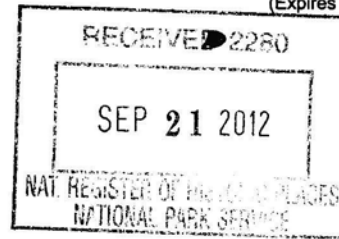


United States Department of the Interior
National Park Service



908

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Le Mars Downtown Commercial Historic District

other names/site number N/A

2. Location

street & number Generally bounded by 2nd St. N, 2nd Ave. W, 1st St. S, and 1st Ave E.

| |
|-----|
| N/A |
|-----|

 not for publication

city or town Le Mars

| |
|-----|
| N/A |
|-----|

 vicinity

state Iowa code IA county Plymouth code 149 zip code 51031

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Russell Bennett *DSHPO* *9/19/12*
Signature of certifying official/Title Date
STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:)

For Edson H. Beall *11.6.12*
Signature of the Keeper Date of Action

Le Mars Downtown Historic District
 Name of Property

Plymouth County, Iowa
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input checked="" type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

| | |
|-------------------------------------|-------------|
| <input type="checkbox"/> | building(s) |
| <input checked="" type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 73 | 23 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 73 | 23 | Total |

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

COMMERCE/specialty store

COMMERCE/business

COMMERCE/financial institution

COMMERCE/department store

COMMERCE/professional

COMMERCE/restaurant

(see continuation sheet)

Current Functions
 (Enter categories from instructions.)

COMMERCE/specialty store

COMMERCE/business

COMMERCE/financial institution

COMMERCE/department store

COMMERCE/professional

COMMERCE/restaurant

(see continuation sheet)

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE VICTORIAN/Italianate

LATE 19TH AND 20TH CENTURY REVIVALS

LATE 19TH AND 20TH CENTURY REVIVALS/
Classical Revival

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS/Prairie School

Materials
 (Enter categories from instructions.)

foundation: STONE

walls: BRICK
CERAMIC TILE

roof: SYNTHETICS

other: STONE
METAL

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary

The Le Mars Downtown Historic District is located within the boundaries of the City of Le Mars, Plymouth County, Iowa. [Figures #1, 2] The 17-acre district comprises a large part of the city's central business district in a commercial area north of the original 1869 Iowa Falls & Sioux City Railroad alignment that travels along the south edge of downtown. The district boundaries form an irregular polygonal area generally bounded on the north by 2nd Street N, on the south by 1st Street S, on the east by 1st Avenue E, and on the west by 2nd Avenue W. The District includes 96 resources, comprised of 73 contributing buildings and 23 non-contributing buildings, constructed between circa 1879 and 2010.

The District's setting and its historic resources represent a cohesive sense of place and reflect Le Mars' late nineteenth century establishment and nearly a century of commercial and community development. Over 80 percent of the extant resources served a commercial function, several of which had mixed uses and included second-story meeting halls, professional space, and/or residential units. Interspersed among the commercial properties are buildings of various functional types, including industrial (communications), recreational, domestic (hotel), social, agricultural processing, health care, and governmental resources. The contributing resources include buildings constructed between circa 1879 and 1958, with historic alterations dating up through 1962. Of the 23 non-contributing resources, 17 date to the period of significance but suffer from a loss of integrity,¹ while 6 are currently less than 50 years of age.²

The District encompasses the largest intact grouping of historic resources of Le Mars' historic central business district. With only 23 non-contributing resources, over 76 percent of the resources contribute to the significance of the District. The non-contributing buildings are the same scale as the contributing resources in the District and do not significantly impact the overall visual and functional cohesiveness of the District and it continues to clearly communicate its historic commercial setting and landscape. Most of the contributing resources reflect simple vernacular commercial buildings that reference restrained architectural treatments on basic One-Part Commercial Block and Two-Part Commercial Block building forms. About 65 percent of the contributing buildings exhibit popular architectural stylistic categories from the period of their construction. The architectural styles of these contributing properties include Italianate, Late 19th and 20th Century Revivals, Colonial Revival, Classical Revival, Prairie School, Craftsman, and Modern Movement styles.

As a contiguous grouping of late-nineteenth through mid-twentieth century the commercial, civic, industrial, social, recreational, and governmental resources, the Le Mars Downtown Historic District retains historic integrity and continues to communicate important information about the city's commercial development.

Elaboration

LOCATION AND SETTING

The District's setting and its historic resources reflect its nineteenth century establishment and its commercial development through the mid-twentieth century. The downtown area's arrangement follows the common commercial alignment along a grid system of streets oriented with the cardinal points (N-S) and bisected diagonally by the original Iowa Falls & Sioux City Railroad tracks traveling northeast-southwest just south of the District's boundary line. Central Avenue and Plymouth Street are the primary commercial streets and their perpendicular intersection is the heart of downtown. From this intersection, a solid wall of commercial buildings extends for one to two blocks in each direction and creates a dense

¹ Of these 17 resources, 9 are believed to retain their historic fabric beneath non-historic claddings and secondary applications. In the future, if the non-historic coverings and/or infill are removed, these properties should be re-evaluated to determine if they would be contributing elements to the historic district. Among those that appear to have potential for improved integrity and thus eligibility are District Properties 4, 46, 52, 55, 68, 89, 90, 94, and 95.

² Four of these non-historic buildings (District Properties 13, 51, 53, and 91) have the potential to become eligible in the next five to ten years if current integrity is maintained.

Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

urban setting not found elsewhere in Plymouth County. The network of streets is a circulation feature that defines the spatial organization and development patterns of downtown Le Mars. [Figure #2]

All lots in the District are on a grid system platted and subdivided between 1870 and 1881, the majority of which belong to the Original Town Plat. Lot sizes vary depending on use (e.g. commercial, institutional, or industrial) and reflect a number of late nineteenth century through mid-twentieth century parcel boundary alterations as a result of subdivision or merging adjacent parcels/lots. Asphalt streets, concrete curbs, and concrete sidewalks characterize the commercial streetscapes. The District's streets are notably wide, measuring between 80 and 100 feet.

The vast majority of the extant buildings served commercial functions, many of which had mixed uses and included first-floor retail and service spaces with storefronts and second-story spaces to accommodate meeting halls, offices for professional services, and residential apartments. Interspersed among the commercial properties are buildings of various uses, including agricultural processing, governmental, domestic (hotels), social, industrial (communications), recreational, and health care resources.

ARCHITECTURAL STYLES AND PROPERTY TYPES

Dating from circa 1879 through the mid-twentieth century, most of the buildings found in the Le Mars Downtown Historic District are simple masonry commercial buildings of one to three stories. The traditional building materials are red or buff brick. Commercial building designs lacking a definable architectural style comprise approximately one-third of the District properties. When a defined style is present, it is often restrained and/or subtle. While many of the contributing resources are One-Part and Two-Part Commercial Block buildings with no discernable style, a number represent a formal architectural style. In particular, they reflect the influences of the popular Italianate, Late 19th and 20th Century Revivals, and the Modern Movement styles of the pre- and post-World War II period.

DISTRICT INTEGRITY

The Le Mars Downtown Historic District retains a high degree of all seven aspects of integrity. The integrity of **location** and **setting** are intact and reflected by the district's occupation of its original site at the heart of the central business district and as delineated on the original town plat. The historic grid of the original town plat and additions/subdivisions are intact, including the notably broad street widths and configurations. The District's setting and its historic buildings reflect its development as the commercial and civic hub of Plymouth County and as a significant regional railroad market center during the late nineteenth century and through the mid-twentieth century.

The District's integrity of **design, materials, and workmanship** are intact, clearly conveyed through its retention of the historic size, scale, and massing of buildings, as well as original character-defining materials, methods of construction, and stylistic influences. Of the 96 buildings that comprise the District, over 86 percent are one- or two-part commercial blocks and the commonality of form and commercial function unifies the District. The balance of resources represents mixed-use commercial, recreational, social, governmental, health care, domestic (hotel), agriculture-related, and industrial (communications) functions typically associated with downtown commercial districts. As the largest concentration of extant buildings that retain their historic architectural integrity and associations with the city's commercial development, they form a distinctive district with a visual sense of place. The solid wall of masonry commercial buildings with uniform setbacks and retail storefronts has been maintained along both sides of Central Avenue and Plymouth Street, forming a dense commercial sense of place representing the most 'urban' environment in all of Plymouth County.

By virtue of its high degree of retention of all other aspects of integrity, the Le Mars Downtown Historic District continues to clearly convey its historic **feelings** and **associations** with the commercial and architectural development of Le Mars, and more generally with downtown commercial districts in Iowa during the late nineteenth century through the mid-twentieth century.

Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

Alterations

Though the Le Mars Downtown Historic District is not nominated under the Multiple Property Documentation Form (MPDF) "Iowa's Main Street Commercial Architecture," the MPDF provides guidance for the National Park Service-approved assessment of a downtown commercial district. The MPDF acknowledges that "evolution and change over time are fundamental characteristics of nearly all Iowa commercial districts..." and that "a greater degree of alterations can be accommodated in a commercial district."³

It is important to employ these integrity considerations in downtown Le Mars, as many of the buildings in the District reflect changes and alterations. The majority of these changes reflect the modernization of first-story storefronts that occurred during the District's period of significance. The replacement of display windows and covering of transoms above the storefronts are the most conspicuous modifications. It is notable that many of these alterations left the original openings and spatial relationships of the storefront intact. As a rule, the upper portions of the primary facades of contributing buildings retain their original integrity and are often the principal means by which to identify the building's original style.

Most of these historic alterations convey an intentional pattern of updating and reflect typical design and materials from the period in which they were made. Buildings that exhibit alterations made before or during 1962 reflect the local evolution of commercial architecture in downtown Le Mars during the District's period of significance. Because many of these changes have gained historical significance in their own right, these buildings are included in the District as contributing resources for their illustration of these trends.

PROPERTY INVENTORY

The following list provides information specific to each resource located within the District, documenting the diversity and continuum of resources within the District. Arranged in order by street name and then by address, the list includes the following information for each building: current street address, historic property name (if known), property type, construction date, significant alteration dates (if known), architect and/or builder (if known), eligibility status, architectural style (if applicable), and brief history. Style categorizations and building form categorizations are based on Richard Longstreth's *The Buildings of Main Street*, National Register Bulletin 16 *Guidelines for Completing National Register of Historic Places Forms Part A: How to Complete the National Register Registration Form*, and Virginia and Lee McAlester's *A Field Guide to American Houses*. Unless otherwise stated, all buildings' roofs are flat and their primary exterior materials are brick.

1ST AVENUE NE

01. 17 1st Ave NE **Eligibility:** Non-contributing

Iowa Site Inventory No.: 75-00600
Historic Property Name(s): Grand Central Hotel (East Wing)
Property Type: Two-Part Commercial Block
Date of Construction: c1879
Photograph Number: 13
Description:

This two-story building is three bays wide and reflects a late 20th century remodeling comprised of red brick facing on the first story and white stucco on the second story. This building appears on the 1883 Sanborn map as the Grand Central Hotel and remains as such through the 1947 Sanborn map. A circa 1900 photo shows the building and its original exterior appearance, including a full-width porch and wall painted signs reading "German Hotel" and "Central Hotel." The 1962 Sanborn map shows offices in the building. Though this building has strong associations with the late 19th and 20th century commercial development of downtown Le Mars, the loss of the historic cornice and porch, combined with the alteration of the window openings and the non-historic brick and stucco cladding compromise the building's historic integrity. If these alterations were removed, and the historic cornice and porch restored, the building could be reevaluated for potential eligibility as a contributing resource.

³ Jan Olive Nash, National Register of Historic Places Multiple Property Documentation Form, "Iowa's Main Street Commercial Architecture." (Iowa City, Iowa: Tallgrass Historians, 2002), F-38.

Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

02. **19 1st Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00601
Historic Property Name(s): Grand Central Hotel warehouse/garage
Style: Modern Movement
Property Type: One-Part Commercial Block
Date of Construction: c1946
Photograph Number: 13
Description:
This One-Part Commercial Block is three bays wide comprised of a flush entrance and two high-set horizontal fixed-sash windows. Character-defining features include: buff brick cladding; simple cast stone parapet coping; header brick windowsills; aluminum framed windows and full-light door; and the overall lack of applied embellishment. The current building first appears on the 1947 Sanborn map, where it is shown as an auto garage and warehouse addition to the Grand Central Hotel (17 1st Ave NE).
03. **21 1st Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00602
Historic Property Name(s): Plymouth County Soil Conservation Service Office
Style: Late 19th and 20th Century Revivals: Colonial Revival
Property Type: Commercial Office Building
Date of Construction: c1946
Photograph Number: 13
Description:
This one-and-one-half-story building reflects a Colonial Revival interpretation of the Cape Cod form. Historic character-defining elements include: the side-gabled orientation of the roof with tight eaves; the three gabled dormers in the front roof slope, each with either a single or paired 6/6 wood window; the red brick cladding of the first-story facade wall; the stucco cladding of the dormer walls and the secondary elevations; the original multi-light three-part bay windows with cast stone brackets; and the three-quarter-light wood doors. The current building first appears on the 1947 Sanborn map, where it is shown containing an office, an unidentified store, and a carpenter shop at the rear. The Soil Conservation Service offices at this location in 1960.
04. **33 1st Ave NE** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00603
Historic Property Name(s): Stoos Body Shop
Property Type: Commercial: other
Date of Construction: c1950
Description:
This side-gabled building has a central vehicular bay, a pedestrian entrance, a large multi-light steel window, and three four-light steel windows defining the bays. Corrugated metal clads the roof and vinyl siding covers the primary elevation wall. The rear elevation has the original corrugated metal siding exposed. Stoos Body Shop moved into this building around 1950. The Stoos Brothers previously worked at the Chevy Garage before starting their own repair business at this location. At some point in the late twentieth century, the building was linked with the neighboring building to the north (41 1st Ave NE) and now serves as the Daily Sentinel mailroom. Representing the post-WWII trend of new construction and improvements that swept downtown Le Mars, this building's simple, utilitarian design reflects its historic automotive service function. However, the building no longer retains sufficient integrity to convey its historic associations due to the application of vinyl siding on the primary elevation. If the siding were removed, and the historic corrugated metal siding revealed, the building could be reevaluated for potential significance.
05. **41 1st Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00604
Historic Property Name(s): Brauch Bowling Alley
Style: Modern Movement
Property Type: Two-Part Commercial Block
Date of Construction: 1958
Photograph Number: 13
Description:
This Two-Part Commercial Block is five asymmetrical bays wide with a recessed center entrance. Non-historic

Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

pebble-clad panels cover the original storefront and display windows. Historic character-defining features present include: buff brick cladding; stone parapet coping; the course of soldier brick at cornice level; the stone perimeter enframing trim surrounding the combined first- and second-story fenestration; the original secondary entrance at the south end of the first story; the stone windowsills of the upper-story windows; and the terra cotta coping tiles of the secondary elevation parapets. The current building first appears on the 1962 Sanborn map when it contained a bowling alley. The Daily Sentinel moved into this building in 1965. A photo from 1969 shows the building's original storefront treatment.

06. **43 1st Ave NE** **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00605
Historic Property Name(s): Le Mars Armory
Property Type: Institutional: Armory
Date of Construction: 1926
Architect/Builder: Steele and Hilgers (architect); Geiger Construction Company (builder)
Photograph Number: 13, 15

Description:

This two-story building occupies a corner lot and has two primary elevations - east and north. Engaged brick piers define the bays. Historic character-defining features present include: the pediment centered atop the parapet wall of the east elevation; cast stone parapet coping; brickwork on the upper facade walls in the form of soldier brick perimeter courses, header brick enframements, and corbel courses between each engaged pier; the original window openings, which contain a combination of replacement 3/3 vinyl units and the original steel windows; the stone water table; and the rusticated brick walls below the water table. A late 1920s photo shows the building much as it appears today. The current building first appears on the 1947 Sanborn map, where it is shown as an armory with bowling in the basement. During the 1933 Farm Rebellion (see context below), the Armory building served as the base of operations for the Iowa National Guard when they were called in to quell the unrest. The 1940 city directory lists the Le Mars Recreation Parlor bowling alley at this location. The Kahout Cap Company was at this location in 1960.

1ST AVENUE NW

07. **13 1st Ave NW** **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00607
Historic Property Name(s): The Market
Property Type: Two-Part Commercial Block
Date of Construction: 1902; c1940
Photograph Number: 5, 6, 7, Figure 7

Description:

This two-story Two-Part Commercial Block occupies a double-width corner lot. Historic character-defining features present include: the original salmon-colored brick facing; the cast stone parapet coping; the stretcher brick belt courses spanning the upper facade wall of both primary elevations; the four engaged piers projecting above the outermost bays of the south elevation; and the ashlar stone belt course forming a continuous lintel over the upper-story windows. This building first appears in a circa 1905 photograph and on the 1907 Sanborn map, where it is shown containing a general store with a club room on the 2nd floor. The English Prairie Club met here from 1902 until at least 1917. A circa 1940 photo shows workers in the process of removing part of the parapet wall and reshaping it to its current appearance, at which time O.P. Skaggs Food Store occupied the building. Red Owl Grocery occupied the building in the 1960s.

08. **17-19 1st Ave NW** **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00608
Historic Property Name(s): Stebbins Paints
Style: Late 19th and 20th Century Revivals
Property Type: One-Part Commercial Block
Date of Construction: c1903
Photograph Number: 7

Description:

This One-Part Commercial Block has engaged brick piers on the upper facade wall defining two bays. Historic

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

character-defining features present include the original pressed metal cornice with brackets and modillions, and the decorative brick work on the upper facade wall. A historic outbuilding with corrugated metal siding is at the northwest (rear) corner of the lot. This building first appears on the 1907 Sanborn map containing a wallpaper and paint store in the north half and an unidentified store in the south half. Early twentieth century occupants included American Express (1913), Stebbins Paint (1926), and Brodie Meat Market (1926).

09. **17-19 A 1st Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00608 (ancillary)
Historic Property Name(s): Stebbins Paints shed
Property Type: Outbuilding
Date of Construction: c1946
Description:
This outbuilding has corrugated metal siding and features a set of double-leaf sliding wood doors centered in the south elevation, small high-set multi-light windows, and an interior brick chimney at the west end of the flat roof. The building dates to between 1923 and 1947.
10. **21-27 1st Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00609
Historic Property Name(s): Le Mars Auto & Supply Co.
Style: Late 19th and 20th Century Revivals
Property Type: One-Part Commercial Block
Date of Construction: c1910; c1918; c1955
Photograph Number: 7, Figure 9
Description:
This One-Part Commercial Block has engaged brick piers on the upper facade wall defining three bays, echoed by the original cast iron storefront columns below. The two outer bays reflect mid-twentieth century improvements, including glass block in the transom openings, buff brick bulkheads, and aluminum-framed display windows. Historic character-defining features include: the original pressed metal cornice; the decorative brickwork on the upper facade wall; the decorative cast iron floral elements on the original storefront lintel; and the circa 1918 single cell brick entrance addition extending from the north end. A circa 1910 photo shows Le Mars Auto & Supply Company in the building. Lubben's garage was in the building in the 1920s and early 1930s. The 1940 city directory lists Hibbing Motor Company at this location. Meis Feed & Seed was in the building during the late 1940s through the early 1960s.
11. **22 1st Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00610
Historic Property Name(s): Central Telephone Company
Style: Modern Movement
Property Type: One-Part Commercial Block
Date of Construction: c1910; c1920; 1961
Photograph Number: 7, Figure 21
Description:
This One-Part Commercial Block occupies a double-width lot. A broad storefront system occupies the south 3/4 of the façade and a smaller display window system is at the north end. The larger storefront features the off-center double-leaf entrance, an aluminum-framed system, display windows resting on ashlar stone panels, and a band of four high-set windows ashlar stone cladding below. Additional historic character-defining features include: the stone trim surrounding the larger storefront; the buff brick wall cladding; the cast stone parapet coping blocks; the overall horizontal appearance and lack of applied ornamentation; and the original orange and red brick visible on the south side elevation, reflecting a remnant of the building's original appearance. The south third of this building dates to circa 1910, while the north two-thirds dates to circa 1920. The south third originally contained the telephone exchange. The north two-thirds first appears on the 1923 Sanborn map as a separate building containing a tin shop. During the 1940s, Central Electric & Telephone Company occupied the south third and Nemmers Plumbing was in the north two-thirds of the building. In 1962, the telephone company bought the north two-thirds and expanded into the space, at which time the second story of the south third was removed and the façade remodeled to its current appearance. Central Telephone Company had an open house in its new quarters in May 1961.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

1ST AVENUE SW

12. **23 1st Ave SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00613
Historic Property Name(s): Le Mars Motor Co.
Property Type: One-Part Commercial Block
Date of Construction: c1928
Photograph Number: 6
Description:
This One-Part Commercial Block has brick piers defining three bays. Historic character-defining features include: the shaped parapet wall with cast stone coping; the modest corbel brick courses on the upper facade wall; the soldier brick lintels over each bay; and the visor canopy spanning the full width of the facade. Le Mars Motor Company was here in 1940. This building first appears on the 1947 Sanborn map, where it is shown containing an auto garage with a 35-car capacity.
13. **26 1st Ave SW** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00614
Historic Property Name(s): (Sears)
Style: Modern Movement
Property Type: One-Part Commercial Block
Date of Construction: c1973
Description:
Though this building is two-stories in height, the primary (west) elevation has fenestration only at the first story. The second story is revealed through the presence of window openings on the north side elevation. The storefront is off-center, anchored toward the south end of the facade. The aluminum-framed storefront system includes a recessed, off-center entrance flanked by bands of display windows resting on brick bulkheads. Though not yet fifty years of age, if it retains integrity the building could be reevaluated for potential eligibility in the next 10 years.
14. **28 1st Ave SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00615
Historic Property Name(s): National Food Store
Style: Modern Movement
Property Type: One-Part Commercial Block
Date of Construction: c1950
Photograph Number: 6, Figure 19
Description:
This One-Part Commercial Block is three broad bays wide. Character-defining features include: the buff brick walls; the aluminum-framed display windows resting on relatively high bulkheads; the entrance recess that features single-leaf entrance doors in each side wall; the cast stone parapet coping; and the overall absence of applied ornament, which is characteristic of Modern Movement buildings of the period. The National Food Store was at this location in the 1950s and remained through at least the early 1970s.

1ST STREET NE

15. **15 1st St NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00620
Historic Property Name(s): Commercial Block
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: 1881; c1920; c1929
Photograph Number: 17, 18
Description:
This two-story, Two-Part Commercial Block occupies a corner lot. Each of the historic storefront openings, defined by brick posts, contains a mid-twentieth century aluminum-framed storefront system with high-set display windows

Le Mars Downtown Historic District
 Name of Property

Plymouth County, Iowa
 County and State

resting on synthetic panels below. Historic character-defining features include: the rough-faced plum-colored brick facing; the stone parapet coping blocks and projecting cornice with dentils; the ashlar stone window hoods and sills; the soldier brick course spanning between the upper-story window lintels; the header brick course over the storefronts; the historic one-story wing at the rear (east) elevation; and the sign panel centered in the south elevation with letters in relief that read, "COMMERCIAL BLOCK." A newspaper account from the summer of 1881 reports the opening of a new hotel at this location. The City Hotel appears at this location on the Sanborn maps from 1883 through 1899. Streng & Engeldinger's saloon also occupied a portion of this building in 1883. By 1913, tea and coffee shop was at this location. Between 1917 and 1923, the building was remodeled to its current exterior appearance, at which time three small unidentified retail stores were introduced into the building. An August 1922 article suggests the Commercial Club owned this building. Patterson's Barber Shop and the Pantry Café both occupied storefronts in this building during the 1940s.

16. **22 1st St NE** **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00621
Historic Property Name(s): Poecke's Paint Store
Property Type: Two-Part Commercial Block
Date of Construction: c1918; c1955
Photograph Number: 15

Description:
 This two-story, Two-Part Commercial Block has a storefront configuration dating to a mid-twentieth century remodel. Historic character-defining features include: the full-height engaged pilasters with stone bases that rise at each end of the primary facade; the stone cornice molding and windowsills; and the course of soldier brick spanning the facade over the upper-story window lintels. The current building first appears on the 1923 Sanborn map, where it is shown containing an unidentified store. Poecke's Paint Store was at this location by 1938. The 1947 Sanborn map shows the building occupied by a wallpaper and paint shop.

17. **105 1st St NE** **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00623
Historic Property Name(s): Le Mars Post Office
Style: Late 19th and 20th Century Revivals: Classical Revival (Neo-Classical Revival)
Property Type: Institutional: Government
Date of Construction: 1914
Architect/Builder: Wenderoth, Oscar (U.S. Treasury Architect); Heman Construction (builder)
Photograph Number: 14, 17

Description:
 This tall one-story building is five symmetrical bays wide. The main entrance occupies the center bay flanked by round-arch multi-light wood windows. Large rectangular window openings in the outermost bays contain 18/18 wood sashes. Additional historic character-defining features include: the beige brick cladding; the central-block-with-wings massing; the stone entablature; the engaged pilasters; the stone swags atop the central bays; the soldier and header brick courses over each window; and the stone embellishment in the form of window keystones, arch springers, water table, and pilaster capitals and bases. A September 1914 article discusses the contract being let and ground being broken for construction of this building. This building first appears on the 1923 Sanborn map as containing the post office, which remained until shortly after 1969.

1ST STREET NW

18. **22 1st St NW** **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00624
Historic Property Name(s): New York Life Insurance Co.
Style: Modern Movement
Property Type: One-Part Commercial Block
Date of Construction: c1954
Photograph Number: Figure 20

Description:
 This One-Part Commercial Block has a storefront with flush entrance doors in the outer bays and a central high-set window. Character defining features include: the uncommon alternating courses of rough-faced red and thin blonde

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

masonry units creating a striped facade treatment; the simple cast stone parapet coping; the modest cast stone windowsill; and the overall lack of applied embellishment. This building first appears on the 1962 Sanborn map, where it is shown as an office building. The 1972 city directory lists the New York Life Insurance Company at this location.

2ND STREET NE

19. **15 2nd St NE (200 Central NE)** **Eligibility:** Contributing
- Iowa Site Inventory No.:** 75-00630
Historic Property Name(s): Mammen Building
Property Type: One-Part Commercial Block
Date of Construction: c1918
Photograph Number: 21, Figure 16

Description:

This One-Part Commercial Block has brick piers defining five bays, which contain display windows resting on brick bulkheads and a center-bay entrance. The recessed entrance features: square stone piers supporting a stone lintel; a mosaic tile floor with green letters that read, "MAMMEN"; and the historic entrance arrangement of full-light door, sidelights, and transom. Additional historic character-defining features include: the rough-faced, plum-colored brick facing; the arched parapet; the soldier and header brick courses at the perimeter of the upper facade; the header brick windowsills and sign panel perimeter; and the cast stone parapet coping. This building first appears in a 1920 photograph and on the 1923 Sanborn map, where it is shown containing an auto garage with a capacity of 37 cars. Independent Auto Company was at this location in 1940, after which, Nicholson Chevrolet occupied the building around 1950, followed by Grotewold Chevrolet by 1960.

2ND STREET NW

20. **26 2nd St NW** **Eligibility:** Contributing
- Iowa Site Inventory No.:** 75-00632
Historic Property Name(s): Knoop Veterinary Hospital
Style: Late 19th & Early 20th Century American Movements: Craftsman
Property Type: Commercial: other
Date of Construction: c1923
Photograph Number: 20

Description:

This one-story building has a T-shaped plan and symmetrical fenestration. Single-car vehicular openings define the outermost bays, while a center-bay entrance and two single windows define the remaining bays. Historic character-defining features include: the wide, open eaves with exposed rafter tails and knee brackets; the stucco wall cladding; the original three-over-one wood sash windows; the original window casing and wall trim elements; the historic quarter-light wood paneled pedestrian entrance door; the canted vehicular openings; the original double-leaf quarter-light wood paneled hinged doors in the west vehicular bay; and the single windows in each gable wall. Fred W. Knoop purchased the property in 1926 and operated his veterinary practice in this building. Dr. Ronald E. Severson purchased the clinic in 1951, where he maintained his veterinary practice with Dr. Wayne Faber until 1972.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

CENTRAL AVENUE NE

21. **10 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00634
Historic Property Name(s): Flint Block
Style: Late 19th & Early 20th Century American Movements: Prairie School
Property Type: Two-Part Commercial Block
Date of Construction: c1879; c1915
Photograph Number: 10, 11, Figure 12, 14
Description:
This two-story Two-Part Commercial Block occupies a double-width lot. Historic character-defining features include: the brown brick cladding; the original multi-light wood casement windows in the upper story; the corbel brick courses forming a subtle cornice; the glazed terra cotta inlaid blocks forming pendants on the upper-facade wall and surrounding the upper-story windows; the stone belt course delineating the first story from the second story; the high-set leaded glass windows in the south elevation of the first story; and the historic storefront canopy anchored to the upper facade wall. This building appears on the 1883 Sanborn map. Occupants over time included: a boots & shoe store; a dry goods store; a barber shop; the YMCA; the post office; a clothing store; and a cobbler. Around 1915, the exterior was remodeled to its current appearance.
22. **14 Central Ave NE** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00635
Historic Property Name(s): Spotts & Post Drugstore
Style: Modern Movement
Property Type: Two-Part Commercial Block
Date of Construction: c1879; c1967
Photograph Number: 12, Figure 12, 14
Description:
The façade of this two-story, Two-Part Commercial Block dates to a circa 1967 remodel and features: a gold metal screen obscuring the upper facade wall; a wood-shingled pent roof over the storefront; and white brick facing on the walls and bulkhead at storefront level. This building appears on the 1883 Sanborn map, where it is shown containing a boot and shoe store with offices upstairs. By 1899 a drugstore had moved into the building and remained through at least 1962. Though this building has strong associations with the continuum of historic commercial development of downtown Le Mars, the non-historic façade treatment compromises the ability of this building to clearly convey its historic associations. Originally an Italianate style building with projecting window hoods and cornice, if the façade covering were removed and the historic elements found to be intact below or restored based on ample historic photos, the building could be reevaluated for potential eligibility as a contributing resource. Alternately, the building's c1967 remodel reflects a documented pattern of improvement and upgrade that swept Le Mars during the 1960s. If the building were to retain its current appearance, it could be reevaluated for potential eligibility in a few years (2017).
23. **16 Central Ave NE** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00636
Historic Property Name(s): The People's Market
Property Type: One-Part Commercial Block
Date of Construction: c1890
Photograph Number: 12, Figure 12, 14
Description:
This One-Part Commercial Block is three bays wide. Non-historic EIFS clads the walls and a non-historic cornice projects from the top of the parapet wall. This building first appears on the 1893 Sanborn map, where it is shown containing a meat shop. A sausage factory was in the building from circa 1907 through at least 1913. The People's Market occupied the building by 1917. The 1962 Sanborn map shows a paint store in the building, after which Montgomery Ward's catalog store moved into this building in 1965 and remained through at least 1972. Though this building has strong associations with the continuum of historic commercial development of downtown Le Mars, the non-historic façade treatment compromises its ability to clearly convey its significance. If the non-historic façade materials were removed, the historic materials found intact underneath, and the historic cornice restored based on ample historic photos, the building could be reevaluated for potential eligibility.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

24. **18 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00637
Historic Property Name(s): Dietrich Block
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: c1890
Photograph Number: 12, Figure 12, 14
Description:
This two-story, Two-Part Commercial Block has tall, paired window openings defining three bays. The mid-twentieth century storefront features a slanted profile, angled toward the entrance at the south end. Historic character-defining features include: the decorative brick treatment of the upper facade wall; the rough-faced stone windowsills and peaked lintels with keystones; the original window openings, now containing non-historic paired 1/1 aluminum units with infill above. This building first appears on the 1893 Sanborn map, where it is shown containing a jewelry store and millinery. Mrs. Amelia Dietrich's millinery was at this location in 1893 and remained through at least 1907. Later a book store and a confectionary occupied the space. The 1913 Sanborn map shows an undertaker and an art store in the building. A 1949 photo shows the original parapet wall already removed.
25. **20 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00638
Historic Property Name(s): Union Block-Evans Dry Goods
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: c1882
Photograph Number: 12, 15, Figures 5, 12
Description:
This two-story, Two-Part Commercial Block has tall, narrow window openings defining four bays. The circa 1882 storefront features a slanted profile, angled toward the entrance. Historic character-defining features include: the original brick upper facade wall; the continuous stone belt courses across the middle and bottom of the upper-story windows; the simple engaged brick piers flanking the upper-story windows; the original tall, narrow window openings, which still contain the historic wood sashes behind the non-historic coverings; and the segmental arches over each window, which each feature header brick voussoirs and ashlar stone trim. A circa 1882 photo shows this building as part of a four-building unit completed as the Union Block. Nineteenth century occupants included: a grocery, a boots & shoe store, a gunsmith, millinery, a tailor, a dressmaker, and a dry goods store. The millinery remained in the building until at least 1913. Clara Owen Shop occupied this building from 1954 through at least the late 1960s, by which time the cornice had been removed and the current storefront installed. Despite the loss of the cornice, the covering of the original window and transom openings, and the non-historic storefront, as an integral component of a historic set of buildings with unified facades, the building retains sufficient integrity to convey its historic associations.
26. **22-24 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00639
Historic Property Name(s): Union Block-Dabb Photography
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: 1882
Photograph Number: 12, 15, Figures 5, 12
Description:
This two-story, Two-Part Commercial Block occupies a double-width lot. Tall, narrow window openings define the bays. Historic character-defining features present include: the original pressed metal cornice (missing a hipped central element); the engaged brick piers flanking the center bay and at each end of the facade; the segmental arches over each upper-story windows, featuring header brick voussoirs and carved stone lintels; the tall, narrow one-over-one wood windows; the continuous segmental arch brick hood element over the upper-story windows, featuring carved stone springer blocks; the leaded glass double transom over the second-floor entrance; the continuous ashlar stone belt course at the middle and sill level of each upper-story window; and the historic north storefront, featuring leaded glass transom, recessed entrance, and wood-paneled bulkheads. A circa 1882 photo shows this building as part of a 4-building unit completed as the Union Block. This building appears on the 1883 Sanborn map, and throughout its history, as a double-width building with a shared central stair and an integrated

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

upper-story. Nineteenth century occupants of the south half included: a dry goods, a millinery, and a grocery. During this period, the north half contained: a photography studio upstairs (1882-1960s), a clothing store, a drugstore, a pool hall, and a bowling alley. Between c1907 and c1913, a restaurant, tailor, and pool hall occupied different portions of the building. Carmen's Clothing and Coast-to-Coast were in the building in the 1940s.

27. **26 Central Ave NE** **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00640
Historic Property Name(s): Union Block-Le Mars Post Office
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: 1882
Photograph Number: 12, 15, Figure 5, 12

Description:

This two-story, Two-Part Commercial Block is four bays wide. Tall, narrow window openings define the bays. The mid-twentieth century storefront features a recessed center entrance. Historic character-defining features include: the original pressed metal cornice (missing a raised element); the engaged brick piers flanking the south end bay and at the north end of the facade; the segmental arches over each upper-story windows, featuring header brick voussoirs and carved stone lintels; the tall, narrow 1/1 wood windows; the continuous segmental arch brick hood element over the upper-story windows, featuring carved stone springer blocks; the double transom over the second-floor entrance; and the continuous ashlar stone belt course at the middle and sill level of each upper-story window. A circa 1882 photo shows this building as part of a 4-building unit completed as the Union Block. This building appears on the 1883 Sanborn map, where it is shown containing a drug store with offices upstairs. Other occupants over time included: the post office (1888-1893); "racket(s)" (1899-1907); a cigar factory (1907); a movie theater (1913); and later Watry's Tap in the 1940s.

28. **28 Central Ave NE** **Eligibility:** Contributing
(28-30)

Iowa Site Inventory No.: 75-00641
Historic Property Name(s): J.C. Penney Co.
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: c1882; 1887; c1922; c1928
Photograph Number: 12, 15

Description:

This two-story, Two-Part Commercial Block is seven bays wide and occupies a double-width lot. Tall, narrow window openings define the bays. Historic character-defining features include: the original pressed metal cornice on the south 1/2 (missing a raised element); the engaged brick piers on the upper-story facade; the segmental arches and brick hood element over the upper-story windows of the south half, featuring carved stone springers; the continuous ashlar stone belt course at the middle and sill level of the upper-story windows of the south half; and the simpler treatment of the upper-story facade of the north half, where the decorative elements are restricted to courses of slightly projecting header brick and brick dentils at cornice level. A circa 1882 photo and the 1883 Sanborn map both show the north half of this building, while the site of the south half is vacant. Fred Tomlinson constructed the south half in 1887. Over time, the north half had the following occupants: dry goods (1883-1888); clothing store (1893); a saloon (1899-1907); Ideal Saloon (1904); and a billiards hall (1913). The south half contained the following occupants: a grocery (1888-1899); a crockery shop; a bowling alley (1904-1913). Though currently combined, for much of its history this building functioned as two separate buildings. However, between 1923 and 1932, the north half of the building was combined on the 1st floor with its neighbor to the south (28 Central NE) to form a J.C. Penney department store, which remained through at least the early 1960s. At this time, the north half of the building was for all intents and purposes separated from its original mate at 32 Central NE. A c1950 photo shows the upper windows of the south half partially bricked in.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

29. **32 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00642
Historic Property Name(s): Union Restaurant
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: c1882; c1928
Photograph Number: 12
Description:
This two-story, Two-Part Commercial Block has tall, narrow window openings defining four bays. Historic character-defining features include: brick dentils; engaged brick piers; segmental arches over each upper-story window with header brick voussoirs and carved stone lintels; tall, narrow one-over-one wood windows; continuous segmental arch brick hood element over the upper-story windows, featuring carved stone springers; the historic structural glass cladding over the second-floor entrance; and the continuous ashlar stone belt course at the middle and sill level of each upper-story window. This building appears on the 1883 Sanborn map, and throughout most of its history, was linked with the building to its south (30 Central NE), featuring a shared central stair and an integrated second floor. However, between 1923 and 1932, the south half of the building was combined on the first floor with its neighbor to the south (28 Central NE) to form a J.C. Penney department store. At this time, the south half of the building was for all intents and purposes separated from this building (32 Central NE). Nineteenth century occupants of this building included: a hardware store; a tin shop; a dress shop; a harness shop; Union Restaurant; a furniture store; and offices on the upper floor. Twentieth century occupants included: a grocery; a movie theater; and tire vulcanizing. The Clara Owen shop occupied the building at some point during the 1960s, after which Tots and Teens moved in and remodeled the storefront.
30. **34 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00643
Historic Property Name(s): Black's Saloon
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: c1879
Photograph Number: 12
Description:
This two-story, Two-Part Commercial Block has tall, narrow window openings defining three bays. Historic character-defining features include: the original, elaborate pressed metal cornice; the decorative stone window hoods; and the one-over-one wood windows. This building appears on the 1883 Sanborn map. Nineteenth century occupants included: a clothing store; a dry goods store; Robert Black's saloon and billiards hall; and a tailor shop. Twentieth century occupants included: a musical instruments shop; a lodge hall; and a printing shop. A c1910 photo shows the Le Mars Herald and Plymouth Printing in this building. The Le Mars Globe Post was here in the 1940s. A fire severely damaged the building in March 1964, resulting in the installation of the existing Permastone façade treatment. Despite the installation of this non-original cladding, Permastone was a common façade treatment during the period of significance and the application was sensitive, respecting the profiles of the character-defining Italianate window hoods and cornice. The building retains sufficient integrity to clearly communicate its historic associations and contributes to the significance of the District.
31. **36 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00644
Historic Property Name(s): Lukens Furniture
Property Type: Two-Part Commercial Block
Date of Construction: c1903; c1928; c1956
Photograph Number: 12
Description:
This two-story, Two-Part Commercial Block has paired windows defining two bays. Historic character-defining features include: buff brick cladding; corbel brick courses at cornice level; engaged brick piers on the upper facade wall; continuous ashlar stone window lintels and sills; original window openings, transoms and mullions; and the shallow stub awning spanning the top of the storefront. The current building first appears on the 1907 Sanborn map, where it is shown containing a barber shop and a pool hall. In 1913, the Sanborn map shows "Packing" on the first floor and "Mixing Stock Powders" on the 2nd floor. A battery station occupied the building in 1923. Lukens Furniture occupied the building by 1940.

Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

32. **38 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00645
Historic Property Name(s): Iowa Public Service
Style: Modern Movement
Property Type: One-Part Commercial Block
Date of Construction: 1956
Photograph Number: 12, 15, Figure 18
Description:
This One-Part Commercial Block is five bays wide, defined by full-height board-and-batten panels each containing a tall, narrow fixed window. The storefront angles inward toward the entrance at the south end. Additional historic features include: buff brick cladding; the cast stone parapet coping blocks; the visor awning spanning the storefront and wrapping part of the north side elevation; and the continuous band of high-set fixed windows spanning the north side elevation. This building first appears on the 1962 Sanborn map, where it is shown containing an office. Iowa Public Service occupied this building from 1956 until at least the early 1970s.
33. **102 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00646
Historic Property Name(s): The Le Mars Globe-Der Le Mars Herold
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: c1890; c1955
Photograph Number: 18, Figure 8
Description:
This two-story Two-Part Commercial Block is three symmetrical bays wide, defined by upper-story fenestration. Post-World War II c1955 Permastone clads the street-level facade wall around the storefront. Additional historic character-defining features include: the pressed metal cornice; original window openings, which contain non-historic vinyl windows; and the original ashlar stone window lintels and sills. This building first appears on the 1893 Sanborn map, where it is shown containing Globe & Herold [sic] Printing. The Le Mars Globe remained in the building until 1910. A tailor shop was in this building during the 1940s and 1950s.
34. **104 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00647
Historic Property Name(s): Le Mars Tire Hospital
Property Type: One-Part Commercial Block
Date of Construction: c1915; c1962
Photograph Number: 18; Figure 8
Description:
This One-Part Commercial Block has a post-World War II storefront featuring: a three-part, high-set aluminum-framed display window; an aluminum-framed full-light entrance door with sidelight; and very thin red brick masonry surrounding wall. The original brickwork is intact at cornice level, featuring corbel courses and a bracket motif. This building first appears in a 1917 photo and the 1923 Sanborn map. Le Mars Tire Hospital was at this location in 1940. The storefront dates to circa 1962.
35. **106 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00648
Historic Property Name(s): Sanders Department Store
Property Type: One-Part Commercial Block
Date of Construction: c1895; c1915; c1962
Photograph Number: 18
Description:
This One-Part Commercial has a post-World War II storefront featuring: a three-part, aluminum-framed display window; a low, blonde brick bulkhead; and a visor awning spanning the storefront. The original brickwork is intact at cornice level, featuring corbel courses and a bracket motif. This building first appears on the 1899 Sanborn map, where it is shown containing a notions shop. Sander's Department Store was at this location in 1897. By 1913, an undertaker and furniture store were in the building. The façade was remodeled to its current appearance around 1915. Mauer Furniture occupied the building in 1940s through at least the late 1960s.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

36. **108 Central Ave NE** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00649
Historic Property Name(s): (Habitué)
Property Type: Two-Part Commercial Block
Date of Construction: 2010
Photograph Number: 18
Description:
This non-historic, two-story Two-Part Commercial Block is three bays wide, defined by upper-story fenestration. Other features include the cast stone elements, including the shaped parapet, cornice, belt courses, and window lintels and sills. An earlier historic building, Valet Cleaners, was demolished to make way for this building.
37. **112 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00650
Historic Property Name(s): IOOF Hall
Style: Late 19th and 20th Century Revivals
Property Type: Institutional: Meeting Hall
Date of Construction: 1920
Photograph Number: 18
Description:
This one-story building has a center entrance flanked by large window openings. Historic character-defining features include: the shaped parapet with central pediment; the white glazed terra cotta found throughout the facade in the form of parapet coping tile, projecting cornice, windowsills, and water table; the plum-colored brick below the water table contrasting with the brown-orange brick above; and the hipped entrance porch sheltering the entrance steps with brick cheek walls. This building was dedicated in April 1920 as the new home of the Oddfellows. Mauer Funeral Home was at this location by the 1940s and, after evolving into the Mauer-Johnson Funeral Home, remained through the late twentieth century.
38. **212 Central Ave NE** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00653
Historic Property Name(s): Master Body Rebuilders
Property Type: One-Part Commercial Block
Date of Construction: c1954
Photograph Number: 21
Description:
This one-story building has an off-center entrance and single window openings in the facade. The historic brick cladding is intact and features curved walls of stacked soldier brick leading inward toward the entrance. The facade was remodeled around 2000, which included the application of a faux mansard applied pent roof with decorative brackets, a residential entrance door, vinyl windows, and applied decorative cut-out screens over each window. This building first appears on the 1962 Sanborn map. Clear-View TV repair was in this building during the mid-twentieth century through at least the early 1970s. Though this building has associations with the documented trend of post-WWII new construction that took place in downtown Le Mars, the non-historic windows, doors, pent roof, and cornice element prevent the building from conveying its mid-20th century significance. If these elements were removed and the original openings restored, the building could be reevaluated for potential eligibility.
39. **218 Central Ave NE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00654
Historic Property Name(s): White House Bathing Palace
Style: Late 19th and 20th Century Revivals
Property Type: Institutional: Health Care
Date of Construction: 1907
Photograph Number: 21
Description:
This two-story building is comprised of a main block and a small one-story north wing. The main block has a center entrance flanked by two, full-height three-part projecting bays. The entrance retains the historic three-quarter light wood door with transom and sidelights. Additional historic character-defining features include: the symmetrical fenestration; the projecting brick cornice and corbelled brick brackets; the decorative 'crossed-over' brick units at

Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

each wall corner; the recessed porch and projecting balcony; the splayed brick window lintels; the rough-cut stone windowsills; the historic wood windows; and the rough-cut exposed stone foundation. A historic auto garage stands at the northeast corner of the parcel. R.W. Harrison had this building constructed and it was open for business in April 1907. Msgr. Feuerstein, pastor of Le Mars St. Joseph's Church, purchased the building and converted it to the Le Mars Hospital around 1910. After a period of vacancy, by 1940 the building contained the Central Apartments.

40. 218A Central Ave NE **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00654 (ancillary)
Historic Property Name(s): White House Bathing Palace garage
Property Type: Outbuilding: garage
Date of Construction: c1920

Description:

This two-car auto garage stands at the northeast corner of the parcel. The garage is constructed of concrete block and has two, single-car vehicular bays in the alley (east) elevation, as well as a historic wood paneled pedestrian door and a four-part window in the south elevation.

CENTRAL AVENUE NW

41. 11 Central Ave NW **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00655
Historic Property Name(s): German American Savings Bank (Bolser's)
Style: Late 19th and 20th Century Revivals: Classical Revival (Neo-Classical Revival)
Property Type: Temple Front
Date of Construction: 1915
Photograph Number: 1, 2, Figure 11, 14

Description:

This two-story building occupies a corner lot. Ashlar stone clads the walls. Full-height, fluted Corinthian columns and full-height, fluted Corinthian pilasters define the bays of the primary (east) elevation. The columns and pilasters support a full entablature. Historic character-defining features include: the projecting stone cornice; the letters in relief on the frieze that read, "AMERICAN TRUST & SAVINGS BANK;" the carved stone window surrounds; and the high water table. An earlier bank building occupied this site on the 1913 Sanborn map. A c1915 bank advertisement shows the two previous banks on this parcel and boasts of the recent construction of this building. A c1915 photo shows the current building much as it appears today, except with the text in relief on the entablature reading, "GERMAN AMERICAN SAVINGS BANK." Local sources suggest anti-German sentiment during World War I caused the bank to reorganize as the American Trust & Savings Bank. The building served as a bank through at least 1962.

42. 13 Central Ave NW **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00656
Historic Property Name(s): Sartori Drugstore
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: 1882; c1955
Photograph Number: 1, Figure 11, 14

Description:

This two-story Two-Part Commercial Block has upper-story window openings defining four bays and containing non-original one-over-one windows and plywood infill. The circa 1955 storefront has a recessed center entrance and aluminum-framed display windows resting on blonde brick bulkheads. Historic vertically grooved metal siding covers the storefront transom. Additional historic character-defining features include: the original tall, narrow window openings; the segmental arches over the three south windows and the round arch over the north end window; the original carved stone Italianate window hoods; the original stone windowsills; and the original street-level entrance to the second floor at the north end, which retains the three-quarter light wood door. This building opened as Anton Sartori's drugstore in January/February 1882. It remained a drugstore until at least 1962. Other occupants that shared the building over time included: telephone exchange (1883); jewelry store (1883); book store (1888); armory (1888); barber shop (1888, 1907); stationary shop (1893, 1899, 1907, 1913); and Mabelle's Beauty Shop (1930s). The original cornice had been removed by 1968, a common post-World War II alteration.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

43. **15 Central Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00657
Historic Property Name(s): German State Bank
Style: Late 19th and 20th Century Revivals: Classical Revival (Neo-Classical Revival)
Property Type: Temple Front
Date of Construction: c1879; 1913
Photograph Number: 1, Figure 11, 14
Description:
This two-story building has full-height, fluted Ionic columns defining three bays. Ashlar stone clads the walls. Additional historic character-defining features include: the full pediment on the upper facade wall, with dentils, egg-and-dart motif, full entablature, and letters in relief that read, "1913" and "LE MARS SAVINGS BANK;" the ashlar stone spandrel panels below the second-story windows; and the high water table. Though constructed before 1883, the façade was remodeled to its current appearance in 1913. This building appears on the 1883 Sanborn map, where it is shown containing a saloon and the offices of real estate and insurance agents, Blodgett & Hilbert. In 1888, a dry goods store and millinery were in the building. Security Bank moved into this building in 1889 and by 1893 had reorganized as the German State Bank, after which it became Le Mars Savings Bank in 1903. The bank remained in the building through at least 1962.
44. **17 Central Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00658
Historic Property Name(s): Schindel & Howard Clothing
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: c1879
Photograph Number: 1, Figure 11, 14
Description:
This three-story Two-Part Commercial Block building is four bays wide. Third-story window openings have round arches, while the second-story windows have segmental arches, all of which contain one-over-one wood sashes. The mid-twentieth century storefront has a deeply recessed center entrance flanked by aluminum-framed display windows resting on tall brick bulkheads. Historic character-defining features include: the historic pressed metal cornice; the carved stone window hoods; the ashlar stone windowsills; and the two engaged brick piers. This building appears on the 1883 Sanborn map. Occupants over time included: furniture store (1883-1893); millinery (1899); lodge hall (1899-1913); clothing store (1907-1913); and cigar factory (1913).
45. **19 Central Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00659
Historic Property Name(s): Treat & Son Hardware
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: c1879; c1913
Photograph Number: 1, Figure 11, 14
Description:
This three-story Two-Part Commercial Block building retains one-over-one wood sashes in the upper-story window openings that define three bays. The historic storefront features a recessed center entrance, a full-light wood door, and entrance sidelights, as well as non-historic synthetic panel cladding. Historic character-defining features include: the historic pressed metal cornice; cast iron window hoods; stone windowsills; and the slightly recessed wall face of each set of upper-story windows. This building appears on the 1883 Sanborn map. Occupants over time included: hardware store (1883-1893); furniture store (1883-1888); tin shop (1883-1893); bakery (1899-1907); variety shop (1913); pool hall (1913); bowling alley (late 1920s); Ben Franklin five-and-dime (1940s); and meeting hall (1913-1962). Around 1913 the original round-arched windows were replaced with the current window configuration. The building was restored around 2000, at which time the upper façade wall was covered with stucco.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

46. **21 Central Ave NW** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00660
Historic Property Name(s): Dow Clothing Co.
Property Type: Two-Part Commercial Block
Date of Construction: c1879
Photograph Number: 1, Figure 11, 14
Description:
This two-story, Two-Part Commercial Block occupies a double-width lot. Corrugated metal siding covers the upper-facade wall. Aluminum-framed storefronts characterize the first story and have display windows resting on buff-brick bulkheads. This building appears as two separate buildings on the 1883-1893 Sanborn maps. Not until the mid-to-late 1890s were the buildings interconnected with a shared stair hall and the upstairs combined to form a single building. A 1909 photo shows the original façade treatments, confirming the originally separate buildings. Dow Clothing Company, based in Sioux City, was at this location in 1904. Occupants of the north half over time included: a drugstore (1883); a grocery (1888); a liquor and cigar store (1893); a boots & shoe store (1899); a candy factory (1907, 1913); an ice cream factory (1923); and Iowa Public Service (1920s). Occupants of the south half over time included: clothing store (1883-1907); dentist (1883); and a confectionary (1913). Gambles auto supply store was at this location from the 1920s through at least 1940, after which Harrison's Department was here in the late 1960s. Though this building has associations with the continuum of late 19th and 20th twentieth century development of downtown Le Mars, the non-historic metal façade covering prevents it from communicating its historic significance. If the metal siding were removed, the historic wall materials found to be intact underneath, and the cornices restored, the building could be reevaluated for potential eligibility as a contributing resource.
47. **25 Central Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00661
Historic Property Name(s): Wards Catalog Store
Property Type: Two-Part Commercial Block
Date of Construction: c1885; c1916
Photograph Number: 1, Figure 11
Description:
This two-story Two-Part Commercial Block retains the historic one-over-one sashes in upper-story window openings that define three bays. The aluminum-framed storefront is angled inward toward the off-center entrance. The upper-facade wall reflects a circa 1916 remodel that unified the appearance of this building and its neighbors to the north. Historic character-defining features include: the simple cast stone parapet coping; the historic circa 1916 tapestry brick cladding treatment; the corbelled brick cornice; and the cast stone belt course. This building first appears on the 1888 Sanborn map. Occupants over time included: a drugstore (1888); a grocery (1888-1913); Ward's Catalog Store (1940s); and Sears and Roebuck (1940s through at least 1972).
48. **27 Central Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00662
Historic Property Name(s): Steiner's Block
Property Type: Two-Part Commercial Block
Date of Construction: 1881; c1916, c1935, c1962
Photograph Number: 1, Figure 11
Description:
This two-story, Two-Part Commercial Block building is three bays wide. The upper-facade wall reflects a circa 1916 remodel that unified the appearance of this building and its neighbors to the north and south. The glass block in the center upper-story window dates to the 1930s remodel of the building into the Pix Theater. Additional historic character-defining features include: the simple cast stone parapet coping; the original circa 1916 tapestry brick cladding treatment; the corbelled brick cornice; and the cast stone belt course. This building was completed during the summer of 1881 and appears on the 1883 Sanborn map. Referred to as Steiner's Block in primary sources from the early 1890s, occupants over time included: a bookstore (1883-1893); a jewelry store (1883-1899); City Bakery & Restaurant (1904); and a movie theater (1913-1962). The Elite Theater was here by the late 1910s after which the Pix Theater moved in during the 1930s, at which the storefront was remodeled in the Moderne style. The Pix closed by 1962, at which time the Young Villager occupied the building. Despite the loss of the historic theater marquee and entrance, the loss of the original windows, and the infill of the upper-story window openings, as an integral part of a historic set of three buildings with unified facades, this building retains sufficient integrity to convey its historic associations.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

49. **29 Central Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00663
Historic Property Name(s): Henn Electric Co.
Property Type: Two-Part Commercial Block
Date of Construction: c1916
Photograph Number: 1, Figure 11
Description:
This two-story, Two-Part Commercial Block building is three bays wide. The upper-facade wall reflects a circa 1916 remodel that unified the appearance of this building and its neighbors to the south. Historic character-defining features include: the simple cast stone parapet coping; the original circa 1916 tapestry brick cladding treatment; the corbelled brick cornice; and the cast stone belt course. This building first appears on the 1923 Sanborn map. A 1940s photo shows Henn Electric Company in this building. Despite the loss of the historic storefront, the loss of the original windows, and the infill of the upper-story window openings, as an integral part of a historic set of three buildings with unified facades, this building retains sufficient integrity to convey its historic associations.
50. **33 Central Ave NW** **Eligibility:** Non-contributing
(31-33)
Iowa Site Inventory No.: 75-00664
Historic Property Name(s): Schmidt's Harness Shop-Moore Hardware
Style: Late Victorian: Romanesque
Property Type: Two-Part Commercial Block
Date of Construction: c1896; c1965
Photograph Number: 1, Figure 11
Description:
This two-story Two-Part Commercial Block building engaged brick piers defining four bays. The street-level facade reflects a mid- to late 1960s remodel. The upper-facade wall retains the original red brick cladding and remnants of extensive brick patternwork. Historic character-defining features remaining include: the corbelled brick 'brackets' at cornice level; the checkerboard brick patternwork and pressed brick course; the round arch window, which retains the historic wood-framed tripartite window and rough-cut stone surround; and the rough-cut stone belt courses. This building first appears on the 1899 Sanborn map. Though historically exhibiting a unified Romanesque Revival façade treatment, throughout most of its history this building functioned as two separate buildings. Occupants of the south half over time included: a clothing shop (1899); Ray Institute of Osteopathy (1900 2nd fl); Moore Hardware (1904); wallpaper & paints (1907-1913); café (late 1920s). Occupants of the north half over time included: G.W. Schmidt's harness shop (1897); and Vander Meer Bakery (1934-today). A c1965 photo shows the storefront remodel in process, which included the merging of the two buildings' first floors and removal of the original decorative gabled parapet.
51. **35 Central Ave NW** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00665
Historic Property Name(s): Gambles Store
Property Type: One-Part Commercial Block
Date of Construction: 1967
Architect/Builder: Wiltgen Construction
Photograph Number: 1
Description:
This One-Part Commercial Block building occupies a double-width lot. The aluminum-framed storefront system features a centered, double entrance. The display windows rest on low painted concrete bulkheads. Corrugated metal covers the upper facade wall. The building permit indicates that Pete Vander Meer had this building constructed in 1966-67 for a cost of about \$60,000. The 1972 city directory lists both the Gambles Store and the Harrison's Store at this location. Though this building is not yet fifty years of age, it could be reevaluated for potential eligibility in the next 10 years.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

52. **41 Central Ave NW** **Eligibility:** Non-contributing

Iowa Site Inventory No.: 75-00666
Historic Property Name(s): Western Auto
Style: Modern Movement
Property Type: One-Part Commercial Block
Date of Construction: c1930; c1967
Photograph Number: 1

Description:

This One-Part Commercial Block building occupies a corner lot. The storefront has an off-center recessed entrance flanked by display windows resting on relatively high blonde brick bulkheads. Three small, square high-set window openings, as well as a secondary pedestrian entrance, penetrate the north side wall. This building first appears on the 1947 Sanborn map, when Western Auto occupied the building. Ace Hardware was here in the early 1970s. Though this building has important historic associations with the continuum of 20th century development in downtown Le Mars, the late 1960s covering of the façade prevents the building from communicating its historic associations. If the façade screen was removed and the original building materials found to be intact below, the building could be reevaluated for potential eligibility. Alternately, the building's c1967 remodel reflects a documented pattern of improvement and upgrade that swept Le Mars during the 1960s. If the building were to retain its current appearance, it could be reevaluated for potential eligibility in a few years (2017).

53. **111 Central Ave NW** **Eligibility:** Non-contributing

Iowa Site Inventory No.: 75-00667
Historic Property Name(s): (First National Bank)
Style: Post Modern
Property Type: Commercial: other
Date of Construction: 1973

Description:

This two-story building has a cross plan. Fenestration includes fixed tinted windows. An EIFS soffit element projects over the upper story of each of these walls creating a largely blind wall, with the exception of very narrow fixed windows at the outer edges. A full-height curtain wall occupies the crotch of each arm of the cross. This building has associations with the late 20th century development of downtown Le Mars. Though it is not yet fifty years of age, if it retains integrity the building could be reevaluated for potential eligibility in the next 10 years.

54. **115 Central Ave NW** **Eligibility:** Non-contributing

Iowa Site Inventory No.: 75-00668
Historic Property Name(s): Geo. E. Pew Company Building (1917)
Property Type: Two-Part Commercial Block
Date of Construction: 1917
Photograph Number: 19

Description:

This two-story Two-Part Commercial Block has full-height engaged brick piers defining three bays. Each street-level bay contains a non-historic, recessed storefront system with an EIFS-clad soffit above. Bands of four non-historic vinyl windows occupy the original upper-story window openings. Historic features and materials remaining include: the historic facade brick; the modest brick work on the upper facade wall; and the cast stone sign panel centered in the upper facade wall. This building first appears on the 1923 Sanborn map, where it is shown containing an auto garage with the capacity for 78 cars. George Pew Automobile Company was the original occupant and remained through at least the 1940s. A 1969 photo shows the building occupied by Spurgen's Department Store and covered with metal siding. In 2011, this building was renovated, during which the interior was gutted, the windows and storefronts replaced, and the three secondary walls collapsed, resulting in their reconstruction and covering with panels of new faux brick. This building has strong associations with the historic commercial development of Le Mars, in particular one of the early and long-running businesses downtown. However, the loss of the majority of original materials triggers the building's evaluation under NRHP Criteria Consideration E for Reconstructed Properties. Because the recent renovation was not part of a master restoration plan based on sound architectural and historic information, the building does not meet the requirements to be eligible as a reconstructed building under NRHP criteria for eligibility.

Le Mars Downtown Historic District
 Name of Property

Plymouth County, Iowa
 County and State

55. **117 Central Ave NW** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00669
Historic Property Name(s): Geo. E. Pew Company Building (c1910)
Property Type: One-Part Commercial Block
Date of Construction: c1910
Photograph Number: 19
Description:
 This One-Part Commercial Block has non-historic brick and T-111 siding filling the original storefront openings. Recessed entrance doors and non-historic vinyl windows define the bays. Sheet metal covers the original storefront transom. Historic character-defining features include: the modest decorative brickwork; and the cast stone sign panel centered in the upper facade wall with letters in relief that read "GEO. E. PEW COMPANY." This building first appears on the 1913 Sanborn map, when it contained farm machinery sales and repair. Pew had this building constructed for his expanding business by 1911 and was still in the building in the 1940s. Though building has strong associations with historic commercial development of downtown Le Mars, the non-historic infill of the storefront openings and introduction of residential-style windows compromises its ability to clearly convey its historic significance. If the non-historic infill were removed and the historic storefront elements found to be intact beneath, the building could be reevaluated for potential eligibility.
56. **127 Central Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00670
Historic Property Name(s): Le Mars City Hall and Fire Station
Style: Modern Movement
Property Type: Institutional: Government
Date of Construction: c1946; 1961
Architect/Builder: Beuttler, William (remodel architect); Wiltgen Construction (remodel contractor)
Photograph Number: 19, Figure 22
Description:
 This one-story building reflects a post-World War II wholesale remodel of the primary elevation. The upper facade wall retains the historic aluminum framing with synthetic panel infill, while the street-level facade wall retains the historic salmon-colored ashlar stone cladding. Additional character-defining features include: the flush entrance; the lack of applied ornament; the buff colored stone cladding with alternating sedimentary patterns; and the use of aluminum and synthetic materials on the upper-facade wall suggesting a curtain wall aesthetic. This building first appears on the 1947 Sanborn map, where it is shown containing the Le Mars city hall and the fire department. The façade was remodeled in 1961.
57. **129 Central Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00671
Historic Property Name(s): Moir & McMullen Garage
Property Type: One-Part Commercial Block
Date of Construction: c1910
Photograph Number: 19, 20, Figure 10, 22
Description:
 This One-Part Commercial Block retains the original cast iron framing posts defining four bays. Non-historic metal siding fills the bays. Historic character-defining features include: the modest decorative brickwork on the upper facade wall; the original cast iron storefront posts and lintel; and the cast stone parapet coping. This building first appears on the 1913 Sanborn map, where it is shown as an auto garage. Occupants over time included: Moir & McMullen Garage (1913), Hirsh Brothers service garage (1926), and McKee's Garage (1950s).
58. **201 Central Ave NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00672
Historic Property Name(s): Hanford Produce
Property Type: One-Part Commercial Block
Date of Construction: c1920; c1927
Photograph Number: 21
Description:
 This one-story building occupies a corner lot and is comprised of a trapezoidal main block and a rectangular, late 1920s addition at the west end. The main block features a canted corner from which a shallow gabled drive-through

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

porch extends to the southeast. The porch shelters a pedestrian entrance, two single windows, and a historic freight opening. Historic character-defining features include: the shaped parapet walls; the cast stone parapet coping; the continuous course of soldier brick at window lintel level; the header brick windowsills; the historic double-leaf wood paneled sliding freight door; and the header brick water table. The main (east) block first appears on the 1923 Sanborn map, where it appears containing a cream station. Hanford Produce was at this location in 1926, after which Tielery Creamery occupied the building in the 1940s. Other occupants included: Frank Pilley & Sons Produce (late 1940s and early 1950s); Charlson produce (1950s); Harts Produce (1960); Glenn's Feed Service (1972). The building was converted to apartments in 1997, at which time the windows and doors were replaced.

CENTRAL AVENUE SE

59. **10 Central Ave SE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00673
Historic Property Name(s): Reichman Building
Style: Late 19th & Early 20th Century American Movements: Prairie School
Property Type: Two-Part Commercial Block
Date of Construction: c1885; c1915; c1957
Photograph Number: 9, 10, Figure 13
Description:
This two-story, Two-Part Commercial Block occupies a corner lot. The primary elevations (west, north) reflect a circa 1915 wholesale remodel. Of note, the rear (east) elevation retains the original, circa 1885 Italianate treatment. Additional historic character-defining features include: the beige brick cladding with contrasting brown brick decorative elements and green-glazed diamond-shaped embedded tiles; the herringbone brick pattern work between windows; the stone windowsills and parapet coping; the corbelled brickwork at cornice level; and the historic four-over-four and one-over-one wood windows intact behind sections of plywood infill. The post-World War II storefront features a central recessed entrance flanked on each side by high-set horizontal windows. This building first appears on the 1888 Sanborn map, where it is shown containing a harness shop, a drug store, offices upstairs, and a millinery. Other nineteenth century occupants included a cigar shop and a jewelry shop. Green Drugs and Diehl Books were here around 1903. Between 1913 and 1923, the building was remodeled to its current appearance, replacing the original Italianate design. The Cubby Hole restaurant was in the storefront in the 1930s. The Polar Bar ice cream shop and then the Tap and Hi-Light bars were in the building during the 1940s.
60. **12 Central Ave SE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00674
Historic Property Name(s): German-American Savings Bank (Myers')
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: 1889; c1920
Photograph Number: 9, Figure 13
Description:
This two-story, Two-Part Commercial Block is two bays wide. Historic character-defining features include: the original red brick walls; the decorative brickwork on the upper-façade wall; the continuous stone windowsill; the curved brick flanking each window opening; and the original, broad, one-over-one wood sash windows with decorative, colored glass transoms above. The German-American Savings Bank completed this building in November 1889 and remained in the building until at least 1899. By circa 1903, Carey Jewelry and Optical was in the building. By 1923, a bank returned to the building and the façade had been remodeled to its current appearance. The original cornice was removed by the 1930s. An army surplus store was here in the 1940s.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

61. **14 Central Ave SE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00675
Historic Property Name(s): Nalls Fashion Parlors
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: c1903
Photograph Number: 9, Figure 13
Description:
This two-story, Two-Part Commercial Block has a band of four, round-arched windows defining the bays. Additional historic character-defining features include: the original pressed metal cornice; the decorative brick work on the upper facade wall; and the rough-faced stone windowsills. This building first appears in a circa 1903 photo, when Nalls Fashions was the occupant. The 1907 Sanborn map as occupied by a jewelry store, at which time it was listed as Miss Bird's Emporium. The 1913 Sanborn map shows it occupied by a millinery. A bar was here in the 1940s.
62. **16 Central Ave SE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00676
Historic Property Name(s): State Farm Insurance
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: c1910; c1920
Photograph Number: 9
Description:
This two-story, Two-Part Commercial Block has single upper-story windows containing non-historic sashes and defining two bays. The non-historic storefront has stacked brick surrounding a flush entrance and a large display window. Historic character-defining features include: the original pressed metal cornice; the orange facade brick cladding; and the ashlar stone window lintels and sills. This building first appears on the 1913 Sanborn map where it is shown occupied by a restaurant, which remained into the 1940s. State Farm Insurance had an office at this location in the late 1940s.
63. **20 Central Ave SE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00677
Historic Property Name(s): Write Radio & Washing Machine Sales & Repair
Property Type: One-Part Commercial Block
Date of Construction: c1910; c1958
Photograph Number: 9
Description:
This one-story building has a storefront with an off-center recessed double entrance flanked on each side by display windows resting on brick bulkheads. The aluminum-framed storefront occupies the full width of the facade. Cast stone parapet coping provides the only embellishment on this otherwise simple building and the lack of applied ornamentation is a character-defining feature of its post-World War II remodeling. This building first appears on the 1913 Sanborn map, where a barber is shown in the north half and a boot and shoe store in the south half. Bob Write's radio/washing machine sales and repair shop was at this location in the late 1940s.
64. **22-24 Central Ave SE** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00678
Historic Property Name(s): Dunkin Inn
Property Type: One-Part Commercial Block
Date of Construction: c1910; c1958
Photograph Number: 9
Description:
This one-story building has an aluminum-framed storefront that occupies the full width of the facade and features an off-center entrance and display window resting on a dark brown brick bulkhead. Cast stone parapet coping provides the only embellishment on this otherwise simple building and the lack of applied ornamentation is a character-defining feature of its post-World War II remodeling. This building first appears on the 1913 Sanborn map, where a clothing store is shown as the occupant. A c1920 photo shows the building occupied by a jewelers and with its original cornice. The Dunkin Inn was at this location in the 1940s. A restaurant was still in the building in the 1960s.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

65. **24 Central Ave SE** **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00679
Historic Property Name(s): Claussen Plymouth Cleaners
Property Type: One-Part Commercial Block
Date of Construction: c1910; c1958
Photograph Number: 9

Description:

This one-story building has an aluminum-framed storefront that occupies the full width of the façade and features an off-center entrance and a display window resting on a dark brown stacked brick bulkhead. Cast stone parapet coping provides the only embellishment on this otherwise simple building and the lack of applied ornamentation is a character-defining feature of its post-World War II remodeling. This building first appears on the 1913 Sanborn map where it is shown occupied by a tailor. By around 1920, a dry cleaners was in the building. Claussen Plymouth Cleaners was at this location in 1940.

CENTRAL AVENUE SW

66. **11 Central Ave SW** **Eligibility:** Non-contributing

Iowa Site Inventory No.: 75-00105
Historic Property Name(s): First National Bank
Property Type: One-Part Commercial Block
Date of Construction: 1892; 1964
Architect/Builder: Miller, Elam
Photograph Number: 3, 8, Figure 15, 23

Description:

Originally a three-story Romanesque Revival building, this one-story building reflects a drastic 1964 Modern Movement remodel. Original elements remaining include: the brick cladding below the windows; the tripartite windows; and the bank safe inside. Non-historic EIFS clads the upper facade walls and a non-historic applied shaped parapet element is centered at the top of the east elevation. This building first appears on the 1893 Sanborn map, where it is shown as a three-story building with storefronts facing onto both Central Avenue and Plymouth Street with the following occupants: bank, dry goods, and millinery. Le Mars National Bank occupied the building until 1901, when it was purchased by First National Bank, which stayed until the early 1970s. In addition to the bank, other occupants over time included: the post office (1899); a barber, ladies furnishings, and hardware store (1907-1913); a lodge hall; and Fry Jewelers (c1950). In 1963-1964, the two upper floors were removed and the exterior remodeled to its current appearance. A 1969 article described the redesign effort as "along modernistic lines." This building has strong associations with the continuum of commercial development in downtown Le Mars. Though originally a Romanesque Revival style building, its drastic 1963-1964 remodel represents a concerted design effort directly related to the post-World War II renovation trend that swept downtown Le Mars. However, the building no longer retains integrity from either its original construction period or from its early 1960s remodel. If the non-historic decorative parapet was removed and the visor awning restored, the building could be reevaluated for potential eligibility for its early 1960s appearance.

67. **15 Central Ave SW** **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00684
Historic Property Name(s): Haas & Huebsch Hardware-Aupperle & Freeman Grocery
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: c1890
Photograph Number: 8, Figure 15

Description:

This two-story Two-Part Commercial Block occupies a double-width lot. Two non-historic storefronts occupy the street-level façade. Historic character-defining features include: symmetrical upper-story fenestration, comprised of one-over-one wood windows, two of which have a round arch transom; rough-cut stone trim on the upper-facade wall; the round, pressed brick engaged columns flanking each window; and the courses of pressed brick molding. By 1893, the existing building was present and shared by Haas & Huebsch Hardware and Aupperle & Freeman Grocery. Plymouth Co-Op auto supply store was in the building around 1940. 'Boylin's B&B Dime Store' was at this location around 1950. By the 1960s, a "five-and-dime" was in the building and the original cornice already removed.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

68. **19 Central Ave SW** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00685
Historic Property Name(s): Koenig Drugstore
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: c1890
Photograph Number: 8, Figure 15
Description:
This two-story Two-Part Commercial Block has an aluminum-framed storefront with a recessed retail entrance flanked by display windows resting on brick bulkheads. Non-historic EIFS clads the upper-facade wall, concealing the original brick and exhibiting faux quoins. Historic character-defining features remaining include: the original pressed metal cornice; the historic wood sash windows with six-light transoms; and the stone window lintels and sills. This building first appears on the 1893 Sanborn map, where it is shown containing a drug store. By 1913, an ice cream factory shared the building. A drug store remained in the building until 1988. In 2011, the upper façade wall was covered with EIFS. Though this building has strong associations with the continuum of commercial development in downtown Le Mars, the recent application of EIFS over the historic brick upper-façade wall prevents it from communicating its significance. If the EIFS were removed and the historic brick revealed, the building could be reevaluated for potential eligibility as a contributing resource.
69. **21 Central Ave SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00686
Historic Property Name(s): Kale's Confectionary
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: c1895
Photograph Number: 8, Figure 15
Description:
This Two-Part Commercial Block building has a mid-twentieth century storefront featuring a recessed center entrance flanked by aluminum-framed display windows resting on brick bulkheads. Additional architectural elements include: the decorative brickwork on the upper facade wall; the engaged brick piers flanking each window; the decorative pressed brick panels over each upper-story window; and the stone window lintels and sills. A circa 1895 photo shows Mathias Kale operating a confectionery at this location. By 1907, a jewelry shop was in the building. Brown's Restaurant was here in the 1940s.
70. **23 Central Ave SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00687
Historic Property Name(s): Norris & Son Meat Market
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: c1895
Photograph Number: 8, Figure 15
Description:
This Two-Part Commercial Block building has three facade bays defined by upper-story single window openings. The storefront features a recessed center entrance flanked on each side by two-part display windows resting on wood-paneled bulkheads. Additional historic architectural elements include: the decorative brickwork on the upper facade wall; the engaged brick piers flanking each upper-story window; and the stone windowsills and lintels of the upper-story windows. This building appears on the 1899, 1907, and 1913 Sanborn maps, which show it containing a grocery with a photography studio on the 2nd floor. A photography studio remained in the building until the early 1960s. Parkinson's Music store was at this location in the 1940s.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

71. **25 Central Ave SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00688
Historic Property Name(s): Conner & Wilkenson Meat Market
Property Type: One-Part Commercial Block
Date of Construction: c1895; c1925
Photograph Number: 8, Figure 15
Description:
This One-Part Commercial Block has a storefront with a center recessed entrance flanked by display windows. Historic character-defining features include: the stone parapet coping blocks; the decorative brickwork on the upper facade wall suggesting brackets; and the early twentieth century storefront with glazed tile cladding the bulkheads. Conner & Wilkenson's Meat Shop occupied this location in the late 1890s. The façade was remodeled around 1925 to match the neighboring buildings to the south. Long's Grocery was at this location in the 1940s, at which time it extended into the two buildings to the south (27 and 29 Central SW).
72. **27 Central Ave SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00689
Historic Property Name(s): Long Grocery
Property Type: One-Part Commercial Block
Date of Construction: c1910; c1955
Photograph Number: 8, Figure 15
Description:
This One-Part Commercial Block has a mid-twentieth century storefront featuring high-set fixed windows, buff brick, and angled façade wall, and an aluminum-framed entrance door. Additional historic character-defining features include: the stone parapet coping blocks and the decorative brick work on the upper facade wall suggesting brackets. This building first appears on the 1913 Sanborn map, where it is shown containing a grocery. By circa 1920, Robert J.M. Long's Grocery was in the building. Long's grocery remained until at least the 1940s, at which time it extended into the two buildings on each side to the north and south (25 and 29 Central SW).
73. **29 Central Ave SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00690
Historic Property Name(s): Hentges Millinery
Property Type: One-Part Commercial Block
Date of Construction: c1910; c1955
Photograph Number: 8, Figure 15
Description:
This One-Part Commercial Block has a mid-twentieth century storefront featuring buff brick, an angled facade wall, an aluminum-framed full-light entrance door, and high-set horizontal windows. Additional historic character-defining features include: the stone parapet coping blocks and the decorative brickwork on the upper facade wall suggesting brackets. This building first appears on the 1913 Sanborn map, where it is shown containing a variety shop. Occupants over time included: Cleo Hentges' millinery; Billy Ahrendt's hat shop; Royal Shoe Store; and Long's Grocery, at which time it extended into the two buildings to the north (27 and 25 Central SW).
74. **33 Central Ave SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00595
Historic Property Name(s): Royal Theatre
Style: Late 19th & Early 20th Century American Movements: Prairie School
Property Type: Two-Part Commercial Block
Date of Construction: 1914
Photograph Number: 8, Figure 15
Description:
This Two-Part Commercial Block occupies a double-width lot. Historic architectural elements include: the pressed metal cornice with exposed incandescent bulbs on the underside; the white glazed brick facing; and the metal inset panels at cornice level with decorative motifs, as well as the center panel with has letters in relief that read, "ROYAL." The building recently underwent a major remodel, which has resulted in the replacement of the historic upper-story windows, the historic marquee, and the storefront. The Le Mars Realty Company had this theater constructed and grand opening took place in September 1914 with seating for 600. The theater was "twinned" in the 1970s and by 1997 a third screen had been added.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

PLYMOUTH STREET NE

75. **25 Plymouth St NE** *Eligibility:* Contributing
Iowa Site Inventory No.: 75-00701
Historic Property Name(s): Nuebel Brothers Grocery (1912)
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: 1912
Photograph Number: 10
Description:
This two-story, Two-Part Commercial Block has two, single upper-story window openings defining the bays. The mid-twentieth century storefront features a recessed entrance flanked by aluminum-framed display windows resting on a brick bulkhead. Additional character-defining features include: orange brick facing; decorative brickwork on the upper facade wall; the engaged full-height brick piers; and the ashlar stone trim. The visor awning spanning the storefronts dates to the 1920s or 1930s. The Nuebel Brothers built this building in 1912 to expand their grocery located in the neighboring building to the east at 29 Plymouth NE. Krull Furniture was here in 1940 and by 1960, Montgomery Ward's was in this building.
76. **29 Plymouth St NE** *Eligibility:* Contributing
Iowa Site Inventory No.: 75-00702
Historic Property Name(s): Nuebel Brothers Grocery
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: c1903
Photograph Number: 10
Description:
This two-story, Two-Part Commercial Block has two, single upper-story window openings defining the bays. The storefront is non-historic and T-111 siding covers the upper-story windows and the storefront transom opening. Despite these alterations, character-defining features present include: the brown-orange brick facing; the decorative brickwork on the upper facade wall; the engaged brick piers at; and the ashlar stone trim elements. A visor awning spanning the storefronts dates to the 1920s or 1930s. This building first appears on the 1907 Sanborn map, where it is shown containing a grocery. The 1904 city directory lists the Nuebel Bros. Grocery at this location. By 1913, a clothing shop was in the building. Later, the Oasis bar was at this location in 1940.
77. **35 Plymouth St NE** *Eligibility:* Non-contributing
Iowa Site Inventory No.: 75-00703
Historic Property Name(s): Grand Central Hotel
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: c1879
Photograph Number: 10
Description:
This two-story building has a canted corner at the east end and reflects a late twentieth century remodeling, with orange brick facing on the first story and white stucco on the second story. Some original elements are still discernable and include: the engaged piers between each upper-story window; the carved stone Italianate window hoods; and the continuous stone windowsills. A shallow visor canopy shelters the late twentieth century storefront. This building appears on the 1883 Sanborn map as the Grand Central Hotel. A saloon shared the building during the 1890s and early 1900s. On all available Sanborn maps, it appears as part of an L-plan building linked internally with the building around the corner at 17 1st Ave NE (District Property # 1). During the 1960s the façade was altered to its current appearance and the L-plan building separated into two separate buildings. Though this building has strong associations with the continuum of commercial development of downtown Le Mars, the late twentieth century remodel of the façade prevents the building from communicating its significance. The loss of the historic cornice and storefront, combined with the alteration of the window openings and non-historic brick and stucco claddings compromise the building's historic integrity. If these alterations were removed, and the historic cornice and window openings restored, the building could be reevaluated for potential eligibility as a contributing resource.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

78. 37 Plymouth St NE **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00704
Historic Property Name(s): Le Mars Federal Savings and Loan Association
Style: Modern Movement
Property Type: One-Part Commercial Block
Date of Construction: 1953
Architect/Builder: Beuttler, William (architect)
Photograph Number: 10, Figure 17
Description:

This one-story building has a low profile and expresses an overall horizontality, both key character-defining features of the Modern Movement aesthetic. The east elevation retains the original distinctive sawtooth wall plan. Additional historic character-defining features include: the angled recessed wall at the east end bay of the primary facade, fronted by a low brick planter; the polished granite cladding of the west end bay of the primary elevation; and the stone sills of the east elevation windows. A circa 1953 photo shows the building much as it appears today and containing the Le Mars Federal Savings and Loan Association.

PLYMOUTH STREET NW

79. 21 Plymouth St NW **Eligibility:** Non-contributing

Iowa Site Inventory No.: 75-00706
Historic Property Name(s): (Close to Home)
Style: Other: Neoelectic - NeoClassical Revival
Property Type: One-Part Commercial Block
Date of Construction: c1974
Photograph Number: 2
Description:

This one-story building is five bays wide. Storefront display and entrance systems occupy each bay. The center bay projects forward at the upper facade wall, where the parapet wall has a pediment. A full-width pent roof supported by decorative fluted columns shelters the storefronts. The columns are original to the nineteenth century opera house that once stood on the site. The upper facade wall has EIFS cladding and faux corner quoins. The nineteenth century Opera House Block stood on this site until 1974.

80. 31 Plymouth St NW **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00707
Historic Property Name(s): Coddington Bros Saloon
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: c1880; 1912; c1960
Photograph Number: 2
Description:

This two-story Two-Part Commercial Block has single upper-story window openings defining two bays. The mid-twentieth century storefront has a center entrance flanked by high-set display windows resting on stacked buff brick bulkheads. Historic decorative corrugated metal siding surrounds the aluminum-framed storefront. Additional historic character-defining features include: the orange facade brick; the stone parapet coping; the corbelled brick work at cornice level; the brick dentils at the upper-story windows; and the continuous ashlar stone window lintels and sills. This building appears on the 1883 Sanborn map containing a grocer. Occupants over time include: photography studio (1888-1907); dry goods (1888); Coddington Brothers Saloon (1893-1907). In 1912, E.A. Dalton had the building's third story removed and the façade remodeled to its current appearance (matching the neighboring building to the west at 33 Plymouth). The Knights of Columbus hall was upstairs in 1940. Tentinger Insurance was at this location in the 1940s, after which Le Mars Mutual Insurance Company were here from 1958 until 1969.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

81. **33 Plymouth St NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00708
Historic Property Name(s): Prust Hardware
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: 1912
Photograph Number: 2, 7
Description:
This two-story Two-Part Commercial Block has three single upper-story window openings defining the bays. The mid-twentieth century storefront features aluminum-framed elements, a buff brick bulkhead and entrance surround, and a full-light retail entrance door. Additional historic character-defining features include: the orange facade brick; the stone parapet coping; the corbelled brick work at cornice level; the courses of brickwork suggesting brackets and dentils; and the continuous ashlar stone window lintels and sills. Hermann Prust had this building constructed in 1912 for use as a hardware store. By around 1940, United Wholesalers was in the building, after which Sherwin Williams was here later in the 1940s.
82. **107-109 Plymouth St NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00709
Historic Property Name(s): Grand Rapids Furniture
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: 1902; c1960
Photograph Number: 5, Figure 7
Description:
This two-story Two-Part Commercial Block has three projecting bay windows on the upper facade wall. The circa 1960 storefront features a recessed center entrance flanked by aluminum-framed display windows resting on bulkheads clad with green and white mosaic tile, as well as a green metal screen over the storefront transom. Historic character-defining features include: the corbelled brick work at cornice level; the three-part bay windows, each with a hipped roof, decorative pressed metal cladding, and one-over-one wood windows; and the tall, narrow one-over-one windows flanking each bay window and featuring an ashlar stone lintel and sill. This building was constructed in 1902 for the Grand Rapids Furniture Company. A furniture store remained in the building until at least 1923. A bar and an odds-and-ends store were in the building in the 1940s.
83. **111 Plymouth St NW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00710
Historic Property Name(s): Bennett Auto
Property Type: One-Part Commercial Block
Date of Construction: c1909; 1961
Photograph Number: 5
Description:
This one-story building features a faux brick facade treatment dating to a 1961 remodel. Storefront columns define three bays, which contain a vehicular bay with a wood-paneled overhead door, a display window, and a retail entrance. The historic wood framing of each opening, as well as the historic three-quarter-light wood door with transom, are intact. Bennett Auto Company was here in 1909. The 1923 Sanborn map indicates the garage had a capacity for ten cars. By 1926, Lee Cliff's Service Garage was at this location. H-S Alignment was in the building by 1961 when they remodeled the façade, which was indicated in an advertisement from August of that year.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

PLYMOUTH STREET SE

84. 18 Plymouth St SE *Eligibility:* Contributing
Iowa Site Inventory No.: 75-00713
Historic Property Name(s): Ideal Cleaners
Property Type: One-Part Commercial Block
Date of Construction: c1918
Photograph Number: 10, Figure 13

Description:

This One-Part Commercial Block has a central recessed entrance flanked by display windows. Additional character-defining features include: the cast stone parapet coping; the tapestry brickwork at cornice level; and the transom window above the storefront. This building is an excellent example of a small early twentieth century One-Part Commercial Block. The current building first appears on the 1923 Sanborn map, where it is shown containing an unidentified store. Ideal Cleaners was here in the 1930s and 1940s.

PLYMOUTH STREET SW

85. 18 Plymouth St SW *Eligibility:* Contributing
Iowa Site Inventory No.: 75-00714
Historic Property Name(s): Granite Barber Shop
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: 1897
Architect/Builder: Miller, Elam
Photograph Number: 3, Figure 6

Description:

This two-story Two-Part Commercial Block has single, round-arched windows in the upper story defining two bays. Though the storefront is covered with painted wood siding, historic character-defining features include: the pink and grey rough-cut stone cladding; the shaped parapet formed of rough-cut stone; the stone work on the upper facade wall; the pink, rough-cut stone round window hoods with keystones; and the historic exterior metal stairs alley elevation. J.G. Koenig hired Elam Miller to construct this building in 1897, which first appears on the 1899 Sanborn map, where it is shown containing a barber shop. Koenig operated a barber shop in the building until at least 1913.

86. 20 Plymouth St SW *Eligibility:* Contributing
Iowa Site Inventory No.: 75-00715
Historic Property Name(s): Bolser Building
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: 1925
Photograph Number: 3, Figure 6

Description:

This two-story Two-Part Commercial Block has single upper-story window openings defining three bays. Historic character-defining features include: the buff brick facing; the stone trim providing accents including parapet coping, a projecting cornice, a sign panel (with letters in relief that read "19 - BOLSER BLDG - 25"), belt courses, and the continuous stone upper-story window sills with dentils; and the full-height pilasters. This building first appears on the 1947 Sanborn map, where it is shown containing a restaurant. Occupants over time included Myers Café (1940), Justes Café (mid-to-late 1940s), and Club Café (late 1960s -1970s).

Le Mars Downtown Historic District
 Name of Property

Plymouth County, Iowa
 County and State

87. **22 Plymouth St SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00716
Historic Property Name(s): Sauer & Prust
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: c1879; 1956
Photograph Number: 3, Figure 6
Description:
 This two-story Two-Part Commercial Block has single, upper-story window openings containing the original two-over-two double-hung wood windows defining four bays. The 1956 storefront features aluminum-framing and a recessed center entrance flanked by display windows resting on brick bulkheads. Additional historic character-defining features include: the decorative brickwork at cornice level; the original cast-iron window hoods; the original segmental arched window openings with corresponding arched upper-sashes; and the stone windowsills with decorative brackets below. The 1883 through 1893 Sanborn maps show this building occupied by a grocery with offices upstairs. By 1899, Sauer & Prust hardware occupied this building. In 1913, a five-and-dime occupied the building, after which Fry Jewelry was at this location in the 1940s.
88. **24 Plymouth St SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00717
Historic Property Name(s): Heinemann's Dry Goods
Style: Late Victorian: Italianate
Property Type: Two-Part Commercial Block
Date of Construction: 1887
Photograph Number: 3, Figure 6
Description:
 This two-story Two-Part Commercial Block has tall, narrow upper-story window openings containing the historic one-over-one wood windows defining three bays. The mid-twentieth century storefront features a recessed center entrance flanked by aluminum-framed display windows resting on bulkheads clad with structural glass. Additional historic character-defining features include: the pressed metal cornice with center pediment, brackets, and letters in relief that read, "1887"; the row of decorative rectangular panels recessed into the brick wall; the carved stone window hoods; the continuous stone windowsills; and the original cast iron storefront posts. This building first appears on the 1888 Sanborn map, where it is shown containing a hardware store. Occupants over time included: Heinemann's dry goods, millinery, and boot & shoe store (1890s); Bennison's clothing store (c1900-c1913); Pills Department Store (1940); Adler Sporting Goods (1940s); Hotopp Jewelers (1969).
89. **26-28 Plymouth St SW** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00718
Historic Property Name(s): Kluckhohn Block-Denslow Drugstore
Property Type: Two-Part Commercial Block
Date of Construction: 1887; 1895; c1918
Architect/Builder: Round, O.H. (architect)
Photograph Number: 3, Figure 6
Description:
 This two-story, Two-Part Commercial Block retains the original cast-iron storefront columns that define the bays, which contain entrance doors to the second-floor stairs and storefronts in the central bays. Each storefront features a deeply recessed entrance flanked by display windows resting on white-glazed brick bulkheads. Non-historic metal siding conceals the upper façade wall and the storefront transoms. Though currently combined, throughout the majority of its history, this building functioned as two separate buildings. The west half dates to 1887 and appears on the 1888 Sanborn map as part of the Kluckhohn Block, which included the neighboring building to the west at 30 Plymouth. C.H. Kluckhohn had the east half built in 1895, which first appears on the 1899 Sanborn map containing a boots and shoe store. Circa 1900 and 1907 photos show the building's original appearance, with two very different upper-façade treatments. Occupants of the west half over time included: drugstore (1888); jewelers (1888); offices on the upper floor (1888); harness shop (1893); a clothing store (1899-1913). Beachler Shoes was in the west half during the early to mid-twentieth century. Though this building has important associations with the continuum of development in downtown Le Mars, the metal sheathing obscuring the upper story prevents the building from communicating its significance. If the metal siding was removed and sufficient integrity found to be intact below, the building could be reevaluated for potential eligibility as a contributing resource.

Le Mars Downtown Historic District
 Name of Property

Plymouth County, Iowa
 County and State

90. **30 Plymouth St SW** **Eligibility:** Non-contributing

Iowa Site Inventory No.: 75-00719
Historic Property Name(s): Kluckhohn Block-Kehrberg-Schneider Co
Property Type: Two-Part Commercial Block
Date of Construction: 1887; c1918
Photograph Number: 3, Figure 6

Description:

This two-story Two-Part Commercial Block retains the original cast-iron storefront columns that define the bays, which contain two storefronts with deeply recessed entrances flanked by display windows resting on white-glazed brick bulkheads. The historic retail entrance framing is intact with narrow sidelights and transoms above. Non-historic metal siding conceals the upper façade wall and the storefront transoms. This building first appears on the 1888 Sanborn map, where it is listed as the Kluckhohn Block through at least 1899. At this time, Kluckhohn & Kehrburg dry goods, Trottnow Jewelry, and Denslow & Company Drugstore occupied the building. Other occupants over time included: dry goods (1888); boots & shoes (1888); jewelers (1888); drugstore (1888); offices on upper floor (1888); IOOF Hall upper floor (1888); general store (1893, 1899); harness shop (1893); clothing store (1899); grocery (1899); department store (1899); dry goods (1907-1913); a carpet seller (1907-1913); a grocery (1913); the German Mutual Insurance Association (1901-1957); Sieverdings & Waltz (1940s). The building was refaced between 1913 and 1923 with the existing brick cladding (visible on the west elevation), at which time the original engaged pilasters and cornice were removed. Though this building has important associations with the continuum of development in downtown Le Mars, the metal sheathing obscuring the upper story prevents the building from communicating its significance. If the metal siding was removed and sufficient integrity found to be intact below, the building could be reevaluated for potential eligibility as a contributing resource.

91. **100 Plymouth St SW** **Eligibility:** Non-contributing

Iowa Site Inventory No.: 75-00720
Historic Property Name(s): Goodyear Service Store
Property Type: One-Part Commercial Block
Date of Construction: c1970
Photograph Number: 4

Description:

This one-story building occupies the west two-thirds of its parcel, with a paved surface parking lot occupying the east third. The north elevation has an aluminum-framed storefront while the east elevation features five vehicular bays. Rough-faced brown brick clads the walls. This was the site of the nineteenth century Union Hotel, which was demolished in 1968. The 1972 city directory lists the Goodyear Service Store at this location. Though this building has associations with the late twentieth century development of downtown Le Mars, it is not yet fifty years of age. If it retains integrity, it could be reevaluated for potential eligibility in 8-9 years.

92. **108 Plymouth St SW** **Eligibility:** Contributing

Iowa Site Inventory No.: 75-00721
Historic Property Name(s): Symms Plumbing
Style: Late 19th and 20th Century Revivals
Property Type: Two-Part Commercial Block
Date of Construction: c1903; c1955; 1962
Photograph Number: 4

Description:

This two-story Two-Part Commercial Block has single upper-story window openings defining two bays. The 1950s storefront has a full-light wood entrance door and a large display window opening resting on a brick bulkhead. Though T-111 siding fills the window openings, historic character-defining features include: rusticated cast concrete block walls; the projecting pressed metal cornice; the large upper-story window openings with heavy ashlar stone lintels and sills; and the original window openings in the side and rear elevations. A one-story concrete-block addition to the west dates to 1962 and has brick facing. The building was constructed of M.A. Moore's nationally available "Miracle Double Air-Space Block," a cast concrete block with a rusticated face sold locally at each of the lumber yards in Le Mars. This building first appears in a circa 1905 photograph. Symms Plumbing Company was at this location by 1907. By 1913, an undertaker shared the building. The American Legion moved into the building in the late 1940s, at which time they installed a new storefront featuring glass block glazing. The Legion built the one-story addition on the neighboring lot in 1962. The American Legion remains in the building today.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

93. **120 Plymouth St SW** **Eligibility:** Contributing
Iowa Site Inventory No.: 75-00722
Historic Property Name(s): Adler Auto Repair
Property Type: One-Part Commercial Block
Date of Construction: c1928
Photograph Number: 4
Description:
This building is three bays wide, defined by a vehicular entrance, a pedestrian entrance, and a display window. Character-defining features include: the small vehicular bay; the transom areas over the pedestrian entrance and the display window; the rusticated cast concrete block facing; and the overall utilitarian character and lack of applied ornamentation. An auto repair shop was here in the 1940s, during which time there was internal access into the neighboring building to the west (122 Plymouth SW). An auto repair shop remained in the building at least through the early 1970s.
94. **122 Plymouth St SW** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00723
Historic Property Name(s): Adler Auto Repair
Property Type: One-Part Commercial Block
Date of Construction: c1928
Photograph Number: 4
Description:
This building is five asymmetrical bays wide, defined by a vehicular entrance, a pedestrian entrance, and three large display windows. Non-historic synthetic EIFS panels cover the facade walls. Adler Auto repair shop was here in the 1940s, at which time there was internal access to the neighboring building to the west (120 Plymouth SW). An auto repair shop remained in the building at least through the early 1970s. The façade treatment dates to after 1976. Though this building has important associations with the continuum of commercial development in downtown Le Mars, the non-historic façade cladding conceals all historic materials, preventing it from communicating its significance. If the siding was removed and the historic materials found to be intact below, the building could be reevaluated for potential eligibility.
95. **124 Plymouth St SW** **Eligibility:** Non-contributing
Iowa Site Inventory No.: 75-00724
Historic Property Name(s): Brownie's Café
Property Type: Two-Part Commercial Block
Date of Construction: c1900
Photograph Number: 4
Description:
This two-story, wood-framed gable-front building has single upper-story windows defining two bays, which contain one-over-one vinyl windows. Vinyl siding, some with a faux fish scale pattern, and non-historic brick clad the walls. Local sources suggest this building was the original Koenig Barbershop constructed about 1879 at 18 Plymouth SW and which was moved to this site around 1897 to make way for District Property # 85). The 1899 Sanborn map shows a wood-framed two-story building with a similar footprint at this location, where it is shown containing a dwelling. Nellie Wells Chenhall reportedly operated a beauty parlor here in the early twentieth century. By 1947, Brownie's Lunch café was in the building and remained until 1960 when State Farm Insurance purchased the building. Pew Realty and State Farm Insurance remodeled the building in 1976. It was recently remodeled to its current appearance (c2009). This building has important associations with the long continuum of development in downtown Le Mars, particularly as possibly one of the oldest and last wood-framed buildings remaining downtown. However, the vinyl siding and non-historic storefront conceal all historic materials, preventing it from communicating its significance. If the siding was removed and the historic materials found to be intact below, the building could be reevaluated for potential eligibility.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

96. **126 Plymouth St SW**
Iowa Site Inventory No.: 75-00725
Historic Property Name(s): Marathon Service Station
Property Type: One-Part Commercial Block
Date of Construction: c1925; c1954
Photograph Number: 4

Eligibility: Contributing

Description:
This building has a trapezoidal footprint and a shallow hipped roof with wide, boxed eaves. Two flush pedestrian entrances and three single windows define five bays. Additional character-defining features include: the courses of dark grey header brick, contrasting with the red brick of the walls; the fixed display windows flanking the north retail entrance, which feature transoms above; and the narrow vehicular bay on the west elevation. Marathon Service Station was at this location by 1926 and remained until at least 1940. It remained a filling/service station until at least the early 1960s, after which it was Leo's Garage by the early 1970s.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- 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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

c1879-1962

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Steele & Hilgers

Beuttler, William

U.S. Treasury

Period of Significance (justification)

The period of significance begins in circa 1879, the construction date of the oldest resource in the District, and ends in 1962 with the fifty-year cut-off date established by the National Park Service to provide sufficient passage of time to allow objective evaluation of the historic resource eligibility at the time of its listing. The period of significance also acknowledges historic alterations made to buildings as specific functional needs and commercial styles evolved. Additionally, the period of significance accepts the buildings that experienced such alterations within the period of significance as contributing elements to the District.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Le Mars Downtown Historic District comprises the historic business and civic center of the City of Le Mars, Plymouth County, Iowa. It is eligible for listing in the National Register for its local significance under Criterion A in the area of COMMERCE. The District includes the contiguous commercial, social, recreational, and governmental resources that retain integrity and continue to reflect the evolution of Le Mars' economic center from the late nineteenth century through the post-World War II period. The District encompasses 96 resources constructed between circa 1879 and 2010, among which are 73 contributing buildings and 23 non-contributing buildings. The District is locally significant in the area of Commerce for its associations with the growth of Le Mars as a county seat, railroad market center, and economic hub. With the arrival of the railroad and later as county seat, Le Mars grew to become the railroad agricultural market center of Plymouth County and major hub in northwest Iowa. The physical and architectural development of the downtown commercial center reflects the importance of the railroad, as well as US Highway 75 and State Highway 3, in the community's commercial history. The District's resources communicate historic trends in downtown development, physically representing the spectrum of building technology, design, stylistic features, form, and function that define the history of Le Mars. The District's period of significance begins with the construction of the earliest building and ends at the recognized fifty-year cut-off date established by the National Park Service to provide sufficient passage of time to allow objective evaluation of the historic resources at the time of its listing. The period of significance acknowledges historic alterations in response to specific functional and marketing needs and counts buildings that experienced such alterations within the period of significance as contributing elements to the District.

The District boundaries do not include vacant lots or open space and thus the potential for this property to yield archaeological information important to prehistory or history is minimal and the District is not eligible under Criterion D.⁴ Though it should be noted that a portion of the historic 1904 one-block section of concrete street paving, the first of its kind in Iowa and only the second nationwide, is within the District boundaries beneath non-historic asphalt paving.⁵

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

EARLY SETTLEMENT PERIOD: UP TO 1869

Establishment of Plymouth County

The first documented Euro-American settlement in Plymouth County took place in 1856, with the arrival of small groups of pioneer families to the banks along the Floyd and Big Sioux rivers. By late summer 1858, sufficient settlement had occurred that residents petitioned the Woodbury County Court for the organization of Plymouth County as a separate government entity, which was granted later that year.⁶ [see Figure 3] The newly organized county had only two townships – Plymouth and Westfield – and the following year, county officials designated the county seat to be the newly platted town of Melbourne (10 miles south of present-day Le Mars) near the Floyd River in the southwest quadrant of the county.⁷

⁴ This nomination is derived from information gathered through an above-ground cultural resource survey, during which no archaeological testing was completed.

⁵ This historic resource is located along the 1st block of 1st Ave SW south of Plymouth Avenue. See page 49 below for more information.

⁶ A. Warner & Company, *History of the Counties of Woodbury and Plymouth, Iowa* (Chicago: A. Warner & Company, 1890), 74.

⁷ A. Warner & Company, 411-412, and Hon. I.S. Struble, "History of Plymouth County Iowa," in *Standard Historical Atlas of Plymouth County Iowa* (Anderson & Goodwin Company, 1907), Section 2, 2.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

Arrival of the Railroad

The last of Iowa's regions to be settled were the lands in the northwest part of the state, which were largely isolated until the arrival of the railroad to the area in the mid- to late nineteenth century.⁸ In the years leading up to and after the Civil War, "railroad mania" swept the nation. Widespread projecting, promoting, and speculating took place with towns fiercely competing for the favor of railroad companies and convenient access to new rail lines. Connection to the railroad was a matter of economic life or death for many growing rural communities.

With Chicago as a major center of inland commerce, the federal government recognized that Iowa was directly in the path of any future transcontinental railroad.⁹ In 1856, Congress granted the State of Iowa millions of acres of public land to distribute to railroad companies, often with deadlines for road completion, to entice development of east-west routes across the state. Though more than 650 miles were completed by 1860, the onset of the Civil War interrupted the construction momentum.¹⁰

Immediately following the war, Iowa's leaders focused their attention on rail construction. The 1862 Homestead Act and rapid growth of railroads encouraged speculators to construct towns increasingly further west. In less than two years following the national conflict, railroad companies completed the first trans-state line, the Cedar Rapids & Missouri River Railroad (later Chicago and Northwestern) in 1867. During this period, Iowa became a major destination point for settlers from the East and between 1865 and 1870 the state's population grew from 754,699 to 1,194,020.

Plymouth County's proximity to Sioux City (Woodbury County) is central to its early development. At the confluence of the Big Sioux, Floyd, and Missouri rivers, Sioux City thrived after being settled in the 1840s and designated county seat in 1856. It grew rapidly into a shipping hub of the surrounding grain-farming and stock-raising region and was expected to surpass Omaha and St. Joseph, Missouri, as a key commercial access point to the West, which stimulated the formation of six railroad companies, each with their western terminus at Sioux City, in a short period of time.¹¹ Among them was the earliest railroad to cross northwest Iowa – the Iowa Falls & Sioux City Railroad – arriving to Sioux City in 1868 and fully operational by 1870.¹² This line followed the Floyd River valley and served to boost settlement to Plymouth County and stimulate the creation of new communities along the way, Le Mars among them.

| Plymouth County Population ¹³ | | |
|--|------|-------|
| 1860 | 1867 | 1870 |
| 148 | 214 | 2,199 |

The Iowa Falls & Sioux City Railroad was formed by John I. Blair, a major railroad developer in the Midwest, upon his purchase of the bankrupt Dubuque and Sioux City Railway.¹⁴ Blair, who had been instrumental in Iowa's first trans-state line, "built roads faster and more extensively in the state than anyone else – before or since and has been described as "a human dynamo let loose on railway-mad Iowa."¹⁵ True to his nature, Blair quickly reorganized the failed company and work on the line resumed with construction moving inward from both ends.

Concurrent with development of the Iowa Falls & Sioux City railroad, construction of Blair's railroad between Sioux City and Minneapolis-St. Paul, Minnesota was underway. With the pending arrival of both the Iowa Falls & Sioux City Road and the

⁸ "Time Periods: Overview of Iowa History," *Prairie Voices: Iowa Heritage Overview*, State Historical Society of Iowa.

⁹ William H. Thompson, *Transportation In Iowa* (Des Moines: Iowa Department of Transportation, 1989), 27.

¹⁰ "Iowa Pathways Timeline."

¹¹ Winckler, 351, and Thompson, 29.

¹² The Iowa Falls & Sioux City Railroad was previously known as the Dubuque & Sioux City Railroad and was subsequently absorbed into the Illinois Central system by 1870.

¹³ Struble, np.

¹⁴ Arthur Larson, *Le Mars: The Story of a Prairie Town* (Le Mars, IA: Le Mars Daily Sentinel, 1969), 3.

¹⁵ Thompson, 27, quoting Frank Donovan "The Northwestern in Iowa," 1962.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

'twin cities' route to the small settlement that was to become Le Mars, the hamlet was initially known as St. Paul Junction.¹⁶ An 1868 account described the settlement of St. Paul Junction as a scattering of cabins and open prairie.¹⁷ However, in anticipation of the railroad's arrival and the commercial boom to come, a post office, a railroad station, and a mill were established (none of these are extant) and an eyewitness account from late 1869 recalls the Depot Hotel and Foster and Blodgett's store already in operation.¹⁸

EARLY EVOLUTION OF LE MARS AS A REGIONAL COMMERCIAL HUB: 1869-1880

Formation of Le Mars

Blair had plans for the founding of a new town to be located where his Iowa Falls & Sioux City railroad and his Sioux City & Minneapolis lines would meet. Though he held vast land grants, he needed to secure title to parcels in the vicinity of his town site. Primary among the landholders of this site was Captain Betsworth, one of Le Mars' earliest settlers. As the railroad line approached Blair's chosen site in September and October 1869, he secured a deal with Betsworth to trade his 160 acres where the town would be laid out for 240 acres in rural Plymouth County where Betsworth could resettle. Thus Blair acquired the land on which to lay out a town, which was to become Le Mars.¹⁹

The railroad line reached the town site on October 1, 1869 and was completed on July 8, 1870 when it reached the line coming east from Iowa Falls at a point about three miles east of Storm Lake.²⁰ Though accounts differ as to the exact date of the event (1869 or 1870), accounts are consistent that during a visit to the new town site with his business partners, the naming of Le Mars derived from the first letters of the first names of women in the party.²¹

Original Town Plat

As was common in newly laid out towns, Le Mars' founding and survey took place prior to the official filing date of the plat on record at the county courthouse, June 4, 1870. Often such circumstances were due to legal formalities such as certifying the filer held clear title to the land being platted. While it remains unclear why the filing date for the Original Town plat of Le Mars was delayed, consensus among local historians and secondary sources suggests town founding took place with the initial arrival of the railroad in 1869, despite the recorded plat filing date the following year.²² [see Figure 4]

Blair's large plat of Le Mars reflects his confidence in the town's future success, comprised of forty-five blocks and sixteen streets bounded by 7th Street (1st St N) to the north, Fulton Street (5th Ave E) to the east, 2nd Street (4th St S) to the south, and Howard Street (4th Ave W) to the west. The town plan included a grid system of streets oriented with the cardinal points (N-S) and bisected diagonally by the railroad grade traveling northeast-southwest. Most of the streets were 80 feet wide, with the exception of the designated commercial corridors – Main Street (Central Avenue) and 5th Street (1st St S) – which were both 100 feet wide.

Most blocks were 320-by-360 feet with a 20-foot-wide alley bisecting the block north-south and 12 evenly spaced 60-by-150 feet lots. The exception were those blocks fronting onto the designated commercial corridors, which included clusters of as many as 15 long, narrow 24-by-100 feet parcels facing onto Main (Central) and 5th Street (1st St S).²³ Other

¹⁶ Larson, 3.

¹⁷ Ibid., 8.

¹⁸ Ibid., 7.

¹⁹ *History of the Counties of Woodbury and Plymouth, Iowa*, 597.

²⁰ Thompson, 30.

²¹ Accounts differ as to exactly who the women were, however Larson, in his 1969 history of Le Mars, *The Story of a Prairie Town*, states on page 7 that "The most common statement is that they included Lucille Underhill, Elizabeth Parson, Mary Weare, Anne Blair, Rebecca Smith, and Sara Reynolds." In addition, the reference to Le Mars in an 1870 railroad promotional pamphlet, *Choice Iowa Farming Lands*, supports the naming event taking place in 1869.

²² Larson, 3.

²³ Though Blair had designated 5th Street (1st St S) as the primary east-west commercial corridor, the natural development shifted to 6th St (Plymouth), where numerous replattings during the 1870s and 1880s realigned the parcels to fit expected commercial layouts.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

exceptions were those parcels abutting the diagonal railroad grade, resulting in irregularly shaped triangular and trapezoidal lots.

Complementing the area's robust agricultural conditions, the most significant economic stimulus to Plymouth County and the new town of Le Mars was the presence of the Iowa Falls & Sioux City Railroad. Prior to its arrival and the formation of Le Mars, Plymouth County had no particular commercial center except for the small villages of Melbourne and Westfield.²⁴ Providing connections to Chicago, and points east, the railroad brought new investors to Le Mars who filed new plats and started businesses to serve the incoming immigrants. Access to rail trade and travelers spurred rapid commercial growth and anchored Le Mars.

Railroad promotional materials enticed more immigrants to Iowa. In an effort to sell off federal land grant parcels abutting their railroad grades, as well as to boost ridership across the state, in 1870 the Iowa Railroad Land Company published the promotional pamphlet, *Choice Iowa Farming Lands*. To encourage settlers to central and western Iowa they advertised "low prices on credit or for cash" and "tracts to suit purchasers" and included illustrations of pre-fabricated cottages for sale.²⁵ The pamphlet included information on town lots for sale along the routes it represented – Cedar Rapids & Missouri River Railroad, Sioux City & Pacific Railroad, and the Iowa Falls & Sioux City Railroad – for which it advertised lots for sale in Le Mars.²⁶

Le Mars' development during its first few years of existence was remarkable. The completion of the railroad line, the pending arrival of a second railroad line, and the founding of Le Mars spurred rapid early settlement to Plymouth County, the population of which more than doubled from 2,199 in 1870 to 5,282 residents in 1875. By 1871, Le Mars boasted: its first brick building, the two-story Van Sickel Block;²⁷ its first newspaper, the *Plymouth Sentinel*,²⁸ and the Le Mars Bank.²⁹ An 1871 business directory shows an active commercial center with listings for two grocers, two general merchants, three hotels, a hardware store, a dry goods store, two physicians, two tailor/dressmakers, two meat and hide dealers, two blacksmiths, a harness maker, a tobacco shop, two lumber/coal dealers, two boot/shoe stores, a tinsmith, a drayman, a flour mill, four land agents, and two builders.³⁰

Le Mars' rapid growth and superior transportation connections, combined with the offer of town leaders to construct a new building for the county, persuaded the Plymouth County commissioners to relocate the county seat to Le Mars. The decision was ratified by a general county election in 1872, with more than 75 percent of the 587 votes in favor of the move, and the small village of Melbourne lost its position to Le Mars.³¹ Later that year, Le Mars sealed its status as a regional commercial center when it welcomed its second rail connection, the Sioux City & St. Paul Railroad.³² This connected the new town of Le Mars directly to St. Paul and Milwaukee, both hubs of the booming lumber trade of Minnesota and thus providing much needed building materials for the largely treeless plains.

The selection of Le Mars as the county seat in 1872, combined with the arrival of a second railroad, were momentous occurrences for the nascent community. In rural areas such as northwest Iowa, the status of county seat secured Le Mars' role as an important economic, social, and governmental hub in the region. Furthermore, the benefit of an additional rail connection linked Le Mars with the major shipping hubs of Chicago, Omaha, St. Paul, Milwaukee and Kansas City.

²⁴ Larson, 3.

²⁵ Iowa Railroad Land Company, *Choice Iowa Farming Lands*, (Chicago: Horton & Leonard Printers, 1870).

²⁶ The reference to Le Mars in this 1870 publication indicates the town's existence prior to the 1870 publication date and supports the 1869 town founding date.

²⁷ This building once stood at the northwest corner of Central and 1st Street NW, but was demolished in the early 1970s.

²⁸ This paper is now the *Le Mars Daily Sentinel*.

²⁹ Andreas, and *History of the Counties of Woodbury and Plymouth, Iowa*, 602.

³⁰ W.S. Freeman, *History of Plymouth County Iowa*, Volume 1 (Indianapolis: B.F. Bowen & Company, 1917), 417-418.

³¹ Larson, 9, and *History of the Counties of Woodbury and Plymouth, Iowa*, 597.

³² Freeman, 249. The Sioux City & St. Paul Railroad was later known as the Minneapolis & Omaha Railroad and subsequently the Chicago, St. Paul, Minneapolis & Omaha Railway. Later it was absorbed into the Chicago & Northwestern system.

Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

In anticipation of the expansion to come, investors filed six new additions by 1874, adding fifty blocks of platted parcels to the Original Town plat of Le Mars. In addition, developers filed three subdivisions at the intersection of 6th and Eagle streets (Plymouth Street and 1st Ave W) reflecting the redevelopment of 6th as the east-west commercial corridor, instead of 100-foot-wide 5th Street (1st Street S), which Blair's plan had designated as the primary east-west street.

An 1875 account described Le Mars as "surrounded by a wide farming region, and... a good shipping point."³³ Such conditions enticed settlers to the area and the increase in rural settlement very soon created the need for additional goods and services. Investment in downtown buildings and business houses during 1875 reached almost \$70,000.³⁴ By this time, among the businesses were – two newspapers, two merchants, two general merchandise operations, a grain elevator, a flour mill, two banks, a farm merchandise and coal dealer, a druggist, an attorney, a books and stationary business, a furniture store, a physician, a lumber dealer, a butcher, a hotel, a hardware store, and a printer.³⁵

The following year, Le Mars saw the establishment of a new bank, a new steam flouring mill, a brewery, and a wagon factory, as well as two new churches.³⁶ In 1876, investment in building expansion and new construction totaled nearly \$150,000, with three lumber yards providing building materials including over 3.1 million feet of lumber sold that year alone. A tally of construction and improvements completed in 1876 show sixty-six new dwellings and twenty-one new business buildings, as well as improvements/expansions on thirty-seven existing commercial structures.³⁷ Railroad import and export records further evidenced the boom character of the town. In 1876, almost 5,100 railroad cars imported goods and stock, of which nearly 16 percent carried building materials.³⁸

| Plymouth County Population ⁴⁰ | |
|--|-------|
| 1873 | 1875 |
| 3,884 | 5,282 |

| Le Mars Population ³⁹ | |
|----------------------------------|--------|
| 1876 | 1877 |
| ~1,200 | ~1,500 |

English Settlement and Influence

During the mid- to late nineteenth century, increased German immigration to America resulted in a concentrated settlement pattern later identified as the "German Belt," which included Wisconsin, Minnesota, North Dakota, Nebraska, and Iowa.⁴¹ In Iowa, Germans became the second largest immigrant group and settled in every county with no other immigrant group as widely spread across the state.⁴² While many of Plymouth County's earliest settlers were German, during the early period of Le Mars' adolescence, the community welcomed a distinctive wave of immigration from the British Isles, and England in particular, that accelerated settlement of the region and drove significant downtown development. Encouraged by land speculator Daniel Paullin, William Close and his brothers Fred, James, and John, began to heavily invest in undeveloped land in northwest Iowa during the late 1870s. Natives of England, they secured significant financial backing from British investors and began their operation in Crawford County, where they purchased thousands of acres of unbroken prairie, broke the sod, divided the land into farmstead parcels of about 160 acres, built dwellings and barns, established wells, and then leased to immigrant tenant farmers. Attracted by the vast tracts of fertile land with sufficient water sources, as well as excellent transportation connections to distant markets, the Closes moved their base of operations to Le Mars in 1879. That year alone they purchased more than 16,000 acres in Plymouth,

³³ Andreas.

³⁴ "Le Mars. Sixth Annual Review of Its Progress by the Sentinel." *Le Mars Sentinel*, January 4, 1877.

³⁵ Andreas.

³⁶ "Le Mars. Sixth Annual Review of Its Progress by the Sentinel." *Le Mars Sentinel*, January 4, 1877.

³⁷ Ibid.

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ Struble, np.

⁴¹ Energy of a Nation: Immigration Resources, "Waves of German Immigrants," <http://www.energyofanation.org/4e667f77-e302-4c1a-9d2e-178a0ca31a32.html?nodeid=> (accessed July 28, 2012).

⁴² Iowa Public Television, "Iowa Pathways Timeline: Germans," Des Moines: Iowa Public Television, 2011.

http://www.iptv.org/iowapathways/mypath.cfm?ounid=ob_000206 (accessed July 28, 2012).

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

Cherokee, and Woodbury counties.⁴³ By 1881, the Close brothers were reported to have owned 300,000 acres in five counties across northwest Iowa.⁴⁴ Their activities in 1881 consisted of the opening of 319 farms for lease, breaking of almost 26,000 acres of land, construction of 319 houses, 318 barns, 142 granaries, and 70 wells, as well as the purchase of an additional 24,211 acres of unbroken prairie.⁴⁵

As the trading and transportation hub of Plymouth County, Le Mars benefitted greatly from the Close brothers' efforts, which included promotion to potential immigrants back East and in England. As a result, numerous new settlers came to the region and Le Mars, in particular. Among them were not only settlers who arrived to lease farmland from the Close brothers, but merchants and businessmen, many of whom were British, who came to Le Mars to capitalize on the rapid rural settlement and the commerce it would drive in town.

Though never in the majority, British immigrants to Le Mars represented a high number of commercial activities. Among the known British-owned and/or -operated endeavors were real estate and insurance firms, various merchant businesses, livestock sales, at least one physician's office, a lumberyard, restaurants, at least one saloon, a brickyard, a surveying firm, a photography studio, and a meat packing plant.⁴⁶ Sufficient immigration occurred to support the founding of an English newspaper, the establishment of the British-patronized House of Lords and House of Commons taverns, as well as the opening of the Windsor and Albion hotels.⁴⁷ In 1881, the English-born only Prairie Club was founded, with more than 300 members joining by the end of the 1880s.⁴⁸

British immigrants were directly associated with the early development of downtown Le Mars through the filing of plats, surveying land, construction of buildings downtown, and the forming of numerous businesses. Of the several buildings downtown that have been attributed to English-born immigrants or institutions during this period, only two have yet been confirmed to still be standing – the Prairie Club's second-generation building (District Property # 7) [see Figure 7] and the building that once contained the House of Lords tavern.⁴⁹

The arrival of English settlers peaked around 1885. At this time Plymouth County boasted 605 English-born residents, ranking 8th among Iowa counties in total English-born population, having risen from 14th in just the previous five years.⁵⁰ Just as the English immigration reached its pinnacle, the Close brothers left Iowa in pursuit of business interests in St. Paul. During the 1890s, most British immigrants departed northwestern Iowa and by 1915 Plymouth County reported only one-third the number of English-born immigrants it had just thirty years earlier.⁵¹ Despite the short-lived nature of the English settlement era, these immigrants gave Le Mars a remarkable boost and set the stage for future development.

⁴³ Jacob Van Der Zee, *The British in Iowa*. (Iowa City, Iowa: State Historical Society of Iowa, 1922), 68.

⁴⁴ Van Der Zee, 99.

⁴⁵ *Ibid.*, 123.

⁴⁶ Larson, 21-23, and United State Census Bureau, Iowa, Plymouth County, <http://www.ancestry.com> (accessed June 30, 2011), and Van Der Zee, 48-53.

⁴⁷ Larson, 21-23. Oral history interviews with English descendent Glada Reichert Koerselman indicate the House of Lords saloon, frequented by English immigrants, was located in the building at 15 Central Avenue NW. an 1881 advertisement for the House of Lords states it was on 6th Street (Plymouth). Further, in-depth research is recommended to ascertain the exact location of the tavern and whether the original building is still extant.

⁴⁸ The Prairie Club originally met in Cobden's Block, which burned down in 1895. The club relocated temporarily and then moved into the existing building at 15 1st Ave NW in 1902.

⁴⁹ English-born, Frank Cobden built the Cobden Block at the NW corner of Eagle and 6th (13 1st Avenue NW), which is non-extant and previously occupied the parcel now occupied by District Property # 7; English-born Fred Veal established a lumber yard on 1st Ave NE, which is no longer extant; and the English-born Dalton family is known to have been involved in the development of downtown, but no specific extant building has yet been associated with them. Additional in-depth research by local historians is ongoing to determine if additional direct associations with English immigrants can be proven.

⁵⁰ Van Der Zee, 50-51.

⁵¹ Larson, 25.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

"THE GATEWAY CITY" OF NORTHWEST IOWA: 1880-1900

By 1880, major railroad lines crisscrossed the state, with numerous lines connecting between. These links to distant markets secured Iowa's farming economy, as well as the futures of county seat towns along the routes, such as Le Mars.⁵² By the late 1870s, four passenger trains stopped daily in Le Mars.⁵³ Due to its advantageous geographic location and ample rail connections, Le Mars was sometimes referred to as "The Gateway City" of the northwest.

Le Mars' swift early growth, its status as a county seat, and solid role as a regional commercial hub attracted more settlers to town, and Plymouth County as a whole. Due to the influx of immigrants during the late 1870s, by the early 1880s Plymouth County had about 10,000 residents with one quarter residing in the bustling market center of Le Mars. An 1881 account described Le Mars as surprisingly lively, "a Model Iowa Town", and "A Regular 'snorter' [sic]" of a city.⁵⁴ The report declared it a rival of Sioux City, claiming its retail trade exceeded that of the Woodbury County seat.⁵⁵ The commentary described the downtown streetscapes as follows:

"The business streets are a heterogeneous mass of buildings, lumber, brick, stone and lime... The buildings are an odd lot, too. Now you are opposite an old structure of eleven years ago, and next comes a palatial brick of modern construction. But all over the city the merry sound of saw and hammer, trowel and derrick makes music for the ears of those who like to see bustle and confusion. Probably more than one hundred thousand dollars will be expended in this year in buildings alone."⁵⁶

Construction became a thriving business in Le Mars, reflected by the city's ability to support twelve real estate agents, three lumber dealers, two brickyards, and five listings for "Carpenters, Contractors, and Builders."⁵⁷ The pace was such that multiple accounts from the summer of 1881 reported as many as sixty buildings in the midst of construction causing supplies to run low to the point that "the lack of building material...greatly delayed building operations."⁵⁸ Between 1878 and 1883, developers filed seven new plats, adding fifty blocks and approximately 600 parcels to Le Mars. In addition, three subdivisions along the west edge of downtown on 6th and 7th streets further defined the future development of downtown parcels.

The District features nineteen buildings from this period,⁵⁹ among the 15 that contribute are the Union Block (District Property # 25-27) [see Figure 5], the Schindel & Howard Building (District Property # 44) [see Figure 11, 14], and the Sauer & Prust Building (District Property # 87) [see Figure 6].

The 1882 city directory recommended "eastern capitalists contemplating settlement or investment in the west should visit Le Mars before they locate" and described the city as "an excellent distributing point."⁶⁰ At this time, among the numerous businesses in operation were five agricultural implement dealers, twelve attorneys, four billiard halls, nine blacksmiths, three book stores, six boot and shoe stores, three drugstores, twelve grocers, four hardware stores, two ice cream shops, five jewelers, two photographers, eleven physicians, eight restaurants, seventeen saloons, and no less than fourteen hotels.⁶¹ Two freight depots and a passenger depot serviced two railroad lines through town. Roberts, Frost, and Heaphy

⁵² Winckler, 306.

⁵³ Larson, 10.

⁵⁴ "The Gateway," *The Le Mars Sentinel*, August 4, 1881.

⁵⁵ *Ibid.*

⁵⁶ *Ibid.*

⁵⁷ "The Gateway," *The Le Mars Sentinel*, August 4, 1881, and Glenn & Cox, *Le Mars City Directory 1882-1883* (Sioux City, IA: Daily Journal Steam Printing House, 1882).

⁵⁸ *Le Mars Sentinel*, June 16 and June 23, 1881, and *The Daily Liberal*, June 30, 1881.

⁵⁹ Buildings in the District dating from circa 1882 and earlier include District Properties 1, 15, 21, 22, 25-30, 42-46, 48, 77, 80, and 87. Of the nineteen resources from this period, fifteen are contributing.

⁶⁰ Glenn & Cox, 5-6.

⁶¹ *Ibid.*

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

operated a pork packing plant processing up to 300 hogs a day. Four grain elevators and two flour mills hugged the railroad tracks, with the mills producing up to 250 barrels a day.⁶²

In the midst of this early wave of rapid growth, in June 1882 downtown Le Mars suffered a major setback when fire destroyed about ten buildings, including a new brick structure, along a block of Main Street near the intersection of 7th street.⁶³ Losses totaled more than \$33,000. Though the newspaper account described the wreckage as extending the better part of two blocks, a review of the Sanborn fire insurance map of the following year shows no evidence of the fire, as business owners quickly rebuilt and a near solid block of primarily brick buildings span the streets facing onto Main at 7th Street.

The 1883 Sanborn map, the earliest recorded in Le Mars, and historic photographs from the period confirm the 'heterogeneous' nature of downtown described in the 1881 account above. A full block of one- and two-story wood frame buildings with gable-front or false front designs spanned both sides of Main Street (Central Ave) south of 6th (Plymouth St). Elsewhere downtown, second generation one- and two-story brick buildings interspersed with first generation wood frame buildings formed the streetscape. At this time, light industrial businesses, such as lumber yards, liverys, and warehouses, occupied the edge of the commercial district with residential development filling the lots immediately beyond.

Increased population and commercial trade spurred Le Mars to incorporate in 1881 and soon after it became a City of the Second Class.⁶⁴ A review of the earliest Sanborn fire insurance maps from 1883 and 1888 show the transformation of downtown Le Mars from its initial, 'boom town' character dominated by wood-framed, false-front commercial buildings, to a mature central business district comprised primarily of masonry buildings. From the main commercial intersection at 6th Street (Plymouth) and Main Street (Central) a near-solid streetscape of commercial buildings extended a full block to the south, east, and west, as well as more than a block to the north. Retail endeavors and service businesses made up the majority of occupants in the heart of downtown, with liverys, blacksmiths, and agricultural implement dealers located on the edge of the central business district. About 40 to 50 percent of the buildings standing in 1883 were still the first-generation wood-framed buildings. By 1888, commercial businesses expanded another half-block south and west, and new brick buildings replaced a number of earlier wooden-structures.

In addition to the area's robust agricultural conditions, ready access to rail trade and travelers spurred commercial growth. In 1889, the two railroad lines received a combined 2,200 freight cars and forwarded more than 3,300.⁶⁵ Within the following three years, Le Mars' rail connections improved further with the arrival of the Sioux City & Northern Railroad, with its grade alignment running northeast-southwest about three miles west of downtown. At the time, fourteen passenger trains stopped daily in Le Mars and the excellent transportation and communication infrastructure supported offices of both American Express and Western Union.⁶⁶

During the 1880s and early 1890s, Plymouth County's population grew by more than 156 percent, to almost 22,000 residents in 1895. At the same time, the number of residents in Le Mars grew by more than 166 percent. Though the majority of people resided in the rural areas surrounding Le Mars, the city maintained about 22 percent of the county's population during this boom period.

⁶² *Ibid.*, 6.

⁶³ "Wanted----A Fire Engine," *Daily Liberal*, (Le Mars), June 13, 1882. The newspaper account does not indicate the exact location of the buildings lost and damaged, but a review of the Sanborn maps and occupant information suggests it likely occurred on the east side of Main Street (Central Ave) on each side north and south of 7th (1st St N).

⁶⁴ As defined by the Iowa State Legislature.

⁶⁵ *History of the Counties of Woodbury and Plymouth, Iowa*, 612.

⁶⁶ "Le Mars City Directory," (Omaha, Nebraska: Ed. Smith & Company, 1893), 13. American Express was located in a building that is no longer extant that once stood on the parcel currently occupied by 36 Central NE. Western Union maintained offices in the original First National Bank Building/Le Mars National Bank Building currently located at 11 Central SW.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

| Plymouth County Population ⁶⁷ | | | |
|--|--------|--------|--------|
| 1880 | 1885 | 1890 | 1895 |
| 8,566 | 15,481 | 19,568 | 21,991 |

| Le Mars Population ⁶⁸ | | | |
|----------------------------------|-------|-------|-------|
| 1880 | 1885 | 1890 | 1895 |
| 1,895 | 3,808 | 4,036 | 5,046 |

In the last two decades of the nineteenth century, buildings went up downtown to house new businesses and institutions including two new banks, a new lumber dealer, a new hardware store, and an additional photographer's studio.⁶⁹ Other signs of the community's progress in the 1890s included the opening of the new Senate Hotel and the Le Mars Opera House (later Dalton's Opera House), as well as the establishment of a third newspaper, and the construction of the Le Mars shoe factory. The District features eleven buildings dating from circa 1885 through circa 1890,⁷⁰ among those that contribute are the Le Mars Globe-Der Le Mars Herald Building (District Property # 33) [see Figure 8], the Dietrich Block (District Property # 24) [see Figure 12, 14], and the Heinemann's Dry Goods Building (District Property # 88) [see Figure 6].

Public infrastructure and private utility improvements accompanied Le Mars' maturation process in the 1880s and 1890s. During this period, Le Mars gained a fire department, a city hall, a new jail,⁷¹ and a telephone exchange. In addition, a new combined water works and electric light station went up, a gas works system was constructed, streetlights went in, and the City initiated plans to construct several miles of sanitary sewer.⁷² Between 1888 and 1893, the city did away with its out-of-date building numbering system that ran sequentially down the street and adopted the more modern alternating numbering scheme with even building numbers on the west and odd numbers on the east.

Brisk construction activity continued and in 1893 Le Mars supported three architects, the Le Mars Brick & Tile Mfg, four hardware stores, two carpenter/builders, two land companies, three lumber yards, a marble and granite works, five house painters, and nineteen real estate agents. The Le Mars National Building and Loan Association, capitalized on the pace of growth and formed in 1892 to provide credit for new construction and homebuilding.⁷³

Le Mars' role as county seat and shipper of agricultural products served as an engine for the area economy and drew increased settlement and investment. However, analysis of the available Sanborn fire insurance maps between 1893 and 1899 indicates limited development occurred, a likely reflection of the effects of the Panic of 1893, a serious national economic depression that drove unemployment rates up to between 12 and 18 percent nationwide. In addition to the strained economic conditions, Le Mars experienced an additional setback in the form of a second major fire downtown on the west side of Main Street (Central Avenue) at 6th Street (Plymouth Street). The fire and water damage totaled \$50,000 and included the destruction of a number of livery buildings and a new two-story brick commercial building, as well as significant damage to several buildings in the vicinity.⁷⁴ Among the restricted growth in Le Mars during the 1890s were the construction of five two-story and two one-story brick buildings along Main Street (Central Avenue), which filled vacant lots, replaced earlier wood-framed businesses, and reflected rebuilding after the 1893 fire.

⁶⁷ Struble, np, and Andreas, np.

⁶⁸ "Total Population for Iowa's Incorporated Places 1850-2000," Iowa Data Center.

⁶⁹ *History of the Counties of Woodbury and Plymouth, Iowa*, 608-611.

⁷⁰ Buildings in the District dating from circa 1885 through circa 1890 include District Properties 23, 24, 33, 47, 59, 60, 67, 68, and 88-90. Of the eleven resources from this period, seven are contributing.

⁷¹ This building stood at the southeast corner of Central and 1st St NE. It is no longer extant.

⁷² *History of the Counties of Woodbury and Plymouth, Iowa* and "Le Mars City Directory," (Omaha, Nebraska: Ed. Smith & Company, 1893), 15.

⁷³ "Le Mars City Directory," (Omaha, Nebraska: Ed. Smith & Company, 1893), 16.

⁷⁴ "A Big Blaze!" *Le Mars Globe*, October 25, 1893.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

Within just a few decades, Le Mars had grown from a campsite amongst a grove of Cottonwood trees to a mature city and regional trading hub. The central business district had taken on the shape it would retain for the much of the next century. By this time, near-solid street walls of one-, two-, and three-story brick commercial buildings extended about two blocks from the main intersection of Main and 6th streets (Central Avenue and Plymouth Street). Along Main Street, the street wall stretched from mid-block between 7th and 8th streets (1st and 2nd streets North) south to the railroad tracks. Along 6th Street (Plymouth) the street wall ran mid-block between Eagle and Clark streets (1st and 2nd Avenues W) east to the railroad tracks.⁷⁵ Hotels, livery stables, and industrial concerns occupied buildings at the edge of the retail center with single-family dwellings beyond. The District features eight buildings from this period,⁷⁶ among those that contribute are the Granite Barbershop (District Property # 85) [see Figure 6], the Kale's Confectionary Building (District Property # 69) [see Figure 15], and the Conner & Wilkenson Meat Market Building (District Property # 71) [see Figure 15].

EARLY TWENTIETH CENTURY LE MARS: 1900-1929

Following the strained market conditions of the 1890s, the United States entered a period of prosperity in the early years of the twentieth century. International demand for wheat and other crops provided farmers with expendable income to purchase tractors and automobiles, thus improving both production and market access.⁷⁷ Increased farm production created a boom economy during the first decades of the twentieth century commonly referred to as the "Golden Age of Agriculture" in Iowa. The resulting increase in real estate values and farm mortgages continued until the early 1920s. Prosperous times spurred steady immigration to Iowa and the state population increased nearly 8 percent between 1900 and 1920, from 2,231,853 to 2,404,021.⁷⁸ State population increased another 2 percent by 1930.

A closer look at census data shows a national shift of the population from rural to urban living. While 54 percent of the American population was considered rural in 1910, only 44 percent lived rurally by 1930.⁷⁹ Iowa reflected this national trend and the percentage of the population living outside cities declined, from 69 percent in 1910 to 60 percent by 1930.⁸⁰

Plymouth County experienced a slightly higher degree of population growth than the state during this period, with the total number of residents increasing by almost 9 percent, from 22,209 to 24,159, between 1900 and 1930. The city of Le Mars grew at an even greater pace during this period, increasing in population more than 15 percent between 1900 and 1930. Though Le Mars enjoyed relatively swift population growth, the vast majority of Plymouth County residents lived in surrounding rural areas. However, of the county's population growth during the period, one third was inside the Le Mars city limits, a local reflection of the statewide rural-to-urban population trend.⁸¹

| Plymouth County Population ⁸² | | | |
|--|--------|--------|--------|
| 1900 | 1910 | 1920 | 1930 |
| 22,209 | 23,129 | 23,584 | 24,159 |

⁷⁵ *Sanborn Fire Insurance map of Le Mars, Iowa* (New York: Sanborn Map & Publishing Company, 1899).

<http://proxy.mcpl.lib.mo.us/login?url=http://sanborn.umi.com> (accessed May 2, 2011).

⁷⁶ Buildings in the District dating from the 1890s include District Properties 35, 50, 66, 69-71, 85, and 95. Of the eight resources from this period, five are contributing.

⁷⁷ "Time Periods: Overview of Iowa History," *Prairie Voices: Iowa Heritage Overview*, State Historical Society of Iowa.

⁷⁸ "Total Population for Iowa's Incorporated Places 1850-2000," Iowa Data Center,

<http://data.iowadatecenter.org/datatables/PlacesAll/plpopulation18502000.pdf> (accessed July 12, 2011).

⁷⁹ "Time Periods: Overview of Iowa History," *Prairie Voices: Iowa Heritage Overview*, State Historical Society of Iowa, and Department of Commerce, Bureau of the Census, "Fourteenth Census of the United States," 1920.

http://www.agcensus.usda.gov/Publications/Historical_Publications/1920/1920_General_Reports_and_Analysis.pdf (accessed July 25, 2011).

⁸⁰ "Urban and Rural Population: 1900 to 1990," US Census Bureau report, October 1995.

<http://www.census.gov/population/censusdata/urpop0090.txt> (accessed August 25, 2011).

⁸¹ "Total Population for Iowa's Incorporated Places 1850-2000," Iowa Data Center.

⁸² *Ibid.*

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

| Le Mars Population ⁸³ | | | |
|----------------------------------|-------|-------|-------|
| 1900 | 1910 | 1920 | 1930 |
| 4,146 | 4,157 | 4,683 | 4,788 |

As with many Iowa communities and county seats nationwide, a relative boom period took place in the decades leading up to the Great Depression. While commercial growth was solid within Le Mars, the economy of the region remained largely dependent on agricultural production. As the shipping point for the surrounding agricultural region, most area harvests passed through Le Mars. In 1915 alone, Plymouth County's nearly 2,300 farms produced more than 430,000 bushels of wheat and 5.77 million bushels of corn, more than any other county statewide.⁸⁴

In addition to a prosperous farm economy, a rising general economy combined with population growth led to the formation of the Le Mars Commercial Club in 1908 (later to become the Chamber of Commerce) and to developers filing new plats, expanding the city slightly in each direction. As a result of these conditions, extensive development took place downtown, which is apparent on the 1907, 1913, and 1923 Sanborn fire insurance maps. Between 1899 and 1907, Le Mars saw the construction of a new county courthouse and eighteen new buildings downtown, including both wood-framed and brick structures. The occupants of these buildings reflect a diverse economy and included a plumbing shop, a steam laundry, a blacksmith, a jewelry shop, a wagon works, a wallpaper and paint store, a livery, a public bath house, a new library, and the Guy Roush Medicine Company. In the subsequent six years, another eleven buildings, all brick, went up downtown. These new buildings contained a general store, a barber, a tailor, a boot and shoe store, and a farm machinery dealer, as well as the earliest automobile-related businesses to open in Le Mars, among them seven new garage/auto repair businesses, five of which were in brand new buildings. The District features nine buildings from this period before 1910,⁸⁵ all of which contribute. Among them are Nalls Fashion Parlors (District Property # 61) [see Figure 13], the Grand Rapids Furniture Building (District Property # 82) [see Figure 7], and the Lukens Furniture Building (District Property # 31).

An account from the period described Le Mars as:

"a thriving, pushing, live and growing city in which nearly every branch of trade is represented by wide-awake and progressive businessmen. Commercially speaking, Le Mars is 'on the map' conspicuously large and deserving of more than a passing notice."⁸⁶

The number and character of businesses operating downtown corroborate the statement above, and included seven agricultural implement dealers, seven attorneys, four dentists, seven physicians, eleven real estate and insurance firms, four meat markets, a bowling alley, and eight liquor dealers.⁸⁷ Among the industrial concerns were a foundry, three wagon shops, a cement and sidewalk works, and a machine shop for automobiles and bicycles, as well as the Wheat Meal Company, Plymouth Milling Company, the Green Chemical Company, and an ice plant.⁸⁸ With excellent transportation connections and ample overnight accommodations in eight different hotels, businessmen from the surrounding region made a habit to 'Sunday' in Le Mars.⁸⁹

Continued good agricultural production and demands for agricultural products created by the United States' entry into World War I, spurred continued immigration and improvements in Le Mars and downtown in particular. By the mid 1910s, at least one hundred new businesses operated in Le Mars.⁹⁰ Between 1905 and 1915 Le Mars gained four additional

⁸³ Ibid.

⁸⁴ Freeman, 236-237.

⁸⁵ Buildings in the District dating from 1901 to c1909 include District Properties 7, 8, 31, 39, 61, 76, 82, 83, and 92. Of the nine resources from this period, all are contributing.

⁸⁶ *Le Mars, Iowa: The County Seat of Plymouth County*, (Le Mars, Iowa: The Printery, c1907), Introduction, np.

⁸⁷ *R.L. Polk and Company's Directory of Woodbury and Plymouth Counties*, (Kansas City, Missouri: R.L. Polk & Company, 1904).

⁸⁸ *Le Mars, Iowa: The County Seat of Plymouth County*, (Le Mars, Iowa: The Printery, c1907), Introduction, np., and Freeman, 420-432.

⁸⁹ *Le Mars, Iowa: The County Seat of Plymouth County*, (Le Mars, Iowa: The Printery, c1907), Introduction, np.

⁹⁰ Larson, 33.

Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

physicians, three new attorneys, three more grocers, a bottling plant, a moving picture theater,⁹¹ and Wells Dairy.⁹² Five grain elevators operated along the railroad tracks. Two hospitals and three telephone companies offered services to Le Mars residents. The pace of new construction and expansion caused the building trades to flourish, which is reflected in the 1915 city directory where four lumber yards, three cement contractors, seven builders, and seven carpenters are listed.⁹³ The presence of so many contractors and building supply firms facilitated rapid development and between 1913 and 1923, the new Sacred Heart Hospital⁹⁴ was completed, the Le Mars Savings Bank (District Property # 43) was remodeled, and twenty new brick buildings went up downtown, including two lodge halls (Masonic and IOOF – District Property # 37), a second movie theater (District Property # 74), a second smaller hospital, and a cream station (District Property # 58).⁹⁵ The District features thirty-one buildings from this period,⁹⁶ twenty-seven of which contribute. Among them are the Le Mars Post Office (District Property # 17), the Le Mars Armory (District Property # 6), and the German American Savings Bank (District Property # 41) [see Figure 11, 14].

As population and development increased, so did the need for services and infrastructure improvements. In 1909, the city council pressed the water company to improve the sewer system and by 1913, the electrical distribution system in Le Mars extended along seven blocks of Main Street (Central Ave) and six blocks of 6th Street (Plymouth Street), featuring illumination by arc lamps at each intersection, while incandescent lamps illuminated the vast majority of the rest of the city.⁹⁷ The same year, the water distribution mains extended throughout the city featuring more than ninety hydrants.⁹⁸ Only the outermost blocks at the edges of the city did not feature street lighting or access to water mains. By 1918, two new storm sewers were planned and the Iowa Heat, Light and Power Company opened an expanded utilities facility in Le Mars, with a network covering Le Mars, as well as several surrounding towns.⁹⁹

The Auto Arrives in Le Mars

During the first years of the twentieth century, car ownership in Iowa grew at a rapid pace as a result of improved roads and the increasing affordability of vehicles. Iowa was among the first twelve states to require vehicle registration in 1904,¹⁰⁰ at which time Iowans owned only 155 automobiles. By 1910, there were more than 10,412 automobiles in the state, and by 1930 that number grew to 787,133 vehicles.¹⁰¹ In 1916, the State of Iowa spent more than \$14,000,000 on roads and bridge improvements; the following year they spent an additional \$15,000,000.¹⁰² By 1930, Iowa boasted 18,000 miles of paved roads, more than any state west of the Mississippi besides Texas and California.¹⁰³

Paved, "all weather" roads appeared throughout Plymouth County, and though initially planned for horse-drawn traffic, they further stimulated automobile use. Among them, the first paved streets in Le Mars were of Purington brick from Illinois.¹⁰⁴

⁹¹ *Sanborn Fire Insurance map of Le Mars, Iowa* (New York: Sanborn Map & Publishing Company, 1907 and 1913). (accessed May 2, 2011). The first movie theater in Le Mars opened between 1907 and 1913 at 713 Main Street (27 Central Avenue NW).

⁹² *Le Mars, Iowa: The County Seat of Plymouth County*, and Plymouth County Telephone Company, *Directory No. 30* (Le Mars, Iowa: Sentinel Print, 1915). Wells Dairy created Blue Bunny Ice Cream in 1935 and Wells Enterprises, based in Le Mars, has since grown to be the largest the largest family-owned and operated ice cream manufacturer in the United States.

⁹³ *Ibid.*

⁹⁴ Listed in the National Register of Historic Places in 2010.

⁹⁵ *Sanborn Fire Insurance map of Le Mars, Iowa* (New York: Sanborn Map & Publishing Company, 1913 and 1923). (accessed May 2, 2011), and Larson, 37-39.

⁹⁶ Buildings in the District dating from c1910 to c1930 include District Properties 6, 9, 11, 12, 16, 17, 19, 20, 34, 37, 41, 49, 52, 54, 55, 57, 58, 62-65, 72-75, 81, 84, 86, 93, 94, and 96. Of the thirty-one resources from this period, twenty-seven are contributing.

⁹⁷ Larson, 36.

⁹⁸ Dabney H. Maury, "Statement and Inventory of the Properties of the Le Mars City Water & Light Company," (Chicago: Dabney H. Maury Consulting Engineer, 1913).

⁹⁹ Larson, 38-39.

¹⁰⁰ James J. Flink, *America Adopts the Automobile, 1895-1910*, (Cambridge, Mass: MIT Press, c1970).

http://simson.net/ref/1970/Fink_America_Adopts_the_Automobile_Car_Registrations.pdf (accessed July 12, 2011).

¹⁰¹ Iowa Department of Transportation, Office of Policy Analysis, "Number of Registered Vehicles in Iowa 1904-1979," (Des Moines: Office of Vehicle and Motor Carrier Services, Iowa Department of Transportation, 1979).

¹⁰² Larson, 37.

¹⁰³ "Time Periods: Overview of Iowa History," *Prairie Voices: Iowa Heritage Overview*, State Historical Society of Iowa, accessed July 12, 2011.

¹⁰⁴ "Concrete base used for brick paving," *Le Mars Daily Sentinel*, July 1, 1964.

Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

Le Mars was notably active in road and street improvement for a city of its size. Most noteworthy was the privately funded 1904 paving of a one-block section of Eagle Street (1st Ave SW) with concrete. Financed by the owners of the Union Hotel, Moore Lumberyard, and Kehrberg dry goods store, this short section was described as “experimental” and was remarkable because of its use of concrete instead of other more common contemporary paving materials, such as brick. The project was the first of its kind in Iowa and only the second nationwide.¹⁰⁵ In 1909 the City initiated the paving of downtown alleyways and by 1912 commenced a regular concrete street paving program.¹⁰⁶ By 1914, Plymouth County ranked third statewide in number of miles of improved wagon roads, with 1,544 miles completed.¹⁰⁷

Accompanying these physical road improvements, Le Mars adopted a new naming system for its city street network. An ordinance passed in March 1922 changed the street nomenclature to a classic Cartesian coordinate based system: Main Street became Central Avenue; 6th Street became Plymouth Street; all east-west streets were renamed 1st Street, 2nd Street, 3rd Street, etc., increasing each direction north and south from Plymouth; all north-south streets were renamed 1st Avenue, 2nd Avenue, 3rd Avenue, etc., increasing east and west from Central; and from the intersection of Plymouth and Central, the street grid was divided into quadrants and all street names received suffix corresponding to its respective quadrant – NE, SW, etc.

During this era auto tourism was becoming important and the identification of regional and transcontinental auto routes became vital. To provide tourists with a document of the growing network of roads and identified roadside necessities along the way, town boosters and national automobile clubs planned touring routes and published guidebooks directing “autoists” from state to state.¹⁰⁸ Among the early long distance highways in Iowa was the Council Bluffs, Sioux City and Spirit Lake Highway, which traveled through Le Mars and appeared on maps as early as 1912.¹⁰⁹

In 1917, the Iowa Department of Transportation registered the Hawkeye Highway, which linked Dubuque with Sioux City via Le Mars.¹¹⁰ At the same time, the federal government planned for the consolidation of several existing auto trails into an interstate highway to travel north-south across the Midwest from the Gulf of Mexico to the Canadian border. The route, to be known as the King of Trails, was finalized in 1918 and would pass through Le Mars and along the west edge of Minnesota.¹¹¹ The following year, the Custer Battlefield Highway was designated as an inter-state route between Des Moines and Glacier National Park, bringing yet another long distance route through Le Mars.¹¹² A 1919 map of Iowa showing the principal automobile routes also listed the Hawarden, Ireton, & Le Mars Road.¹¹³ The 1922 auto touring pamphlet, “Tour Iowa First,” promoted the state’s auto trails and provided information on tourist camps and conveniences along the way, including a map that showed Le Mars well-connected on the established network of auto roads crisscrossing Iowa.

¹⁰⁵ Iowa Department of Transportation, *Approaching the Turn of the Century: Discovering Historic Iowa Transportation Milestones*, <http://www.iowadot.gov/histbook.pdf>, and “Le Mars to Preserve Iowa’s Oldest Concrete Street Paving,” *Le Mars Daily Sentinel*, July 1, 1964. Reprinted from Sioux City Journal. The historic section of concrete pavement ran along present-day 1st Avenue SW between Plymouth and 1st Street SW. Poured in large 6-foot diamond-shaped sections, it had a rough-surfaced finish with a grid of 4-inch squares resembling cobblestones. This historic section of concrete paving was covered with asphalt by the early 1980s. The first section of concrete street paving in the nation was completed in Bellefontaine, Ohio.

¹⁰⁶ Larson, 36, and “3 Le Mars Streets in every 4 now concrete pavement,” *Le Mars Daily Sentinel*, July 1, 1964.

¹⁰⁷ Freeman, 87.

¹⁰⁸ Elizabeth Rosin and Dale Nimz, National Register of Historic Places Multiple Property Documentation Form, “Roadside Kansas,” (Kansas City, Missouri: Rosin Preservation, 2009), E-7.

¹⁰⁹ Iowa Department of Transportation, “Iowa Non-registered Routes,” <http://www.iowadot.gov/autotrails/autoroutes.htm> (accessed July 15, 2011). This traveled along present-day U.S. 75 and Iowa State Highway 60.

¹¹⁰ Iowa Department of Transportation, “Iowa Registered Routes,” http://www.iowadot.gov/autotrails/autoroutes_registered.htm#h (accessed July 15, 2011). This traveled along present-day U.S. 75 and Iowa State Highway 3.

¹¹¹ Larson, 38, and *Map of Iowa Showing Principal Automobile Routes*, (Des Moines: Kenyon Company, 1919), available from Iowa Department of Transportation <http://www.iowadot.gov/autotrails/images/1919mapfront.pdf> (accessed July 22, 2011).

¹¹² This highway traveled along present-day Iowa State Highway 3 and U.S. Highway 75.

¹¹³ Iowa Department of Transportation, “Iowa Non-registered Routes,” <http://www.iowadot.gov/autotrails/autoroutes.htm> (accessed July 15, 2011). This route traveled along present-day U.S. 75 and Iowa State Highway 10.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

Le Mars benefitted greatly from the increased traffic through town on these auto trails, which drew new automobile related businesses and commercial development along the routes through town. Horse-powered transportation gave way to automobiles during this period with the replacement of livery stables and blacksmith shops with auto garages. An analysis of the city directories from this period reflects this nationwide trend as it happened in Le Mars. The 1904 Le Mars directory lists three livery, three harness and saddler businesses, and two blacksmiths, but no listings for automobile-related businesses. However, by the 1915 city directory no blacksmiths, harness/saddler shops, or carriage/wagon works are listed, and while three livery are still operating, the directory lists six automobile-related businesses, two filling stations, and a motorcycle dealer.¹¹⁴ Among those who capitalized on this transition was George Pew who converted his family's implement business, begun in the 1870s, into a successful auto dealership and garage occupying two large buildings downtown (District Property # 54 and 55).

Filling and service stations, as well as various automobile associated businesses sprang up to serve both the tourists and the increasing numbers of local automobile owners. By 1923, eight commercial auto garages operated in downtown Le Mars with a capacity of more than 280 cars.

New filling stations appeared on corner lots on 1st Avenue SW, 1st Street NE, Plymouth Street E, and Central Avenue S. New automobile-specific businesses went into both existing and new buildings and included general auto repair, battery service, and tire vulcanizing.¹¹⁵ Of the thirty buildings in the District dating from circa 1910 to circa 1929, nine were automobile-related; six of these auto-specific buildings are contributing. Among them are the Mammen Building (District Property # 19) [see Figure 16], the Marathon Service Station (District Property # 96), and the Le Mars Auto and Supply Company Building (District Property # 9) [see Figure 9].

Accessed by a federal highway and two state highways, Le Mars benefitted from its system of "all weather" paved roads allowing shipment of goods by truck, a more efficient and less costly option for some types of produce and manufactured goods than rail transport. At the close of the 1920s, Le Mars continued to be a regional center for agribusiness, commercial businesses, education, and governmental agencies.

THE GREAT DEPRESSION AND WORLD WAR II: 1930-1945

Though the onset of the Great Depression is typically defined as the October 1929 collapse of the stock market, a major agricultural recession was already underway throughout Iowa by the beginning 1920s. While the 'Roaring Twenties' took place in the general economy, Iowa farmers did not experience this. Federal price supports during World War I caused farmers nationwide to expand their production, however these supports were withdrawn and prices for farm products plummeted.¹¹⁶ Despite the organizing and political efforts of the Grange, the Farmer's Union, and the Iowa Farm Bureau Federation, as well as the national American Farm Bureau Federation, many farmers were forced into bankruptcy. On the other hand, the low cost of agricultural products supported the general economy, leaving more money in the general consumers' pockets for purchase of other goods, such as automobiles, radios, furniture, and so forth.¹¹⁷

The 1929 stock market crash forced nearly half of the nation's banks to insolvency and the resulting drastic reductions in spending and production led to a sharp rise in unemployment nationwide. By 1933, the value of stock on the New York Stock Exchange was less than a fifth of its peak in 1929 and approximately one fourth of Americans were unemployed. Businesses shut down, factories closed their doors, and farm income dropped by half. Little private commercial development occurred during the Great Depression and the only significant construction nationwide took place through public building projects.

¹¹⁴ *R.L. Polk and Company's Directory of Woodbury and Plymouth Counties*, (Kansas City, Missouri: R.L. Polk & Company, 1904), and Plymouth County Telephone Company, *Directory No. 30* (Le Mars, Iowa: Sentinel Print, 1915).

¹¹⁵ *Sanborn Fire Insurance map of Le Mars, Iowa* (New York: Sanborn Map & Publishing Company), 1913 and 1923. (accessed May 2, 2011).

¹¹⁶ "Time Periods: Overview of Iowa History," *Prairie Voices: Iowa Heritage Overview*. State Historical Society of Iowa.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

In Iowa, agricultural business values dropped and farm mortgages, as well as foreclosures, increased, and by 1932, 65 percent of Iowa farms had been mortgaged for a total of \$450,000,000.¹¹⁸ Severe drought from 1934 through 1936, as well as a long, harsh winter in 1936 further compounded the problems created by the Great Depression, adding to the austere conditions for farm families. Almost 60 percent of all Iowa farms were mortgaged by 1940 and the average age of the farm operator was increasing as young people moved to urban areas for work.¹¹⁹ Plymouth County reflected this statewide trend, with the total value of all farmland, products, and equipment countywide dropping 42 percent, from \$74,210,901 in 1930 to a mere \$43,034,398 by the end of the decade.¹²⁰

The Iowa legislature attempted to help farmers by relieving their high property taxes with a shift in the tax code toward income taxes. However, farmers' economic frustrations had reached their limit. They violently resisted new federal cattle health inspections, in some cases requiring the National Guard to quell the unrest.¹²¹ This 'Cow War' led to the organization of the Farmers Holiday Association, which intended to coordinate militant protest and a general farmers' strike. Among their actions across the state they intimidated bidders at foreclosure sales and blocked shipments of agricultural products in a desperate attempt to increase prices.

Among the various communities experiencing turmoil during this period, Le Mars featured prominently, with the Plymouth County courthouse and the central business district serving as backdrops. In August of 1932, angry farmers attempted to close John Killeas' Creamery downtown (128 Central Avenue NE) and daily shipments to Le Mars' dairies and milk stations were halted by pickets.¹²² In January 1933, hundreds of angry area farmers stormed the courthouse (about four blocks southeast of downtown) and attacked Judge C.W. Pitts and Le Mars attorney, Herbert Martin, for their participation in farm foreclosure proceedings. The mob then went downtown to Pew's implement business (District Property #54) in an unsuccessful attempt to recover a repossessed tractor.¹²³ The violence increased in April 1933, when an angry lynch mob charged the Plymouth County courthouse again, this time storming into the courtroom of Judge C.C. Bradley,¹²⁴ dragging him out of the building and physically assaulting him while demanding he not preside over any more farm foreclosures. When he refused, the mob drove him out of town, placed a noose around his neck, and threatened to hang him from a nearby power pole, after which they covered him with oil and dirt and left him in the middle of a county road.¹²⁵ Due to this escalation in violence, Plymouth County Sheriff, Ralph Rippey,¹²⁶ called for federal assistance to control the situation. The National Guard arrived in Le Mars, based their operations in the Le Mars Armory (District Property #6), and proceeded to enforce martial law, resulting in the arrest of numerous offenders, who were temporarily held at the Armory building.

Due to the combination of financial depression and drought, federal relief programs focused their efforts toward the Plains states. In particular, the programs of the Works Progress Administration (WPA; renamed Work Projects Administration in 1939), the Public Works Administration (PWA), and the Civilian Conservation Corps (CCC) significantly impacted not only the state's economic conditions, but also the Iowa landscape. These programs provided funding to state and local governments for the construction of public improvements, such as buildings, roads, bridges, and dams in order to provide jobs and to stimulate the local economy. More than 40,000 Iowans found work through the WPA and the CCC.¹²⁷ In Iowa, federal and state relief monies enabled cities and counties to build courthouses, city halls, libraries, ball fields, auditoriums,

¹¹⁷ Ibid.

¹¹⁸ Larson, 40.

¹¹⁹ US Bureau of Census, "Census of Agriculture - Iowa, 1940," (Washington, D.C.: US Bureau of Census, 1940), 115-118. Available from <http://www.census.gov/prod/www/abs/decennial/1940.html> (accessed July 25, 2011).

¹²⁰ Ibid, 130.

¹²¹ "Time Periods: Overview of Iowa History," *Prairie Voices: Iowa Heritage Overview*, State Historical Society of Iowa. The National Guard had to be called into both Cedar County and Le Mars during this period.

¹²² Larson, 41.

¹²³ Larson, 43.

¹²⁴ The home of Judge C.C. Bradley is at 500 1st Avenue SW in Le Mars and is a contributing resource to the National Register listed Foster Park Historic District.

¹²⁵ Larson, 45.

¹²⁶ The home of Sheriff Ralph Rippey is at 611 Central Avenue SW in Le Mars and is a contributing resource to the National Register listed Foster Park Historic District

¹²⁷ "Time Periods: Overview of Iowa History," *Prairie Voices: Iowa Heritage Overview*, State Historical Society of Iowa.

Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

memorials, post offices, and park areas, as well as improve public facilities, upgrade municipal infrastructure, and establish soil conservation projects.

These federal and state programs spurred significant improvements in Plymouth County and Le Mars, in particular. By the end of 1938, the WPA had spent \$322,796 on projects in Plymouth County, employing 271 area residents through these programs.¹²⁸ Public works projects in Le Mars included a citywide street improvement program that upgraded sixty blocks of Le Mars' streets and the completion of major improvements at the city parks. Federal expenditures during this period strengthened the regional transportation network. In 1938, work began on the construction and improvement of the Farm-to-Market road system in Plymouth County, which included hundreds of miles of improved roadways, installation of more than seventy bridges and culverts, and employed one hundred eighty-four men.¹²⁹

Like Iowa counties statewide, Plymouth County experienced job scarcity and severe financial strain during the Great Depression. Private commercial activities slowed considerably or stopped altogether. Small towns and county seat communities, such as Le Mars, suffered from economic decline in proportion to their dependence on the buying power of the surrounding agricultural community. As with many Iowa communities during this period, Le Mars' flour mills were vital to the hobbled economy and they often ran at full capacity processing surplus grain.¹³⁰ The District contains no buildings from this period, reflecting the halt in construction that took place during the Depression.

At the same time, the rural-to-urban migration deepened as rural residents moved to town in search of income. Between 1930 and 1940, Plymouth County outside Le Mars lost 1,222 residents, while Le Mars gained more than 565 people during the same period.¹³¹ Le Mars' citizens comprised more than 22 percent of the county's residents.

| Plymouth County Population ¹³² | |
|---|--------|
| 1930 | 1940 |
| 24,159 | 23,502 |

| Le Mars Population ¹³³ | |
|-----------------------------------|-------|
| 1930 | 1940 |
| 4,788 | 5,353 |

World War II

The general disruption of private construction resulting from the Great Depression continued after the United States entered World War II. As the nation refitted for wartime production, public works efforts also ceased. However, while many rural cities experienced a complete halt in public and private endeavors during the war years, upgrades and expansions continued in Le Mars, if at a restricted pace. Population declines during the war occurred nationwide, as soldiers departed and significant shifts in population drew people to jobs in industrial cities. During the war, Plymouth County lost 3,287 residents and enrollment at Western Union College dropped by more than 50 percent to less than 200 students.¹³⁴

Despite restrictions on construction materials and fuel, not all development ceased as private, local, state, and federal investment continued in Plymouth County. Between 1941 and 1945, private commercial activities included the extension of both Iowa Public Service and Plymouth County Electric Cooperative Association lines, the establishment of a milk dehydration plant in Le Mars, the opening of the Aalfs garment factory in the Le Mars Masonic Lodge (128 Central Avenue

¹²⁸ "271 Persons Now Employed on 11 WPA Projects Here," *Le Mars Globe-Post*, November 3, 1938.

¹²⁹ *Ibid.*

¹³⁰ Due to its wheat production levels, Plymouth County farmers participated in the wheat allotment quota programs in effect during the 1930s and 1940s to stabilize prices. From 1928 to 1933, Plymouth County produced an average of 75,864 bushels of wheat each year. *Akron Register Tribune*, July 20, 1933, and "Plymouth Wheat Quota," *Le Mars Semi-Weekly Sentinel*, August 5, 1941.

¹³¹ "Total Population for Iowa's Incorporated Places 1850-2000," Iowa Data Center.

¹³² *Ibid.*

¹³³ *Ibid.*

¹³⁴ Larson, 47-48, 51.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

SE), the expansion of the Plymouth Co-Op Oil Company (101 1st Street NW), and the construction of new auto-related businesses on Highway 75 at the south edge of Le Mars.¹³⁵ During the war, the City of Le Mars joined the Chamber of Commerce to initiate a plan for the improvement of auto parking downtown. Among federal and state projects during this period were the establishment of soil conservation districts countywide and plans for a three-county flood control project along the Little Sioux River.¹³⁶ The District contains no buildings from this period, reflecting the general halt in construction during this period.

POST WORLD WAR II RECOVERY AND THE MODERN ERA: 1945-1962

By the end of World War II, Le Mars' nineteenth- and early twentieth-century commercial areas and residential neighborhoods reflected the combined effects of the Great Depression and rationed resources of the wartime period. As in many American cities during the late 1940s through the 1950s, poorly maintained older commercial buildings in Le Mars received storefront "updates" and an immense wave of new construction significantly altered the appearance of the city's streetscapes. The amount of postwar remodeling and new construction is not surprising, as almost twenty years had passed during which the Depression and wartime restrictions had severely constrained construction, maintenance, and commercial development. Thus, there was a real and psychological need for new, clear symbols of progress and a return to normalcy.

In Le Mars, the pent-up need for new construction created a building boom, as well as widespread remodeling downtown. In the years following the war, Le Mars' central business district underwent significant changes as more than sixteen new buildings went up by 1962. A review of building permits on file with the City of Le Mars from 1950 to 1970 reflects the boom in private investment throughout Le Mars, particularly between 1956 and 1965. In addition to the buildings downtown, the City issued 244 permits for residential development.¹³⁷ The subsequent five years saw an additional 238 residential building permits issued. The District features ten buildings from this period,¹³⁸ eight of which contribute. Among them are the National Food Store (District Property # 14) [see Figure 19], the Le Mars Federal Savings & Loan Association Building (District Property # 78) [see Figure 17], and the Iowa Public Service Building (District Property # 32) [see Figure 18].

¹³⁵ Ibid., 46.

¹³⁶ Ibid.

¹³⁷ City of Le Mars, building permits file. Research by local historian, Mary Lou Kestner.

¹³⁸ Buildings in the District dating from c1946 through 1962 include District Properties 2-5, 14, 18, 32, 38, 56, 78. Of the ten resources from this period, eight are contributing.

Le Mars Downtown Historic District
 Name of Property

Plymouth County, Iowa
 County and State

| Date of Construction | New Building |
|----------------------|---|
| c1946 | Grand Central Hotel warehouse/garage (19 1 st Ave NE; District Property # 2) |
| c1946 | Plymouth County Soil Conservation Service Office (21 1 st Ave NE; District Property # 3) |
| c1946 | Le Mars City Hall and Fire Station (127 Central NW; District Property # 56) |
| c1950 | Stoos Body Shop (33 1 st Ave NE; District Property # 4) |
| c1950 | National Food Store (28 1 st Ave SW; District Property # 14) |
| 1952 | Neisius Auto Garage (22 2 nd St NE) |
| 1953 | Le Mars Federal Savings & Loan Association (37 Plymouth NE; District Property # 78) |
| c1954 | New York Life Insurance Co. (22 1 st St NW; District Property # 18) |
| c1954 | United Wholesalers (121 1 st St NW) |
| c1954 | Clear-Vue TV Specialists (116 Central NE) |
| c1954 | Master Body Rebuilders (212 Central NE; District Property # 38) |
| 1955 | Plymouth County Abstract (126 Central SE) |
| 1956 | Iowa Public Service (38 Central NE; District Property # 32) |
| 1958 | Brauch Bowling Alley (41 1 st Ave NE; District Property # 5) |
| 1959 | Berglund-Neisius Auto addition (22 2 nd St NE) |
| c1959 | Athen's Standard Service Station (129 Plymouth NW) |
| 1962 | Knights of Columbus Hall (120 1 st Ave NE) |

In addition to new construction, numerous existing buildings underwent major improvements and/or storefront updates during this period. While post-World War II remodeling of commercial buildings was common nationwide, a notably high number occurred in downtown Le Mars, some of which were so thorough that the building's original style and/or form is unrecognizable. The majority of these buildings' redesigned façade suggest a concerted response to the Modern Movement's affinity for smooth wall faces achieved through stone, stucco, or buff brick, as well as for new materials such as Perma-Stone, a wall treatment developed in the late 1920s that became popular in the post-World War II modernizing movement.¹³⁹ At least twenty buildings downtown experienced façade remodeling or storefront updates between 1945 and 1962. Among those that contribute to the District are the Central Telephone Building (District Property # 11) [see Figure 21], Le Mars City Hall (District Property # 56) [see Figure 22], and the Le Mars Globe-Der Le Mars Herald Building (District Property # 33) [see Figure 8].

Plymouth County historian, Arthur Larson described the postwar period as one of "rapid growth and modernization" marked by "conscious and purposeful" commercial enhancements.¹⁴⁰ Notable among them was the 1955 organization of the Le Mars Development Corporation (LMDC), which formed to attract new industries. By the end of their first year of existence, the LMDC had secured Albertson Company's pledge to establish an abrasive disk plant in Le Mars.¹⁴¹ Additional improvements during this period included the expansions of Iowa Public Service, Wells Dairy, and two garment factories, as well as upgrades to the city's sewer system.

By the mid-1940s, US Highway 75 bypassed downtown, stimulating new construction along the west edge of the city. New commercial development began to concentrate along the improved route and national trends materialized in Le Mars as convenience stores, gas stations, drive-in restaurants, and motels, as well as light industrial endeavors, appeared along US Highway 75.¹⁴² By the late 1960s, the stretch was described as having a "steady line of business establishments."¹⁴³

¹³⁹ Holly Hope, Arkansas Historic Preservation Program, National Register of Historic Places, "The Thrill of a New Home Without the Cost," http://www.arkansaspreservation.com/historic-properties/national-register/siding_materials.asp (accessed August 30, 2010).

¹⁴⁰ Larson, 49-52.

¹⁴¹ Ibid., 52.

¹⁴² Ibid., 53.

¹⁴³ Ibid.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

Rural-to-Urban Migration

The rural-to-urban migration that began in the 1920s, deepened during the post-World War II period into what was to become a long-term trend. Though the population of Plymouth County as a whole rose between 1940 and 1970, this was due entirely to increased population growth in Le Mars. The city population grew by more than 52 percent during this period, while the population of the rural areas outside the city limits actually dropped 11 percent, between 1940 and 1970.¹⁴⁴

| Plymouth County Population ¹⁴⁵ | | | |
|---|--------|--------|--------|
| 1940 | 1950 | 1960 | 1970 |
| 23,502 | 23,252 | 23,906 | 24,312 |

| City of Le Mars Population ¹⁴⁶ | | | |
|---|-------|-------|-------|
| 1940 | 1950 | 1960 | 1970 |
| 5,353 | 5,844 | 6,767 | 8,159 |

As the post-war economy stabilized around the country, consumer demand increased, fueling production growth and contributing to a period of unprecedented economic prosperity. Wartime legislation, such as the GI Bill of Rights, provided subsidies for education, housing, and business endeavors, further shifting the national economy away from its agricultural roots.¹⁴⁷ As the nation's standard of living rose, those who chose to continue farming found it financially difficult. By 1950, the median income of farm families was only 60 percent of the median income of American families nationwide.¹⁴⁸ Thus, numerous families left farming for the increasing opportunities in towns and cities, a nationwide trend reflected in Plymouth County.

During the 1960s, the rural population continued to decline both statewide and in Plymouth County. Iowa's rural population declined from 47 percent to 42 percent from 1960 to 1970.¹⁴⁹ During the same period, Le Mars' population continued to increase, comprising more than 28 percent of Plymouth County residents in 1960 and more than 33 percent by the end of the decade.¹⁵⁰ Within its city limits Le Mars grew by a remarkable 20 percent to 8,159 residents by 1970, the highest number of residents during its history thus far and the fastest rate of growth in any one decade since.

Municipal improvements continued to keep pace with population growth and commercial expansion. In the early to mid-1960s extensive street paving and lighting projects were completed, as well as expansions at the public schools, which were the largest single employer in Le Mars. Notable among the municipal actions of the postwar period was the hiring of Harland Bartholomew Associates of St. Louis to complete a comprehensive plan for Le Mars.¹⁵¹

¹⁴⁴ "Total Population for Iowa's Incorporated Places 1850-2000," Iowa Data Center.

¹⁴⁵ Ibid.

¹⁴⁶ "Total Population for Iowa's Incorporated Places 1850-2000," Iowa Data Center.

¹⁴⁷ Christy Davis and Brenda Spencer, National Register of Historic Places Multiple Property Documentation Form, "Historic Agriculture-Related Resources of Kansas," (Topeka, Kansas: Davis Preservation and Spencer Preservation, 2008), E-34.

¹⁴⁸ Davis and Spencer, E-35.

¹⁴⁹ "Urban and Rural Population: 1900 to 1990," US Census Bureau report, October 1995.

<http://www.census.gov/population/censusdata/urpop0090.txt> (accessed August 25, 2011).

¹⁵⁰ "Data for Decision Makers," USDA, <http://www.extension.iastate.edu/Publications/DD75.pdf> (accessed August 28, 2011).

¹⁵¹ Harland Bartholomew Associates, *The Comprehensive Plan: Le Mars Iowa*, (St. Louis, Missouri: Harland Bartholomew Associates, 1962), 3-19.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

ARCHITECTS AND BUILDERS

As was typical of other Iowa towns, many of Le Mars' early buildings were not architect designed. With the exception of important civic buildings, master carpenters and masons contracted by property owners designed the majority of buildings in small cities like Le Mars. However, during the late nineteenth century and early twentieth century, professionalism in the practice of architecture became firmly established in Iowa. Prosperous times dramatically changed the appearance of the state's cities, leading to increased architectural sophistication.

In Le Mars, a variety of builders and contractors constructed buildings downtown over time, with the earliest listed in 1871. That year, Hentges Brothers and the partnership of Jackson, Betsworth, Walrath, and Johnson are listed as building contractors.¹⁵² The earliest directory to contain listings for architects was in 1893 when the directory included no less than three resident architects in Le Mars -- Round & Burkhead, Elam Miller, B.H. Huelsmann.¹⁵³

Le Mars has benefitted from several designs of architects and master builders. Unfortunately, of the many builders and architects listed in the directories over time, the historic record does not make clear which buildings they designed/built. It is expected that future survey efforts will identify additional architects and builders that influenced the built environment of the city. Of those builders/architects that can be attributed to specific buildings downtown, are the following:

William Beuttler, architect

A native of Missouri (born c1884) and the son of German immigrants, William Beuttler was in a partnership with Ralph Arnold in **Beuttler & Arnold** from at least 1913 through 1937. Based in Sioux City, the firm completed numerous buildings throughout the region.¹⁵⁴ By 1950, Beuttler was operating on his own when he designed the 1950 YWCA Building in Sioux City, the 1953 Le Mars Federal Savings and Loan Association at 37 Plymouth Street NE (District Property # 78), and the 1961 remodel of the Le Mars City Hall and Fire Station (District Property # 56).

Willis G. Bolser, developer

A native of Wisconsin, Bolser (1863-1928) came to Iowa in the late 1870s to work for the Illinois Central Railroad. He became president of Le Mars' German American Savings Bank in 1893 (when it was originally located at 12 Central Avenue SE; District Property # 60) and remained so until his death in 1928. He was president of the bank when it moved to 11 Central Avenue NW (District Property # 41) and he was instrumental in the construction of the existing bank building in 1915. Bolser was known to have also been behind the construction and development of: the Central High School (now Plymouth County Museum), the 1925 Bolser Building at 20 Plymouth Street SW (District Property # 86), the 1926 Armory at 43 1st Avenue NE (District Property # 6), Bolser Park, and a number of dwellings in Le Mars. Though he was a developer in practice, the census always shows his occupation as banker.

Geiger Construction Company of Sheldon, Iowa, was active in northwestern Iowa from the 1910s through at least the 1930s. They are known to have constructed several buildings in Sheldon, including the 1935 Sheldon Post Office, the 1912 St. Patrick's Catholic Church, and the 1929 remodel of the Lyric Theater in Sheldon.¹⁵⁵ The company also received the contract for the 1926 Armory at 43 1st Avenue NE (District Property # 6) in Le Mars. During the 1930s, Geiger Construction was also responsible for the construction of buildings in Matlock and Spencer, Iowa, as well as concrete culverts in the Hawarden area.¹⁵⁶

¹⁵² Freeman, 418.

¹⁵³ "Le Mars City Directory," (Omaha, Nebraska: Ed. Smith & Company, 1893).

¹⁵⁴ Iowa SHPO survey records, received via email from SHPO staff person, Berry Bennett, on July 25, 2011.

¹⁵⁵ "Sheldon - St. Patrick," *Catholic Globe*, <http://www.catholicglobe.net/parhist/NW/sheldon.htm> (accessed September 8, 2011), and *Hawarden Independent*, August 22, 1935, and *Alton Democrat*, July 5, 1929. Available from <http://www.newspaperarchive.com> (accessed September 8, 2011).

¹⁵⁶ The buildings in Spencer are within the National Register-listed Grand Avenue Historic Commercial District. *Hawarden Independent*, April 12, 1934, and *Sheldon Mail*, July 10, 1915. Available from <http://www.newspaperarchive.com> (accessed September 8, 2011).

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

Heman Construction of St. Louis received the contract for building the 1914 Le Mars Post Office at 105 1st Street NE (District Property # 17). August Heman (1855-1920), the son of German immigrants, founded the firm in 1888. Among their notable accomplishments, Heman Construction received the first St. Louis city contract for sidewalk construction and repair, maintained two limestone quarries in the St. Louis area, and was responsible for the 1895 St. Louis waterworks at Chain of Rocks, as well as the prominent Cascades fountain at the 1904 World's Fair in St. Louis.¹⁵⁷

Elam Miller, builder/architect

A native of Wisconsin or Illinois¹⁵⁸ (born 1860), Miller came to Le Mars between 1880 and 1890. In the spring of 1890, he advertised his services in the *Le Mars Sentinel* as a contractor and builder of public buildings and "fine residences a specialty" which included an illustration of a Stick Style house.¹⁵⁹ The 1893 Le Mars city directory lists him as both an architect and a builder. Buildings in Le Mars for which he is known to have served as contractor include the Le Mars National Bank at 11 Central SW (District Property # 66), the Koenig Building at 18 Plymouth SW (District Property # 85), and the Plymouth County Courthouse (1902).¹⁶⁰ By 1920, the census showed Miller had moved to Amery, Wisconsin, where he worked as a building contractor.

Olin H. Round, architect/builder

A native of Michigan (born 1868) and the son of a carpenter, Olin H. Round arrived as a young man with his family to Le Mars between 1878 and 1885.¹⁶¹ Round's formal education record is as yet unknown, but by 1893 he was listed in the Le Mars city directory as a builder, as well as a partner with George W. Burkhead in the architectural firm of Round & Burkhead. The partnership advertised their skills not only in building design, but with construction estimates and project management.¹⁶² The firm designed homes throughout Le Mars during a major building boom, but dissolved in November 1893. At this time Burkhead moved to Sioux City to partner with J.S. Reese, while Round formed Round & Sons, which went on to design homes and buildings in Le Mars.¹⁶³ Among the few known buildings attributed to Round is the 1895 east part of the Kluckhohn Block at 26 Plymouth SW (District Property # 89). Round stayed in Le Mars only a few more years and by 1904 he was living and working in St. Paul, Minnesota, where he worked as an architect in his own private practice.¹⁶⁴

William LaBarthe Steele

Steele (1875-1949), a native of Springfield, Illinois, graduated from the University of Illinois' architecture program in 1896. Upon graduation, he immediately set out for Chicago, where he worked under Louis Sullivan from 1896-1900. He subsequently moved to Pittsburgh, where he worked in the firms of architect Thomas Rodd, architect for the Westinghouse Company, Adlen & Harlow, prolific designers in the Richardsonian Romanesque and Beaux Arts styles, and then Sidney F. Heckert, who specialized in educational buildings and churches.¹⁶⁵ After marrying Mariane Greene in 1901,

¹⁵⁷ G.E. Ladd, *Geological Survey of Missouri, Bulletin No. 3, Supplement*, December 1890. Available from Stone Quarries and Beyond - Quarries in Missouri, http://quarriesandbeyond.org/states/mo/mo-quarry_photos_21_d.html (accessed February 12, 2012), and Missouri Historical Society, "The 1904 World's Fair: Structures," <http://www.mohistory.org/Fair/WF/HTML/Overview/page3.html> (accessed February 12, 2012), and Albert Nelson Marquis, *The Book of St. Louisians* (Chicago: A.N. Marquis Company, 1912). Available from http://books.google.com/books?id=MD8VAAAAYAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q&f=false (accessed February 12, 2012).

¹⁵⁸ The 1900 federal census shows his place of birth as Wisconsin, however the 1920 census shows his place of birth as Illinois.

¹⁵⁹ *Le Mars Sentinel*, April 1, 1890.

¹⁶⁰ "New Court House," *Le Mars Sentinel*, May 6, 1902. Available from <http://www.iowaoldpress.com/IA/Plymouth/1902/MAY.html> (accessed July 24, 2011).

¹⁶¹ *Iowa State Census Collection 1836-1925*, [database on-line], <http://www.ancestry.com> (accessed July 24, 2011).

¹⁶² *Le Mars City Directory* (Omaha, Nebraska: Ed. Smith & Company, 1893), cover.

¹⁶³ *The Sentinel* (Le Mars), April 3, 1893 and May 10, 1894.

¹⁶⁴ United State Census Bureau, Iowa, Plymouth County, 1920, <http://www.ancestry.com> (accessed June 30, 2011).

¹⁶⁵ Brian Charles Hughes, "Sermons in Stone: The Ecclesiastical Designs of William LaBarthe Steele 1907-1928," (master's thesis, UVA, School of Architecture, 1994), and *Promoting the Prairie School in the Heartland*, "William L. Steele of Sioux City, Iowa," blog entry by Richard Guy Wilson, 2009 http://historyculturebybicycle.blogspot.com/2009_04_01_archive.html (accessed June 24, 2011), and *Prairie School Traveler*, <http://www.prairieschooltraveler.com/html/ia/siouxcity/siouxcity.html> (accessed June 24, 2011).

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

the couple moved to Sioux City where Steele accepted a position with Wilfried W. Beach in 1904. He joined Beach as a partner of the following year and by 1906, at age 31, he opened his own office in Sioux City.¹⁶⁶

Between 1907 and 1928 Steele designed approximately thirty church buildings and became one of the most influential architects in the tri-state region. Not only did he design the National Historic Landmark Woodbury County Courthouse in Sioux City, the largest Prairie School style civic building, but he designed numerous institutional buildings throughout the region. These city halls, libraries, courthouses, and hospitals are all landmark buildings in their respective communities. At least five buildings in Le Mars, as well as two churches outside the city in Plymouth County, are documented as his designs. With the completion of the Woodbury County Courthouse and the widespread praise it received, Steele found the Prairie School style more readily accepted by new clients, and much of his work thereafter was in this style. However, the many works he completed for the Roman Catholic Dioceses, in particular those outside Sioux City, exhibit more traditional designs. In 1926, Steele formed a partnership with George B. Hilgers (1894-1979), a draftsman in his firm since 1913. The new firm of **Steele & Hilgers** completed a number of designs in the region, including the Le Mars Armory (District Property # 6).

After designing more than 300 projects in the tri-state region, among them approximately twenty-four churches, as well as several homes in Le Mars, Steele moved to Omaha in 1928.¹⁶⁷ Despite Steele's departure, the partnership's designs were executed until 1930. In Omaha, Steele worked for another eighteen years, becoming a partner in the prolific firm of Thomas R. Kimball and Josiah Sandham. As his health began to fail, his son joined the firm in 1946 and the firm became known as Steele, Sandham, and Steele. Shortly after the partnership formed, Steele retired to his daughter's home in Wisconsin where he died in 1949.¹⁶⁸

Oscar Wenderoth, architect

Born in Philadelphia (1871-1938), as the son of a portrait painter, Wenderoth attended the Franklin Institute Drawing School 1888/89 before apprenticing with several leading Philadelphia architecture firms, including T.P. Chandler, Cope & Stewardson, W.L. Price, F.M. Day, Lindley Johnson, and Kennedy, Hays & Kelsey. By 1897 he served as a draftsman in the U.S. Office of the Supervising Architect and by August 1904 had become head draftsman for the Superintendent of the U. S. Capitol. He resigned in 1909 to work for the New York firm of Carrere & Hastings, however only three years later he returned to Washington, D. C. to succeed James Knox Taylor as Supervising Architect of the U.S. Treasury.¹⁶⁹

Wenderoth served as the Supervising Architect for the U.S. Department of the Treasury from 1912 to 1915. Though only holding this position for a short time, he oversaw the design of hundreds of buildings nationwide, including dozens that are now listed in the National Register of Historic Places. In Le Mars he oversaw the design of the 1914 Le Mars Post Office at 105 1st Street NE (District Property # 17). In 1915, Wenderoth left the public sector for good, joining the firm of Weary & Alford Company of Chicago.

Wiltgen Construction

N.W. Wiltgen was a prominent local builder in Le Mars before World War II and appears listed as a carpenter in the city directories throughout the 1910s. In 1945 he formed a partnership with his two sons and engaged in residential, farm, and light commercial construction. In the late 1940s, their work comprised primarily of highway projects and commercial construction. In 1950, one son, Albert left the partnership and developed his own ready-mix concrete business, which continued well into the 1960s. Wiltgen Construction is still in operation. Among the many buildings they have completed are the 1960 Captain Jake Koenig Memorial National Guard Armory, the 1961 City Hall remodeling (District Property # 56), the 1967 Gambles Store (District Property # 51), 1967 Dull Law Building (38 1st Avenue NW), the 1964 Le Mars Savings Bank (37 1st Avenue NW).

¹⁶⁶ Shank, Wesley I., *Iowa's Historic Architects* (Iowa City, Iowa: University of Iowa Press, 1999), 156-157.

¹⁶⁷ Hughes, 7-24.

¹⁶⁸ Hughes, 24, and Wilson, "William L. Steele of Sioux City, Iowa."

¹⁶⁹ American Architects and Buildings, http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21542 (accessed July 24, 2011).

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

SUMMARY STATEMENT OF SIGNIFICANCE

Composed primarily of commercial business buildings, as well as civic, mixed-use, light industrial, and recreational buildings, the Le Mars Downtown Historic District represents the historic patterns of economic development of Le Mars. As a grouping, this collection of buildings reflects the evolution of commercial and downtown functions present in Le Mars' primary mercantile district from the late nineteenth century through the mid- twentieth century. The assemblage of One- and Two-Part Commercial blocks that comprise Le Mars' downtown conveys a sense of cohesiveness and physically represents the spectrum of building types and forms associated with local commercial development. Of the 96 resources in the District, more than 76 percent contribute to its significance.

Epilogue

Le Mars' population growth and commercial development continues today. Since 1970, the population of Le Mars has grown an additional 11 percent and the city's approximately 9,000 residents boast an intact downtown commercial area that reflects a continuum of commercial buildings spanning more than a 130 years of development. Currently, the occupants of buildings in the survey area reflect the same variety of commercial uses that have characterized Le Mars throughout much of its history. Financial institutions, a movie theater, a bakery, business and professional offices, variety shops, taverns, and cafés continue to operate as they have throughout much of downtown Le Mars' history.

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

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Le Mars Downtown Historic District

Plymouth County, Iowa

Name of Property

County and State

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Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Plymouth County Historical Museum; Le Mars Historic Preservation Commission

Historic Resources Survey Number (if assigned): Iowa HADB# 75-011

10. Geographical Data

Acreage of Property approximately 17 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|-------------------|--------------------------|----------------------------|---|-------------------|--------------------------|----------------------------|
| 1 | <u>14</u> Zone | <u>731677</u> Easting | <u>4741820</u> Northing | 3 | <u>14</u> Zone | <u>731920</u> Easting | <u>4741700</u> Northing |
| 2 | <u>14</u> Zone | <u>731771</u> Easting | <u>4741860</u> Northing | 4 | <u>14</u> Zone | <u>731815</u> Easting | <u>4741440</u> Northing |
| 5 | <u>14</u> Zone | <u>731655</u> Easting | <u>4741400</u> Northing | 6 | <u>14</u> Zone | <u>731515</u> Easting | <u>4741520</u> Northing |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Le Mars Downtown Historic District is shown as the bold line on the accompanying map entitled "Figure 24: Boundary Map." The narrative description of the boundaries is as follows:

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Le Mars Downtown Historic District encompasses, without exceeding, the concentration of historic resources that retain architectural integrity and are significantly associated with the commercial development of the community during the period of significance. The District's boundary corresponds to the parcel lines of the included properties, all of which lie within the original limits of the town's original plat and early additions.

The contributing resources define the historic setting and sense of place of downtown Le Mars, which is underscored and strengthened by the intact historic street network. Though the boundaries form an irregular polygon, the historic automobile-related, health care-related, and institutional resources at the west, north, and east ends of the District, respectively, are key elements to understanding the historic development of the Le Mars downtown district. Additionally,

Le Mars Downtown Historic District
Name of Property

Plymouth County, Iowa
County and State

these resources act as anchors of and gateways into the historic central business district, and are thus included to retain and reflect the historic sense of entry into the central business district.

Residential properties, new construction, and vacant parcels form the boundary in each direction. Two vacant lots at the south end of the District were considered for inclusion for their mid-twentieth century commercial associations – one lot served as a location for signboards and the other served as an open auction lot – however, they were deemed to have insufficient significance and/or integrity to be counted as contributing sites and did not warrant adjusting the boundaries to include them.¹⁷⁰ The commercial properties adjacent to and beyond the boundaries were considered for inclusion, but were determined ineligible for reasons of integrity or age.

11. Form Prepared By

name/title Kerry Davis, Architectural Historian
organization Preservation Solutions LLC date August 2012
street & number 606 Spruce Street telephone 816-225-5605
city or town Wamego state KS zip code 66547
e-mail kdavis@preservation-solutions.net

12. Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Le Mars Downtown Historic District

City or Vicinity: Le Mars

County: Plymouth **State:** Iowa

Photographer: Brad Finch, F-Stop Photography

Date Photographed: May 2011

Description of Photograph(s) and number:

All photograph locations shown on the accompanying map entitled "Figure 27: Photograph Location Map. All digital images labeled as follows: IA_PlymouthCounty_LeMarsDowntownHD_000#.tif

¹⁷⁰ Both lots are currently surface parking lots and front onto 1st Avenue SW. The signboard lot no longer retains any signboards and research revealed buildings occupied the parcel until at least the 1930s. Though auctions took place on the other lot, this commercial activity was deemed to have insufficient significance to warrant adjustment of the boundaries and inclusion of the site as a contributing resource. The auction lot also contained buildings until at least the 1930s.

Le Mars Downtown Historic District
 Name of Property

Plymouth County, Iowa
 County and State

| | | |
|----------|--|---------|
| 01 of 21 | Central Avenue NW, view northwest from Plymouth Street | View NW |
| 02 of 21 | Plymouth Street, view northwest from Central Avenue | View NW |
| 03 of 21 | Plymouth Street, view southwest from Central Avenue | View SW |
| 04 of 21 | Plymouth Street SW, view southeast from 2 nd Avenue W | View SE |
| 05 of 21 | Plymouth Street NW, view northwest from 1 st Avenue W | View NW |
| 06 of 21 | 1 st Avenue SW, view N from 1 st Street SW | View N |
| 07 of 21 | 1 st Avenue NW, view S from 1 st Street NW | View S |
| 08 of 21 | Central Avenue SW, view southwest from Plymouth Street | View SW |
| 09 of 21 | Central Avenue SE, view southeast from Plymouth Street | View SE |
| 10 of 21 | Plymouth Street SE, view southeast from Central Avenue | View SE |
| 11 of 21 | Plymouth Street NE, view northeast from Central Avenue | View NE |
| 12 of 21 | Central Avenue, view northeast from Plymouth Street | View NE |
| 13 of 21 | 1 st Avenue NE, view southwest from 1 st Street NE | View SW |
| 14 of 21 | 105 1 st Street NE, view northeast | View NE |
| 15 of 21 | 1 st Street NE, view west from 1 st Avenue NE | View W |
| 16 of 21 | 22-26 Central Avenue NE, view east | View E |
| 17 of 21 | 1 st Street NE, view northeast from Central Avenue N | View NE |
| 18 of 21 | Central Avenue NE, view northeast from 1 st Street N | View NE |
| 19 of 21 | Central Avenue NW, view southwest from 2 nd Street N | View SW |
| 20 of 21 | 2 nd Street NW, view southeast toward Central Avenue | View SE |
| 21 of 21 | Central Avenue N, view south from district boundary | View S |

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name PLEASE SEE CONTINUATION SHEETS
 street & number _____ telephone _____
 city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

| |
|---|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

National Register of Historic Places Continuation Sheet

Section number 6, 7 Page 66

6. Function or Use (cont.)

Historic Functions

- INDUSTRY/communications facility
- HEALTH CARE/resort
- SOCIAL/meeting hall
- DOMESTIC/hotel
- DOMESTIC/secondary structure
- RECREATION AND CULTURE/theater
- RECREATION AND CULTURE/sports facility
- DEFENSE/arms storage
- AGRICULTURE/processing
- AGRICULTURE/animal facility
- GOVERNMENT/post office
- GOVERNMENT/city hall

Current Functions

- INDUSTRY/communications facility
- HEALTH CARE/medical office
- SOCIAL/meeting hall
- DOMESTIC/multiple dwelling
- DOMESTIC/secondary structure
- RECREATION AND CULTURE/theater
- RECREATION AND CULTURE/sports facility
- RELIGION/religious facility
- WORK IN PROGRESS
- VACANT

7. Description (cont.)

Architectural Classification

- LATE 19TH AND EARLY 20TH CENTURY
- AMERICAN MOVEMENTS/Craftsman
- MODERN MOVEMENT

Materials

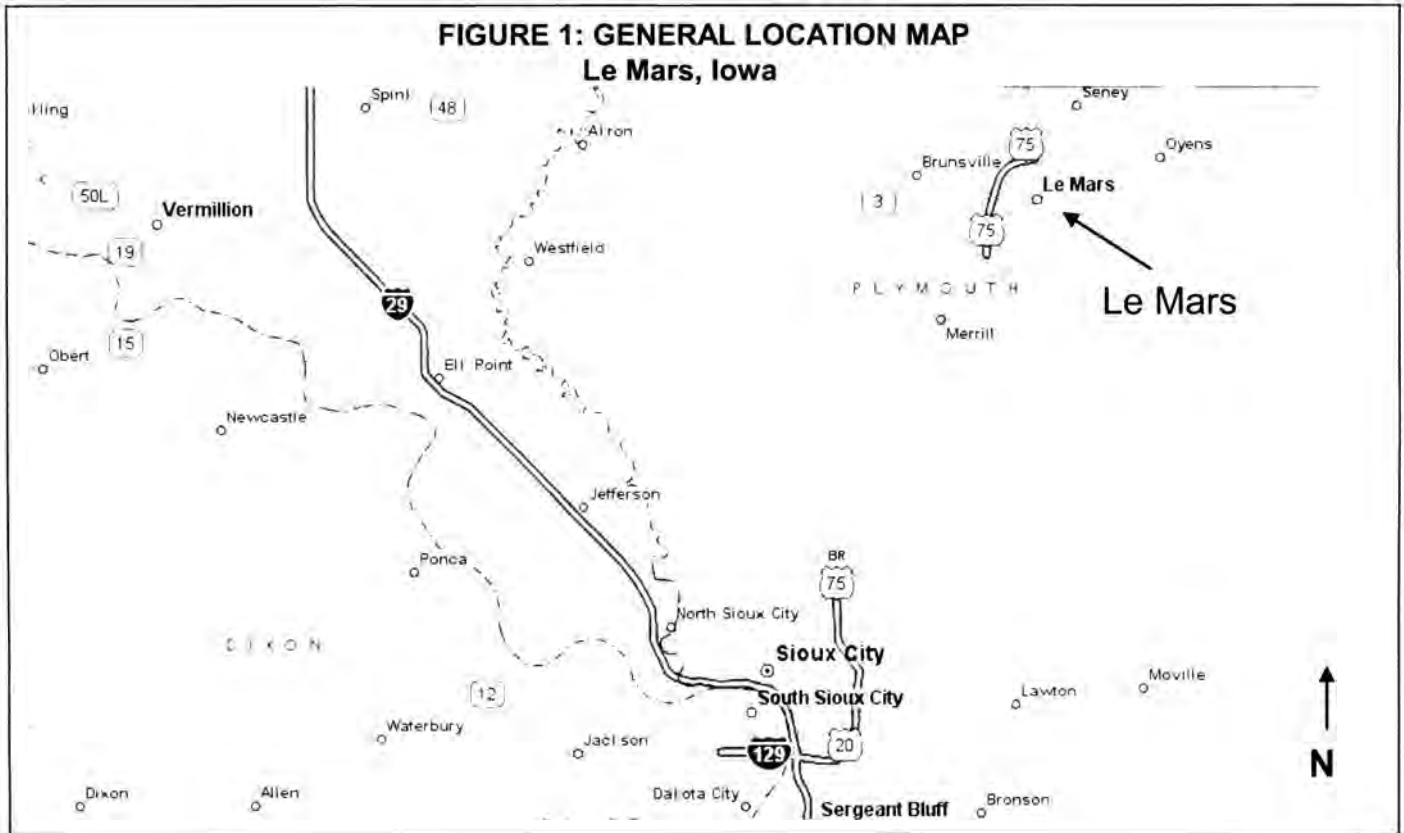
- foundation: CONCRETE
- walls: CONCRETE/block
- METAL
- STONE
- SYNTHETICS/EIFS
- roof: ASPHALT

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
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| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 7 Page 67



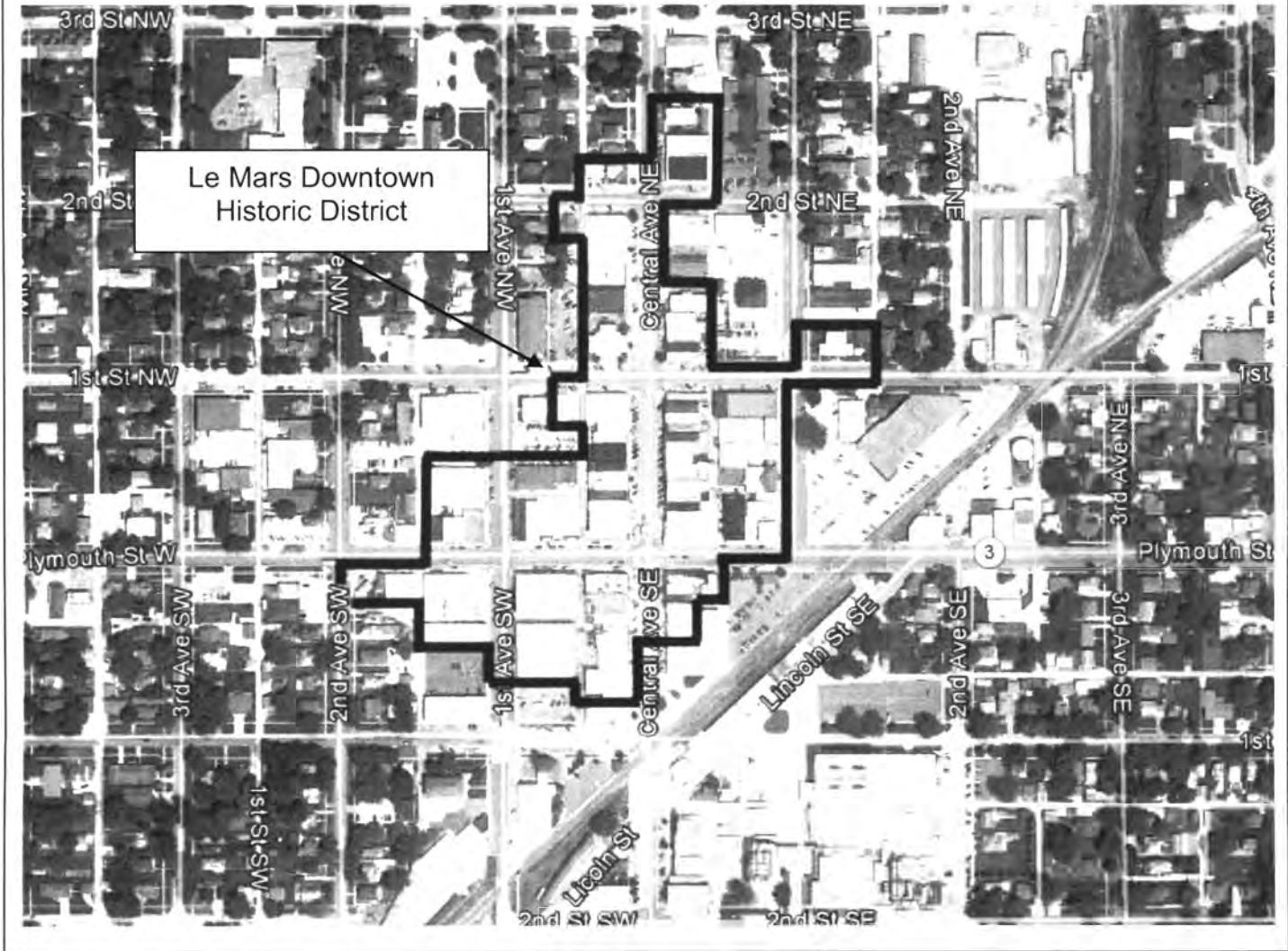
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| | |
|---|------------------------------|
| Le Mars Downtown Historic District | |
| Name of Property | Plymouth County, Iowa |
| County and State | N/A |
| Name of multiple listing (if applicable) | |

Section number 7 Page 68

FIGURE 2: SETTING MAP
Downtown Le Mars, Iowa



United States Department of the Interior
National Park Service

| |
|--|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

National Register of Historic Places Continuation Sheet

Section number 8 Page 69

8. Statement of Significance

Architect/Builder

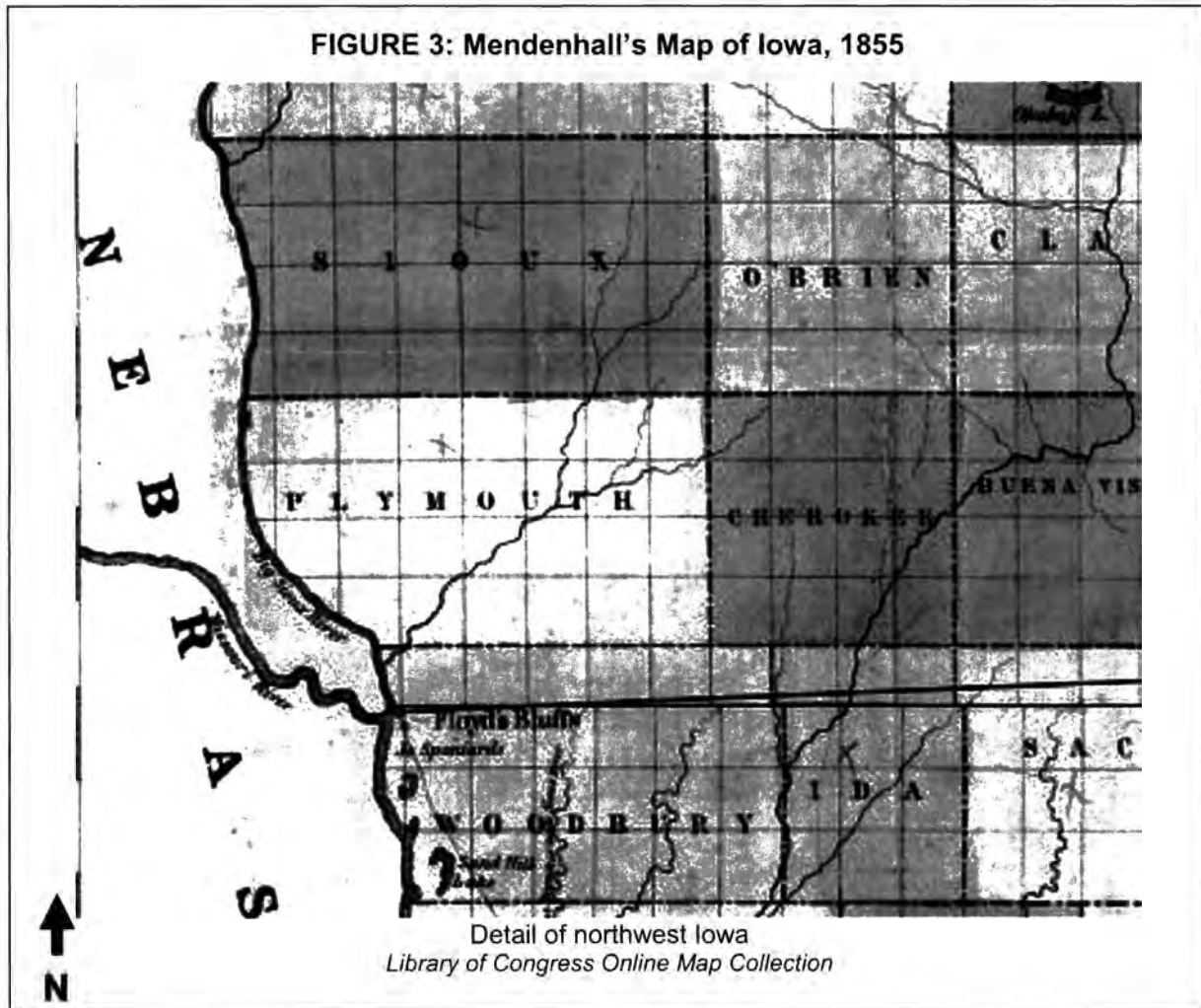
Geiger Construction Company

Miller, Elam

Heman Construction Company

Round, Olin H.

Wiltgen Construction Company



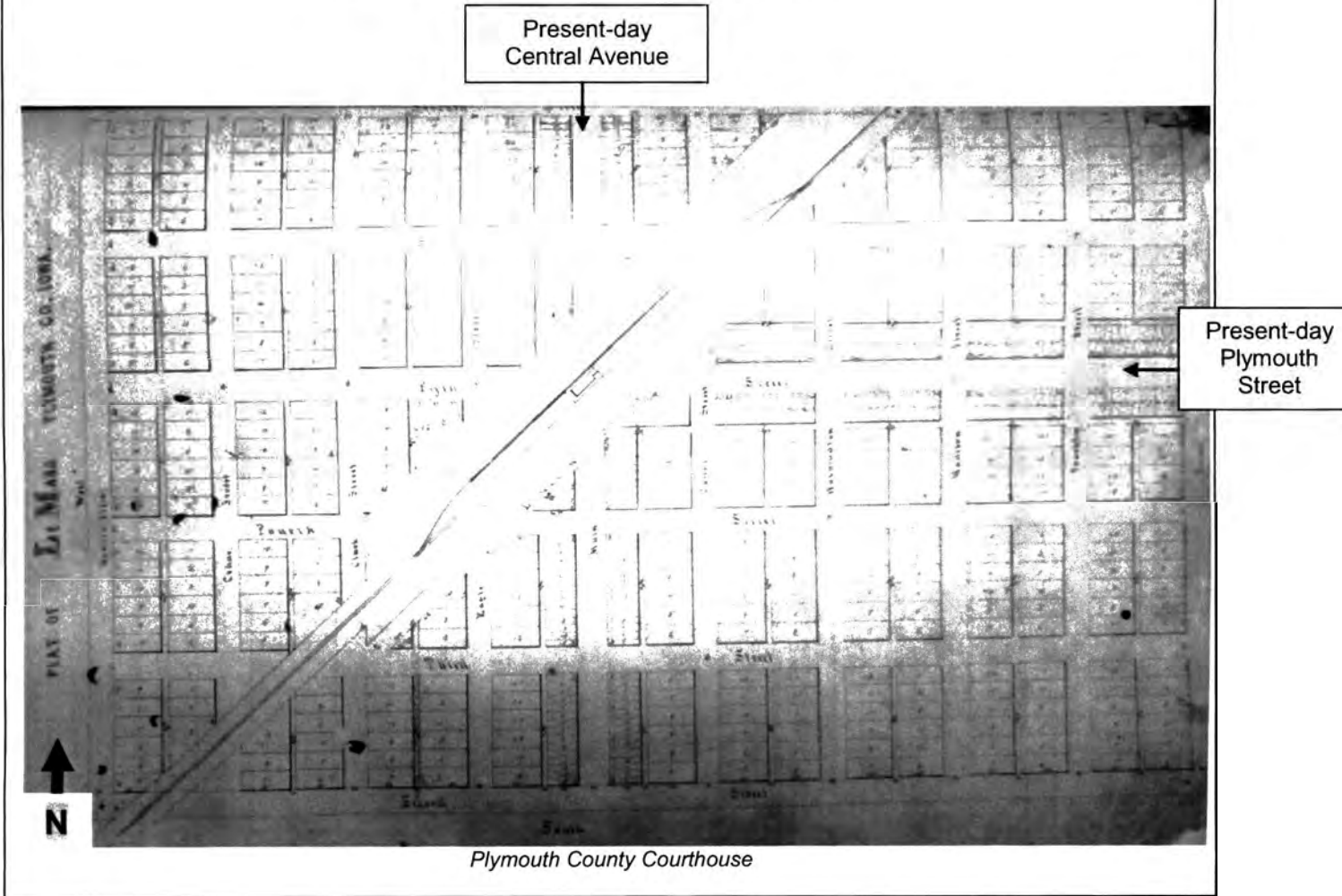
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| |
|--|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 70

FIGURE 4: Original Plat of Le Mars, Iowa, 1870



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
|--|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 71

FIGURE 5: c1882 view of 20-30 Central Avenue NE



Plymouth County Historical Museum

FIGURE 6: c1900 view of 18-30 Plymouth Street SW



Plymouth County Historical Museum

United States Department of the Interior
National Park Service

Le Mars Downtown Historic District

Name of Property

Plymouth County, Iowa

County and State

N/A

Name of multiple listing (if applicable)

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 72

FIGURE 7: c1903 view of NW corner of Plymouth Street & 1st Avenue NW



Plymouth County Historical Museum

FIGURE 8: c1900 view of 102 Central Avenue NE



Plymouth County Historical Museum

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

| | |
|---|------------------------------|
| Le Mars Downtown Historic District | |
| Name of Property | Plymouth County, Iowa |
| County and State | N/A |
| Name of multiple listing (if applicable) | |

Section number 8 Page 73

FIGURE 9: c1910 view of 21-27 1st Avenue NW



Plymouth County Historical Museum

FIGURE 10: 1913 view of 129 Central Avenue NW



Plymouth County Historical Museum

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| | |
|---|------------------------------|
| Le Mars Downtown Historic District | |
| Name of Property | Plymouth County, Iowa |
| County and State | N/A |
| Name of multiple listing (if applicable) | |

Section number 8 Page 74

FIGURE 11: 1920s view of 11-33 Central Avenue NW



Plymouth County Historical Museum

FIGURE 12: 1920s view of 10-36 Central Avenue NE



Plymouth County Historical Museum

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
|--|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 75

FIGURE 13: 1930s view of 11-14 Central Avenue SE



Plymouth County Historical Museum

FIGURE 14: 1940s view of 10-18 Central Ave. NE (L) & 11-21 Central Ave. NW (R)



Plymouth County Historical Museum

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
|--|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 76

FIGURE 15: 1949 view of 11-33 Central Ave. SW



Plymouth County Historical Museum

FIGURE 16: 1950s view of 15 2nd Street NE



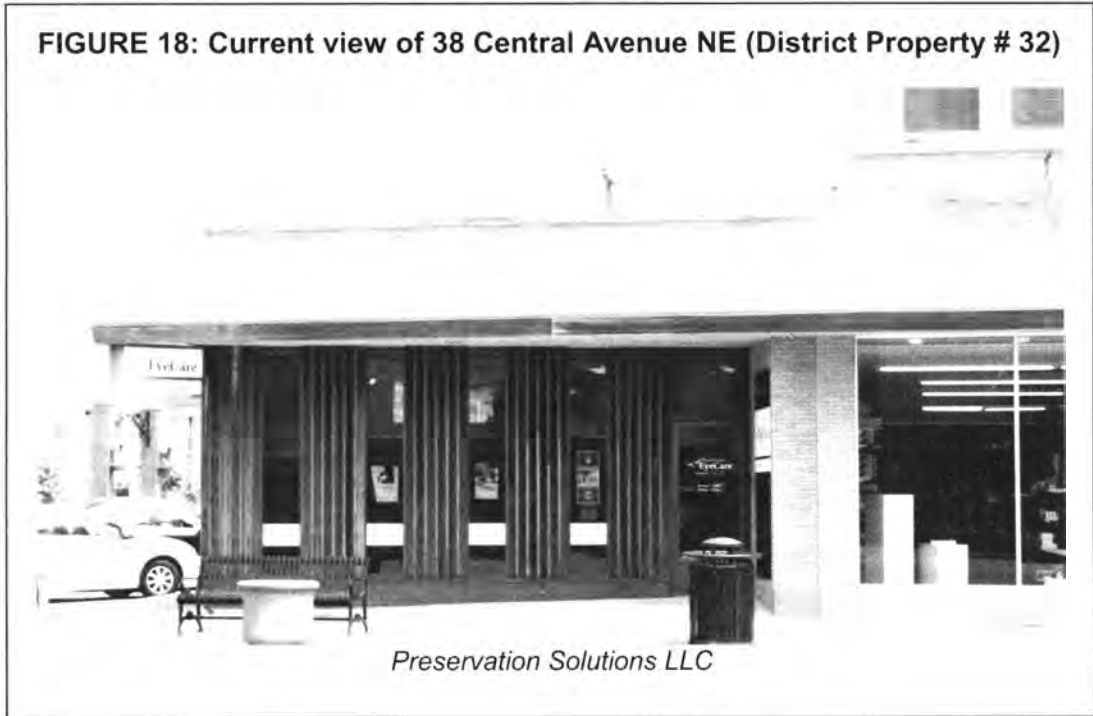
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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
|--|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 77



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| | |
|---|------------------------------|
| Le Mars Downtown Historic District | |
| Name of Property | Plymouth County, Iowa |
| County and State | N/A |
| Name of multiple listing (if applicable) | |

Section number 8 Page 78

FIGURE 19: Current view of 28 1st Avenue SW (District Property # 14)



Preservation Solutions LLC

FIGURE 20: Current view of 22 1st Street NW (District Property # 18)



Preservation Solutions LLC

FIGURE 21: 1961 advertisement for 21 1st Avenue NW

LE MARS
OPEN HOUSE

WE EXTEND A CORDIAL INVITATION TO THE PUBLIC TO TOUR OUR
NEW OFFICES AND DIAL EQUIPMENT ROOM -
BETWEEN 3:00 to 8:00 P. M.

Friday, May 5, 1961

See Our Enclosed Drive-in Pay Window - for your ALL WEATHER
CONVENIENCE -
DISPLAY OF MODERN TELEPHONE INSTRUMENTS & EQUIPMENT
COFFEE - DONUTS

CENTRAL TELEPHONE COMPANY

Le Mars Globe Post, May 1, 1961

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
|--|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 8 Page 79

FIGURE 22: c1962 view of 127-129 Central Avenue NW



Plymouth County Historical Museum

FIGURE 23: 1966 advertisement for 11-33 Central Ave. SW



Plymouth County Historical Museum

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

| |
|--|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 12 Page 80

This National Register nomination has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of Interior.

This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above or if you desire further information, please write to:

Office of Equal Opportunity
National Park Service
1849 C Street, NW
Washington, D.C. 20204.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Le Mars Downtown Historic District

Name of Property

Plymouth County, Iowa

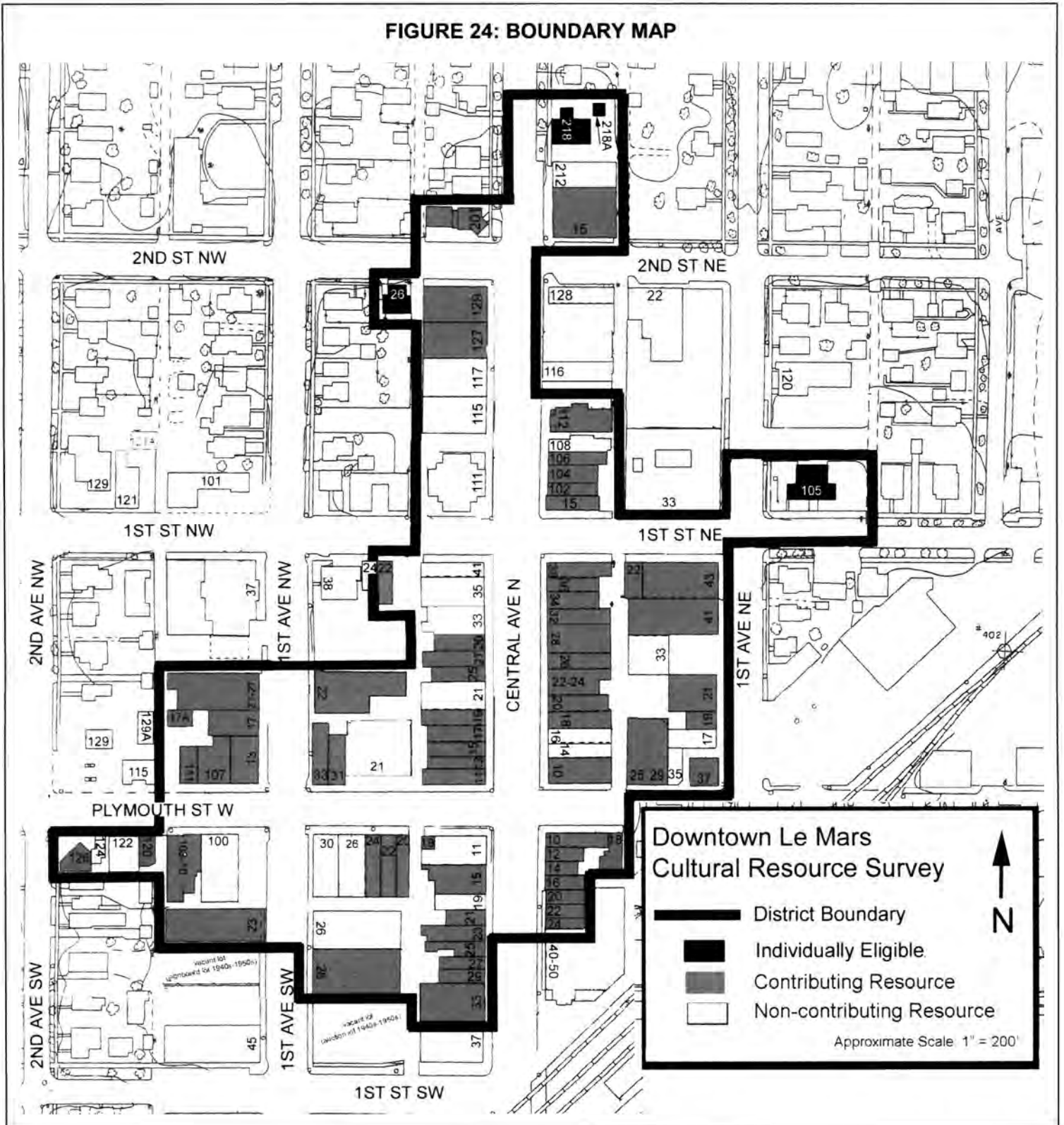
County and State

N/A

Name of multiple listing (if applicable)

Section number 12 Page 81

FIGURE 24: BOUNDARY MAP



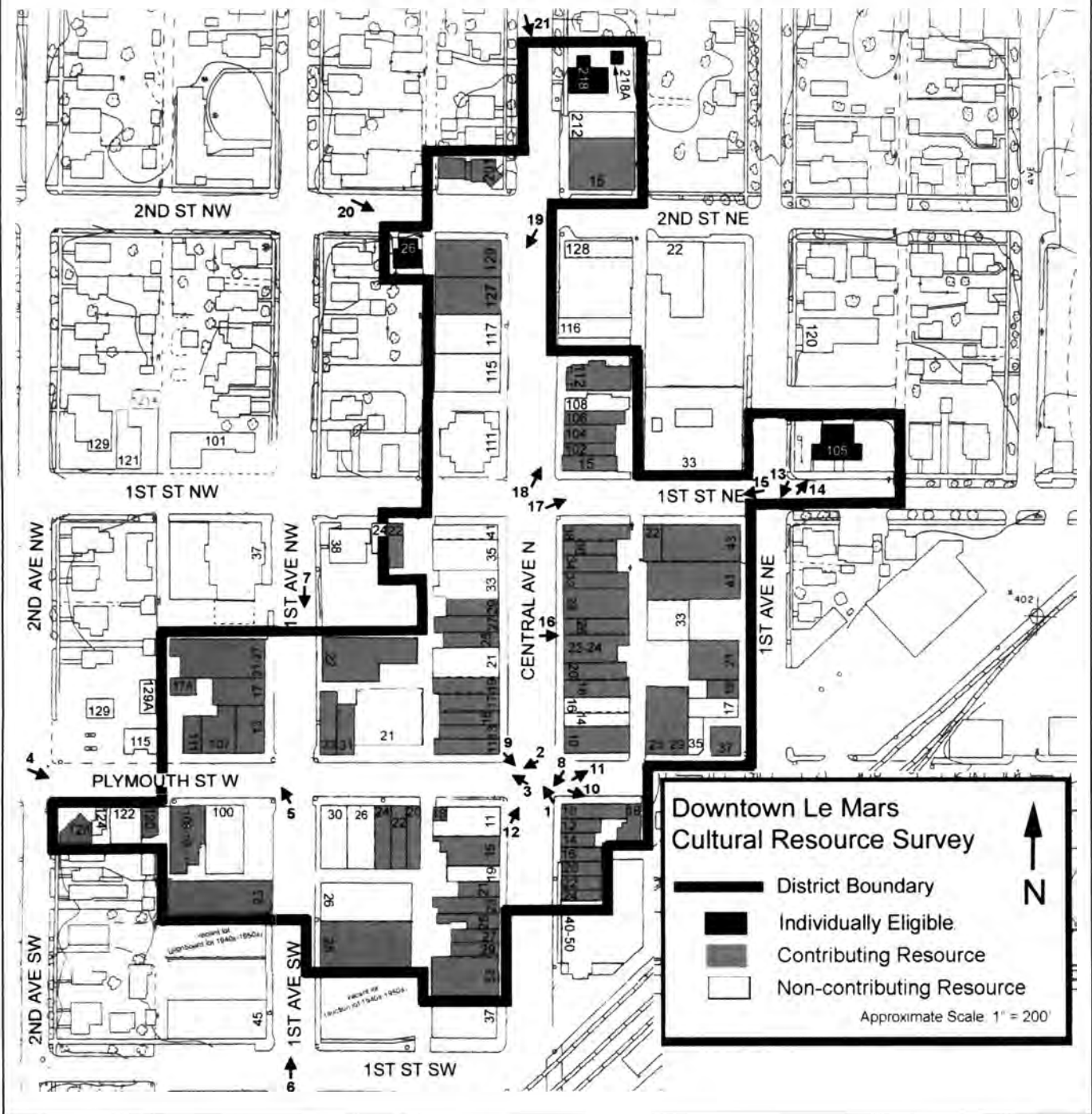
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| | |
|---|------------------------------|
| Le Mars Downtown Historic District | |
| Name of Property | Plymouth County, Iowa |
| County and State | N/A |
| Name of multiple listing (if applicable) | |

Section number 12 Page 82

FIGURE 25: PHOTOGRAPH LOCATION MAP



United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Le Mars Downtown Historic District

Name of Property

Plymouth County, Iowa

County and State

N/A

Name of multiple listing (if applicable)

Section number 12 Page 83

PROPERTY OWNERS

| | PROPERTY ADDRESS | PROPERTY OWNER NAME AND ADDRESS |
|---------|------------------------------|--|
| 1. | 17 1 st Ave NE | BJORGE, THOMAS L. OR INA M. 1245 2nd Ave SE Le Mars, IA 51031 |
| 2. | 19 1 st Ave NE | KOOPMAN, WILLIAM C & KRISTI A 20262 Key Ave Le Mars, IA 51031 |
| 3. | 21 1 st Ave NE | JESTER, STEPHEN B & DONNA L 1201 2nd Ave SW Le Mars, IA 51031 |
| 4. | 33 1 st Ave NE | RUST PUBLISHING IA, LLC 41 1st Ave NE Le Mars, IA 51031 |
| 5. | 41 1 st Ave NE | " |
| 6. | 43 1 st Ave NE | LANGEL, DEREK F 631 N Valley Dr Le Mars, IA 51031 |
| 7. | 13 1 st Ave NW | MEIS, JOHN R 716 4th Ave SE Le Mars, IA 51031 |
| 8. | 17-19 1 st Ave NW | DANIELS, MATTHEW J. & DEBORAH J. Beau Langel 17769 Kestrel Ave Le Mars, IA 51031 |
| 9., 10. | 21-27 1 st Ave NW | WILLIAMS & COMPANY CPA, PC P.O. Box 1010 Le Mars, IA 51031 |
| 11. | 22 1 st Ave NW | VISTA TELEPHONE COMPANY OF IOWA 14450 Burnhaven Dr. Burnsville, MN 55306 |
| 12. | 23 1 st Ave SW | HAMMER HUT LLC 23 1st Ave SW Le Mars, IA 51031 |
| 13. | 26 1 st Ave SW | PEW, WILLIAM G OR ELAINE M TRUSTEES 149 Calle Maribel San Marcos, CA 92069 |
| 14. | 28 1 st Ave SW | " |
| 15. | 15 1 st St NE | IGNACIO COBIAN 321 1st Ave NE Le Mars, IA 51031 |

United States Department of the Interior
National Park Service

| | |
|---|------------------------------|
| Le Mars Downtown Historic District | |
| Name of Property | Plymouth County, Iowa |
| County and State | N/A |
| Name of multiple listing (if applicable) | |

**National Register of Historic Places
Continuation Sheet**

Section number 12 Page 84

| | PROPERTY ADDRESS | PROPERTY OWNER NAME AND ADDRESS |
|-----|---------------------------|--|
| 16. | 22 1 st St NE | WAGNER, LISA 529 6th Ave SE Le Mars, IA 51031 |
| 17. | 105 1 st St NE | CITY OF LE MARS 40 Central Ave SE Le Mars, IA 51031 |
| 18. | 22 1 st St NW | BOWMAN PROPERTIES Steve Bowman 5551 Beechwood Terrace West Des Moines, IA 50266 |
| 19. | 15 2 nd St NE | RICHARDS, KEVIN K & DAWN M 735 3rd Ave SE Le Mars, IA 51031 |
| 20. | 26 2 nd St NW | SEVERSON, RONALD E & JOAN S CO-TRUSTEES OF THE JOAN S SEVERSON REVOCABLE TRUST 26 2nd St NW Le Mars, IA 51031 |
| 21. | 10 Central Ave NE | CLAUSSEN, TERRY G & LORI 435 7th Ave SE Le Mars, IA 51031 |
| 22. | 14 Central Ave NE | HUGHES, ANN MARIE Hugo's Attn: Julie Colling 14 Central Ave NE Le Mars, IA 51031 |
| 23. | 16 Central Ave NE | ROSA ALBA LLC Elizabeth Groetken 16 Central Ave NE Le Mars, IA 51031 |
| 24. | 18 Central Ave NE | BINNEBOESE, REBECCA L 34707 300 St Hinton, IA 51024 |
| 25. | 20 Central Ave NE | MESSELHISER, LISA R 316 12th Ave SW Le Mars, IA 51031 |
| 26. | 22-24 Central Ave NE | ROBERT L SHERLOCK & ENGEL, KENNETH E. 23483 Lake Ave Merrill, IA 51038 1220 6th Ave SE Le Mars, IA 51031 |
| 27. | 26 Central Ave NE | KOLEY, JOHN PETER 34782 Hwy 3 Le Mars, IA 51031 |

United States Department of the Interior
National Park Service

Le Mars Downtown Historic District

Name of Property

Plymouth County, Iowa

County and State

N/A

Name of multiple listing (if applicable)

**National Register of Historic Places
Continuation Sheet**

Section number 12 Page 85

| | PROPERTY ADDRESS | PROPERTY OWNER NAME AND ADDRESS |
|----------|----------------------|--|
| 28. | 28-30 Central Ave NE | ZHANG, MIN ZHEN 200 4th Ave NW Le Mars, IA 51031 |
| 29. | 32 Central Ave NE | KOLEY, JOHN PETER 34782 Hwy 3 Le Mars, IA 51031 |
| 30. | 34 Central Ave NE | " |
| 31. | 36 Central Ave NE | " |
| 32. | 38 Central Ave NE | HAWKEYE LEASING COMPANY LLC Hawkeye Clinic of Le Mars PC 540 Monterey Trail Dakota Dunes, SD 57049 |
| 33. | 102 Central Ave NE | IGNACIO COBIAN 321 1st Ave NE Le Mars, IA 51031 |
| 34. | 104 Central Ave NE | LELAND F. HEMMINGSON 429 S Lynn Dr Le Mars, IA 51031 |
| 35. | 106 Central Ave NE | HABITUE LLC Mike and Cheryl Wells 366 16th St SE Le Mars, IA 51031 |
| 36. | 108 Central Ave NE | " |
| 37. | 112 Central Ave NE | LIVING CENTER 112 Central Ave NE Le Mars, IA 51031 |
| 38. | 212 Central Ave NE | RASMUSSEN, JOHN C 479 2nd Ave NE Le Mars, IA 51031 |
| 39., 40. | 218 Central Ave NE | ELLIS, MARK R & TOBI M 17628 Jade Ave Le Mars, IA 51031 |
| 41. | 11 Central Ave NW | JOSEPH W. & REBECCA LYNN FLANNERY 11 Central Ave NW P.O. Box 158 Le Mars, IA 51031 |
| 42. | 13 Central Ave NW | JOHN C & KRISTI K SCHULLER Lorenzo Medrano 1679 4th Ave SW Le Mars, IA 51031 |

United States Department of the Interior
National Park Service

Le Mars Downtown Historic District

Name of Property

Plymouth County, Iowa

County and State

N/A

Name of multiple listing (if applicable)

**National Register of Historic Places
Continuation Sheet**

Section number 12 Page 86

| | PROPERTY ADDRESS | PROPERTY OWNER NAME AND ADDRESS |
|-----|----------------------|--|
| 43. | 15 Central Ave NW | SUSAN BETSWORTH 15 Central Ave NW Le Mars, IA 51031 |
| 44. | 17 Central Ave NW | " |
| 45. | 19 Central Ave NW | ROBERT AND JEANNIE RUST 829 5th St SE Le Mars, IA 51031 |
| 46. | 21 Central Ave NW | MARY JEAN MOORE 932 Woodland Rd Cresco, IA 52136 |
| 47. | 25 Central Ave NW | KOLEY LAND COMPANY 34782 Hwy 3 Le Mars, IA 51031 |
| 48. | 27 Central Ave NW | " |
| 49. | 29 Central Ave NW | " |
| 50. | 31-33 Central Ave NW | CHRISTOPHER E. & JESSICA M. STEFFENS 33 Central Ave NW Le Mars, IA 51031 |
| 51. | 35 Central Ave NW | MC MURRAY, CLIFFORD K II 435 Greenwood Dr Le Mars, IA 51031 |
| 52. | 41 Central Ave NW | MAYROSE, RUSSELL J & LINDA R 1074 Turnberry Le Mars, IA 51031 |
| 53. | 111 Central Ave NW | FIRST NATIONAL BANK LE MARS 111 Central Ave NW Le Mars, IA 51031 |
| 54. | 115 Central Ave NW | WELLS DAIRY INC 1 Blue Bunny Dr PO Box 1310 Le Mars, IA 51031 |
| 55. | 117 Central Ave NW | RASMUSSEN, TIM B & BONNIE S 234 Ply St SE Le Mars, IA 51031 |
| 56. | 127 Central Ave NW | RASMUSSEN, GALE OR DONNA 1501 Central Ave SW Le Mars, IA 51031 |

United States Department of the Interior
National Park Service

Le Mars Downtown Historic District

Name of Property

Plymouth County, Iowa

County and State

N/A

Name of multiple listing (if applicable)

**National Register of Historic Places
Continuation Sheet**

Section number 12 Page 87

| | PROPERTY ADDRESS | PROPERTY OWNER NAME AND ADDRESS |
|-----|--------------------|--|
| 57. | 129 Central Ave NW | HANKE, MICHAEL 44 4th Ave NW Le Mars, IA 51031 |
| 58. | 201 Central Ave NW | CARGIN, LEVI A 25 6th Ave NE Le Mars, IA 51031 |
| 59. | 10 Central Ave SE | DEAN HENNINGS 10 Central Ave SE Le Mars, IA 51031 |
| 60. | 12 Central Ave SE | HENNINGS, ANNA MINNIE ROSE & DALE A SR Box 24 Le Mars, IA 51031 |
| 61. | 14 Central Ave SE | SITZMANN, TONY 617 N Lynn Drive Le Mars, IA 51031 |
| 62. | 16 Central Ave SE | DEREK LANGEL 631 N Valley Drive Le Mars, IA 51031 |
| 63. | 20 Central Ave SE | COMMUNITY TITLE COMPANY LLC 600 S Main Ave Sioux Falls, SD 57104 |
| 64. | 22 Central Ave SE | KILLEAS INVESTMENTS INC 24 Central Ave SE Le Mars, IA 51031 |
| 65. | 24 Central Ave SE | " |
| 66. | 11 Central Ave SW | ROGER A AND LINDA M WISSINK 2049 Roundtable RD Sergeant Bluff, IA 51054-9743 |
| 67. | 15 Central Ave SW | PRIME ELECTRONICS LLC 101 1st St NW PO Box 66 Le Mars, IA 51031 |
| 68. | 19 Central Ave SW | JAMES L. & MARY M. MCCLINTOCK 4524 Cheyenne Blvd Sioux City, IA 51104 |
| 69. | 21 Central Ave SW | CHAD W. & ROBIN L. BERRERAS 21½ Cent Ave SW Le Mars, IA 51031 |
| 70. | 23 Central Ave SW | IN 4 LIFE, LLC 26511 Hedge Ave Merrill, IA 51038 |

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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|--|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 12 Page 88

| | PROPERTY ADDRESS | PROPERTY OWNER NAME AND ADDRESS |
|-----|------------------------|--|
| 71 | 25 Central Ave SW | MICHAEL C. AND CHERYL L. WELLS 366 16th St SE Le Mars, IA 51031 |
| 72. | 27 Central Ave SW | DENNIS HENRICH 221 10th Ave SE Le Mars, IA 51031 |
| 73. | 29 Central Ave SW | JAMES L & MARY M. MCCLINTOCK 4524 Cheyenne Blvd Sioux City, IA 51104 |
| 74. | 33 Central Ave SW | ROYAL THEATER LLC 714 4th St Sioux City, IA 51101 |
| 75. | 25 Plymouth St NE | FAMILY 1ST PROPERTIES LLC 504 W Prospect Ave Norfolk, NE 68701 |
| 76. | 29 Plymouth St NE | " |
| 77. | 35 Plymouth St NE | THOMAS L. OR INA M BJORGE 1245 2nd Ave SE Le Mars, IA 51031 |
| 78. | 37 Plymouth St NE | MUSSON, JANET G 395 15th St SE Le Mars, IA 51031 |
| 79. | 21 Plymouth St NW | RODNEY G. & BARBARA J. WALTER 21 Plymouth St NW Le Mars, IA 51031 |
| 80. | 31 Plymouth St NW | ALAN J TENTINGER AND MICHAEL A TENTINGER TRUSTEES 1138 3rd St SE Le Mars, IA 51031 |
| 81. | 33 Plymouth St NW | M.R. TENTINGER 15 8th Ave SE Le Mars, IA 51031 |
| 82. | 107-109 Plymouth St NW | DARMANIN, CARMEL & MARY DOLORES DESIREE 58 Mahsel St. St. Thomas Bay, M'Scala MSK 3647 Malta, EUROPE |
| 83. | 111 Plymouth St NW | KILLEAS, HELEN M 1964 Lincoln Ave SW Le Mars, IA 51031 |
| 84. | 18 Plymouth St SE | KATHY STONE 315 Evelyn Dr Le Mars, IA 51031 |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| |
|--|
| Le Mars Downtown Historic District |
| Name of Property Plymouth County, Iowa |
| County and State N/A |
| Name of multiple listing (if applicable) |

Section number 12 Page 89

| | PROPERTY ADDRESS | PROPERTY OWNER NAME AND ADDRESS |
|-----|----------------------|--|
| 85. | 18 Plymouth St SW | HAUBRICH, MARK A & LYNN R 35586 C44 Le Mars, IA 51031 |
| 86. | 20 Plymouth St SW | BEACH, DANIEL W & RHONDA R 20 Plymouth St SW Le Mars, IA 51031 |
| 87. | 22 Plymouth St SW | VINCENT, JANE C & ROGER S 22 Plymouth St SW Le Mars, IA 51031 |
| 88. | 24 Plymouth St SW | ELLIS, MARK R & TOBI M 17628 Jade Ave Le Mars, IA 51031 |
| 89. | 26-28 Plymouth St SW | HALTER, RICHARD C & MARY KAY 400 2nd Ave NW Le Mars, IA 51031 |
| 90 | 30 Plymouth St SW | FAHSR ENTERPRISES 30 Plymouth St SW Le Mars, IA 51031 |
| 91. | 100 Plymouth St SW | BRAUCH, PAUL ANTHONY 238 10th Ave SE Le Mars, IA 51031 |
| 92. | 108 Plymouth St SW | LEGION CLUB 110 Plymouth St SW Le Mars, IA 51031 |
| 93. | 120 Plymouth St SW | GENGLER, RICHARD JOSEPH & ANNA BELLE 427 15th St SE Le Mars, IA 51031 |
| 94. | 122 Plymouth St SW | FREKING, GERALD H & REBECCA A 13707 Baytomac Farms Ln Ft Washington, MD 20744-5440 |
| 95. | 124 Plymouth St SW | FLAHERTY, JAMES P & MARY P 611 N Valley Dr Le Mars, IA 51031 |
| 96. | 126 Plymouth St SW | EACRET, DANIEL L 126 Plymouth St SW Le Mars, IA 51031 |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Le Mars Downtown Commercial Historic District

MULTIPLE NAME:

STATE & COUNTY: IOWA, Plymouth

DATE RECEIVED: 9/21/12 DATE OF PENDING LIST: 10/19/12
DATE OF 16TH DAY: 11/05/12 DATE OF 45TH DAY: 11/07/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000908

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11.6.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



11-41 CENTRAL AVE. NW

LEWIS DOWNTOWN HISTORIC DISTRICT

PLYMOUTH Co., IOWA

PHOTO NO. 1



VIEW NW FROM PLYMOUTH ST. & CENTRAL AVE.
LE MARS DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 2



Pizza Ranch

Pizza Ranch

KOENIG
INSURANCE &
REAL ESTATE

CENTRAL AVE

LEFT
TURN
ONLY

VIEW SW FROM PLYMOUTH ST. & CENTRAL AVE.
LEMARS DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 3



VIEW SE FROM PLYMOUTH ST. ; 2ND AVE. W
LE MARS DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 4



VIEW NW FROM PLYMOUTH ST. ; 1ST AVE W
LE MARS DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 5

Smily's
Home
Furnishings



1st AVE. SW, VIEW N FROM 1st ST. SW
LE MRS DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 6



1ST AVE. NW, VIEWS FROM 1ST ST. NW

LEMAZS DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 7



CENTRAL AVE SW., VIEW SW FROM PLYMOUTH
LE MAR'S DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 8



CENTRAL AVE., VIEW SE FROM PLYMOUTH ST.

LE MARS DOWNTOWN

HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 9



PLYMOUTH ST.; VIEW SE FROM CENTRAL AVE.

LE MARS DOWNTOWN HISTORIC DISTRICT

PLYMOUTH CO., IOWA

PHOTO NO. 10



PLYMOUTH ST., VIEW NE FROM CENTRAL AVE.
LE MARS DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 11



CENTRAL AVE., VIEW NE FROM PLYMOUTH ST.
LEWIS DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO, IOWA
PHOTO NO. 12



1ST AVENUE, VIEW SW FROM 1ST ST NE
LENAE'S DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 13



105 1ST ST NE
LE MARS DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 14



1ST ST NE, VIEW W. FROM 1ST AVENUE
LE MAR'S DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 15



SHILOH
PLACE
A.D.
1888

LOU

Shiloh
Place

22-26 CENTRAL AVENUE
LE MAR S DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 16



1st St. NE, view NE from Central Ave.

LE MARS DOWNTOWN

HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 17



CENTRAL AVE, VIEW NE FROM 1ST ST NE

LE MARS DOWNTOWN

HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 18



CENTRAL AVE., VIEW SW FROM 2ND ST. N
LE MERS DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 19

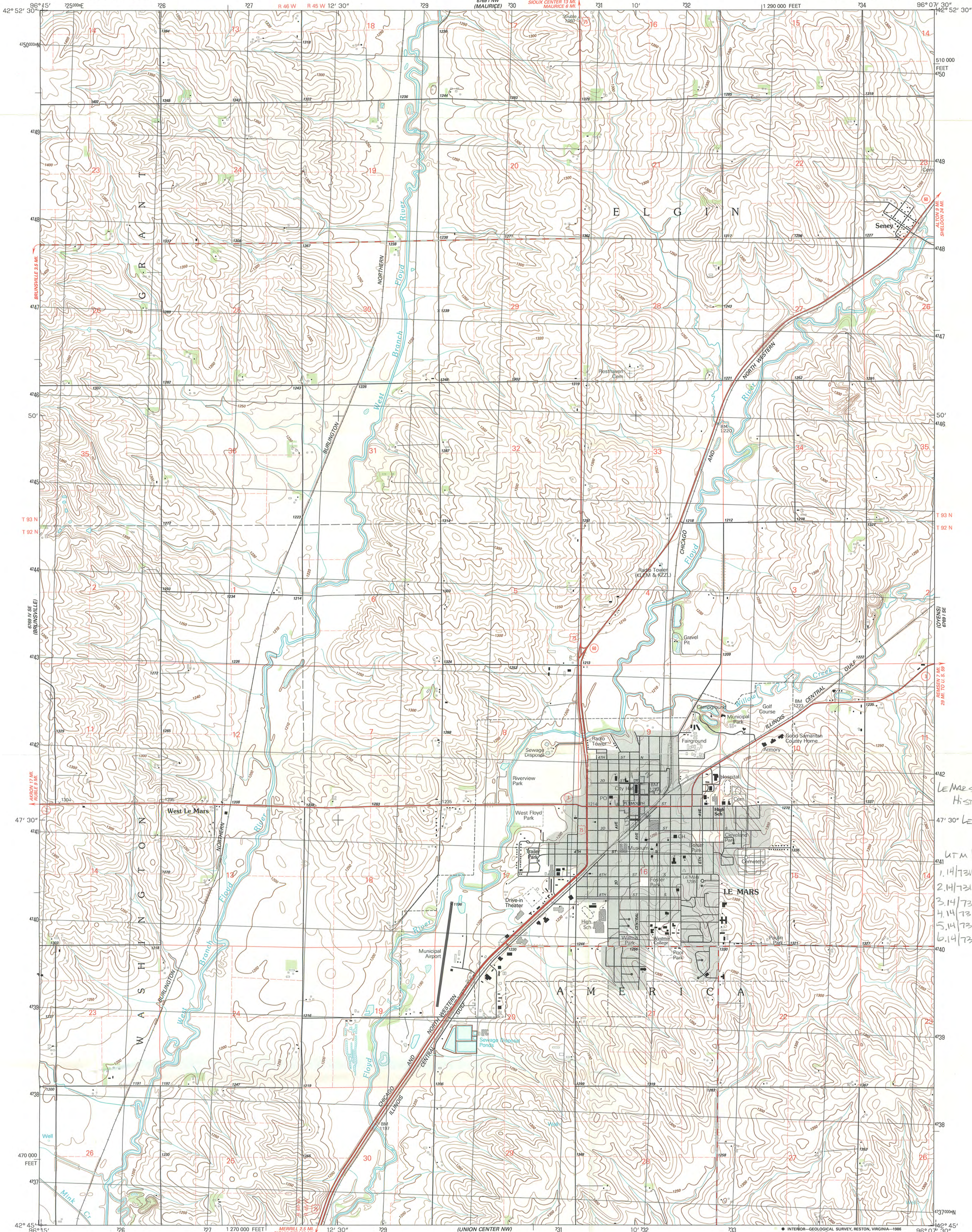


2ND ST NW, VIEW SE TOWARD CENTRAL AVE.

LENA'S DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 20



CENTRAL AVENUE, VIEWS FROM DISTRICT BOUNDARY
LE MAR'S DOWNTOWN HISTORIC DISTRICT
PLYMOUTH CO., IOWA
PHOTO NO. 21



LE MARS DOWNTOWN
Historic District
IOWA

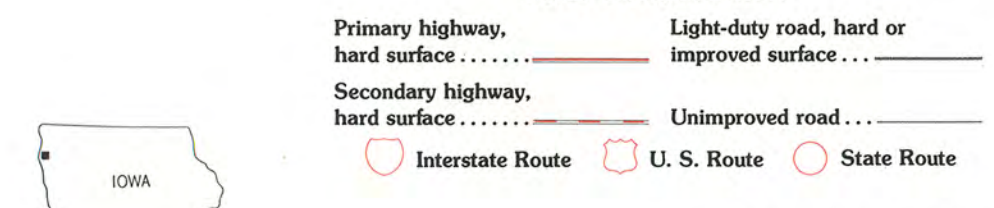
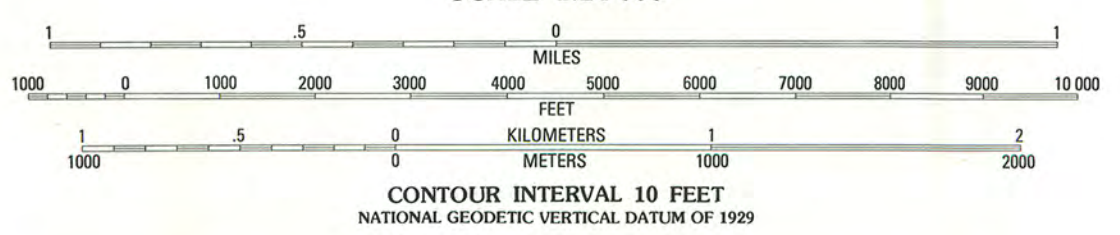
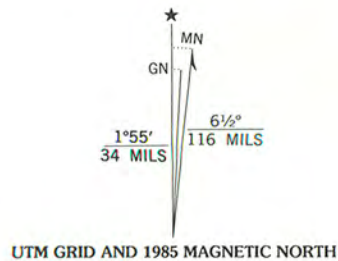
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3.14/731920/4741700
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5.14/731655/4741400
6.14/731515/4741520

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA

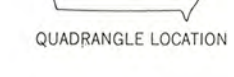
Topography by photogrammetric methods from aerial photographs taken 1955. Revised from aerial photographs taken 1983. Field checked 1985. Map edited 1985.

Projection and 10,000-foot grid ticks: Iowa coordinate system, north zone (Lambert conformal conic) 1000-meter Universal Transverse Mercator grid, zone 14 1927 North American Datum To place on the predicted North American Datum 1983, move the projection lines 6 meters north and 25 meters east as shown by dashed corner ticks

Gray tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092 AND BY IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



LE MARS, IOWA
SW/4 LE MARS 15' QUADRANGLE
42096-G2-TF-024

1985

DMA 6769 1 SW-SERIES V876

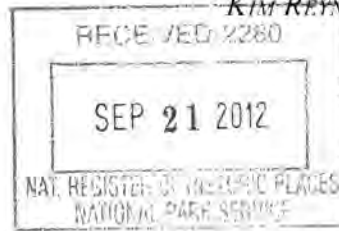
IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

TERRY E. BRANSTAD, GOVERNOR

~~KIM REYNOLDS~~, LT. GOVERNOR



September 19, 2012

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listed if acceptable.

- Le Mars Downtown Commercial Historic District, Generally bounded by 2nd St N, 2nd Ave W, 1st St S and 1st Ave E, Le Mars, Plymouth County, Iowa
- Cedar Rapids Pump Company Factory & Warehouse, 605 G Avenue NW, Cedar Rapids, Linn County, Iowa

Sincerely,

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs

STATE
HISTORICAL
SOCIETY of
IOWA

JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
50319

T. (515) 281-5111
F. (515) 282-0502

CULTURAL.AFFAIRS.ORG