquet floors, nine fireplaces, and 2-foot thick foundations stones that were quarried on site.



Figure 17 Huntting Mansion – 322 Kinney Street. Clayton County Assessor

(2) *Italianate house at 327 Kinney Street*,* aka Woods Apartments (Fig. 18). This commodious house is unusual for its size and shape and may have been built as a double house or might have been expanded with a significant addition that copied the original style. Either way, apparent original details include oculus windows, gable brackets, and stylish porch posts, and a ground floor bay window.



Figure 18 Woods Apartments – 327 Kinney Street. Clayton County Assessor

(3) *Arts & Crafts-influenced house at 317 4th Street* (Fig. 19). Built in 1923 according to the county assessor, with its hipped roof and integral porches, this house shows the influence of Chicago architects, especially George Maher. Locally known as the Elwell House.



Figure 19 Elwell House, 317 N. 4th Street. Clayton County Assessor

(4) *J.D. Bickel House at 821 Old Hwy 18** (aka 821 W. Main) (Fig. 20). This is a well detailed "spindlework" Queen Anne, constructed in 1898.



Figure 20 821 Old Hwy 18 (821 W. Main)

(5) *Grain elevator, vic. of 102 Business Hwy 18** (aka IA 76, aka River Road) (Fig. 21) – this is one of the last remaining structures associated with the historic era of McGregor as a grain collection depot. Its date of construction is uncertain, but probably 1919. It is the last survivor of this type of elevator in town.



Figure 21 Grain Elevator on Business Hwy 18, north end of town. Google.com



Figure 22 The elevator sits at a tight neck of land, where the bluffs on the left and the Mississippi River on the right leave little room for much construction. The road to Marquette, the elevator, a restaurant, and the railroad line are all squeezed into this area. Just up the road from this picture was once a brewery on a site carved into the bluffs, which were held back with stone retaining walls. The brewery used caves in the bluffs for cool storage. Today, the brewery is gone and this site is a state facility. The caves have been sealed. Author's photograph, 2007.

(6*) Klein Brewery at 30159 Klein Brewery Rd.** (Fig. 22). At the opposite end of town (actually outside the corporate limits of McGregor but important to its history), this brewery site is the last example of its kind in town.



Figure 23 The Klein Brewery was later used as the White Springs Restaurant. Google.com

*(7) St. Mary's Catholic Church, 311 7th St.** (Fig. 23). Constructed of limestone in 1882, the church sits on a very prominent location at the south end of Main Street.



Figure 24 St. Mary's Catholic Church, 311 7th Street. Google.com

*(8) United Methodist Church, 330 Ann Street.** (Fig. 24) Dedicated in 1873, this building lost a spire to lightening in 1883.



Figure 25 United Methodist Church, 330 Ann Street. Google.com

6. RECOMMENDATIONS FOR FUTURE PROJECTS & RESEARCH DESIGN FOR A PROJECT

The following recommendations are based on both the windshield survey and the discussion that took place during the second public meeting, when participants were asked to consider projects that could be undertaken and completed over the next five years.

a. Potential 5-Year Plan Projects (in no particular order of priority)

- Public Education Efforts to Raise Awareness and Reduce Complacency. Suggestions that were discussed included conducting an annual house tour event, holding a yearly preservation awards ceremony held during May Preservation Week, and updating the existing walking tour. Some communities also produce a yearly calendar that features photographs of the town's most identifiable buildings with a paragraph of information about each. Several of these activities could be fundraising events.

- Research Project that focuses on Significant People (NRHP Criterion B). This type of project was exciting to a number of the meeting participants and may find a ready group of volunteers. Research of this nature, however, would need to resolutely maintain the goal of linking the personality to an extant building or it would fall outside the realm of preservation as well as the MHPC's goals. Some of McGregor's

historic significant women residents have been mentioned already, as has former Iowa governor Samuel Merrill. A more complete list of potentially significant persons would need to be compiled and the strategy for finding buildings associated with them carefully thought out.

- Focus on Main Street. This project's goal would be to foster interest in the Main Street historic commercial district by establishing regular interaction with business owners and other stakeholders. The MHPC could provide assistance that may include information on grants, historic tax credits, and sources for expert advice on brick and mortar issues that these property owners typically face. General education on the benefits of historic district status would be an important part of these meetings and events. Also, changing the enabling ordinance to include one Main Street business owner on the MHPC was suggested.
- Main Street Buildings with Current Issues. Three historic district buildings were specifically mentioned as needing assistance or generating concern: the hardware store/Sullivan Opera House; the Alexander Hotel, and the new Arts Center, which recently moved into a historic former bank building at A (Dr. Smith's) Street and Main Street. The situation with the hardware store is critical as it has been vacant and deteriorating for some time. As it stands now, it is drawing criticism from the public as an "eyesore" and may be an attractive nuisance. The Alexander Hotel is being used, but has suffered from deferred maintenance and the owner is seeking assistance. The Arts Center is leasing space and was recently turned down for a Great Places grant. The building is in need of some repair from water damage to the top rear portions and the interior needs to be updated for new uses. It has changed hands frequently over the last couple of years and the Arts Center would be a stable occupant if it could acquire ownership.
- Establish Partnerships with other Community Groups. Because one of the biggest problems the MHPC faces is finding volunteers willing to assist in any project, a list was compiled of local organizations that might it beneficial to work along side the MHPC. The list included, but should not be limited to, the Chamber of Commerce (McGregor/Marquette), the various churches and church groups in town, and local Boy Scout and Girl Scout troops. Also, the McGregor Historical Museum and the Art Center would be likely groups with which to initiate partnerships. One suggestion was to ask each MHPC member to make up a list of groups they would be willing to personally contact to discuss and/or set up meetings.
- Inventory the Town's Architecture. The windshield survey provides the groundwork for future inventory projects. See Principal Investigator's recommendations below.

b. Principal Investigator's Recommendations:

(1) The top priority for the MHPC should be maintaining the integrity of the Main Street historic district. It is the essence of the town's attractiveness to tourists, day trippers, and organizers of seasonal events, all of which have a significant economic impact. To maintain the district, the buildings need to be in use and protected from deterioration and eventual loss. The situation with the **hardware store/ Sullivan Opera House** is critical. It should receive the first and best efforts of the MHPC before anything else is started. If this building

is lost, the south end of the Main Street district will develop a large gap that will either remain open or be redeveloped with a modern building. Either would dilute the district's visual impact and possibly forestall the adaptive reuse of other buildings at that end of the district.

At a minimum, this building needs to be stabilized and mothballed while a long-term plan for its rehabilitation is developed. It already qualifies for both state and federal tax credits and there are probably other programs that could be tapped to finance the building's stabilization and eventual rehabilitation. An architect or experienced contractor can estimate the cost to mothball the building (see Appendix for a technical bulletin on this process), and a developer should be found to tackle the rehabilitation project. Until a developer is located, the City should consider bridging the gap by acquiring the building if possible and pursuing the funding to mothball it. The State Historical Society of Iowa preservation staff in Des Moines can provide advice and assistance on the process.

(2) Several residential areas of the town merit an **intensive survey** in order to identify and record properties with historic, architectural, and/or archaeological significance. Establishing an inventory of buildings enables future preservation efforts that are targeted and make the most of limited resources, both financial and volunteer. Intensive level surveys also identify individual buildings and historic districts that merit nomination to the National Register of Historic Places. Information gathered through such surveys also provides useful material for the public education efforts the MHPC has identified as an important goal. The areas of town that merit intensive study are:

(a) Residential Streets in Town: Prospect Street, Ann Street, Kinney St. and Center/Giard/Cedar streets, plus the shorter cross street, 4th, are all old streets that appear on the 1869 bird's eye map already developed with residences. Today, some of the individual buildings noted earlier from the windshield study are located along these streets. Dwellings on these streets range from small vernacular buildings to commodious homes that may have

Figures 26 & 27 (Below): McGregor buildings evidence various stylistic influences, here Greek Revival on the left and Second Empire on the right.





been architect designed. Stylistically, there are homes with Italianate, Gothic Revival, and Queen Anne details, mainly in the windows, gable designs, and porches. Integrity issues will revolve mainly around replacement siding and windows.

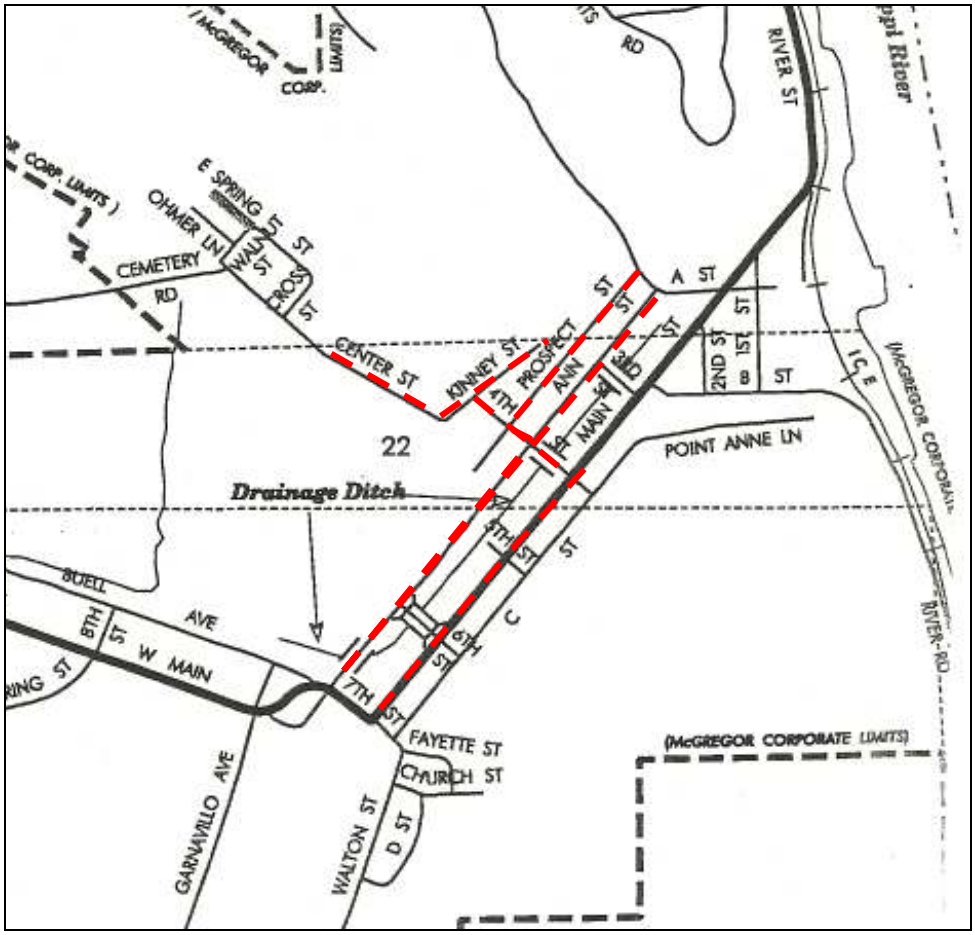


Figure 28 City map with streets marked for potential future study. Buildings facing these streets would be included and a site inventory form completed for each. Overall, a phased approach is recommended, with survey areas delineated and addressed one at a time as funding allows.

There are around 30 dwellings on Center/Giard Streets (the Clayton County Assessor appears to list this street as Cedar Drive); 11 houses on Prospect Street, about 40 to 45 buildings on Ann Street, 5 or 6 on Kinney/Linn Street, and another 2 or 3 on the cross streets. The south half of Main Street that is residential in nature has approximately 40 houses. With around 135 buildings in this large survey area, it would be wise to break it into three smaller surveys. While any combination of streets is conceivable, one logical way to divide the area is to survey Main Street's 40 buildings in one phase, Prospect and Ann Streets as another, and the 4th, Center, Kinney streets as the third.

(b) Klein Brewery (30159 Klein Brewery Rd). Located in the short-lived incorporated town of "West McGregor," this brewery-turned-restaurant is no longer used for either. The property consists of a gable-front-and-wing brick nineteenth-century house, a small square barn on a raised stone foundation (c. 1910 but probably earlier), and a long, large, two-story

wood frame building that housed the "White Springs Restaurant" built in 1936. The initial brewery site is from the late 1850s or early 1860s. The brewery operation used caves for storage and cooling; chambers were 30 feet underground and could hold 160-plus kegs of beer each. Excavation of the caves produced a fine white sand that was sent to St. Louis for use in glass making. The community that grew up around the brewery became known for a while as "White Springs" because, as local lore has it, visiting tourists were offered spring water here for their horses. During the last two decades of the 19th century, the area was incorporated as West McGregor. The actual brewery building constructed in 1864 was torn down (perhaps in the early 1930s) as the property developed as a tourist attraction and restaurant (Rodenberg, *Our Town McGregor,* 28).

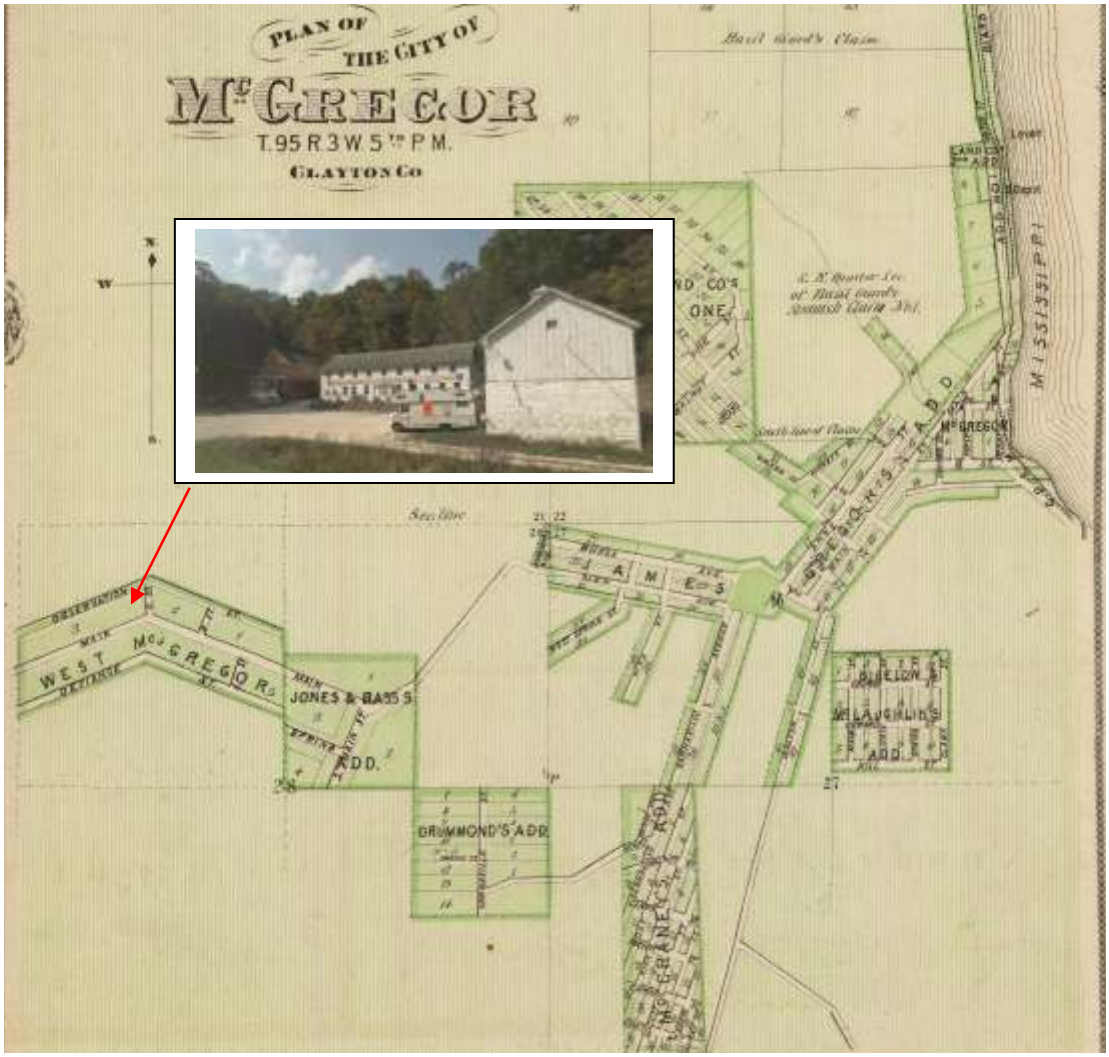


Figure 29 Arrow indicates "West McGregor" and the approximate location of Klein Brewery.
Detail from A.T. Andreas (1875)

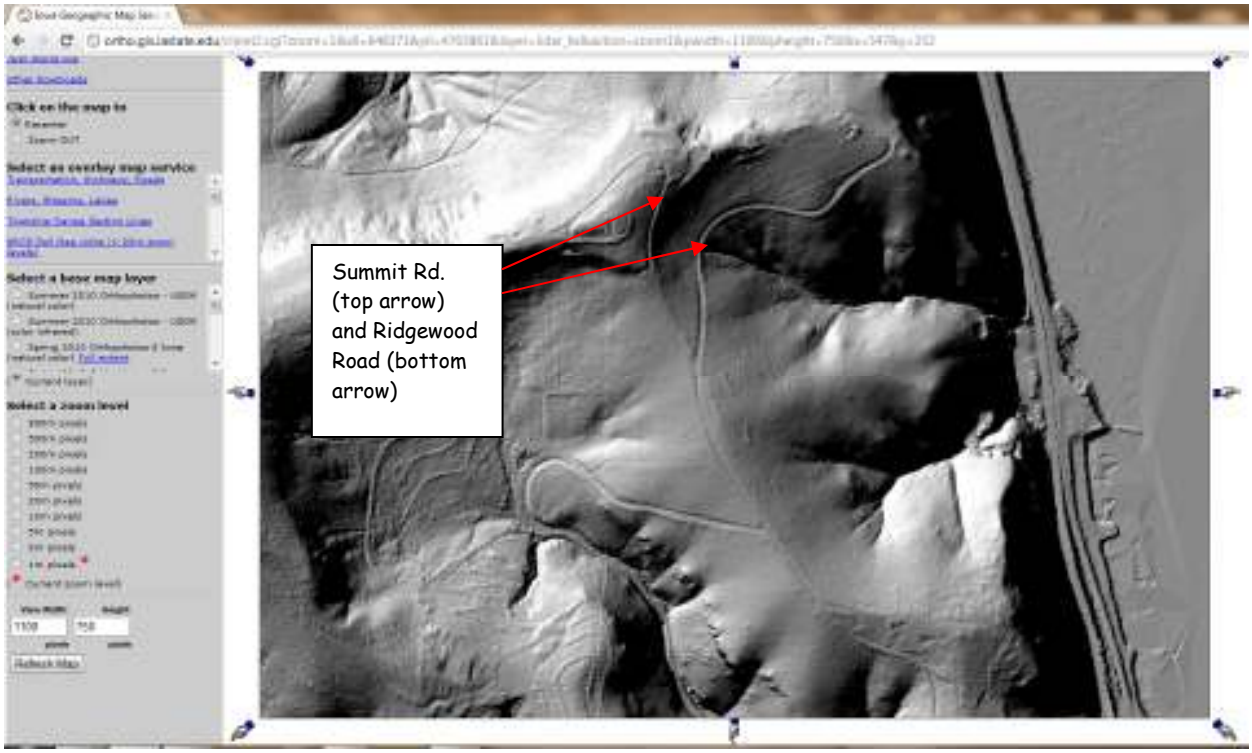
The property should be studied both for its historical, architectural, and archeological importance. The related buildings should be recorded also. The property is just outside town limits but is certainly associated with McGregor from a historical standpoint. At the very

least, it represents the historical themes related to the brewery industry and area tourism. It is recommended that the MHPC contact Clayton County and pursue the possibility of a joint study.

(c) Cabins, Summer Homes, Trails, and Mounds. The cabin areas on the blufftops overlooking downtown McGregor form a fascinating chapter in the history of the community and continue to draw summer residents for the cool breezes and spectacular views. Native American mounds, both conical and linear, can be found in remarkable numbers throughout the "Heights" and the upper reaches of Ridgewood Road as well. The figures on the next page are "LIDAR" images that visually strip away the surface material to reveal the earthen features below. Mounds are easily spotted through this imagery. It is recommended that an intensive study of the cabins north and west of McGregor be conducted. It is also recommended that any study of this forested region also include an archaeological component to record the presence of the mounds that are within city limits.



Figure 30 McGregor Heights cabins overlook a clearing in the trees to a view of the Mississippi and Prairie du Chien beyond. Author's photographs, 2007.



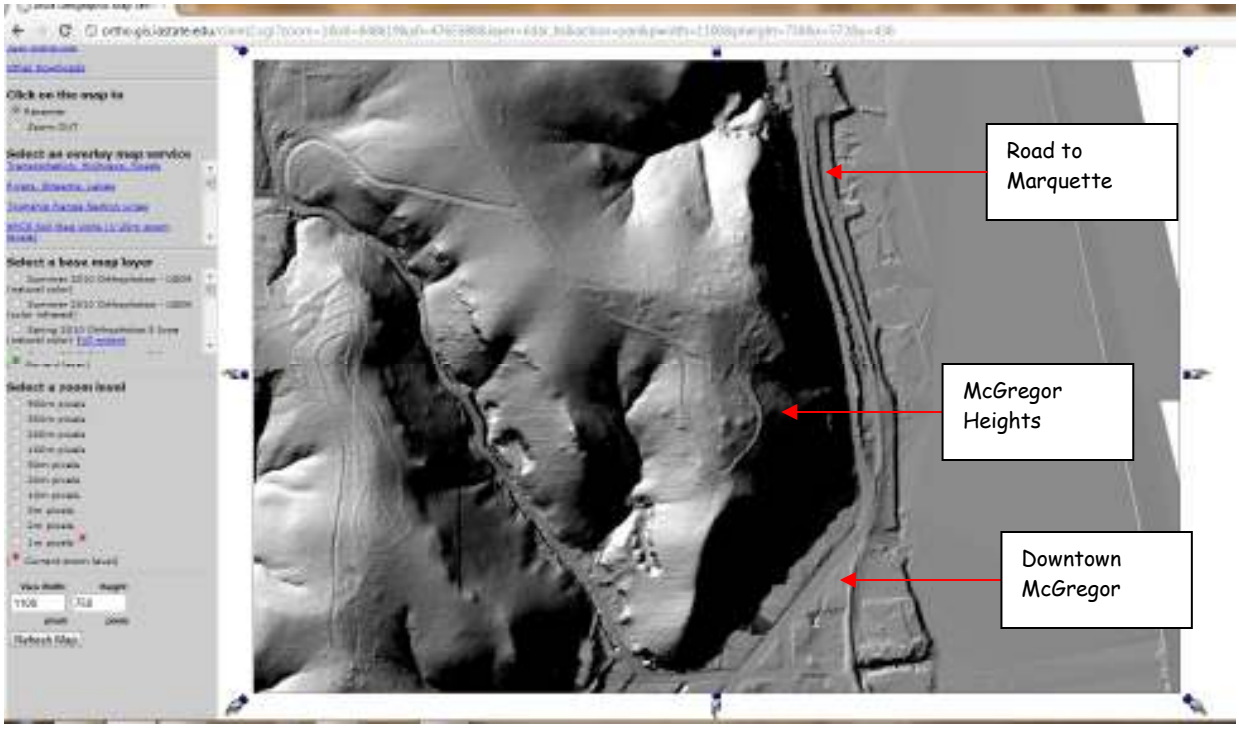


Figure 31 LIDAR images such as these two are available on the Web and hosted through Iowa State University.

(3) As a final recommendation, if it hasn't already, the MHPC should consider joining the statewide preservation group called **Preservation Iowa** (see below and PI's brochure in Appendix). This is a nonprofit, grass roots group that organized in 1989 to lobby for preservation issues at the state and county level and, generally, create an increased awareness and better understanding of historic preservation throughout Iowa. McGregor's historic character and picturesque natural surroundings would make an excellent venue for Preservation Iowa's annual statewide meeting (The 2012 meeting is to be held in Decorah in April.)



Figure 32 Preservation Iowa web page.

c. Research Design for a Project

As a part of the Planning for Preservation scope of work, a research design for at least one project is required to be developed. While the MHPC should prioritize the order of its plans for the next 5 years, the hardware store/Sullivan Opera House clearly needs to be addressed before anything else. Once that critical situation is resolved, undertaking one of the building surveys is a likely next project, and could be funded with CLG or HRDP grants.

(1) Hardware Store/Sullivan Opera House – The State Historical Society of Iowa's TAN program might be used to bring a preservation architect to town to assess the current physical needs of the building, estimate the costs of stabilizing and mothballing it, and make recommendations for same. An HRDP grant application could then be written to fund at least some of the costs involved. If the City can acquire the building, *and* funding is available, HRDP emergency monies may be available on a much shorter schedule. The application for any available emergency funds would have to be quickly made, however, following the

acquisition. Information on the TAN program and HRDP grants can be found online and by calling the State Historical Society's Grants Manager, Kristen Vander Molen.

HRDP Program Description and Grant Guidelines

Upcoming Application Deadline: May 15, 2012

Contact Information:
Kristen Vander Molen, Grants Manager
Phone: (515) 281-4228
E-mail: kristen.vandermolen@iowa.gov

The State Historical Society of Iowa has changed to an on-line application for the Historical Resource Development Program (HRDP). All grant applications can be found at www.iowagrants.gov.

For assistance with registering as a new user, please see the **Applicant and Grantee Instructions for Registering**.

Grant Guides and Resources:
Documentary Collections Guide
Historic Preservation Guide
Museums Guide
Certified Local Government List

Emergency Grant Application

HRDP offers funds for emergency projects. To check on the availability of funds and for an application, please contact Kristen Vander Molen at Kristen.vandermolen@iowa.gov or by phone at (515) 281-4228.

Taken from: http://www.iowahistory.org/about/grants/hrdp/index.html on March 1, 2012

(2) Intensive Level Study of Upper Main Street – Historic and architectural inventories of McGregor's residential streets have never been conducted on a systematic basis. There is, however, a long list of buildings and structures that have been addressed by preservation consultants in some fashion over the years (see list in Appendix). In the late 1970s, a "Great River Road" survey included many of McGregor's buildings but did not evaluate the buildings' eligibility for the National Register. In the mid-1990s, another consultant turned in inventory forms on many older homes in connection with a HUD program under the "Section 106" review process. These forms typically did not fully explore the history or architecture of each residence, but this program is probably responsible for much of the replacement siding seen on so many of the dwellings. Bit by bit, house by house,

this replacement siding and its partner-- replacement windows--now cumulatively affect many residential streets. The impact is severe enough that little potential for any residential historic district may remain. Still, deeper and more detailed intensive-level studies could reveal and publicize previously unknown historical significance of some houses. This would enhance the community's appreciation of its historic residential neighborhoods and assist the MHPC in its related goals listed above. Systematically evaluating these homes *within their landscape setting*—an important player in this town's physical arrangement—might also result in a greater potential for historic district eligibility. These intensive studies are funded by CLG or HRDP grants available through the State Historical Society of Iowa (contact Paula Mohr or Kristen Vander Molen, respectively. CLG grant applications are typically due in August; HRDP grant applications for 2012 are due May 15, 2012.

For more information on local preservation programs in Iowa, contact:

Paula Mohr
CLG Program Coordinator
State Historical Society of Iowa
600 East Locust Street
Des Moines, Iowa 50319-0290
Telephone: 515.281.6826
Email: paula.mohr@iowa.gov

Taken from http://www.iowahistory.org/historic-preservation/local-preservation/index.html on March 1, 2012

The upper (south) blocks of Main Street would be a good residential survey area to begin the MHPC's inventorying efforts and would encompass both sides of Main Street between 4th Street on the north and 7th Street on the south (Fig. 30). This proposed survey area contains a number of brick houses from the late 19th century as well as large frame turn-of-the-century homes with identifiable architectural styles. It also contains the present city hall, which is housed in a former Unitarian church from the early 20th century. St. Mary's Catholic Church sits at the south end of the survey area; the historic commercial district is just beyond the north end of the survey area. Sanborn fire maps and the extant Christian Bloedel Wagon Works buildings (NRHP listed, 2009) suggest this area of Main Street once had a mixed residential and slightly industrial nature, though the Bloedel property is perhaps the last historic evidence of the latter.

This is the most important street in McGregor, leading as it does, from the historic main entry to town from the west, through the commercial district, and down to the toe of Main at the banks of the Mississippi River. Many of the town's leading business families and grain merchants might be expected to have built and resided in the homes along upper Main Street. Survey of this area will augment the history associated with the McGregor Commercial Historic District and should help with community-wide research into potentially significant historic McGregor residents (Criterion B focused study).



Figure 33 Upper Main Street Survey Area. Underlying aerial taken from Clayton County Assessor website.

There are approximately 40 buildings in the proposed survey area. Generally, this type of survey entails hiring a preservation consultant who qualifies under the Secretary of the Interior qualifications for historians or architectural historians. Together with local volunteers from the MHPC and the community, the preservation consultant researches the historical development of upper Main Street, inspects and photographs the exterior of each building, and completes an Iowa Site Inventory form on each, including a narrative that explains the evaluation of NRHP potential or lack of it. A project report is delivered with the inventory forms and would summarize the results of the survey and contain the fully developed historic context for the neighborhood. The report would also name the buildings recommended for individual listing on the NRHP and outline historic district boundaries if a potential NRHP historic district is present. The survey work and report would also form the basis for a future historic district nomination if the MHPC pursued that option. Cost for this survey would range from $9,000 to $11,000. Approximately 10 to 12% of this cost is for the consultant's expenses, the rest would be spent for the consultant's and the consultant's staff time (with hourly rates ranging from $68 down).

CLG and HDRP grants both require a match, part of which may be in-kind (volunteer hours or expenses). Most CLG projects entail an eventual contribution by the consultant of labor and sometimes expenses, this contribution cannot be estimated ahead of time nor can it counted toward the match. Current guidelines for each grant program are available online at: *http://www.iowahistory.org/about/grants/*. Applications for at least one of the programs must also be submitted online now.

7. Discussion of Status of the McGregor Commercial Historic District

The Main Street commercial district was listed in the NRHP in 2002 as a part of the "Iowa's Main Street Commercial Architecture" multiple property listing. The integrity of the district remains as good as it was in 2002, though it has not been without changes. The major ones are described below.

- At the north end, nearest the river, the "Antique Mall", a former garage and auto-related complex of three historic buildings from the 1920-1930 era (identified as 22-01073, 111 1st Street), was vacant and in danger collapsing in 2002. Today, the buildings have been returned to service as an event center called "McGregor's Landing Event Center." New facades that mimic historic main street buildings have been applied to the exterior. These facades might easily be taken for actual historic buildings by the uninformed public. Interior walls have been retained but finishes have been redone to approximate a 19th century saloon and smaller vintage rooms. This complex was determined to be non-contributing in 2002 and remains so. The streetscape is actually improved over the former auto buildings, as they had been modernized with a mansard roof and the property has been returned to the tax roles, however the potential confusion the new facades can cause is unfortunate.

- Joseph "Diamond Jo" Reynolds Office Building and Residence (NRHP, 1982) (identified as 22-00637, 123 A Street, aka Dr. Smith Street) was rehabilitated in 2007 and now operates as the "Old Man River Brewing Company," a micro brewery. As a part of this project, a large addition was put on the east side of the building, which does not particularly distract from the integrity of the 1880 building. This addition holds the micro brewery equipment. The ground floor of the 1880 building was nicely converted into a restaurant, with residential quarters upstairs. The windows of the 1880 building were, however, replaced during the project and the entrance was moved from the corner



Figure 34 Author's photograph from 2007.

of the building around to the north side. The strength of the historic building's architectural and historical significance is such that these changes do not destroy its integrity. It continues to strongly contribute to the historic district.

- McGregor Historical Museum – This two-story building is on the west side of the block, and is the second building from the corner of Main and 3rd . The hardware store/Sullivan Opera House is attached to it on the north side (no address is given by the Assessor to this building and the street numbers have changed since 2002). This building was undergoing a construction project in 2002 which restored its façade to a more historically appropriate appearance. This is a positive change to the district.

- Laundromat Building – Next to 224 Main St. on the north – This building recently underwent a façade project that improved its appearance in a historically appropriate manner (again, there is no good address for this building for the same reasons as above).

- Top Shelf Building – 221 Main. In 2007, this building replaced the wood-frame harness shop that had stood on this site since before 1886 (22-01097), noted in the NRHP nomination as one of the few wood-frame buildings on Main Street. The new building is the same size, width, and height as the historic building and recreated the second story overhanging porch on the façade. As such it is a sensitive, if noncontributing, addition to the district.



Figure 35 The building with the "open" flag is Top Shelf, constructed in 2007. Google.com

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Price, Realto E. *History of Clayton County, Iowa.* Vol. I. Chicago: Robert O. Law, 1916.

Rodenberg, Lucy. *Echoes of MacGregor's Past* (1994).

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Rogers, Leah D., and Lori Vermaas. "McGregor Commercial Historic District." NRHP registration form, 2002.

"Significant Dates in McGregor's History." *McGregor Historical Walking Tour* (2008);

APPENDIX

Contains the following:

- **List of Previously Evaluated Properties in McGregor**
- **List of McGregor Properties Listed on the National Register of Historic Places**
- **MHPC Statement of Historic Preservation Goals and Activities**
- **Preservation Questionnaire sent out by MHPC in May, 2011**
- **Agendas for Project's Public Meetings**
- **Compilation of Important Buildings Suggested by MHPC and the Public**
- **Site Inventory Forms Completed by MHPC and Public**
- **Preservation Iowa Brochure**
- **Historic Preservation Tax Credit Information**
- **"Mothballing" Technical Information**

Delivered separately:

- **Bound paper copies and a CD of all National Register registration forms for listed McGregor properties**

Appendix Material: State's List of Previously Evaluated Properties in McGregor

McGregor

22-00630 - Building
Located in McGregor
Consultant - 1977 — Not Eligible

22-00620 - Building
Located in McGregor

22-00622 - Building
Located in mcGregor

22-00623 - Building
Located in mcGregor

22-00624 - Building
Located in mcGregor
Consultant - 1977 — Not Eligible

22-00625 - Building
Located in mcGregor
Consultant - 1977 — Not Eligible

22-00626 - Building
Located in mcGregor

22-00627 - Pocket City Hotel
Located in mcGregor
Consultant - 1977 — Contributing in Potential District

22-00619 - Building
Located in McGregor

22-00629 - Building
Located in mcGregor

22-00631 - Buildings
Located in McGregor
Consultant - 1977 — Not Eligible

22-00632 - Building
Located in McGregor
Consultant - 1977 — Not Eligible

22-00634 - Building
Located in McGregor

22-00635 - Building
Located in McGregor

22-00636 - Building
Located in McGregor

22-00676 - Methodist Hollow Storm Sewer
between 3rd/4th Sts, 1900 ft to Walnut St/Cemetery Rd
SHPO - 1988 — Opinion of Eligibility
Consultant - 1998 — Opinion of Eligibility

22-01072 - McGregor Commercial Historic District
100-300 blocks of Main St, 100-200 blocks of A St
SNRC - 2002 — Opinion of Eligibility
SHPO - 2002 — Opinion of Eligibility
Consultant - 2002 — Opinion of Eligibility
NPS - 2002 — Listed on NRHP

22-00588 - Jacobson House
Located in McGregor
SHPO - 1986 — Not Eligible

22-00628 - Building
Located in mcGregor
Consultant - 1977 — Not Eligible

22-01176 - Potential Methodist Hollow Residential Distr
4th St from Ann St to Kenny St and Kenny St to Centra
Consultant - 2003 — Opinion of Eligibility
SHPO - 2003 — More Research Recommended

22-00618 - Dauby's Shoes
Located in McGregor

22-00606 - United Methodist Church
Located in McGregor
Consultant - 1977 — Contributing in Potential District

22-00610 - Building
Located in McGregor
Consultant - 1977 — Contributing in Potential District

22-00602 - Building
Located in McGregor
Consultant - 1977 — Contributing in Potential District

22-00612 - Building
Located in McGregor

22-00633 - Grain Elevator
Located in McGregor

22-00614 - Building
Located in McGregor

22-01151 - McGregor's Walton Hollow Storm Sewer, 7t
Ann and 7th Sts
SHPO - 2002 — Opinion of Eligibility
Consultant - 2002 — Opinion of Eligibility

22-00600 - Building
Located in McGregor
Consultant - 1977 — Contributing in Potential District

22-01149 - Main Line Storm Sewer
Alley behind Main St bldgs - between A & 4th St - und
SNRC - 2002 — Opinion of Eligibility
NPS - 2002 — Listed on NRHP

22-00615 - Buildings
Located in McGregor

State's List of Previously Evaluated Properties in McGregor (cont.)

McGregor

22-00616 - Buildings
Located in McGregor
Consultant - 1977 — Contributing in Potential District

22-00617 - Post Office
Located in McGregor
Consultant - 1977 — Not Eligible

22-01150 - McGregor Storm Sewer under A St crossing Main
A St, crossing Main and 1st Sts
SHPO - 2001 — Opinion of Eligibility
Consultant - 2001 — Opinion of Eligibility
Consultant - 2002 — Opinion of Eligibility
Consultant - 2002 — Contributing in Potential District

22-00613 - Building
Located in McGregor
Consultant - 1977 — Contributing in Potential District

22-01073 - Garage/Auto Repair and Sales
111 1st St
SNRC - 2002 — Not Contributing in District
NPS - 2002 — Not Contributing in District

22-01094 - U.S. Post Office
107 2nd St
SNRC - 2002 — Not Contributing in District
NPS - 2002 — Not Contributing in District

22-01154 - McGregor Manor
320 4th St
Consultant - 1996 — Opinion of Eligibility
SHPO - 1996 — More Research Recommended

22-01182 - St. Mary's Rectory
311 7th St
SHPO - 2003 — Opinion of Eligibility
Consultant - 2003 — Opinion of Eligibility
SHPO - 2003 — More Research Recommended

22-00637 - Reynolds, Joseph "Diamond Jo", Office Building
123 A St Located on NW Corner of A Street and Main Street
Consultant - 1977 — Opinion of Eligibility
SNRC - 1980 — Opinion of Eligibility
SHPO - 1980 — Opinion of Eligibility
NPS - 1982 — Listed on NRHP
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01089 - Eichendorf's Tailor Shop/Wood's Building
210 A St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01090 - Town Hall and Jail
212 A St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01091 - Retail Commercial Building
214 A St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-00638 - House
218 Ann St
SHPO - 1996 — Not Eligible

22-00639 - House
316 Ann St
SHPO - 1996 — Not Eligible

22-00640 - House
317 Ann St
SHPO - 1996 — Not Eligible

22-00641 - House
524 Ann St
SHPO - 1996 — Not Eligible

22-00692 - Krugger, Susan, House
526 Ann St
SHPO - 1999 — Not Eligible

22-00642 - House
324 Ash St
SHPO - 1996 — Not Eligible

22-00643 - House
133 Center Ave
SHPO - 1996 — Not Eligible

22-00644 - House
136 Center Ave
SHPO - 1996 — Not Eligible

22-01061 - Young, Meridith D., House
138 Center Ave
SHPO - 2001 — Not Eligible
Consultant - 2001 — Not Eligible

22-00645 - House
210 Center Ave
SHPO - 1996 — Not Eligible

22-00697 - Davies, Dan and Andy, House
124 Center St
SHPO - 1999 — Not Eligible

22-00906 - House
26296 Giard Rd
SHPO - 1998 — Not Eligible

22-00646 - Huntting, William Foster House
322 Kenny Ave
Consultant - 1977 — Opinion of Eligibility

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State's List of Previously Evaluated Properties in McGregor (cont.)

McGregor

22-01074 - Market Square
Main St NE Side of Main Street between A and 1st streets
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-00594 - St. Mary's Catholic Church
Main St Main Street at 7th Street
Consultant - 1977 Opinion of Eligibility
SHPO - 2003 Opinion of Eligibility
Consultant - 2003 Opinion of Eligibility
SHPO - 2003 More Research Recommended

22-01075 - Cabin
110 Main St
SNRC - 2002 Not Contributing in District
NPS - 2002 Not Contributing in District

22-01076 - House
112 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01077 - Railroad House
114 Main St
SNRC - 2002 Not Contributing in District
NPS - 2002 Not Contributing in District

22-00647 - American House
116 Main St
Consultant - 1983 Opinion of Eligibility
SHPO - 1983 Not Eligible
SHPO - 1983 More Research Recommended
Consultant - 2000 Opinion of Eligibility
SHPO - 2001 Position Verified
SNRC - 2001 Opinion of Eligibility
SHPO - 2001 Opinion of Eligibility
NPS - 2001 Listed on NRHP
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01141 - House
120 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01142 - House
122 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01143 - house
124 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01140 - Gas Station
125 Main St 125 - 127 Main Street
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01079 - Aunt Sadie's Cabin
126 Main St
SNRC - 2002 Not Contributing in District
NPS - 2002 Not Contributing in District

22-01078 - North Iowa Times Building
126 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-00648 - Masonic Block
128 Main St 128-134 Main Street
SHPO - 1986 Not Eligible
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01080 - Cigar Store
140 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01081 - O.C. Buck Building
142 Main St 142-144 Main Street
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01082 - Decoy Inn
146 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01083 - Boot and Shoe Store
148 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01085 - General Store
150 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01086 - Drugstore
152 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01087 - The Fette Building
154 Main St
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01088 - First National Bank
156 Main St 156-158 Main Street
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

22-01100 - McLaughlin Building
210 Main St 210-212 Main Street
NPS - 2002 Listed on NRHP
SNRC - 2002 Contributing in District

State's List of Previously Evaluated Properties in McGregor (cont.)

McGregor

22-01092 - Filling Station
211 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01132 - Lewis Hotel
213 Main St
Consultant - 2001 — Opinion of Eligibility
SHPO - 2002 — Opinion of Eligibility
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01101 - State Bank of McGregor
214 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01102 - Grocery Store
216 Main St 216-218 Main Street
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01095 - Commercial Building
219 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01103 - Bergman's Opera House
220 Main St 220-224 Main Street
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-10196 - Oscar Fryklund's photography studio
221 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01097 - Harness Shop
223 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01098 - House
225 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01104 - Meeting Hall/Music Store
226 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01105 - A.A. Hornings Dry Goods Store
228 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01099 - Widman's Printing Office
229 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01106 - Ramage and Peterson Drug Store
230 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01107 - E.R. Barron Building
232 Main St 232-234 Main Street
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01108 - Movie Theater
236 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01109 - Hardware Store
238 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01110 - George and Thomas Wood's drugstore
240 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01111 - Barber Shop
244 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01112 - Oddfellows Lodge Hall
246 Main St
SNRC - 2002 — Not Contributing in District
NPS - 2002 — Not Contributing in District

22-01113 - General merchandise and grocery store
252 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01114 - Sullivan Opera House
252 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01115 - Saddlery Shop
254 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01116 - Grocery Store
256 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

State's List of Previously Evaluated Properties in McGregor (cont.)

McGregor

22-01117 - Dawson Building
310 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01146 - Harness Shop
311 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01118 - Luthe's Bakery
312 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01147 - Western House
315 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01119 - Confectionary
316 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01148 - House
319 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01144 - House
320 Main St
SNRC - 2002 — Not Contributing in District
NPS - 2002 — Not Contributing in District

22-00649 - Goedert Meat Market
322 Main St
SNRC - 1998 — Opinion of Eligibility
SHPO - 1998 — Opinion of Eligibility
Public - 1998 — Opinion of Eligibility
NPS - 1998 — Listed on NRHP
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01145 - House
324 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01120 - Barber Shop
328 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-01121 - Troufetter & Sons Grocery
332 Main St
NPS - 2002 — Listed on NRHP
SNRC - 2002 — Contributing in District

22-00650 - McGregor Public Library
334 Main St
SHPO - 1987 — Not Eligible

22-01179 - McGregor City Hall
416 Main St
SHPO - 2003 — Opinion of Eligibility
Consultant - 2003 — Opinion of Eligibility
SHPO - 2003 — More Research Recommended

22-01185 - House
421 Main St
SHPO - 2003 — Opinion of Eligibility
Consultant - 2003 — Opinion of Eligibility
SHPO - 2003 — More Research Recommended

22-01184 - House
424 Main St
Consultant - 2003 — Opinion of Eligibility
SHPO - 2003 — More Research Recommended

22-00651 - House
426 Main St
SHPO - 1986 — Not Eligible

22-01183 - House
515 Main St
SHPO - 2003 — Opinion of Eligibility
Consultant - 2003 — Opinion of Eligibility
SHPO - 2003 — More Research Recommended

22-00652 - Bloedel, Christian, Wagon Works
524 Main St 524-526 Main St
Consultant - 1977 — Opinion of Eligibility
SHPO - 2003 — Opinion of Eligibility
Consultant - 2003 — Opinion of Eligibility
SHPO - 2003 — More Research Recommended
Consultant - 2008 — Opinion of Eligibility
SNRC - 2008 — Opinion of Eligibility
NPS - 2008 — Listed on NRHP

22-01180 - House
612 Main St
Consultant - 1997 — Opinion of Eligibility
SHPO - 2003 — Opinion of Eligibility
Consultant - 2003 — Opinion of Eligibility
SHPO - 2003 — More Research Recommended

22-01181 - House
625 Main St
Consultant - 2003 — Opinion of Eligibility
SHPO - 2003 — More Research Recommended

State's List of Previously Evaluated Properties in McGregor (cont.)

McGregor

22-00596 - Stauer, Peter, House
629 Main St

Consultant - 1977	Opinion of Eligibility
SHPO - 2001	Position Verified
SNRC - 2003	Opinion of Eligibility
SHPO - 2003	Opinion of Eligibility
Consultant - 2003	Opinion of Eligibility
NPS - 2003	Listed on NRHP

22-01178 - House
703 Main St

Consultant - 1997	Opinion of Eligibility
SHPO - 2003	Opinion of Eligibility
Consultant - 2003	Opinion of Eligibility
SHPO - 2003	More Research Recommended

22-01177 - Queen Anne House
W Main St SE Corner of W. Main St. and Garnavillo Ave.

SHPO - 2003	Opinion of Eligibility
Consultant - 2003	Opinion of Eligibility
SHPO - 2003	More Research Recommended

22-01128 - Mar-Mac Senior High School
918 W Main St

22-00761 - Davies, Dan, House
1110 W Main St

Consultant - 1988	Not Eligible

22-01084 - Professional Office
148 Main
Main St

NPS - 2002	Listed on NRHP
SNRC - 2002	Contributing in District

22-00653 - The Rectory
318 Prospect

SHPO - 1983	Opinion of Eligibility

Appendix Material:
List of McGregor Properties in the National Register of Historic Places

(As of February, 2012. Full copies bound and delivered separately.)

Joseph "Diamond Joe" Reynolds Office Building & Residence (1982)
A and Main Streets

American School of Wild Life Protection Historic District (1991)
McGregor Heights Road

Goedert Meat Market (1996)
322 Main Street

American House (2001)
116 Main Street

McGregor Commercial Historic District (2002)
100-300 blocks of Main St., 100-200 blocks of A St.

Peter Stauer House (2003)
629 Main Street

Christian Bloedel Wagon Works (2009)
524-526 Main Street

Appendix Material: MHPC Statement of Historic Preservation Goals and Activities

Statement of Historic Preservation Commission Goal and Activities
McGregor Iowa

The McGregor Historic Preservation Commission organized under Ordinance 03-01-2009 and amended by Ordinance 08-01-2009 of the Code of Ordinances has approved the following list of activities and goals to promote Historic Preservation within the City of McGregor:

Short-range goals

(one-year or less)Obtain training for the commission, officials and staff in survey, evaluation and inventory set-up. Hold a town meeting to inform residents and property owners about the Commission's goals. Encourage them to share photos of historic properties that can be included with site inventories and other documentation. Encourage participation and volunteerism in Commission sponsored activities.

Require all commission members to attend the State sponsored, annual National Register workshop during the first year of operation so that they understand the nomination process and how to prepare a nomination. This training will be used to assist or direct the public to the proper place to obtain assistance in nomination of a property.

1. Define commission member positions to delegate duties specific to accomplishing the commission's goals.
2. Set up a Historic Preservation area in City Hall to provide property owners a place to obtain information regarding preservation of historic properties, the National Register of Historic Places, the NPS Standards and Guidelines, incentives for preservation, examples of historic signs and paint colors, and a directory of area contractors who have knowledge of historic preservation techniques and materials.
3. Work with the City Council to implement a program of local incentives for preservation.
4. Start to develop an educational program that will be implemented to inform the public about historic properties in the City through tours, pamphlets, programs and events at historic properties and training workshops in rehabilitation of historic properties.
5. Complete Planning for Preservation grant activities with aid of a consultant

Mid-range goals (two to three years)

1. Develop a system to coordinate evaluation and develop historic contexts for the City. Work with state staff to find a way to get properties evaluated.
2. Set up a property inventory. Obtain duplicate copies of inventory forms, reports, nominations and other documentation on file at the State Historical Society.
3. Develop a historic preservation component for inclusion in the City's comprehensive plan
4. Assist owners of two downtown businesses to improve their storefronts

Long-range goals (three to five years)

1. Become a Main Street Iowa community.
2. Complete and submit a nomination of a property to the National Register
3. Through education and assistance, aid three – five property owners with planning for a rehabilitation of their historic property

Revised 02-23-2011

Appendix Material: Preservation Questionnaire sent May, 2011

City of McGregor
P.O. Box E
McGregor, IA 52157

Dear McGregor Resident or Business Owner,

In 2009, the McGregor City Council passed an ordinance pertaining to preservation of our historical properties. At that time, the McGregor Historic Preservation Commission was formed to assist with this endeavor. Working with the Secretary of State's Standards, the Commission will work with historic property owner's needs while attempting to stay within these standards to preserve the integrity of their buildings. Please take a moment to complete this survey and mail or drop off at city hall. Your input, which will be anonymous, will be valuable in development of preservation projects and goals.

Regards,

Gaylinda Hallberg
Mayor

Dave Kneer
Historic Preservation Commission Chairperson

1. Do you feel it is necessary to preserve the history of the buildings of McGregor?
   a. _____ Yes
   b. _____ No
   c. _____ Undecided
   d. _____ Don't Know

2. Do you perceive the historic **significance** of McGregor's Main Street?
   a. _____ It is threatened
   b. _____ It is not threatened
   c. _____ Undecided
   d. _____ Don't Know

3. Do you perceive the historic **look** of McGregor's Main Street?
   a. _____ It is threatened
   b. _____ It is not threatened
   c. _____ Undecided
   d. _____ Don't Know

4. Over the past five(5) years, how has the overall **look** of Main Street changed?
   a. _____ The look has improved
   b. _____ The look has declined
   c. _____ The look has not changed
   d. _____ Undecided

5. What attribute of a building do you feel is most important to preserve? Please rank order of importance with (1) being most important.
   a. _____ Story/saga or role in towns history
   b. _____ Structure
   c. _____ Interior
   d. _____ Exterior
   e. _____ Undecided

6. How do you think the overall look of McGregor's business district is perceived by visitors?
   a. _____ Attractive
   b. _____ Unattractive
   c. _____ In disrepair
   d. _____ Other_____

7. Ar there historic buildings you perceive to be endangered, a hazard, or in serious disrepair? Please list them here.
   e. _____
   f. _____
   g. _____

8. In regards to McGregor's Main Street, please mark one attribute that is the most appealing to you.
   a. _____ Cleanliness
   b. _____ Uniqueness
   c. _____ Uniformity of buildings
   d. _____ Regular store hours
   e. _____ Historic significance
   f. _____ Other _____

9. Which of these characteristics do you feel are important for preserving McGregor's historic appeal? Please rank in order of importance with (1) being most important.

_____ Interior design	_____ Business Name
_____ Exterior design	_____ Business Product
_____ Interior Paint Colors	_____ Business services
_____ Exterior Paint Colors	_____ Signage/Awnings
_____ Interior Structure	_____ Limiting items on sidewalks
_____ Exterior Structure	_____ Other_____

10. Overall, how do you perceive McGregor's Main Street?
    a. _____ In need of improvement
    b. _____ In need of uniformity of design
    c. _____ In need of individuality in design
    d. _____ No changes needed
    e. _____ Undecided

11. How do you think the ordinance will affect current businesses in McGregor?
    a. _____ Positively
    b. _____ Negatively
    c. _____ No affect
    d. _____ Undecided

12. How do you think the ordinance will affect new businesses opening in McGregor?
    a. _____ Positively
    b. _____ Negatively
    c. _____ No affect
    d. _____ Undecided

13. What programs or initiatives do you believe would be beneficial to preserving the historic appeal of McGregor's Main Street and would contribute to the vitality of the community? Mark all that apply.
    a. _____ Become a Main Street Community to be eligible for technical assistance and grant opportunities for downtown development
    b. _____ Energy audit program
    c. _____ Green /Sustainability initiatives
    d. _____ Façade improvement planning & incentives
    e. _____ Business recruitment and incentives
    f. _____ Other_____

14. What enhancements are needed to ensure broadened business viability, continuity and profitability?

_____

_____

Would you be interested in participating in the Planning for Preservation grant project this summer? A consultant will be providing training in evaluation, survey and site inventory and how to nominate a property for the National Register of Historic Places. The volunteer time you spend at the trainings will be used as match for the grant funds the city has been awarded. There will be two training sessions and a team exercise involved with this activity. If you are interested please contact Lynette at 873-3795.

Appendix Material: Meeting #1 Agenda

AGENDA
McGregor Planning for Preservation
Training Meeting #1 - July 16, 2011

10:00am – 12:00am

1. Introductions
2. History of Preservation in the United States – in a nutshell
3. National Register of Historic Places – recognition and regulatory or "carrot and the stick"
    (a) Significance + Integrity = Eligibility
    (b) Significance Criteria (A=history, B=person, C=architecture, D=information)
    (c) Level of Significance – local, state, national
    (d) Some things automatically NOT eligible (less than 50 years old, churches, moved buildings….but there are exceptions to each Criteria Consideration)

4. Overview of Common Midwest Architectural Styles

5. Researching a Building – Where to look; what to look for
    (a) Courthouse, city offices, local and university libraries, state and local historical societies, neighbors/"old timers"/local historians, Internet
    (b) Sanborns, city directories, diaries, abstract of title, family records & photographs, census records, plat maps

Lunch on your own – Be thinking about your afternoon building selection. You will research it and complete a Site Inventory Form for it.

1:30pm - about 4 or 4:30pm

6. Preservation Surveys - the steps that follow Planning & Training
    (a) Reconnaissance
    (b) Intensive
        (i) Individually eligible buildings identified
        (ii) Districts located, boundaries set, contributing/noncontributing buildings

(7) The Iowa Site Inventory Form – what it is; how to complete it

(8) Team formation – building selections (suggest 2 per team although 1 person solo would work also)

(9) Walk through town to practice architectural photography and identification of architectural styles and details

Appendix Material: Meeting #2 Agenda

AGENDA
McGregor Planning for Preservation
Training Meeting #2 – November 5, 2011

9:30am – 12:00pm

1. Brief Introductions – I'm a Historic Preservation Advocate because _*[you fill in the blank]*_____ . My goals for Preservation in McGregor are: ___*[you fill in the blank]*_____.

NOTE: I would like "list of important properties" from Commission members
And would like to know the result of the utility bill survey

2. Windshield Survey – Preliminary Impressions

Most residential neighborhoods are of mixed construction ages; most older homes have integrity issues such as replacement siding. Because of these two things, there probably aren't any viable historic residential districts. There ARE notable individual buildings, either for their architecture or their history, or both (Huntting residence; Queen Annes x2; Ringling Bros. house, for example). The two large churches are noteworthy; Klein Brewery needs recordation despite being outside the city limits (work with county on that?).

Based on the windshield survey plus historic maps, most physical street development occurred between 1850 and 1869 (associated with railroads' arrival in late 1850s). This is when the "hollow" streets developed also.

NOTE: I would like suggestions for themes Commission members think appropriate

3. Planning Session – What Preservation Activities should the Commission undertake for the next 5 years? How should they be prioritized? Some ideas and options: reconnaissance and intensive surveys, National Register nominations, public education activities (walking tours, calendars that feature NRHP properties, school projects, etc.), NRHP workshops and tax credit assistance for property owners; attracting historic property developers; threats to historic properties; financial incentives; design review; volunteer recruitment.

Recommendations for survey, not necessarily in any order: Streets lying parallel to Main St., especially on the west side; "Hollow" streets, though a lot of them led to "paper additions" that never developed. Klein Brewery – Record! Elevator and other industrial/railroad related buildings.

4. Teams' Presentations of Building Studies and Inventory Work – Q & A
(Jan will be available beyond noon for work on this agenda if necessary and desired)

Appendix Material: Compilation of Important Buildings suggested by MHPC and the Public

Tom and Carolyn Wood – 131 Ridgewood Rd

Betty Allert – Mansard Roof - 111 Center Ave.

Brenda Boeke (Turner House) – 115 2nd St.

Founders Obelisk (School yard)

Dino Gingerich – 222 6th St.

Jeff & Deb Vincent – 413 C. St.

Duane Boelman – 121 Center St.

Methodist Church – 330 Ann St.

St. Mary's Catholic Church – 311 7th St.

Bob & Pat Klein – 117 Summit (Satter House)

McGregor Heights – Ridgewood Rd and Summit Dr.– Cabins & other houses

Walter Miller – 624 Main St.

Commercial Historic District – Various Properties – 100-300 Block of Main St.

Alfred Goldsmith – 322 Prospect St. (Sears and Roebuck Model)

Larry & Maria Brummel – 322 Kinney (Hunting Mansion)

City Hall – 416 Main St. (Christian Science Church)

White Springs Klein Brewery Road (Klein Brewery) Outside of city limits – Need to contact Clayton Co. Preservation

Grain Elevator – 102 Business Highway 18 – Rick and Brenda Trudo

Connie Reinhardt – 14463 Great River Road – Ringling House – Half in county half in city

Triangle Park brick street

317 4th St.- Charlie Zahn-(Elwell)

Bob Clark home – 421 Main St.

Roger Lange – 318 Ann St.

Stone Storm Sewer

Prospect Street Homes (Potential Residential District)

Robert and Donna Staples –(Stauer House) 629 Main St.

Meredith Young - 138 Center

Apartment Building – 327 Kinney St. (Woods Apartment)

Duplex – 615-617 Main St. (Burgman Home)

American Legion Building – 427 Ann St.

Center Street (possible district)

William and Joyce Springborn – 128 7th St.

Rogeta Halvorson – 622 Main St. –Frese home

Karla Vogel – 821 West Main St. (JD Bickel)

Appendix Material that followings this page includes:

Site Inventory Forms Completed by MHPC and Public Volunteer

Preservation Iowa **brochure**

Historic Preservation Tax Credit Information

"Mothballing" a Building – Technical Information

Site Inventory Form

State Historical Society of Iowa
(November 2005)

State Inventory No. 22-01179 ☐ New ☒ Supplemental
☐ Part of a district with known boundaries (enter inventory no.) _____
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 (R&C) Number _____
☐ Non-Extant (enter year) _____

1. Name of Property

historic name First Church of Christ, Scientist

other names/site number McGregor City Hall; Masonic Temple; 22-00601

2. Location

street & number 416 Main Street
city or town McGregor ☐ vicinity, county Clayton
Legal Description: (If Rural) Township Name _____ Township No. _____ Range No. ___ Section __ Quarter of Quarter __ __
(If Urban) Subdivision James McGregor Jr Addn. Block(s) 8 Lot(s) Pt 4 & Pt 5

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:		*If Eligible Property, enter number of:* Contributing	Noncontributing	
__	buildings	1	__	buildings
__	sites	__	__	sites
__	structures	__	__	structures
__	objects	__	__	objects
__	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	*Historical Architectural Data Base Number*
McGregor Planning for Preservation	22-035

6. Function or Use

Historic Functions (Enter categories from instructions)	**Current Functions** (Enter categories from instructions)
06A01 Church	04B City Hall
03A Meeting Hall	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	**Materials** (Enter categories from instructions)	
09G Church	foundation	10B Poured Concrete
_____	walls (visible material)	03 Brick, 06 Stucco
_____	roof	08 Asphalt
_____	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	A	Property is associated with significant events.
☐ Yes ☐ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☒ Yes ☐ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Clayton Address 416 Main Street Site Number **22-01179**
City McGregor District Number

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

Significant Dates

Construction date
1917 ☐ check if circa or estimated date
Other dates, including renovation

Significant Person
(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
Beman, Spencer Solon
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 Lynette L. Sander
organization Historic Preservation Commission (Staff) date 05-29-2012
street & number 416 Main St. telephone 563-873-3795
city or town McGregor state IA zip code 52157

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

FOR ALL PROPERTIES

1. ***Map:*** showing the property's location in a town/city or township.
2. ***Site plan:*** showing position of buildings and structures on the site in relation to public road(s).
3. ***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

1. ***Farmstead & District:*** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. ***Barn:***
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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:* _____

First Church of Christ, Scientist	Clayton
Name of Property	County
416 Main Street	McGregor
Address	City

7. **Narrative Description**

The building was constructed in 1917 as a Christian Science Church, later served as a doctor's office, residence, and Masonic Temple. It is now owned by the City of McGregor and serves as City Hall.

The front entrance to the hall is framed by two wooden Tuscan columns sitting on short plinths or bases. Above the columns is a coffered ceiling, and an entablature spans the entire width of the front. This makes the front of the building reminiscent of a temple. Above the doorway there is a Roman-arch (semi-circular) transom with a fan light window and there are two sidelight panels on either side of the door. This door has replaced the original double French doors, which had 8 panes of glass stacked vertically in pairs.

To the right of the entrance the cornerstone date block reads "First Church of Christ, Scientist A.D. 1917." The exterior walls consist of a concrete pargetting over clay tile blocks that sit on several courses of brick. These walls then sit on a poured concrete foundation. The brick courses are both decorative and functional as floor joists are resting in notches in the brickwork when viewed from the basement. The entire exterior is painted white, including the brick band that sits on the foundation. The roof is a shallow hipped roof.

The window openings have a plain wooden sill with probably a steel header. Uncolored pattern glass with lead caming is used in all windows except the entrance. This allows for a bright interior while allowing privacy. There are three large windows that consist of a large center double-hung section with a smaller double-hung section on either side. These are located on either side of the building and within the back 3/4 of the structure. It appears that there was originally a fourth window of this same design where a side door was added. This alteration removed the large center section and left the two smaller side windows in place. There are two small double-hung windows on either side of the front entrance, one of which has been replaced with a vinyl clad double-hung window. There is a double width, double-hung window on either side of the building located within the front 1/4 of the structure. There is one small window on the rear wall that has been reduced and replaced with a vinyl-clad double-hung window.

The basement is accessed by a doorway and staircase located on the east (toward the river) side of the interior. The staircase has a simple wooden rail with a mortar-board newel cap made of yellow pine. There is a coal chute on this side of the building at the foundation and inside the basement, the base of the coal furnace is still visible. There is one heavy floor beam running up the center of the length of the building supported by massive upright beams along the length.

Returning to the main floor of the building, the interior has a dividing partition wall located about 1/4 of the way from the front entrance. This wall consists of two access doors with 8 panes of glasses stacked vertically in two pairs, two large side windows on the side nearest the outside wall and a three pane window centered between the two doors. These windows are also made of the same uncolored pattern glass as those located on the exterior walls, suggesting the partition wall is original and created a large vestibule space separate from the sanctuary space inside. The vestibule area is now subdivided into a smaller vestibule just inside the entrance and an open office area with a tall counter for greeting the public. Beyond the counter is the original vestibule wall and, beyond that, is the open sanctuary space. The alter area is bookended at the far end by the walls of a small bathroom on the left (west) and the walls of the basement staircase entry. This alter area now has hanging cabinets over counters, with a sink. All interior surfaces have been modernized recently with fresh paint and new carpet.

8. **Statement of Significance** The architect was Spencer Solon Beman, son and understudy of his father, Solon Spencer Beman. The Beman & Beman firm was responsible for designing the Pullman Community near Chicago, a company town that was made up of over 1,300 houses, a factory, schools, and many other amenities of a self-contained community.
The firm was also notable for incorporating Gothic Revival, Queen Anne, Romanesque Revival and Chateauesque into their designs. Many wealthy "new money" Chicagoans employed these skills to design their eclectic mansions; the W.W. Kimball

First Church of Christ, Scientist	Clayton
Name of Property	County
416 Main Street	McGregor
Address	City

Mansion at 1801 Prairie Avenue, Queen Anne residence of Marshall Field, Jr. at 1919 S. Prairie and John W. Griffiths Mansion at 3806 S. Michigan Avenue. Other projects coming out of the firm include the Studebaker Fine Arts Building in the Chicago Landmark Historic Michigan Boulevard District, Pullman's monument at Chicago's Graceland Cemetery, Grand Central Station at Harrison and Wells and Pullman's "Castle Rest" on Thousand Islands, the summer home of George Pullman. Other works outside of the Chicago area were the Pioneer Building in St. Paul, Minnesota and the Pabst Building in Milwaukee, Wisconsin.

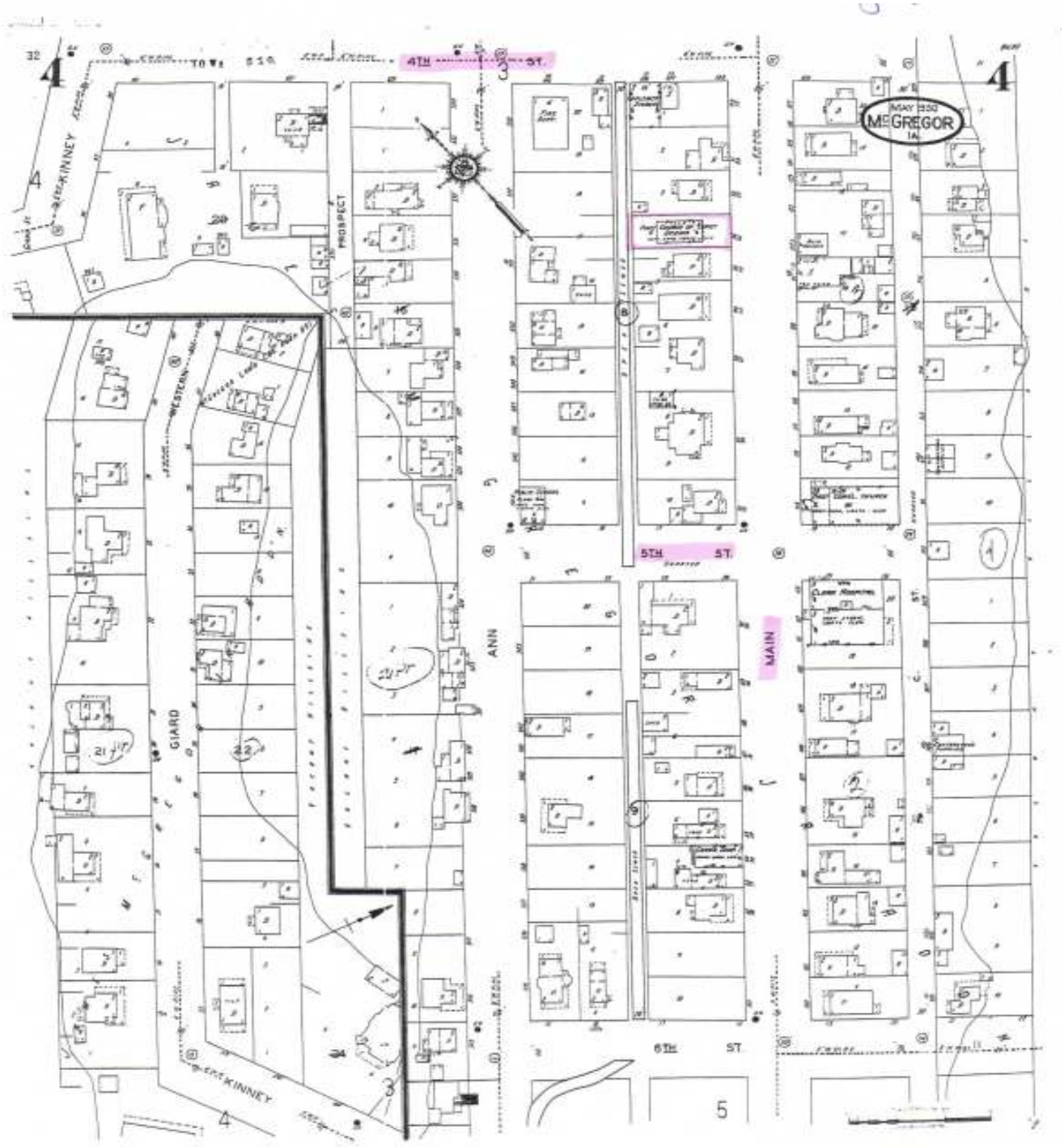
The firm is also associated with the design of at least ninety (90) Christian Science churches over the years. The Bemans' association with the Christian Science Church stemmed from a desire to express appreciation for the church's purported cure of Solon's wife, who was an invalid. In 1897 Solon Beman, the father, designed the First Church of Christ, Scientist located at 4017 S. Drexel Boulevard in Chicago. He continued with revisions to a design for the Mother Church in Boston (1904-1906) which used the Classical architectural style he felt most relevant to the practices of the church. Beman's philosophy that the predominance of Classical style was indicative of the progressive nature of the Christian Scientist religion. Following his father's death in 1914, Spencer Beman continued to design buildings to house Christian Scientist congregations including the one in McGregor in 1917. The former First Church of Christ, Scientist, located at 1904 Pacific Avenue in Forest Grove, Oregon, built in 1914, is one of many churches also designed by Spencer S. Beman. That building was added to the National Register of Historic Places in January of 1994.

Solon Spencer Beman,
http://en.wikipedia.org/wiki/Solon_Spencer_Beman Retrieved March 17, 2012.

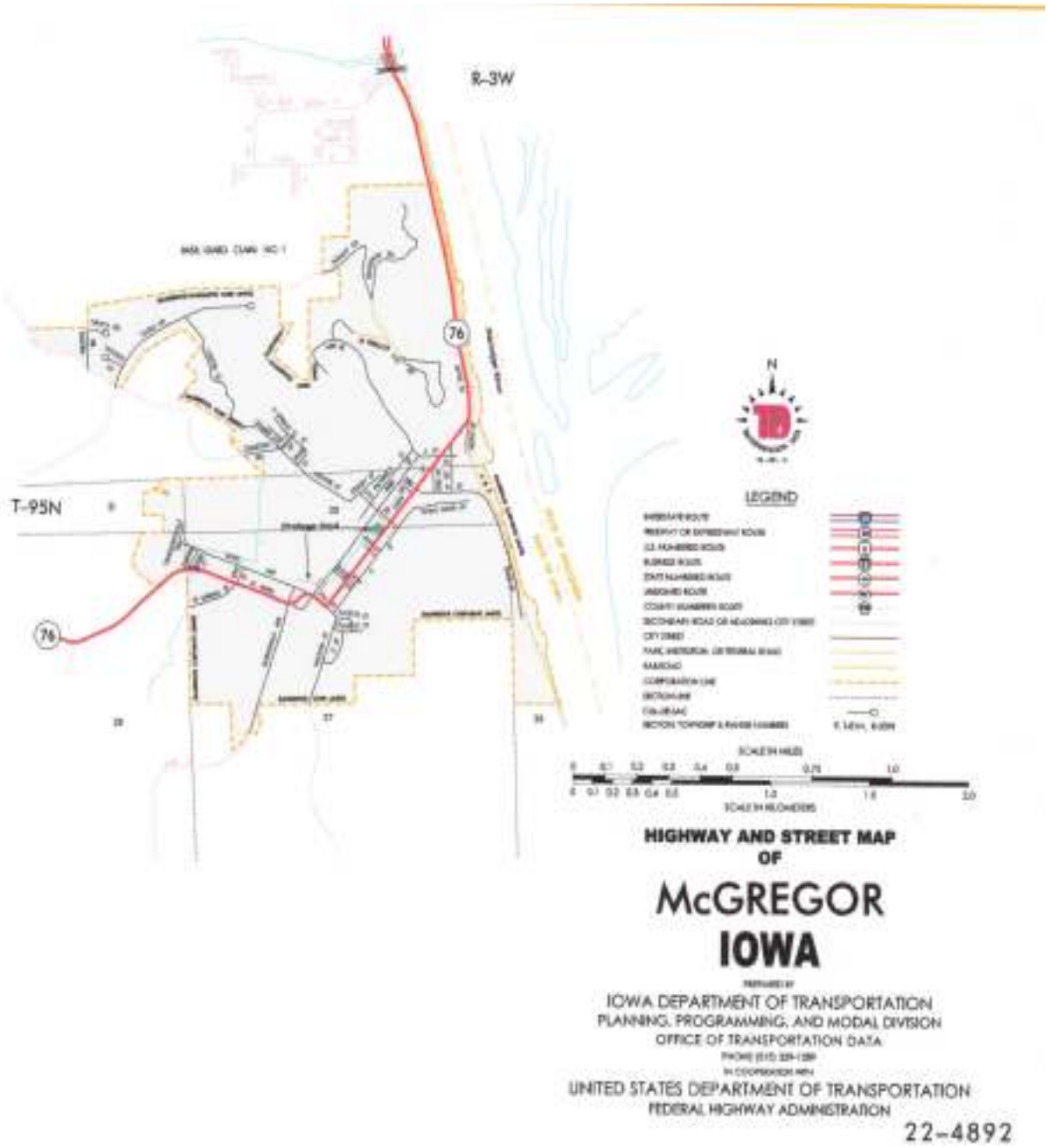
First Church of Christ, Forest Grove, Oregon,
http://en.wikipedia.org/wiki/First_Church_of_Christ,_Scientist_(Forest_Grove,_Oregon) Retrieved May 29, 2012.

"Where can I find out more about American Christian Science Architecture and its influence?" Reproduced from an article by Paul Ivey, "Building Respectability: Christian Science Architecture in the U.S.A. and its Influence in Europe." The Mary Baker Eddy Library. http://www.marybakereddylibrary.org/collections/research/ask-a-researcher/ivey , Retrieved May 29, 2012.

First Church of Christ, Scientist	Clayton
Name of Property	County
416 Main Street	McGregor
Address	City



First Church of Christ, Scientist	Clayton
Name of Property	County
416 Main Street	McGregor
Address	City



Site Inventory Form

State Historical Society of Iowa
(November 2005)

State Inventory No. 22-00633 ☐ New ☒ Supplemental
☐ Part of a district with known boundaries (enter inventory no.)
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 (R&C) Number _____
☐ Non-Extant (enter year) _____

1. Name of Property

historic name Gilchrist & Company Cribbed Elevator

other names/site number Glad-Gilcrest-Meyers elevator

2. Location

street & number IA HWY 76 (vic. 102 Bus. 18 North)
city or town McGregor ☐ vicinity, county Clayton
Legal Description: (If Rural) Township Name Mendon Township No. _____ Range No. ___ Section __ Quarter __ of Quarter __
(If Urban) Subdivision McGregor Addn 1 Block(s) _____ Lot(s) 9 & 10

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:		*If Eligible Property, enter number of:* Contributing	Noncontributing
__	buildings		__ buildings
__	sites	__	__ sites
	structures	1	__ structures
__	objects	__	__ objects
__	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	*Historical Architectural Data Base Number*
McGregor Planning for Preservation	22-035

6. Function or Use

Historic Functions (Enter categories from instructions)	**Current Functions** (Enter categories from instructions)
09C08 Grain elevator	70 Vacant/Not in use
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

01 No Style

_____

_____

_____

Materials (Enter categories from instructions)

foundation	10B Poured Concrete
walls (visible material)	05 Metal
roof	05 Metal
other	02 Wood

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	A	Property is associated with significant events.
☐ Yes ☐ No ☐ More Research Recommended	B	Property is associated with the lives of significant persons.
☒ Yes ☐ No ☐ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Clayton Address IA HWY 76 (vic. 102 Bus. 18 North) Site Number **22-00633**
City McGregor District Number

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)

01, Agriculture

05, Commerce

Significant Dates

Construction date
1919 ☐ check if circa or estimated date
Other dates, including renovation

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 Lucy Rodenberg, member HPC
organization McGregor Historic Preservation Commission date 11-2-11
street & number 416 Main St. telephone 563-873-3795
city or town McGregor state IA zip code 52157

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

FOR ALL PROPERTIES

1. ***Map:*** showing the property's location in a town/city or township.
2. ***Site plan:*** showing position of buildings and structures on the site in relation to public road(s).
3. ***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

1. ***Farmstead & District:*** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. ***Barn:***
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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:* _____

Gilchrist & Company Cribbed Elevator	Clayton
Name of Property	County
IA HWY 76 (vic. 102 Bus. 18 North)	McGregor
Address	City

7. NARRATIVE DESCRIPTION

The cribbed grain elevator is located at the end of McGregor Iowa's lower Main Street (end of town closest to the Mississippi River) and is located in the narrow strip of land between IA 76 and the railroad track. A riverside park is then located between the railroad track and the Mississippi River. The building has a poured cement foundation with a wood frame covered by corrugated metal panels (probably sheet steel) On the south side of the structure, there are two (2) windows with one (1) door with a double door on what appears to be an addition, but believed to be part of the main building when it was constructed; also on this side an opening can be seen on the roof. The east (river) side has six (6) windows, two (2) double doors and a spout, apparently used for unloading grain, etc. On this side, there are what appear to be two (2) light fixtures. There is one opening below those fixtures, possibly for a former window. Near the narrow top of the estimated 100-ft. elevator on this river side is a wide oriel or observation bay that is cantilevered out from the surface of the structure and supported by two braces. It has three windows directly overlooking the water and one on each of the canted sides of the bay. This observation bay is similar in function to the railroad dispatcher's bay on the trackside of a depot; in this case, the bay allows an observer to look up and down the railroad tracks that travel past the base of the elevator. On the north side addition, again, believed to be part of the original structure, there is a double door with three (3) windows on this side of the structure and a dirt floor on this side of the building. On the north side of another addition closest to the highway, there is one (1) door and one (1) window. The west side contains one (1) window. There is also shadow signage on the exterior west side wall. The elevator's south side contains signage of W. A. Myers Fuel & Feed and a sign that is no longer legible but advertised a feed company according to a word that is still legible. It also has an oval shaped sign containing the words 'Doughboy Champion Feed.' The west side signage is partially illegible, with the letters MFLE legible, and others illegible.

A sign on the inside wall of the south section indicates this space was used as an office. The wood floor has rotted partially and ground can be noted in part of this floor. The wood walls and ceiling are mostly intact.

According to records of the *North Iowa Times*, published on July 10, 1919, the crib elevator was built in 1919 by Gilchrist & Company and was 'an up-to-date structure in every way.' It maintains its distinctive shape and stands at least 4 stories tall, making it one of the tallest structures in town when it was constructed. Today the modern concrete silos operating nearby a few blocks downriver (Agri-Bunge LLC) dwarf the old crib elevator along the tracks, suggesting very different time periods and technological eras.

Newer buildings to the south of the crib elevator are not attached to the structure though they may have been functionally related at some point. The long gable-roofed building to the south now houses the River View Restaurant/Bar.

8. STATEMENT OF SIGNIFICANCE

The vacated cribbed grain elevator is locally significant and eligible under Criteria A and C as it reflects the grain and coal business of the country's history in general and also reflects the history of the grain and seed company of Gilchrist & Co., a firm that is credited with being the oldest grain establishment in Iowa. The elevator also is the best remaining historic example of the prominent role McGregor holds in the history of Midwest grain shipping. The building is also a rare survivor of a property type that was once common along railroad sidings all over the state, when the majority of Iowa's agricultural products were shipped via a complex railroad system that placed most farmers and towns within just a few miles of the nearest railroad depot.

Gilchrist & Company Cribbed Elevator	Clayton
Name of Property	County
IA HWY 76 (vic. 102 Bus. 18 North)	McGregor
Address	City

General History

Sometime after the town of McGregor had became an important part of transporting goods of the fur traders and Indians with the ferry business Alexander MacGregor [the "a" in "Mac" was later dropped] had began in 1837, the town was credited by the *Chicago Times* newspaper in July, 1861 "as the largest grain/receiving depot in the world. Records at that time showed receipts of wheat at 3,000,000 bushels during the winter season, pork to a value of $200,000, and hides and furs to a value of $100,000 being handled." Grain was one of the most important items transported into and out of the little settlement that quickly grew into a six-block town by the time it was platted in 1846. There were as many as 20 establishments in McGregor alone that dealt with the shipping and storing of the grain. The present elevator was built 1919, as recorded in the July 10, 1919 *North Iowa Times*, due to a fire that destroyed the previous elevator on the same site, also of the Gilchrist & Co., an elevator and warehouse company that dealt in the grain, feed, and coal business into the 20th century. Records show that fortunes were made in grain in early McGregor whose elevators stored grain brought in from several towns farther west. One of McGregor's prominent grain businessmen, Diamond Jo Reynolds, established a steamboat line to enable his grain and that of other to be shipped and his name became the most well-known on the upper Mississippi for 40 years. Wm. Huntting had several grain elevators between McGregor and the then North McGregor (now called Marquette), along with many others throughout the country. This industry both helped in McGregor's economy and that of the country nation wise.

Abstract Entries:

The Gilchrist & Co. Grain site can be traced back to 1844 when the United States sold part of it to the Basil Giard Land Claim, which later sold it to the James McGregor Addition; some time after the Plat of Addition No. 1 was sold to the town of McGregor. This was filed in 1865 and acknowledged by Alexander MacGregor's Estate executives, Duncan McGregor, George D. Gardner and Ann G. McGregor. Acknowledged in 1876 and filed the following year, a railroad transaction concerning a right of way through a strip of land between Gardner McGregor and Emma McGregor, was filed with the Chicago, Dubuque and Minnesota Rail Road Company. Also that year, and received of C.C. Hewit for the Chicago, Dubuque and Minnesota Rail Road Co. was a "condemnation of property owned" by Gregor McGregor and Gardner McGregor. The property's abstract states that James MacGregor, Jr. sold the property to James I. Gilchrist, Colin F. Bell and James N. Gilchrist in 1864. (It is to be noted that some transactions were not always recorded until some years had passed.)

Much later, in the early twentieth century, this same property entered into a private service station lease with W.A. Myers and L.O. Glad; 1st party to Mid-Continent Petroleum Corp.; 2nd party leases to the Chicago, Milwaukee and St. Paul Railroad, dated and filed in June and July, 1933; filed in 1943 records show W. A. Myers, lessor to Mid-Continent Petroleum Corp. C.W. Walz is recorded at lessor to Mid Continent Petroleum Corp in 1946. The Chicago, Milwaukee, St. Paul and Pacific Rail Road is recorded as property owner as of Nov. 26, 1980 with the Milwaukee Road Inc. becoming the Soo Line Rail Road Co. dated, 1985, with it being filed 1989. The last abstract entry shows the Soo Line sold by John P. Nail, (Director of Real Estate Development) to present owners Rick and Brenda Trudo, dated July 11, 1994 and filed August 4, 1994.

Gilchrist Company History:

The Gilchrist Company was established in c .1844 by William I. Gilchrist; it was later taken over by his son, James N. Gilchrist, who joined Wm. I. Gilchrist and his son-in-law, Colin F. Bell. After the retirement of

Gilchrist & Company Cribbed Elevator	Clayton
Name of Property	County
IA HWY 76 (vic. 102 Bus. 18 North)	McGregor
Address	City

Gilchrist, and Colin F. Bell's death, his son, Fred Bell, became manager in 1905 of the company and operated the business as the Gilchrist Co. for 22 years. In late 1927, W. A. Myer purchased and with his brother, Ray, operated the business known as Myer's Brothers. A Mr. L. O. Glad was also associated with the business the later years of 1929-30. When W. A. Myer died in 1954, the firm was operated by his widow and their son, Richard. The business was purchased and became Mark's Feed & Supply in 1959.

Note: Other conflicting resources show that the early (nonextant) elevator was built by Glad, Gilchrist and Myers in the 1860's. It's believed today, according to the *North Iowa* files, that this original elevator burned in 1903, with the new and present one built in 1919.

Additional Property History: Additional buildings, both extant and nonextant, on the property include: a coal shed (nonextant), a service station built 1935, the McGregor Co-Op Feed Mill with 13 storage bins and operated by W. Meyers, and a small/ bar/restaurant owned and operated by Gene Trudo, (who purchased the property in the 1960s). This restaurant/bar is still operating as the River View; the present dining area/kitchen addition was built in 1974. This part was also used as apartments at one time.

Time line of William J. Gilchrist:
Born in 1802, Gilchrist was raised in New York by his grandparents after his parents' deaths in 1811. In 1844, Gilchrist was nominated to be a delegate to the Constitutional Convention to amend the Constitution of that State (defeated). He was also part of the Commission of Loan of the U.S. Deposit Fund on improving farms. Gilchrist farmed and in 1857 he arrived in McGregor to join his grandfather in the grain business, the old Gilchrist & Co., along with Colin F. Bell. In 1863, Gilchrist assisted ex-governor Samuel Merrill, also from McGregor, in the organization of McGregor's First National Bank and, with others, the organization of the Clayton County Bank, McGregor.

Bibliography

McGregor Public Library, files of North Iowa Times/Micro film

IA Historical Society

The American House Inn, McGregor application for Listing on NRHP

Marquette Museum

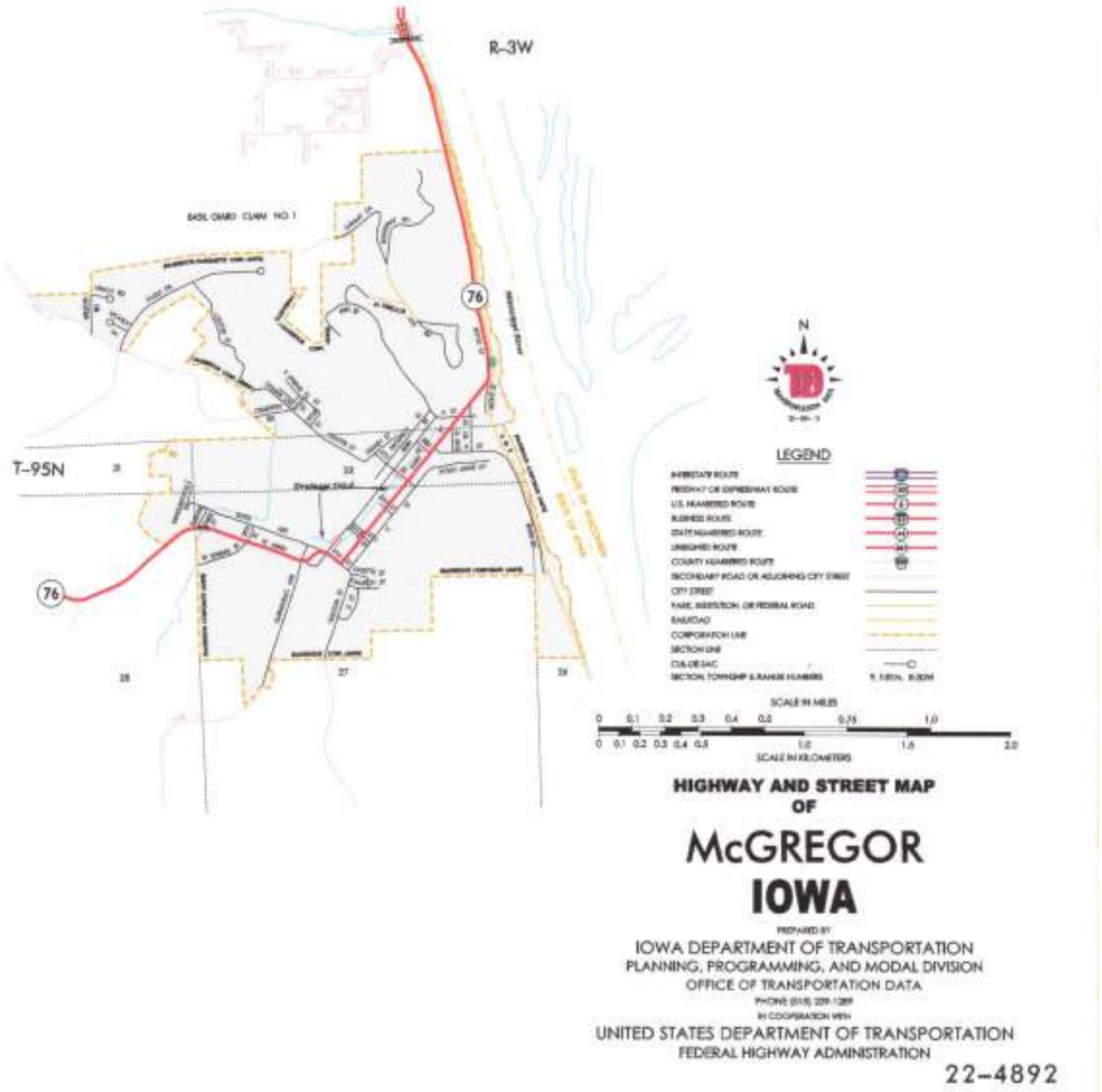
Rod Historical Library web site

Clayton Co. History Books 1882 and 1896

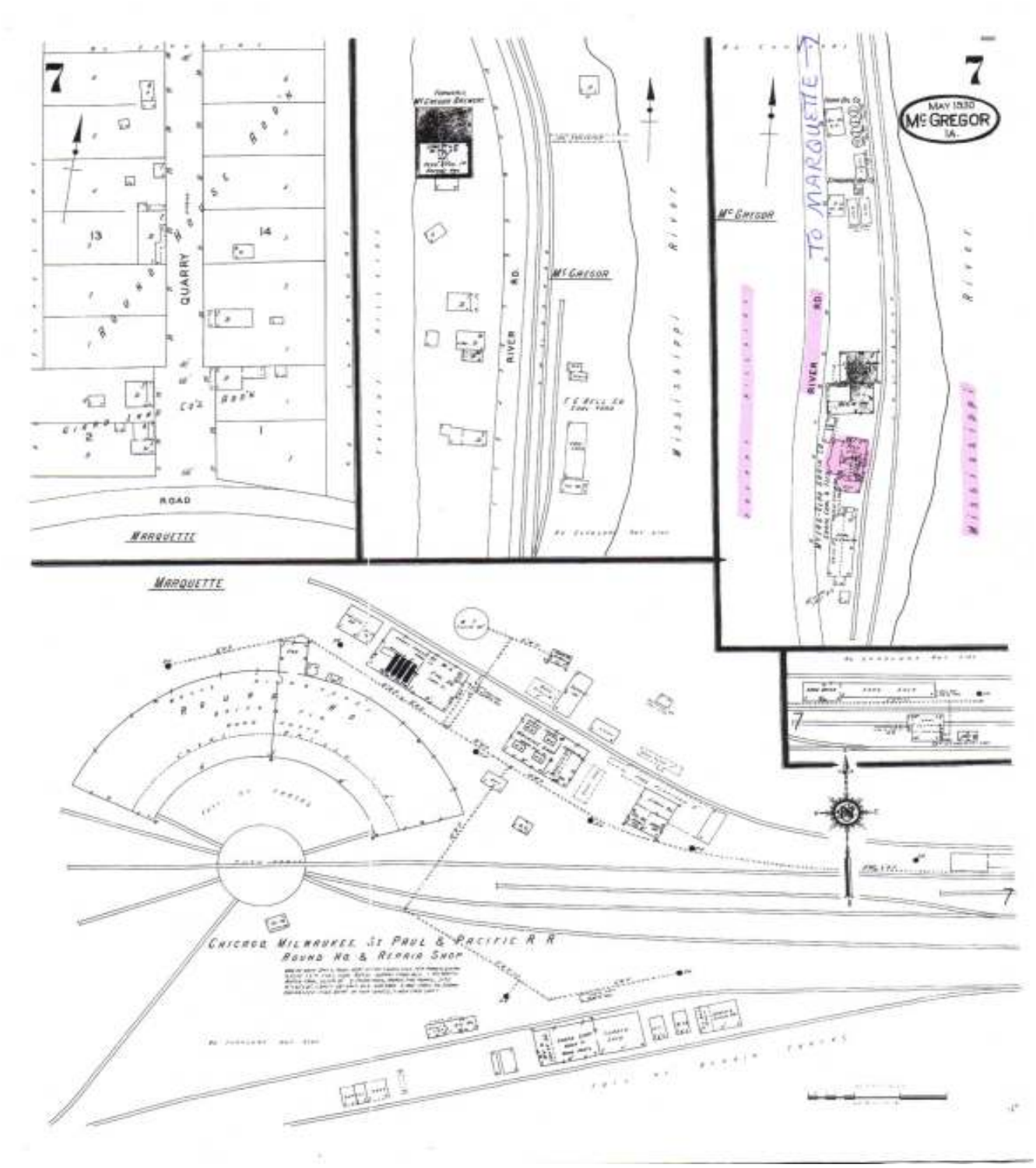
Beacon Web Site Assessor (Clayton County Assessor website)

Individual interviews with owners Rick and Brenda Trudo; also Dan Bickle, Jack Slyfield, Bob Meyers, Dick Pettit, McGregor who helped *North Iowa Times* files, micro film

Gilchrist & Company Cribbed Elevator	Clayton
Name of Property	County
IA HWY 76 (vic. 102 Bus. 18 North)	McGregor
Address	City



Gilchrist & Company Cribbed Elevator	Clayton
Name of Property	County
IA HWY 76 (vic. 102 Bus. 18 North)	McGregor
Address	City



Site Inventory Form

State Historical Society of Iowa
(November 2005)

State Inventory No. 22-02195 ☒ New ☐ Supplemental
☐ Part of a district with known boundaries (enter inventory no.) _____
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 (R&C) Number _____
☐ Non-Extant (enter year) _____

1. Name of Property

historic name Turner, G. R. , House

other names/site number

2. Location

street & number 109 Second Street
city or town McGregor ☐ vicinity, county Clayton
Legal Description: (If Rural) Township Name Mendon Township No. ____ Range No. ___ Section __ Quarter of Quarter __
(If Urban) Subdivision Original Town Block(s) 4 Lot(s) 16 -17

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:		*If Eligible Property, enter number of:* Contributing	Noncontributing	
__	buildings	__	__	buildings
__	sites	__	__	sites
__	structures	__	__	structures
__	objects	__	__	objects
__	Total	__	__	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	*Historical Architectural Data Base Number*
McGregor Planning for Preservation	22-035

6. Function or Use

Historic Functions (Enter categories from instructions)	**Current Functions** (Enter categories from instructions)
01A01 residence	01A01 residence
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)
06B Colonial Revival
05D Queen Anne
_____
_____

Materials (Enter categories from instructions)

foundation	04C STONE/limestone
walls (visible material)	02 WOOD
roof	08 ASPHALT
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	A	Property is associated with significant events.
☐ Yes ☐ No ☒ More Research Recommended	B	Property is associated with the lives of significant persons.
☐ Yes ☐ No ☒ More Research Recommended	C	Property has distinctive architectural characteristics.
☐ Yes ☐ No ☐ More Research Recommended	D	Property yields significant information in archaeology or history.

County Clayton Address 109 Second Street Site Number **22-02195**
City McGregor District Number

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

Significant Dates

Construction date
1900 ☒ check if circa or estimated date
Other dates, including renovation
2011

Significant Person
(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect
Aldrich, N.K., Galesberg, IL
Builder
Kramer, C.P., McGregor, IA

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 Martha Booth, Lucy Rodenberg, MHPC members
organization McGregor Historical Preservation Commission date 11/2011
street & number 109 Second St. telephone 563-873-3795
city or town McGregor state IA zip code 52157

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

FOR ALL PROPERTIES

1. ***Map:*** showing the property's location in a town/city or township.
2. ***Site plan:*** showing position of buildings and structures on the site in relation to public road(s).
3. ***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

1. ***Farmstead & District:*** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
2. ***Barn:***
   a. A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
   b. A photograph of the loft showing the frame configuration along one side.
   c. 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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7. NARRATIVE DESCRIPTION
(Submitted by Martha Booth)

Lot and Exterior:

The G. R. Turner House, 109 Second St., McGregor, is located one block east from McGregor's Post Office, which is on Main Street. The two-story house faces west. Lot size is 90' x 100' and it sits on .21 acres. It is the only house on the east side of 2nd St., which is a dead end into a bluff area. There is a well with a pump/fish pond on this parcel also. The house sits on a limestone foundation. Its exterior walls are covered with the original No. 2 (or 4") – ship-lap heavy resin- sized building paper and clear-lap siding. The balcony floors and attic were covered in No. 2 fence flooring; the straight-with flared roofs were sheeted with No. 2 fencing, and shingled with thick, Washington wood (cedar?) shingles. The cornices, corner boards, outside casings and base were covered 2 with 'B' select. Gutters consisted of galvanized iron-standing, double gutters around all eaves where box gutters were not used.

Paint applied at construction in c. 1900. was first-class white lead and boiled linseed oil to be used on the exterior wood work except on the roof shingles. Two good coats of lead and oil were required. On the galvanized iron, one coat of zinc paint was used; it was then covered with two coats of lead and oil paint. Tin work consisted of three coats of the best metallic brown and linseed oil paint available.

A three-season temple-front porch now extends about ¾ of the length of the front, and it covers the first floor in height. It has ten (10) windows and a gable that covers half of the porch roof to the south with interior trusses. The building's blueprints state the original porch was a veranda, or an open, roofed porch, therefore, the windows are a modern addition.

South of the porch is a small, lead-glass window with a diamond shape in its center. Second story has three (3) windows; two (2) are identical in size on the north and south ends of the front; a small middle (1) window has lead-glass with a Greek hood. The attic is gable in shape and has two (2) windows next to each other surrounded by four(4) inch siding. Above this gable window are patterned wood shingles. The gable-ends on the north and south sides of the house show on the front of the house, so that two (2) gable-ends appear to be one (1) on top of the other supported with brackets.

The north side of the house is 256" long. Three small windows are found in the limestone foundation, one near the west end below a parlor area and two others toward the east below a sitting room. There is also a 45-degree-angled side with a window (1) on first and second floors on this side. This section is three (2) feet wide with mitered corners. On the first and second floors of the north side there are four (4), (counting window in the 45-degree section) at each level, and are directly above the small windows in the foundation. The attic contains another gable structure with two (2) side-by-side windows in it.

Original blueprints on the east side, show a two story structure that is the kitchen on the first floor, a bathroom and balcony on the second floor. There is no evidence of the balcony today with its length having been 20'6" and width of 12'.

On the north side of the back of the house, there is one (1) window and two (2) windows on the east side with a small porch on the south side. A chimney from the kitchen is taller than the house and is capped with a six (6)

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inch stone cap. The northeast corner, there are clear doors at ground level that apparently go into a cellar/basement area. (There is a water pump to the east and a goldfish pond at the southeast in this corner). Original blueprints show a balcony, no longer there, on second floor of the east side with curved architecture inside of a gable.

The southeast corner has the same design as the northwest corner where there is a 45-degree angled, three (3) feet wide wall. There is only one (1) window on the first floor and no window on the second. The south side of the house is 25'6" long, not including the kitchen and 45-degree angled wall. It juts out about three (3) feet from the main side of the wall for about nine (9) feet, the south wall of the dining room. There is another 45-degree angled three (3) foot wall at the end of the dining room wall, and an additional 9'10" complete south wall of the house. The limestone foundation has a small window in the 45-degree wall; there is a window in the center of an extended dining area, and a window further to the west. The windows in this foundation seem to be equal distances apart. The first floor has a large window in the dining area, and a (1) window of the same size on the second floor in a chamber/bedroom area. A small leaded-glass window occupies the south wall toward the west. A gabled attic identical to the north side completes this description.

Interior:

The original blueprints show that as one entered the house, there were four (4) steps on the right side of the front that went into a veranda area. To the right was a reception hall with stairs to the second level. To the left was the parlor area. To the east of the reception hall was the dining room with a sitting room to its north. Behind the dining room was a pantry and porch; behind the sitting room was the kitchen. The second floor plans show a hall at the top of the stairs, and three (3) chamber rooms. One (1) is in the northwest corner of the house, and two (2) more are in the middle of the upstairs on the north and south sides. To the east of the south chamber room is a bathroom, and down the hall was a balcony. There are closets in all of the rooms including the bathroom.

The attic appears to be an open area with a tank in the center, perhaps for water. The basement blueprints show a cellar area with a furnace below the dining room and a vegetable cellar under the kitchen area. These plans also indicate that outdoors, there was a 'cistern with iron cover' on the southeast side of the property. The fish pond appears to be in this area presently. To the south of the house, there is a driveway area where two vehicles can park.

The Colonial Revival/Queen Ann Free Classic home is transitional in style and believed to have been built in the early 1900s. The owner states that the date 1902 is carved in the wall of the cellar, however, the 1910 Sanborn map shows the house was not present at that time.

A new roof of imitation cedar replaced the original shingles in 2005, with some work done on the front porch being done in 2011.

Added note of interest: According to the local historian's book, "the interior of this home contains the front porch, entryway, kitchen, dining room, and living room with a partial bath and laundry room downstairs that originally was the kitchen in the home. A charming old inglenook is tucked away under the spiral stairway that has an oak banister. There are three (3) bedrooms upstairs and a walk-in attic that contains three (3) small rooms. The downstairs entryway and living and dining room have red oak floors, and the woodwork is made of what is

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believed to be white oak. The window woodwork is believed to be yellow pine and there are three (3) double 'pocket doors' downstairs" (Lucy Rodenberg, local historian).

8. STATEMENT OF SIGNIFICANCE
(Submitted by Lucy Rodenberg)

The G. R. Turner House is potentially eligible for the National Register of Historic Places under Criterion C as a well-detailed and locally significant example of a transitional era reflecting both Queen Anne and Colonial Revival styles. The house shows evidence of this period of time in the straight slightly steeped roofs that were at the time it was built c.1900, covered with No. 2 fencing and shingled with thick, Washington wood (possibly cedar) shingles. The attic is side-gable in shape with a prominent front gable. The gabled part of the front porch overhang shows evidence of a half-timbered pattern as was common in the Queen Anne home, as was the variety of windows sizes, the front gable's patterned shingles, the slight flair to the roof's eaves, and the canted front wall corners. Evidence of the Colonial Revival style is shown in the overall boxy footprint and form of the building, the pediment returns on the gables ends and porch entrance roof, and in the use of brackets that resemble dentils.

This home was built by McGregor carpenter, C. L. Kramer, and occupied by George Turner and his family, who came to McGregor in 1870 when the town was known as the largest port for export of agricultural products in the world already in 1863. George Turner spent his business life as an accountant for a firm of grain merchants, of which there were many. Turner donated land to McGregor for a baseball field at the site of the present McGregor Municipal Utilities and Bunge-Agri Grain Elevators. He was an active athlete and known in the country for his many trophies for sculling.

Due to conflicting history recorded, I would recommend more research done on George R. Turner, because of possible governmental relationships his relatives were involved in that might connect G.R. Turner and his home as a place of importance and his connection to the grain business so prominent in early McGregor for the NRHP. This research should also include whether or not there are any other extant buildings that might better represent the specific Criterion B significance developed determined for George R. Turner. Additional information on the architect would enhance the case for eligibility under Criterion C.

Bibliography:
Original blueprints submitted by Jason and Brenda Boeke.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 2009.

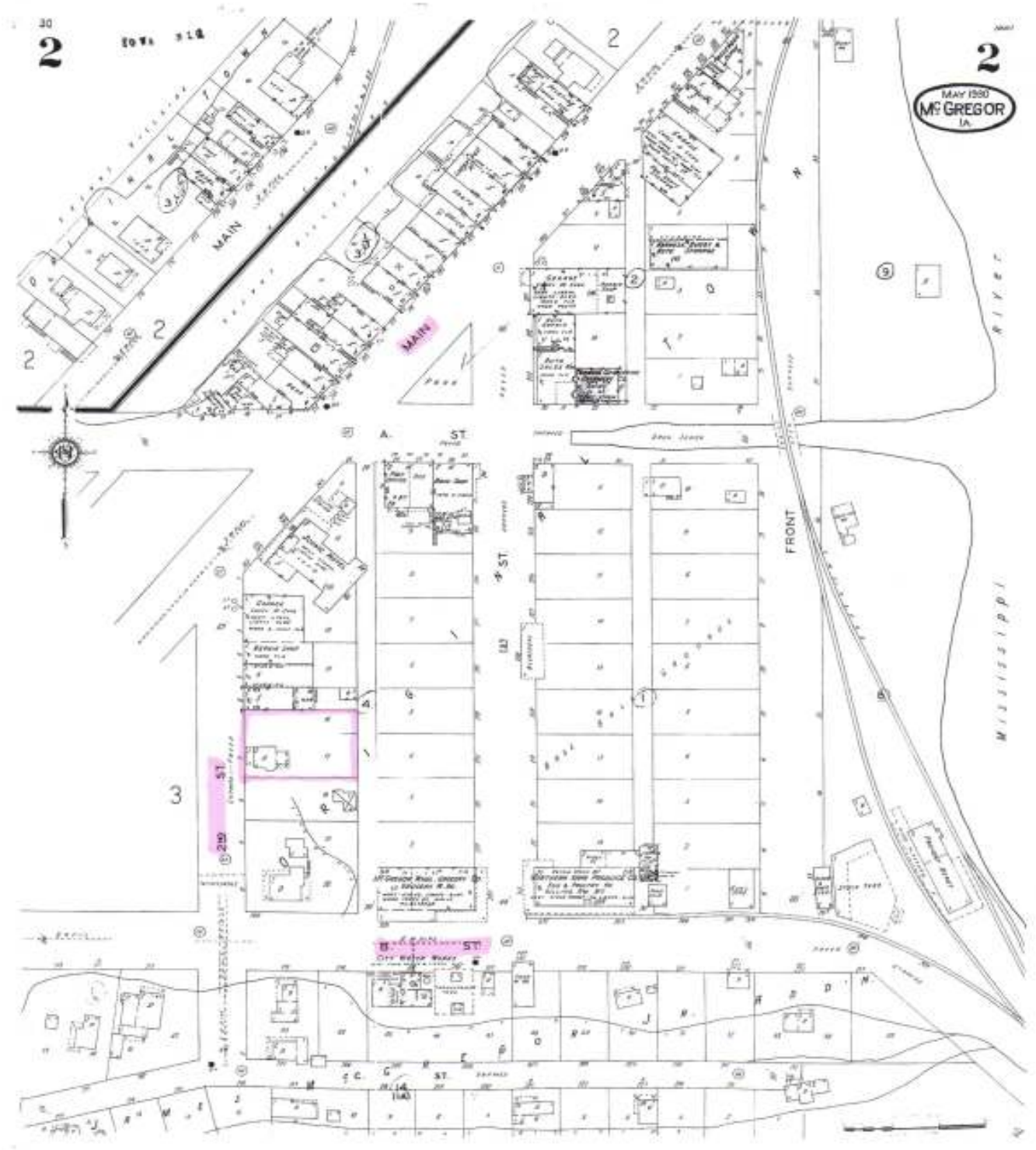
Personal interviews with owner Brenda Boeke

Clayton County Assesor records. Available at http://beacon.schneidercorp.com

Clayton Co. History, 1886

McGregor Public Library (*North Iowa Times* Files, story of inside of house by Lucy Rodenberg)

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