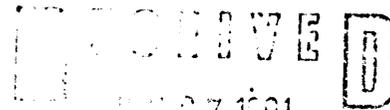


United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name C.M. Sanborn Building
other names/site number _____

2. Location

street & number 203 S. Main not for publication
city, town Maquoketa vicinity
state Iowa code IA county Jackson code 097 zip code 52060

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: Architectural & Historical Resources of Maquoketa, IA
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature] _____ Date 6/19/91
Signature of certifying official
State Historical Society of Iowa
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

[Signature] _____ Date 8/9/91
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

COMMERCIAL/Department Store
SOCIAL/Meeting Hall

COMMERCIAL/Specialty Store
domestic/Multiple Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

High Victorian Italianate

foundation Limestone
walls Brick
roof Asphalt
other Metal cornice and oriels

Describe present and historic physical appearance.

The three story brick Sanborn Building is located on the east side of Main Street, one door south of pleasant. Built in 1896, it is rectangular in shape measuring 100' x 38' with the narrow end to the street and features a four bay facade. It is a fine example of Italianate design with elaborate details being applied to a plain brick building. Especially noteworthy are the twin two story oriel windows at the second and third floor levels. These are covered with pressed metal panels which feature a rising sun motif separating the second and third floors, and decorative cornice at the top. These windows are located in the middle of the facade, with a single tall slender window on the side. The individual windows are capped by metal hoodmolds, and narrow limestone stringcourses link the windows at both the hood and sill levels. The facade is crowned by a heavy bracketed metal cornice with date pediment. The four original finials remain intact. Pairs of large and small brackets alternate across the width of the building, with an embossed frieze between the brackets.

This building has been altered at street level by the installation of new windows and door, but the idea of a recessed entry has been maintained. Above the display windows is a metal sign board with stark graphics. The sign covers the original transom area and is more visually intrusive in terms of material and color, than it is physically intrusive. A more sympathetic handling of the street level is to be encouraged. However, the upper levels retain their original architectural design and decorative elements. The elegance of the twin oriels and elaborate cornice overcome the alterations at street level. The lack of maintenance is apparent, but it is not irreversible.

This survey and nomination project have focused on the exterior of the buildings, with little or no information gathered on the interior. The first floor has been altered over the years as usage changed. The second floor is now used as apartments, and some (possibly slight) changes have been made. The third floor which was a lodge hall is not currently in use and is believed to be unchanged.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

IN 2

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture

1896

1896

Cultural Affiliation
N.A.

Significant Person
N.A.

Architect/Builder
Wm. Hancock, Brick mason
W.P. Thomas, Carpenter

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The C.M. Sanborn Building from 1896 is significant under Criterion C as a fine example of High Victorian Italianate commercial design.

The Sanborn Building is the most elaborate, and most elegant of the extant 19th century buildings in downtown Maquoketa. While many of the commercial buildings along Main Street feature simple brick patterned hoodmolds and decorative brick cornices with panels, the Sanborn Building illustrates the application of mass produced decorative elements to an otherwise plain brick building. These details were readily available, and could be ordered from catalogs if the local builder or lumberyard did not have them in stock. The cast hoodmolds, twin oriels, and elaborate cornice are typical of the ornate, eclectic taste of the period. They represent the last phase of Italianate commercial design. The lavish use of these decorative elements creates a facade that appears more in keeping with that of an opera house than a grocery store. The construction of the Sanborn Building in 1896, the Ellis Block across the street in the same year, and the Delmonico (Hurst) Hotel just a few doors south the following year, completed the development of the Main Street business district.

Although alterations have been made at the street level, the upper levels remain unaltered and the integrity of the building is such that it would be immediately recognizable to Sanborn and his associates.

C.M. Sanborn had established his grocery business in Maquoketa in 1862, several years before the railroads arrived. His store was located in at least half a dozen different buildings up and down Main Street over the years, some he leased, at least one that he owned. His business grew and prospered as the town grew and prospered. In the 1890s the

9. Major Bibliographical References

Jackson Sentinel Souvenir Edition, 1854-1904, p 56
Maquoketa Record, April 3, 1895, no page
Maquoketa Excelsior, October 29, 1895, p.2, c.4
November 15, 1895, p.4, c.4
November 22, 1895, p.4, c.5
December 6, 1895, p.4, c.2
December 20, 1895, p.4, c.4
January 21, 1896, p.2, c.2
February 4, 1896, p.2, c.2 and p.1, c.6
May 1, 1896, p.4, c.4
May 12, 1896, p.2, c.2
May 26, 1896, no page
August 7, 1896, p.4, c.3
January 3, 1902, p2, c.1

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre.

UTM References

A

1	5	6	9	3	1	8	5	4	6	5	9	6	6	0
Zone	Easting				Northing									

B

Zone	Easting				Northing									

C

Zone	Easting				Northing									

D

Zone	Easting				Northing									

See continuation sheet

Verbal Boundary Description

O.P. S 37' Lot 1 and N 2' Lot 2 Blk 20 Ex E 10'

Sec 19 T84N R3E

City of Maquoketa

See continuation sheet

Boundary Justification

The boundary includes the lots historically associated with this resource.

See continuation sheet

11. Form Prepared By

name/title Molly Myers Naumann, Consultant (515) 682-2743
organization Maquoketa Historic Preservation Comm. date May 1991
street & number City Hall, 201 S. Olive telephone (319) 652-2486
city or town Maquoketa state Iowa zip code 52060

United States Department of the Interior
National Park Service

JUL 1991

National Register of Historic Places Continuation Sheet

Section number E Page 2

CFN-259-1116

country was "in the throes of a financial panic." Rents advanced so high that Sanborn decided to build his own building. It is said that the construction of this building provided employment to a large number of men during the winter of 1895/96. Newspaper accounts describe it as being "a mammoth new building," and "a handsome brick block, 100' x 37½'....the largest store building in the city." No mention has been found of an architect, but Sanborn apparently acted as general contractor and hired two local builders to handle the construction. "On the first day of March, 1896, the building was completed and well stocked with a large line of new goods, comprising groceries, crockery, china ware and a fine stock of boots and shoes."

Around 1911 Sanborn was forced into bankruptcy and the building was sold. Different retail businesses have occupied the first floor, including dry goods, and a movie theater. The upper portion of the building originally was leased to a dentist, a vocal music instructor, and the Maquoketa Business College. Shortly after it was built, the third floor was occupied by the Masonic Lodge. As late as 1968 the Masons not only still used the building, they owned it.