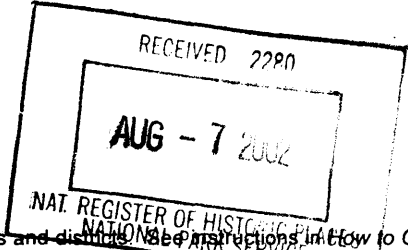


United States Department of the Interior  
National Park Service



2600  
1033

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking  in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name McGregor Commercial Historic District

Other names/site number \_\_\_\_\_

2. Location

Street & number 100-300 blocks of Main Street, 100-200 blocks of A Street N/A  not for publication

City or town McGregor N/A  vicinity

State Iowa code IA county Clayton code 043 zip code 52157

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  nationally  statewide  locally. (  see continuation sheet for additional comments).

*Donell G. Locke*

*August 2, 2002*

Signature of certifying official/Title

Date

**STATE HISTORICAL SOCIETY OF IOWA**

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
  - See continuation sheet.
- determined eligible for the National Register.
  - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

*Linda McClelland*

*12/10/02*

**5. Classification**

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

- private
- public-local
- public-State
- public-Federal

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

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
51	7	buildings
1	0	sites
1	0	structures
		objects
53	7	Total

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

Iowa's Main Street Commercial Architecture

**Number of contributing resources previously listed in the National Register**

3

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/financial institution
- SOCIAL/meeting hall
- RECREATION AND CULTURE/music facility
- RECREATION AND CULTURE/theater
- GOVERNMENT/city hall
- LANDSCAPE/park
- DOMESTIC/hotel
- DOMESTIC/single dwelling

**Current Functions**  
(Enter categories from instructions)

- COMMERCE/TRADE/specialty store
- COMMERCE/TRADE/financial institution
- GOVERNMENT/post office
- COMMERCE/TRADE/restaurant
- DOMESTIC/hotel
- DOMESTIC/single dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- LATE VICTORIAN/Italianate
- LATE 19<sup>th</sup> & EARLY 20<sup>th</sup> CENTURY AM. MOVEMENTS
- MID 19<sup>th</sup> CENTURY/Greek Revival

**Materials**  
(Enter categories from instructions)

- foundation STONE/Limestone
- walls BRICK
- roof ASPHALT
- other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**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 of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

- ARCHITECTURE
- COMMUNITY PLANNING AND DEVELOPMENT
- COMMERCE

**Period of Significance**

1849-1952

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Jacobs, E.C.W.

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of Property 15 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 [1]5 [6]4[8]4[3]7 [4]7[6]4[6]9[5]  
Zone Easting Northing

2 [1]5 [6]4[8]4[8]2 [4]7[6]4[6]5[9]  
Zone Easting Northing

3 [1]5 [6]4[8]7[2]1 [4]7[6]4[8]7[7]

4 [1]5 [6]4[8]8[3]8 [4]7[6]5[1]4[7]  
 See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Leah D. Rogers and Lori Vermaas

organization Tallgrass Historians L.C. date March 27, 2002

street & number 2460 S. Riverside Drive telephone 319-354-6722

city or town Iowa City state IA zip code 52246

**Additional Documentation**

Submit the following items with the complete form:

**Continuation Sheets**

**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.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

Check with the SHPO or FPO for any additional items)

**Property Owner**

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

name see continuation sheet

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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior  
National Park Service**

# National Register of Historic Places Continuation Sheet

**McGregor Commercial Historic District  
Clayton County, Iowa**

Section number 7 Page 1

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## 7. Description continued

### Materials

foundation CONCRETE  
walls WOOD/weatherboard  
STONE/limestone

### Narrative Description

The McGregor Commercial Historic District is situated in the town of McGregor, in Clayton County, Iowa. This community is in the far northeastern region of Iowa and is situated on the banks of the Mississippi River. The shape and configuration of this linear district was dictated by the constraints of the natural landscape at this location. McGregor was founded within a narrow basin-shaped valley fronting the Mississippi River, with the steep hills and limestone bluffs of the valley wall confining the town's development to the river floodplain and in-between the bluffs along the margins of the tributary valley in which the town was platted. The commercial district developed along the north-south tending Main Street, with only marginal development along the side streets. The district encompasses nearly the full length of Main Street between 4<sup>th</sup> Street and its north end where Main Street meets the river. Most of the buildings within the district front Main Street, although a few have frontages on the side streets at the intersections of A Street and 3<sup>rd</sup> Street with Main. A total of 60 properties are included within the district boundaries. Of these 60 properties, 51 are contributing buildings, one is a contributing structure, and one is a contributing site. In addition are seven non-contributing buildings.

There are three buildings within the district that have already been listed in the National Register including the Joseph "Diamond Jo" Reynolds Office Building and House listed in 1982, the American House hotel listed in 2001, and the Goedert Meat Market listed in 1996. A fourth building, the Alexander Hotel, was determined eligible for the National Register in 2001. All four strongly contribute to the integrity and historical significance of this district.

### COUNTING SYSTEM FOR BUILDINGS

The counting system for buildings within the district is based on the original construction of the building and its separation from adjacent buildings by structural walls and not by its internal store unit divisions. Therefore, a block building constructed as a structurally identifiable building separate and distinct from adjacent buildings but having any number of internal store unit divisions, would count as only one building even though it might have two or more storefronts or internal store units.

### PROPERTY TYPES

The property types follow those devised for the *Iowa's Main Street Commercial Architecture* Multiple Property submission to the National Register. The following is a brief listing and summary of each type, with more detailed descriptions summarized in the cover document for the MPS. Type I is the commercial district itself. Type II consists of the first generation of buildings, structures, sites and objects constructed along Main Street. Type III represents the second generation of construction along Main Street often tied to a building boom associated with prosperity and growth. Type VI consists of specialized buildings constructed for a specific purpose such as a courthouse, Carnegie public library, post office, grain elevator, or gas station. Type V represents properties that have undergone substantial modification reflecting the updating of commercial properties in the form of façade remodeling as well as buildings, structures, sites and objects that are late additions to the district but within the period of significance. Type VI consists of modern infill properties added to the district after the period of significance.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**McGregor Commercial Historic District  
Clayton County, Iowa**

Section number 7 Page 2

The McGregor Commercial Historic District as Property Type I meets the registration requirements set forth in the Iowa's Main Street Commercial Architecture MPS by retaining good integrity and by reflecting the settlement and development of the town of McGregor and by containing a well-preserved collection of mid- to late nineteenth century commercial buildings reflecting the town's heyday as a river port during that period.

**INDIVIDUAL BUILDING DESCRIPTIONS**

The following descriptions discuss each of the buildings in the McGregor Commercial Historic District where known by inventory number, address, date of construction, historic name, descriptive comments, evaluation as either contributing or non-contributing to the district, and the known history of the property. An Iowa Site Inventory number was assigned to each discrete building, not to each storefront or building part. Street-level renovations to commercial buildings complicated the discernment of where one building stops and the next starts. Storefronts inherently mislead; tenants and street addresses change far too often to be reliable guides. The use of fire insurance maps, historic and recent photographs, and physical inspection in the field helped to determine the footprint of each building.

There had been no previous systematic survey of McGregor, although a few properties had been inventoried and/or studied for nominations to the National Register of Historic Places. Information for the current project was gleaned from local historical accounts, Sanborn fire insurance maps, and interviews with local residents. Patricia Eckhardt, Architectural History Consultant and owner of the American House in McGregor, Sam Calabrese owner of the Alexander Hotel, and June Kuefler, owner of the historic Oscar Fryklund's Photographic Studio, provided assistance in the information gathering stage. Ms. Kuefler also shared her historic photograph collection from McGregor. Lori Vermaas of Tallgrass Historians L.C. conducted the current survey of the commercial district and compiled the historical and building descriptive information for this nomination. Leah D. Rogers of Tallgrass Historians L.C. completed the nomination. Repositories visited included the State Historical Society of Iowa Library in Iowa City, the Community Programs Bureau of the State Historical Society of Iowa in Des Moines, and the McGregor Public Library.

**#22-01140**

Address: 125-127 Main St

Date of Construction: 1930s

Historic Name: Gas station

Property Type: IV: Transportation (auto-related)

Evaluation: Contributing building

Comments: This one-story gable-roofed building was built in the 1930s as a gas and service station. It has exposed rafter ends, board-and-batten siding with scalloped ends in the gable peaks, and rustic stone veneered walls. A front-gabled garage service bay was probably added after 1940.

History: Built in the 1930s as a gasoline station, it was expanded after 1940 with the addition of a service bay. This building still functions as a gas station, currently an FS Station/Kwik Trip.

Significance: Building retains good integrity and represents the growing importance of the automobile in the early twentieth century resulting in the addition of new specialized buildings to Main Street.

**#22-01073**

Address: 111 1<sup>st</sup> Street

Date of Construction: c.1930

Historic Name: Garage/Auto Repair and Sales

Property Type: V: Transportation (Auto-related)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 3

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Evaluation: Non-contributing building

Comments: One-story building constructed c.1930 as a garage/auto repair and sales business. Has segmental-arched windows and doors and one garage door bay on south half of building. More recent alterations have included the addition of a 1970s shingled roof, stucco, and window and door replacements. One garage door bay remains on south half of building. More recently, the roof has partially collapsed from a heavy snowfall and has not been repaired. Building will likely be demolished.

History: Built c.1930 as an automobile garage/auto repair and sales business. It most recently housed the McGregor Antique Mall but has been vacant in more recent years.

Significance: Too greatly altered and in danger of collapse. Considered non-contributing for lack of sufficient integrity even though it reflects the early twentieth importance of automobile-related businesses and services in this community.

## #22-01074

Address: Northeast side of Main, between A and 1<sup>st</sup> streets

Date of Construction: c.1900

Historic Name: Market Square

Property Type: III: Park

Evaluation: Contributing site

Comments: A small, right-triangle-shaped pocket of greenery, with bird bath in center. Has had a fountain and other features in the past that are no longer extant.

History: Has been a designated park since the late nineteenth century and has a historical association with "Diamond Jo" Reynolds. Originally, this was the site where sellers unloaded and had weighed all of their produce, grain, and livestock. Joseph Reynolds determined to make this area a park and donated the money for a fountain and an artesian well. The well was capped in 1930 (*North Iowa Times* 1990, 1992). Currently called "Triangle Park."

Significance: Occupies an important anchor position at a major intersection (Main and A Streets). Important for its reflection of civic development and pride and for its association with "Diamond Jo" Reynolds, an important person in the economic and civic development of McGregor. May have some archaeological potential but this potential would need to be confirmed.

## #22-01075

Address: 110 Main Street

Date of Construction: built in the mid-nineteenth century; moved to this location in the 1990s.

Historic Name: Cabin

Property Type: II: Historic Exhibit/Tourism

Evaluation: Non-contributing building

Comments: 1.5-story side-gabled log cabin, with tools hung on façade.

History: Not original to this site; this cabin was moved to this location from a rural site. The cabin is located on the site of an old hotel and the McGregor House (both non-extant). There may be some archaeological potential to this site associated with these early river transportation-related properties.

Significance: While an interesting historical exhibit, the fact that this is a moved building that originated outside of this district in a rural setting makes it non-contributing to the district. It should be noted, however, that many of the earliest buildings along Main Street were of log construction; therefore, this exhibit does not detract from the overall historical appearance of this district. There is some archaeological potential in surrounding lot, but this potential will require confirmation.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 4

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**#22-01076**

Address: 112 Main Street

Date of Construction: c.1902

Historic Name: Residential dwelling

Property Type: III: Residential dwelling

Evaluation: Contributing building

Comments: Two-story, front-gabled frame building has been re-sided with vinyl siding. Added wood stove chimney and a modern two-story deck on front, but is still recognizable as an early-twentieth century building. Building features a spindlefrieze over porch entry door, limestone foundation, and a shed-roofed two-story addition to rear.

History: Shown as a dwelling on the 1902-1930 Sanborn fire insurance maps. It more recently housed the River's Edge Bed & Breakfast.

Significance: Interesting example of an early twentieth century residence on Main Street.

**#22-01077**

Address: 114 Main Street

Date of Construction: 1860s

Historic Name: Railroad House, Ryan House

Property Type: V: Hotel

Evaluation: Non-contributing building

Comments: Two-story wood-frame building has completely altered storefront with modern, stained wood paneling, newer false front, and new brown-painted metal columns supporting a modern second-story deck.

History: Joined to the American House in the 1870s, but separated c.1900. Functioned as a hotel (first the Railroad House and then the Ryan House) until 1903, when it became primarily an apartment house. It currently functions as a private vacation home.

Significance: Too greatly altered. Only the general outline and some framing remain original. Non-contributing as a result.

**#22-00647**

Address: 116 Main Street

Date of Construction: 1854

Historic Name: The American House

Property Type: II: Hotel

Evaluation: Contributing building

Comments: Three-story stone building has buff brick veneer on front façade. Upper floors have three single 1/1 double-hung windows over a central door flanked by two single 1/1 windows on third and second floors, respectively. The upper floor openings have corbelled segmental-arched lintels. Iron balcony railing on second floor is older. Storefront entrance mostly intact; three-bay-wide façade with wood-exterior additions on south side (1980s) on top of older stucco-walled addition. Vernacular hotel type with characteristics linking it with French Maison à Loyer architecture, expressive of first owner's (William H. Harding) ambitions for operating a classy, cultured hotel.

History: Stage stop and then railroad hotel and ticket office, with depot across the street (at least as early as 1869). Currently functions as a private residence and bed-and-breakfast hotel.

Significance: The only extant, intact structure associated with McGregor's early Mississippi Ferry Boat Landing days, which dominated McGregor's riverfront block in the 1850s/60s. This building was listed in the National Register of Historic Places in 2001.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 5

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## #22-01141

Address: 120 Main Street

Date of Construction: 1930s

Historic Name: Residential dwelling

Property Type: V: Residential dwelling

Evaluation: Contributing building

Comments: Brick, 1.5-story side-gabled bungalow was a late addition to the district in the 1930s. This bungalow appears little changed since it was first built and matches in overall design the bungalow adjacent to the south suggesting a similar construction date and association. It has a gabled dormer on the front roof slope and an enclosed porch and sunroom original to the house design.

History: Built in the 1930s as a residential dwelling on Main Street. It was built on what had been an empty lot for many years.

Significance: Reflects the context of living on Main Street. Was built within the period of significance and retains good integrity.

## #22-01142

Address: 122 Main Street

Date of Construction: 1930s

Historic Name: Residential dwelling

Property Type: V: Residential dwelling

Evaluation: Contributing building

Comments: Frame, 1.5-story side-gabled bungalow was late addition to the district in the 1930s. This bungalow appears little changed since it was first built and matches in overall design the bungalow adjacent to the north suggesting a similar construction date and association. It has a gabled dormer on front roof slope and an open porch.

History: Built in the 1930s as a residential dwelling on Main Street. It was built on a long-time empty lot.

Significance: Reflects the context of living on Main Street. Was built within the period of significance and retains good integrity.

## #22-01143

Address: 124 Main Street

Date of Construction: 1920s

Historic Name: Residential dwelling

Property Type: V: Residential dwelling

Evaluation: Contributing building

Comments: Brick, one-story front-gabled bungalow was a late addition to the district in the 1920s. This bungalow appears little changed since it was first built and complements the bungalows built slightly later to the north of this house.

History: Built in the 1920s as a residential dwelling on Main Street.

Significance: Reflects the context of living on Main Street. Was built within the period of significance and retains good integrity.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 6

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**#22-01078**

Address: 126 Main Street

Date of Construction: 1862, although a second source says 1886

Historic Name: *North Iowa Times* Building

Property Type: III: Retail Commercial

Evaluation: Contributing building

Comments: Two-story brick building has an updated storefront, but portions of cast iron storefront are exposed. The second floor façade has an older balcony/porch similar to others in the district. Balcony has a roof covering supported by turned spindleposts, with wrought iron brackets underneath. The second-floor fenestration consists of two round-arched windows flanking the central round-arched doorway. Corbelled brick hood molds and cornice details.

History: Site of first newspaper est. 1856 and occupying this building by at least 1894-c.1930, the *North Iowa Times*. Currently houses the Little Switzerland Inn.

Significance: Imparts a sense of town's nineteenth-century historical origins.

**#22-01079**

Address: 126 Main Street

Date of Construction: 1842, moved to this lot and remodeled in 1986

Historic Name: Aunt Sadie's Cabin

Property Type: II: Historic Exhibit/Commercial Inn

Evaluation: Non-contributing building

Comments: Side-gabled log cabin moved to this lot from another town location.

History: Originally built 1842 at Wesford, Iowa; rebuilt in McGregor in 1986 where it now serves as an overnight suite associated with the Little Switzerland Inn.

Significance: While there were certainly log cabins among the original buildings along Main Street, this particular cabin was moved to this location in recent years from another town. As such, it is considered non-contributing to the district.

**#22-00648**

Address: 128-134 Main Street

Date of Construction: 1880s

Historic Name: Masonic Block

Property Type: III: Retail commercial/Meeting hall

Evaluation: Contributing building

Comments: Three-story, four-unit brick block has seen some alterations, particularly to north section, but overall retains a good integrity and maintains a historical appearance. Red brick storefront; gold plate on a front door reads "Dr. George Cleveland Hall, member resident of hospital staff, 1891-1930." Historic photos show that railing existed under third and second floor windows on northeast bay and that the door/window arrangement on second floor was original. North unit has reduced and altered upper floor windows and doors but retains the round-arched brick corbelled surrounds with stone keystone details. The storefront on the north unit is a twentieth century modification, with some potential for reversibility. The remainder of the building retains some of the original 2/2 double-hung windows on the upper floors, with some being 1/1 replacements. The storefronts of these units have been restored in more recent years to a historical appearance. "Masonic Block" spelled out in letters and attached to façade underneath the central triangular pediment.

History: ECW Jacobs, architect. Housed a bowling alley and flour and feed store c.1902. Currently houses There's No Place Like Home (Navy Rose & Company) and apartments. Masonic lodge hall was on upper floors.

Significance: An important block building that was architect-designed.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 7

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**#22-01080**

Address: 140 Main Street

Date of Construction: 1865

Historic Name: Cigar store

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story brick building has metal columns on storefront and a corbelled brick cornice. Three single 1/1 double-hung rectangular window across second floor. Storefront retains recessed entry but windows have been reduced (good potential for reversibility). May have originally been a three-story building, with upper story later removed.

History: Housed a cigar store, restaurant, and offices between 1886-1930 (Sanborn 1886-1930). Later, there was a photography studio operated by Margery Goergen on the lower floor that suffered a chemical fire in 1942. Currently used for storage for The Old Time Shoppe.

Significance: Contributes to the historical appearance of one of the more impressive and best-preserved blocks of brick commercial buildings along Main Street in McGregor.

**#22-01081**

Address: 142-144 Main Street

Date of Construction: 1850s-60s

Historic Name: O.C. Buck Building

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, two-unit brick block has altered storefronts, with the south unit being the most altered having brick infill that may be difficult to reverse. The north unit retains recessed central entry and has some potential for reversibility. The second floor of the north unit has a central door flanked by single 2/2 double-hung windows (covered by modern storm windows), with shaped lintels and a second floor balcony supported by metal posts but has modern deck and rail, with three single windows with the same shaped lintels across the second floor of the south unit. The south unit second-floor windows have been reduced. Brick corbelled cornice across both units.

History: Historically, 142 Main housed the O.C. Buck mortuary in 1850; Interstate Power Office established, 1926; annex once was a shell shop (pearls); furniture, wholesale implements, and an office (Sanborn 1886-1914). 144 Main housed: second-hand furniture, tailor, and storage/tailor (Sanborn 1886-1894). Currently houses The Old Time Shoppe and the Pocket City Pub.

Significance: Contributes to the historical appearance of one of the best preserved blocks along Main Street.

**#22-01082**

Address: 146 Main Street

Date of Construction: 1860

Historic Name: Decoy Inn (probably before 1886)

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit brick building has black metal coping and corbelled brick cornice. Second floor has segmental-arched stone hood molds, with two single windows flanking a central door. The windows and doors on the second floor are reduced and replaced. Historic storefront retains many original details including recessed central entry with double doors and large storefront windows. The second floor has a balcony that is supported by metal columns but has a modern wood deck.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 8

History: Was the Decoy Inn before 1886. Housed a news stand and a restaurant between 1886-1902 (Sanborn 1886-1902). Currently houses the Chamber of Commerce Tourist Information center.

Significance: Contributes to the historical appearance of one of the best-preserved blocks along Main Street.

## #22-01083

Address: 148 Main Street

Date of Construction: late-nineteenth century

Historic Name: boot and shoe store

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Three-story, single-unit brick building has wood-framed windows and corbelled brick cornice. The third floor has three single 1/1 double-hung windows with plain lintels over a central door flanked by two 1/1 double-hung windows on the second floor. Central door retains transom window but flanking windows are reduced and replaced. Cantilevered balcony appears older. Storefront has recessed central entry with double doors flanked by cast iron columns. Storefront windows partially covered or reduced, but storefront retains good integrity.

History: Housed a boot and shoe store, an office, and a tailor between 1886-1914 (Sanborn 1886-1914). Currently houses Color Me Country. May have housed a print shop originally.

Significance: Contributes to the historical appearance of one of the best preserved blocks along Main Street.

## #22-01084

Address: 148 Main Street

Date of Construction: 1930s-1940s

Historic Name: Professional office

Property Type: V: Professional office

Evaluation: Contributing building

Comments: Small, one-story building added to former empty lot in-between two larger, older buildings. This brick building has a polychrome brick veneer and square plate-glass window on front façade. The entry door is actually on the side of the building with a narrow alley-like space in-between this building and that adjacent to the south. This building abuts the building to the north.

History: Built after the 1930 fire insurance map, this small building was too small for retail space and likely has always functioned as a professional office. It appears to have been built in the 1930s-1940s. Currently houses the Schuster & Mick Law Office.

Significance: A late addition to the historic district, this small building appears to have been built within the period of significance. While much smaller in size and scale than the other brick buildings on this block, the use of brick in the exterior construction of this small building helps to transition this later building into the older building stock of this block.

## #22-01085

Address: 150 Main Street

Date of Construction: 1849

Historic Name: general store

Property Type: III: Retail commercial

Evaluation: Contributing building

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 9

Comments: Two-story, single-unit brick building has round-arched windows that have been reduced on the upper floor; a cantilevered iron balcony and railing; and a central door flanked by two single, 1/1 double-hung windows (replacements) on the second floor. The storefront has a recessed central entry flanked by metal columns. Storefront has been updated but has some potential for reversibility. Historic photograph shows building with three floors and a cornice (removed c.1969).

History: Built in 1849 by H.O. Evans; site of McGregor's first retail business building, a general store. Subsequently housed a sewing machine store and the post office between 1886-1914 (Sanborn 1886-1914). May have functioned as the post office from 1849, with the general store also housed in same building. It housed Nugget's Bakery post-1927.

Significance: Contributes to the historical appearance of one of the best-preserved blocks of brick buildings along Main Street.

**#22-01086**

Address: 152 Main Street

Date of Construction: c.1849

Historic Name: Drugstore

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit brick building has metal cornice overhang, a cantilevered second floor iron railing and balcony, and a central door flanked by 6/6 double-hung windows (replacements) on second floor. The windows have distinctive metal lintels. Storefront has metal columns flanking a slightly recessed central entry. Storefront has been altered with brick infill and modern windows.

History: Housed a drugstore and a bookstore between 1886-1914 (Sanborn 1886-1914).

Significance: Located along one of the stronger blocks integrity-wise, this building contributes to the block's historical appearance.

**#22-01087**

Address: 154 Main Street

Date of Construction: 1860s

Historic Name: The Fette Building

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit brick building has iron window hood molds matching those of 152 Main Street. These two buildings appear to have some potential to have been a single block building originally but this is uncertain. Second floor has central door with multi-light transom flanked by reduced/replaced single windows. Corbelled brick cornice. Storefront was modernized and has a metal awning. Ribbon window may be covered. Second floor balcony at doorway is a cantilevered metal balcony and rail.

History: Early on this building housed an insurance office followed by a jewelry store, tavern, and smoke house. Housed a clothing store, office, and jewelry store between 1886-1914 and even later a photography studio (Sanborn 1886-1914). Currently houses Interstate Federal Savings and Loan Association.

Significance: Located along one of the stronger blocks integrity-wise, this building maintains the block's historical appearance.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 10

---

**#22-01088**

Address: 156-158 Main Street

Date of Construction: 1863

Historic Name: First National Bank

Property Type: III: Bank

Evaluation: Contributing building

Comments: Three-story corner block building was architect-designed. Some alterations, particularly at storefront level where windows and doors are modern and openings have been reduced with brick infill. Red brick front was sandblasted in 1975; shutters restored on upper floors; cornice missing. Upper floor windows have prominent stone hoodmolds. Fenestration has two windows on both third and second floors on the angled portion fronting A Street, with six windows across both floors on portion fronting Main Street. Street-level entry is a canted corner entry. A 1960s-era cantilevered awning covers entire storefront.

History: Architect, ECW Jacobs. Was built as the First National Bank in 1863 and was operated by Samuel Merrill, former Iowa governor from 1863-1867. This was followed by the First State Savings Bank in 1867 and more recently the Central State Bank. Other businesses in this block building have included the post office and a lunch room (Sanborn 1886-1914).

Significance: Important anchor building to intersection of Main and A Streets. Also notable as an architect-designed early bank building and for its long history as a bank in this community.

**#22-01089**

Address: 210 A Street

Date of Construction: 1860

Historic Name: Eiehendorf's Tailor Shop/Wood's Building

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Three-story brick building has four window bays on third floor, with the second floor having a door at left and three windows to the right of the door. The windows are 6/6 double-hung replacement windows but have decorative shaped lintels over all openings. A simple metal cornice tops the building. The storefront retains good integrity and features a central recessed entry with a double-door staircase entry at the left side of the storefront. Wood-framed store windows and cast iron columns across storefront present strong historical appearance.

History: Originally housed Eiehendorf's Tailor Shop below street level, with a dress shop on main floor. A shoe cobbler shop was also here at an early date, with a millinery, salon, and a tailor shop between 1886-1914 (Sanborn 1886-1914). A third floor access bridge connected to blufftop behind building leading up to McGregor Heights. A cliff section's collapse destroyed this building's third-floor outhouse and the bridge.

Significance: Retains good integrity and helps to transition the block of commercial brick buildings around the intersection over to the bluff's edge.

**#22-01090**

Address: 212 A Street

Date of Construction: 1874

Historic Name: Town Hall and Jail

Property Type: III: Civic

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 11

Evaluation: Contributing building

Comments: Two-story architect-designed building that has seen some first-floor alterations. Round-arched windows on second floor include two single windows with paired windows in center. Cornice likely removed.

History: Architect, ECW Jacobs. English house/jail, 1886-1894; town hall/jail, 1902-1914; city hall/jail, 1886-1930 (Sanborn 1886-1930). Part of the building was the Hook and Ladder fire truck room. The jail cells were 8 x 10 x 15 feet with a solid rock floor, with ceilings planked and lined with bolted and riveted iron. City council rooms were on second floor.

Significance: Historically significant as the early town hall and jail. Building also retains sufficient integrity and contributes to the historic look of this block of brick buildings.

## #22-01091

Address: 214 A Street

Date of Construction: 1850

Historic Name: Retail commercial building

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story brick building has 3-bay windows across second floor, with plain lintels; altered at storefront level with shingled awning.

History: Housed a tailor shop, salon, lunch room, and telephone supplies between 1886-1930 (Sanborn 1886-1930). Later renovated into a summer house by puppeteers, Bruce and Nora Bucknell, who had an art studio on the first floor and used the cliff side caves behind the building as a related attraction. Currently houses Stoehr's Studio.

Significance: While altered to a degree, this building contributes to the block's overall historic appearance and marks the east edge of the district along A Street.

## #22-00637

Address: 123 A Street

Date of Construction: c.1880

Historic Name: Diamond Jo Reynolds Office Building and House

Property Type: III: Office/Dwelling

Evaluation: Contributing building

Comments: Two-story brick corner building has decorative corbelled cornice and chimney cap. Canted corner entry has round-arched doorway and balcony above with a pedimented cornice above. First and second floor windows are arcaded.

History: Built as the office and dwelling of "Diamond Jo" Reynolds c.1880. It housed the post office from 1920-1960. Other functions have included an agricultural implements store, storage warehouse, billiards parlor and bake shop (Sanborn 1886-1930). Currently houses Granny's Attic.

Significance: Reynolds was the owner/originator of the famous "Diamond Jo" steamboat line. This building was listed in the National Register of Historic Places in 1982 and strongly contributes to the historic district.

## #22-01092

Address: 211 Main Street

Date of Construction: c.1930

Historic Name: filling station

Property Type: IV Transportation (auto-related)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 12

---

Evaluation: Contributing building

Comments: Small, one-story front-gabled gas station has low-pitched gabled roof with eave overhang and exposed rafter ends. Some alterations, including addition in the 1940s-1950s of a service station bay to the south side, but still recognizable as an early twentieth century gas station.

History: The gas station portion of this building was shown on the 1930 Sanborn fire insurance map. The garage service bay was probably added in the 1940s-1950s.

Significance: Early twentieth century gas and service station reflects the impact of automobile transportation on the commercial district in the form of new construction and services.

## #22-01093

Address: 213 Main Street

Date of Construction: 1899 (date plate)

Historic Name: Lewis Hotel

Property Type: III: Hotel

Evaluation: Contributing building

Comments: Large three-story brick building has an H-shaped ground plan. Had a second-floor railing around building when it was the Lewis Hotel. As the Scenic Hotel, historic photograph shows decorative panels, marquee sign overhang where "The Lewis" sign formerly was, but second-floor railing is gone. Façade is marked by two-story bay windows flanking the second and third floors, with a gabled bump-out in the center of the façade. Windows are all 1/1 double-hungs with the central windows larger in size than the remainder of the windows. Some windows have been covered over, with the central "Palladian" window arrangement now covered over and having a vent insert. A date plaque of 1899 is in the central gable peak. Street-level façade has some reduced and covered windows but retains some original fenestration. The street-level is covered by a large porch overhang supported by rounded columns. This is an older porch, with some modern updating, and once wrapped around the north side of the building.

History: Formerly Lewis Hotel (1899-c.1902), followed by The Pocket City Hotel, The Zimmerman (c.1914), and the Scenic Hotel (c.1930). As the Lewis Hotel, it contained at least 30 rooms, a large Lotus dining room and ornate barroom. Currently operated as the Alexander Hotel.

Significance: Strongly reflects the importance of the travel trade at the turn-of-the-last-century. This building was determined eligible for the National Register in December 2001 and strongly contributes to the architectural and historical significance of the district as a whole.

## #22-01094

Address: 107 2nd Street

Date of Construction: Late twentieth century

Current Name: U.S. Post Office McGregor, Iowa (property is rented by the U.S. Post Office)

Property Type: IV: Government

Evaluation: Non-contributing building

Comments: Modern one-story yellow brick building constructed on angled lot adjacent to Alexander Hotel very near the intersection of 2<sup>nd</sup> Street and Main Street.

History: This modern post office was built on the former site of a c.1930 garage building (Sanborn 1930).



**United States Department of the Interior  
National Park Service**

# National Register of Historic Places Continuation Sheet

**McGregor Commercial Historic District  
Clayton County, Iowa**

Section number 7 Page 13

---

Significance: As a modern property built after the district's period of significance, this post office is considered non-contributing to the district. Its location off the Main Street frontage lessens the impact of this smaller-scale modern building on the district's overall historic appearance.

**#22-01095**

Address: 219 Main Street

Date of Construction: c.1930

Historic Name: Retail commercial building

Property Type: V: Retail commercial

Evaluation: Contributing building

Comments: One-story triangular building with canted corner has been altered in more recent years with sheet metal façade and the insertion of a series of small octagonal windows above tall, narrow windows where larger windows once existed. Historic photographs suggest that either there was access to the roof of this building from the adjacent photography studio building to the south, or that this building was more of an open shell that might have been used for outdoor photo shoots associated with the photography studio.

History: May have had an association with historic photography studio located to the south of this building, it was used in later years as a separate retail commercial space. It is currently vacant and for sale.

Significance: While altered in more recent years, the unusual ground plan of this building and its probable historical association with an important photography studio adjacent to this building, makes this building contributing to the district despite its marginal integrity.

**#22-01096**

Address: 221 Main Street

Date of Construction: late nineteenth century

Historic Name: Oscar Fryklunds' photography studio

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story brick building has corbelled cornice and rectangular 1/1 double-hung windows with plain lintels across second floor. The storefront has three large round-arched street-level windows, with sunburst design in transom area and a round-arched central doorway. Historic photographs reveal that the building originally had three stories with a metal cornice.

History: Building housed Oscar Fryklund's first photography studio (c.1914-1918) ["amateur developing and finishing, wholesale postcards"; "cameras, art goods and supplies"]. Later housed an auto sales business c.1930 (Sanborn 1914-1930). McGregor photographer Margery Goergen first worked for Fryklund at this studio.

Significance: Interesting building reinforces the district's historic appearance and has some historical significance as an important photography studio in the community.

**#22-01097**

Address: 223 Main Street

Date of Construction: by 1886

Historic Name: Harness shop

Property Type: II: Retail commercial

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 14

---

Evaluation: Contributing building

Comments: Two-story, single-unit frame building has been resided with gray shingles. False-front gabled-roof frame building has had a covered second-floor porch since at least 1930. Storefront has recessed central entry with modern window inserts.

History: Building housed a harness shop and an office between 1886-1930 (Sanborn 1886-1930).

Significance: Reinforces the district's historic appearance and is one of few frame buildings in district. The second-floor balcony/porch is also a feature repeated on a number of the other historic buildings in the district.

## #22-01098

Address: 225 Main Street

Date of Construction: 1920s

Historic Name: Residential dwelling

Property Type: V: Residential dwelling

Evaluation: Contributing building

Comments: 1.5-story side-gabled bungalow has a steeply pitched roof, a shed-roofed dormer on the front roof slope, and an enclosed integral front porch. The siding is the original wood shingle siding.

History: Built as a single-family dwelling in the 1920s, it currently houses Dorothy's Beauty Salon.

Significance: Reflects the historic context of living on Main Street. This house is one of several bungalows added late to buildings fronting Main Street within the district in the early twentieth century.

## #22-01099

Address: 229 Main Street

Date of Construction: by 1886

Historic Name: Widman's Printing Office

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit, blue-painted brick building has gray cement cornice and an older covered porch/balcony across the second floor. The storefront has been partially infilled with wood paneling but the metal pilasters are still exposed. Stone retaining wall to rear of lot is a modern construction.

History: Widman's Printing Office in its early years, this building later housed a garage business. Currently houses the Silver Dollar Saloon, was previously the Red Baron Saloon.

Significance: Reinforces the district's historic appearance despite storefront alterations. Also helps to anchor this side of Main Street in light of the recent loss of the buildings adjacent to the south and the conversion of that space to a parking lot and a wider intersection with B Street.

## #22-01146

Address: 311 Main Street

Date of Construction: by 1886

Historic Name: harness shop

Property Type: II: Retail commercial

Evaluation: Contributing building

Comments: Two-story front-gabled frame building has a shed-roofed addition on the north side. The building has vinyl replacement siding, and replaced/altered windows. However, it is still recognizable as an early front-gabled frame building in the district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 15

History: Built by 1886, this building housed a harness shop in the 1880s and was adjacent to a blacksmith and wagon shop (non-extant). By 1894, however, this building was functioning as a dwelling.

Significance: While the building has been modified through the years, it is still recognizable as a nineteenth century front-gabled frame building that was associated with the few commercial properties along this side of Main Street south of B Street.

## #22-01147

Address: 315 Main Street

Date of Construction: by 1886; remodeled 1917

Historic Name: Western House

Property Type: V: Hotel

Evaluation: Contributing building

Comments: Two-story stuccoed building has broad front-gabled roof, with gabled dormers on the roof slope. The building is distinguished by a massive front porch with second-floor balcony. The porch has half-height round concrete posts on a concrete balustrade with decorative recessed panels of a lighter colored concrete. Inscribed in one of the panels is the date "1917" reflecting the year that this older building was remodeled to its current look.

History: This building appears to have been built in the late nineteenth century when it functioned as first the Western House (c.1886-1894), then as The Anderson House (c.1902-1914) and finally as the Reynolds Hotel (c.1930). The building appears to be an older building that was remodeled to its current look in 1917.

Significance: Notable survival of an older hotel building at the south end of Main Street within the district, is in contrast to the other hotels that concentrated at the north end of Main Street nearer the river's edge and the railroad depot.

## #22-01148

Address: 319 Main Street

Date of Construction: by 1886

Historic Name: Residential dwelling

Property Type: II: Residential dwelling

Evaluation: Contributing building

Comments: Two-story front-gabled frame building has wide replacement siding on second floor, with older clapboard siding on the first floor. A flat-roofed front porch is enclosed. The windows are tall, narrow rectangular windows with shaped lintel boards. Some 2/2 double-hung windows remain. Most unusual feature of the building is the overhang of the second floor on the south side that is supported by wood posts. This overhang was probably related to the building that once abutted to the south that is no longer extant. It appears from fire insurance maps that these two buildings were associated through much of their early history as part of a commercial business.

History: This building was shown on the 1886 fire insurance map as a dwelling abutting a warehouse on the south side. By 1894, the dwelling was being used as a cobbler shop, with the warehouse still to the south side. By the early twentieth century, this building was again being used as a dwelling, a function it retains to the present day.

Significance: This frame building reflects the mixed use of this side of Main Street for both commercial and residential properties in the nineteenth and early twentieth centuries. Retains sufficient integrity to be considered contributing.

## #22-01100

Address: 210-212 Main Street

Date of Construction: 1911

Historic Name: McLaughlin Building

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 16

---

Property Type: III: Retail commercial/Professional office

Evaluation: Contributing building

Comments: Two-story canted-corner brick block building anchors the intersection of A Street and Main Street. It has round-arched 1/1 double-hung windows along second floor facades on both the Main Street and A Street sides, with on the canted corner side having a single round-arched window. Sunburst details in upper portion of all windows appear to be original. "James McLaughlin" on cornice pediment, with "Bickel" added above awning. Storefronts have been updated through the years. Street clock in front of building is a recent replacement of an older street clock at this same location. Simple metal cornice caps entire building and has had a triangular pediment removed.

History: The former building on this lot was damaged in the 1902 flood and was demolished as a result. The current building was constructed in 1911 and had a barbershop and jewelry store on the first level and professional office above. Businesses included Ouhring's Jewelry (c.1914); McLaughlin's Law Office on second floor (between 1911 and 1930); Telephone exchange, 1930 (Northwestern Bell, second floor) (Sanborn 1902-1930). Currently houses Dan Bickel Insurance, Inc., and Noah's Ark Gift Shop.

Significance: Important early twentieth century addition to the district. Helps to anchor the major intersection of this district at A Street and Main.

## #22-01101

Address: 214 Main Street

Date of Construction: by 1886

Historic Name: State Bank of McGregor

Property Type: III: Bank

Evaluation: Contributing building

Comments: Two-story, single-unit brick building has decorative brickwork and three segmental-arched windows across second floor. Pressed metal cornice was removed.

History: Housed the State Bank of McGregor historically. The bank folded during the Great Depression. Currently houses the Central State Bank.

Significance: Contributes to one of the stronger blocks integrity-wise in this district.

## #22-01102

Address: 216-218 Main Street

Date of Construction: c. 1902

Historic Name: grocery store

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story double-unit red brick block building has altered north unit and more intact south unit. Metal cornice overhang; three segmental-arched windows on second floor with prominent hood molds on south unit. Storefronts have recessed entries. The 218 Main Street unit has a rustic wood canopy/awning.

History: Housed Goerdert's Grocery store between 1902-1914 and later Daubenberger's Men's Clothing Store. Currently houses The River Queen and Cathy's Bookkeeping Office.

Significance: Contributes to one of the stronger blocks integrity-wise in this district despite alterations to north unit.

**United States Department of the Interior  
National Park Service**

# National Register of Historic Places Continuation Sheet

**McGregor Commercial Historic District  
Clayton County, Iowa**

Section number 7 Page 17

---

**#22-01103**

Address: 220-224 Main Street

Date of Construction: c.1902

Historic Name: Bergman's Opera House

Property Type: III: Opera House/Retail commercial

Evaluation: Contributing building

Comments: Two-story, three-unit brick block building has second floor façade subdivided by brick pilasters and has three sets of three tall, narrow 1/1 double-hung windows above each unit. The windows have individual stone lintels on center unit, with those on the flanking units having a single stone lintel covering all three windows. The upper portion of the sash on each of the second-floor windows has been infilled or covered over. A bracketed cornice caps the top of the building, which reaches a height above that of the adjacent buildings. The storefronts have been altered in more recent years, but retain recessed entryways and may have some original components simply covered over. A shingled awning stretches across the entire storefront. This building began life as a three-story building with a central triangular pediment. The third floor was removed between 1902 and 1914 (Sanborn 1902-1914).

History: Built as Bergman's Opera House c.1902 and had a clothing store in one of the ground-floor units. Currently houses American Family Insurance, North Iowa Times, and Jenny's Shear Magic.

Significance: Despite the dramatic removal of third floor, this building still presents a historic appearance and contributes to the overall integrity and historical significance of this block. It is also significant as an early twentieth century opera house reflecting the importance of cultural and social events during this era of McGregor's development.

**#22-01104**

Address: 226 Main Street

Date of Construction: by 1886

Historic Name: Meeting Hall/Music store

Property Type: III: Meeting Hall/Retail commercial

Evaluation: Contributing building

Comments: Originally a three-story brick building with cornice. The third floor was removed in the twentieth century and the second floor dramatically altered, with tan stucco and four small square windows with faux shutters. The storefront has also been somewhat updated but retains the cast iron columns, recessed entries, and tall storefront window openings (even though the windows have been reduced in size by cover-ups that are probably reversible).

History: Housed a meeting hall, music store, and a boot and shoe store between 1886-1914 (Sanborn 1886-1914).

Significance: Despite removal of third floor and second-floor alterations, the integrity of the storefront makes this building contributing to the overall historic appearance and integrity of the district.

**#22-01105**

Address: 228 Main Street

Date of Construction: c.1872

Historic Name: dry goods

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Originally had two full floors, but second floor appears truncated. Historic photograph suggests it may have been built originally as a two-unit block property with 230 Main Street. Aluminum clad parapet. Storefront has recessed entry and metal-framed plate-glass windows. Steamboat painting on panel that covers ribbon window above storefront.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 18

---

History: Housed A.A. Horning's dry goods store and a boot and shoe store, with second-floor photography vendor between 1886-1930 (Sanborn 1886-1930). Horning's store burned, likely resulting in the current altered building. Also housed Denning's Gambles Store and Dauby's Shoes in the twentieth century. Currently houses the dental office of Dr. James Arvidson.

Significance: Despite alterations and loss of second floor, this building still retains a sufficient historic look to be considered contributing to the district.

## #22-01106

Address: 230 Main Street

Date of Construction: 1872

Historic Name: Ramage and Peterson Drug Store

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit brick building may have been built originally as a two-part block building, with the second unit now the altered building at 228 Main Street. Cornice overhang has corbelled brick dentils below. Second-floor has three round-arched windows with corbelled hood molds. Storefront remains largely intact with recessed entry, tall windows, and cast iron columns. A mortar/pestle sign hangs out from the storefront.

History: Established as Ramage and Peterson Drug Store by E.R. Barron & Co. in 1872. By 1879, it was the Samuel J. Peterson Drug Store and, by 1919, the Kramer-Cords Drug Store. It has always housed a drugstore, with the current one being the McGregor Pharmacy.

Significance: Building has good integrity and strongly contributes to the architectural significance of the district. It also contributes to the historical significance because of its long-time history as a drugstore.

## #22-01107

Address: 232-234 Main Street

Date of Construction: 1884 (date plate)

Historic Name: E.R. Barron Building

Property Type: III: Meeting Hall/Retail commercial

Evaluation: Contributing building

Comments: Two-story dark red brick building has two store units with a central second-floor staircase entryway. An elaborate metal cornice has a triangular pediment that reads "1884 E.R. Barron" on a metal plate underneath. The second floor has a 3-2-3 window arrangement, with prominent metal hood molds above each 1/1 double-hung window. Secondary cornice above the cast iron storefront, which retains recessed entries and tall storefront windows, although the upper portions are now covered over. Cornice originally had decorative finials and grillwork, which have been removed. A storefront step-plate was made at the Etna Iron Works in Quincy, Illinois. Building retains very good integrity overall.

History: E.R. Barron was one of McGregor's most prominent businessmen and was known for his general merchandise store established in 1865. This building, constructed in 1884, housed the D.G. Benjamin boot and shoe store, with apartments and a science hall on the second floor (Sanborn 1886-1914). Currently houses a gift shop.

Significance: This building is an extremely well preserved example of Late Victorian brick commercial building construction in the district and is significant for its association with E.R. Barron as well. This is an important, key commercial block building in the district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 19

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**#22-01108**

Address: 236 Main Street

Date of Construction: c.1914-1920

Historic Name: movie theater

Property Type: IV: Movie Theater

Evaluation: Contributing building

Comments: Distinctive movie theater design on Main Street. It has a stucco façade, with a large arched, recessed entryway that retains the original ticket office window bay flanked by arched entry doors. Unusual bracketed overhang caps the building, with paired rectangular windows just below overhang, which are modern additions.

History: Built as a movie theater, this building replaced an older two-story brick building on this lot. Once housed a player piano and orchestra pit. This theater was once known as the Strand Theater. Currently houses Scotlin Ceramics.

Significance: Unusual movie theater façade design was a significant addition to the Main Street commercial district in the early twentieth century.

**#22-01109**

Address: 238 Main Street

Date of Construction: by 1886

Historic Name: hardware store

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story single-unit brick building has wooden clapboard covering upper façade, which has a triangular pediment detail and three round-arched 1/1 double-hung windows across the second floor. The transom portion of these windows has been covered. The storefront has a central recessed entryway flanked by metal columns, with modified/replaced storefront windows.

History: Housed a hardware store between 1886-1894 (Sanborn 1886-1894).

Significance: Retains sufficient integrity to be contributing to the architectural integrity of the district.

**#22-01110**

Address: 240 Main Street

Date of Construction: 1865

Historic Name: George and Thomas Wood's drugstore

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit brick building has bracketed metal cornice overhang, two segmental-arched windows flanking a segmental-arched doorway on second floor, with modern balcony on second floor. A staircase leads down the south side of the building. Cast iron storefront has recessed central entry and reduced plate-glass windows. The second-floor interior staircase is to the north of the store entry.

History: Originally, George and Thomas Wood's drugstore followed by the telephone exchange (Sanborn 1894-1914). Currently houses John's Barber Shop.

Significance: Retains sufficient integrity to be contributing to the overall integrity and historical appearance of the district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 20

---

**#22-01111**

Address: 244 Main Street

Date of Construction: by 1897

Historic Name: barber shop

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit brick building has bracketed metal cornice overhang and three segmental-arched openings on the second floor. The openings consist of two windows flanking a central doorway that opens to a modern wood balcony across the second floor. The doorway appears original with segmental-arched transom above. The windows have covered transoms. The storefront is a later alteration but has a recessed, angled entry door on the left that has a transom window above.

History: Housed a barber shop and the telephone exchange (Sanborn 1894-1914). Currently houses the White Wash Laundromat.

Significance: Retains good integrity and contributes to the architectural integrity and significance of the district.

**#22-01112**

Address: 246 Main Street

Date of Construction: c.1897

Historic Name: Oddfellows Lodge Hall

Property Type: V: Fraternal Hall/Retail commercial

Evaluation: Non-contributing building

Comments: Two-story, wide single-unit brick building has a bracketed metal cornice overhang and metal beam with buttons over storefront; however, the remainder of the façade was completely refaced with modern red brick in more recent years and all of the windows and doorways have been altered into modern openings.

History: Built c.1897 housed a furniture store, billiards hall, and a bowling alley on the first floor between 1897 and 1914, with the second floor housing the Oddfellows hall/lodge (Sanborn 1894-1914). Dances were once held in the 33 x 100 foot second story hall. It later housed Albeck's grocery and then the Davies grocery and locker.

Significance: The façade of this building has been so completely altered and modernized that it no longer retains sufficient integrity to be considered contributing to the district.

**#22-01113**

Address: 252 Main Street

Date of Construction: c.1882

Historic Name: General merchandise and grocery store

Property Type: III: Retail commercial

Building Type: II

Evaluation: Contributing building

Comments: Two-story, single-unit brick building has bracketed metal cornice overhang and three round-arched windows across the second floor with corbelled hood molds. The storefront has a smaller metal cornice, a covered ribbon window (probably reversible), a cantilevered metal awning, and an updated storefront. Matches the design of the adjacent building to the south at 252 Main Street suggesting a similar date of construction.

History: Housed a crockery, silverware, wallpaper, and grocery store from 1886-1914 (Sanborn 1886-1914). Building is currently vacant.

Significance: Retains good second-floor integrity and contributes to the historical appearance and integrity of the district.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 21

**#22-01114**

Address: 252 Main Street

Date of Construction: c.1882

Historic Name: Sullivan Opera House

Property Type: III: Opera House/Retail commercial

Evaluation: Contributing building

Comments: Two-story, two-unit brick block has elaborate pedimented and bracketed metal cornice overhang and six round-arched windows, with corbelled hood molds across the second floor. Second floor windows have been replaced/ altered but openings remain intact. Storefronts have uncovered ribbon windows that are twentieth-century replacements (textured glass on south unit and glass blocks on north unit), along with metal-framed storefront windows and cantilevered metal awning. Vertical sign attached to second floor façade.

History: Built as the Sullivan Opera House c.1882. The ground-level store units housed a hardware store and a confectionary between 1886-1930. The opera house was accessed via a wide central stairway (Sanborn 1886-1930). Building later housed a roller skating rink upstairs and the "Polar Pantry." Currently houses McGregor Hardware Plumbing and Heating/Hardware Shopping Center.

Significance: Important block building in district both architecturally and historically as the Sullivan Opera House.

**#22-01115 and 22-01116**

Address: 254-256 Main Street

Date of Construction: by 1886

Historic Name: Saddlery shop/Grocery store

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story two-unit brick block building has corbelled brick cornice and cast iron storefronts. Second floor has four 1/1 double-hung rectangular windows across with plain stone lintels over each unit. The storefronts have recessed central entries, with a central second-floor staircase entry door. The building unit at 254 Main is undergoing a renovation, and the storefront windows are currently covered with plywood. The building unit at 256 has modern doors and windows but may have some potential for reversibility.

History: The 256 Main Street unit housed a grocery store and a jewelry store between 1886-1902. The rear of this unit was enlarged after 1902. It currently houses the Country Slippers Salon. The 254 Main Street unit housed a saddlery, hardware, grocery, confectionary, and photography studio between 1886-1902 (Sanborn 1886-1902). Later businesses included Jedlick's Nut Store and a restaurant. It is currently being renovated for the McGregor Historical Museum.

Significance: This corner brick block building retains sufficient integrity to be considered contributing to the district.

**#22-01117**

Address: 310 Main Street

Date of Construction: 1860

Historic Name: Dawson Building

Property Type: V: Retail commercial

Evaluation: Contributing building

Comments: Large two-story wide, single-unit brick corner building has five bay windows along the 3<sup>rd</sup> Street side of the building on the second floor. The second floor façade is an unusual brickwork/window configuration suggesting a remodeling around the turn-of-the-last-century, with all of the windows replaced following a 1939 fire. However, overall the building appears to retain good integrity. Stepped pediment sign added in 1997.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 22

History: Built by D.W. Dawson, this building housed a wholesale grocery between 1886-1902 (Sanborn 1886-1902). It was known as Ed Stowe's Grocery and Spalding Furniture Store c.1895 and McTaggart and Flanders furniture store and mortuary c.1912. A 1939 fire, caused by formaldehyde fumes, killed local poet E. Leslie Spalding and seven other people. In 1945, the building housed L.F. Edding's cabinet shop and archery factory. Front windows altered c. 1940 (probably following the 1939 fire). Currently houses Expect Anything, Secrets from the Past Shoppe. Building underwent a restoration project in 1974.

Significance: This is an unusual and important corner building anchoring the intersection of 3<sup>rd</sup> Street and Main Street in the district. As such, it contributes to both the architectural and historical significance of the district.

## #22-01118

Address: 312 Main Street

Date of Construction: 1886

Historic Name: Luthe's Bakery

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit brick building has upper window lettering "Dewey, Cheatem, and Howe, Attorneys at Law" and painted on bottom front "James E. Boeke, Prop. Shoes & Boots." Retains good integrity. Has bracketed metal cornice overhang and three segmental-arched windows across the second floor. Storefront is cast iron.

History: Housed Luthe's bakery/confectionary and Adney's plumbing/tin shop between 1886-1930 (Sanborn 1886-1930). Later businesses have included an antique shop and a furnace business. Currently houses River Junction Trade Company.

Significance: Contributes to the architectural integrity and significance of the district.

## #22-01119

Address: 316 Main Street

Date of Construction: c.1886

Historic Name: Confectionary

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit brick building has elaborate bracketed cornice overhang, with three segmental-arched 1/1 double-hung windows with corbelled hood molds across the second floor. Cast iron storefront retains good integrity.

History: Housed a confectionary, grocery, and dry goods store between 1894-1914 (Sanborn 1894-1914). Building is currently vacant. Believed to have been built about the same time as 312 Main.

Significance: Building strongly contributes to architectural integrity and significance of the district.

## #22-01144

Address: 320 Main Street

Date of Construction: Post-1952

Property Type: VI: Residential dwelling

Evaluation: Non-contributing building

Comments: One-story front-gabled house has a low-pitched gabled roof, a brick veneer front façade, and wide siding on the sides. A detached front-gabled, double-wide garage is to the rear of the lot.

History: This modern house replaced a two-unit commercial building shown on the 1930 fire insurance map.

Significance: Because this house was built after the period of significance of the district, it is considered non-contributing.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 23

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**#22-00649**

Address: 322 Main Street

Date of Construction: 1889-90

Historic Name: John Goedert Meat Market

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story single-unit brick building has impressive cast iron front covering (both second and first floors). "John Goedert" sign on cornice. Mesker Brothers storefront plate (wrought iron casting installed 1890). Retains high degree of integrity.

History: Built in the style of a New York meat market by John Goedert. Construction began in 1889; with the building completed in 1890. Was Bergman's deli/butcher shop at the turn-of-the-last-century. Functioned as a meat/butcher shop until 1944. Currently Main Street Mall Antiques.

Significance: Important key building in the district. Listed in the National Register of Historic Places in 1996.

**#22-01145**

Address: 324 Main Street

Date of Construction: 1850s

Historic Name: Residential dwelling

Property Type: II: Residential dwelling

Evaluation: Contributing building

Comments: Well-preserved Greek Revival-styled two-story, side-gabled brick dwelling. Has low-pitched side-gabled roof with classical closed-gable ends, eave overhang, and wide freizeboard. Five-rank fenestration consists of five 1/1 double-hung rectangular windows across second floor and a central recessed door flanked by two 1/1 double-hung windows on first floor. The windows have plain stone lintels. The front entry door has side lights and transom window and two classical wood pilasters flanking the doorway. The entry is covered by a later open portico porch supported by Queen Anne-styled turned spindleposts.

History: Built as a single family dwelling in the 1850s, it functioned as an antique shop in the 1990s.

Significance: Interesting early example of a dwelling on Main Street. Good integrity and rare survival of an early Main Street dwelling make this property contributing to the district.

**#22-01120**

Address: 328 Main Street

Date of Construction: by 1886; probably c. 1860

Historic Name: barber shop

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Two-story, single-unit brick false-front commercial building. Second floor has two segmental-arched 1/1 double-hung windows with hood molds. Storefront has been updated and has a metal awning and modern doors and windows. Recessed entry door to right.

History: Housed a barber shop and a restaurant between 1886-1914 (Sanborn 1886-1914). Most recently housed Lone Wolf martial arts.

Significance: Retains sufficient integrity to contribute to architectural integrity and historic appearance of the district.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 7 Page 24

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## #22-01121

Address: 332 Main Street

Date of Construction: 1860

Historic Name: Troufetter & Sons Grocery

Property Type: III: Retail commercial

Evaluation: Contributing building

Comments: Large, three-story single-unit brick building has corner block quoins, two rows of three round-arched 1/1 double-hung windows, with corbelled brick hood molds. Once had an arched pediment at top. Storefront has been updated but has potential for reversibility.

History: Housed the Troufetter & Sons Grocery between 1886-1914 (Sanborn 1886-1914). Meat pulleys may still exist in back. Currently houses Jung's Tae Kwon Do.

Significance: Retains sufficient integrity to contribute to the architectural and historical significance of the district. Demarcates the south end of the historic district along Main Street.

## #22-01149

Address: Present along what would normally have been an alley behind the commercial buildings fronting Main Street between A Street and 4<sup>th</sup> Street. Also extends underneath A Street down to the river.

Date of Construction: between 1869-1886

Historic Name: Main Line Storm Sewer

Property Type: III: Storm Sewer

Evaluation: Contributing structure

Comments: Original stone-lined storm sewer remains open along the rear of the buildings fronting Main Street but has been concrete lined more recently for much of its length. Timbers and metal beams are placed at intervals across the sewer to serve as footbridges or to keep large debris from ejecting from the sewer. The portion underneath A Street is currently being documented as part of a city project to stabilize and line with concrete this original stone-lined underground section.

History: This sewer was built to direct and control the storm water streaming down out of the steep hills and valleys down into the McGregor commercial district. Flooding was historically a problem in this area, and the sewer represents an early attempt to control the situation. For a time, it also functioned as a sanitary sewer but now only carries storm water. This sewer was the main sewer line through town, with a second feeder line entering into the main system near 3<sup>rd</sup> Street. That second storm sewer line is known as the "Methodist Hollow Storm Sewer" (22-00676) and was determined by a previous investigation to be eligible for the National Register (Anderson 1998). Because that line only intersects the main line at one location and is largely outside of the historic district boundary, it is not considered contributing to the district.

Significance: The main line storm sewer certainly contributes to the historic appearance and overall integrity and significance of the historic district even though portions have been lined with concrete. As such, it is a contributing structure to the district.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet****McGregor Commercial Historic District  
Clayton County, Iowa**Section number 8 Page 25**Statement of Significance**

The McGregor Commercial Historic District is locally significant under Criterion C for its architectural significance and under Criterion A for its historical significance. It is being nominated to the National Register under the *Iowa's Main Street Commercial Architecture* Multiple Property Documentation Form. The historical significance of the McGregor Commercial District lies in its representation of the central business district of this Mississippi River town from 1849 to the present and its reflection of the many varied commercial, industrial, public, social, cultural, and recreational enterprises that evolved in the late nineteenth to early twentieth centuries within this community. The architectural significance of the district lies in its retention and high integrity of many of the historic buildings constructed between the 1849 and 1952, with a notable number built between 1849 and 1860, but primarily representing late nineteenth century commercial building construction. The McGregor Commercial Historic District is among better preserved collections of Late Victorian brick commercial architecture in Iowa. The high degree of integrity also reflects more recent efforts to restore the town's historic buildings. The period of significance for the district is from 1849, when the first extant commercial buildings were constructed along Main Street, until 1952, the 50-year cut-off date for inclusion in the National Register of Historic Places. By 1952, the district was fully developed, with some building loss due demolitions since that time resulting in a few vacant lots.

**Historical Significance of the McGregor Commercial Historic District**

McGregor, known as the "Pocket City" (so-named because of its esconcement in a ravine between 400-foot river bluffs at the Mississippi river's edge), is a river town of 871 residents in the northeastern quadrant of Clayton county, about 67 miles north of Dubuque. Its Main Street runs northeast toward the river, and undoubtedly its historical development has relied heavily on its proximity to the riverway. The street's commercial architecture primarily dates from the mid-to-late nineteenth century, when the region relied heavily on McGregor's river trade and market links.

Alexander MacGregor, originally a resident of New York State, established a horse ferry business in 1836 from Prairie du Chien, Wisconsin, to the river's western bank, a stopping point he christened MacGregor's Landing. His operation initially struggled, both because of northeast Iowa's challenging terrain and a lag in settlement from the southeast. Indeed, the first river towns established in Iowa lay south of rival Dubuque. The ferry operator's desire to take advantage of the river traffic and create an effective regional trading post paid off, however, when Fort Atkinson, a governmental post 55 miles to the north-northwest, contracted with him in 1840 to use the landing as its supplier. Soon builders constructed a warehouse at what is today the foot of Main Street (which now contains a sprawling marina/motel complex), and six years later a county surveyor drew the pioneer village's lots.

Unlike most Mississippi river towns in Iowa, Main Street's orientation in the town now named McGregor did not obediently follow the river; it moved slightly away, at a roughly 45 degree southwest angle, with the river bank figured as its terminus. Although a concession to the area's confining topography, the street's unusual direction uniquely captured the town's reliance on the river, a kind of red-carpet bowing to its commercial prowess. The diagonally directed street spanned two blocks in 1846, its expanse forming the hypotenuse of an interior right triangular area of four blocks between it and the river.

Early businesses, primarily log cabin structures, started at the street's northeast end, toward the river's edge (no log cabins original to this area remain today). But starting in the 1850s, the town experienced a population boom—jumping from 280 residents to 2,000 between 1857 and 1858—and began to enjoy a prolonged period of prosperity. Henry D. Evans, who in 1848 had opened a general store in Alexander MacGregor's basement (located near the foot of Main Street), had plans five years later for its massive expansion, an observer noting that, among other improvements, the proprietor was "commencing to build a warehouse 100 x 70 feet, four stories high" (Price 1916:90).

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetMcGregor Commercial Historic District  
Clayton County, IowaSection number 8 Page 26

Most of the buildings in 1853 were frame or stone structures located near the river, including Jones & Bass, general merchandisers; Kinsley & Rhoades, steamboat agents and commission merchants; and three hotels, the American House, McGregor House, and Upper House. Out of this early group of structures, only the American House survives. Boarding houses became important enterprises given the trade volume the town's river location began attracting. The commercial district's development migrated southwest, starting with the lots between Front and Second streets, whose early inhabitants included a boarding house/saloon and a drugstore. The ambitious town's incorporation soon followed in 1857, when Main Street contained its first bank building and had another on the way.

Numerous visitors soon marveled at the district's remarkable commercial atmosphere, a newspaper editor breathlessly finding that "everybody was busy, building, repairing, cleaning, merchandising, ferrying, and [doing] everything else that tends to make a people happy, wise and rich" (Price 1916:93). Warehouses and elevators lined the river. The Civil War only increased trade demands, and the town's fortunes rose yearly throughout this period even though three great fires damaged the district (Price 1916:176). Grain merchants proudly boasted that McGregor was the "largest primary grain-receiving depot in the world," with 600 to 800 teams pulling in upwards of 3 million bushels of wheat, and handling \$200,000 worth of pork, 10,752 barrels of flour, and \$100,000 of hides and furs, sometimes daily (ibid.). Traders and suppliers promenaded up Main Street, forming one long procession that "crowded" its entire length. A *Dubuque Herald* journalist described the prosperous scene as one involving an "almost continuous" line of teams, sometimes "four abreast, ... a perfect jam of loaded teams at the warehouses along the river front [extending] as far as the eye could reach along the main street, ... most of them laden with goods purchased at McGregor" (ibid.). Witnessing the amazing sight of over 1,000 teams inhabiting the one-mile strip, with many of them facing a return trip 150 to 200 miles or more, another easily affirmed that "not only is McGregor a great grain market, but it is the principal depot for the supply of household furniture, farming machinery, wearing apparel, groceries and other commodities" (ibid.:176, 187).

McGregor reigned as the state's undisputed northeastern wholesaling and trading center during 1850s and 60s—a would-be Chicago—its river banks often piled with Wisconsin white pine and "unhandled" rafts of logs, lumber, lath, and shingles, lines of barges bulging with four or five train cars, and its Main Street district pulsing with customers (Price 1916:180). However, when railroad development started in the region during the late 1850s, it forever challenged the town's aspirations. Towns not so favorably situated on a waterway soon would have their own shipping and transportation links to sustain them. McGregor's commercial prospects were further damaged when North McGregor (now Marquette) secured the coveted McGregor Western railroad depot and bridge connection to Prairie du Chien in 1864, even though a land grant stipulated its location at the foot of McGregor's Main Street. According to local historians, the construction of railroad bridges across the Mississippi eventually depreciated McGregor's value as a transportation hub and central trading post.

Regardless of such a devastating setback, McGregor flourished for the next twenty years. Although the ambitious river town did not become the region's main railroad hub, rail transport entered McGregor in 1857, immediately benefiting the town's commercial trade. The McGregor, St. Peters, and Missouri route, which followed the river through town, increased ferry freight traffic to Prairie du Chien to such an extent that a railroad agent ordered the building of tracks on barges to ease a train car's loading and unloading. After multiple buyouts, the Chicago, Milwaukee, and St. Paul Railroad secured ownership seven years later, whose Dubuque Division included McGregor as one of its five whistle stop stations (Eckhardt 2001:16; Price 1916:179). The CMSP line eventually operated a distinctive triangular-lot passenger depot around 1869 that fronted Main Street's northeastern end well into the twentieth century when it was demolished (McGregor Public Library Clippings Files). About two-and-a-half blocks south, the rail company installed a freight depot by 1886 at Front and B Streets near the river's edge and added a modest section house a little more than one block north at A and Front Streets about 15 years later. The company constructed a larger section house sometime after 1914 in the same riverbank spot, a location that remains more of an industrial area today. With the population near peaking around 4,000 by 1875, total business transactions in McGregor soared, reaching just over \$15 million (Andreas 1875:436-67). Market

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet****McGregor Commercial Historic District  
Clayton County, Iowa**Section number 8 Page 27

shipping and wholesale trade continued to reap a majority of the profits, reaching \$3.9 and \$1.5 million, respectively.

The north end of Main Street deteriorated by the 1870s, when McGregor began to suffer from the railroad's competitive presence. The riverfront area gained an unflattering reputation from the late 1880s to century's end as a rough part of town where prostitutes reputedly solicited river men in the American House's (then part of the Ryan House) downstairs saloon (Eckhardt 2001:6). Hotels continued to develop uptown, as did other lucrative businesses, many of them the last of the significant ones to emerge during this declining era. Joseph Reynolds, who converted his grain shipping operation to luxury steamboat traffic in order to exploit the river's growing passenger trade, aptly fit McGregor's identity shift. He built his combination home and "Diamond Jo" steamboat office during the 1880s just off Main Street. The home base for some of the most ornate vessels, Reynolds' elaborate edifice, with its Romanesque styling and decorative terra cotta paneling is a striking survivor of the town's commercial peak. At the corner of A and Main streets, Reynolds' building neighbors the Lewis Hotel (1899) on the adjoining block to the south. An attractive 30-room Late Victorian edifice, the Lewis Hotel also aimed to capitalize on the travel trade. Further south down Main Street, Edwin R. Barron, an original town settler and profitable mercantile businessman, opened in 1884 an elegant two-bay building between A and 3rd streets, which preceded native-son Gregor McGregor's construction of a "fine two story-brick" hardware store (1882) valued at \$60,000 at the end of the block. John Goedert, a butcher, installed in 1889-90 a gable-fronted Italianate structure on Main Street's southernmost block, whose Mesker Brothers complete cast-iron front remains the only intact example in the district.

Also noteworthy was the number of professional photographers who once had studios in town, along with others of an artist bent. Among the photographers, Oscar Fryklund and Margery Goergen, maintained studios on Main Street in the early to mid-twentieth century.

With 871 residents, present-day McGregor is a survivor of industry shifts and transportation developments, not to mention constant flood damage, with one of the more disastrous having been the 1902 flood. By promoting its beautiful topography and nearby landforms, the town has effectively positioned itself as a player within the region's tourist industry. Because much of the Main Street architecture built during its most prosperous years remains extant, the town's commercial artery is among Iowa's notable examples of mid- to late nineteenth century commercial architecture.

#### Architectural Significance of the McGregor Commercial Historic District

The McGregor Commercial District's architectural core runs along the southwest side of Main Street between Front Street and 3rd, with some significant buildings lying on Main's northeast side, primarily in the 200 block. The district's composition begins to change past 3rd Street. Empty lots between buildings increase in frequency and domestic structures begin to prevail, particularly on the east side of the street. While some of these lots reflect building loss and a failure to rebuild, other lots appear to have been vacant throughout the district's history. South of 4<sup>th</sup> Street, residential buildings predominate. There are some notable examples of dwellings along Main Street built within the period of significance reflecting a desire to live on Main Street but in a detached dwelling as opposed to an upper floor apartment over a commercial business. In McGregor, part of the desire to live on Main Street may have been a desire to live near the riverfront activities regardless of the dangers of periodic flooding.

The river town was at the height of its prosperity in the late nineteenth century as reflected in the extant architecture. Late Victorian Italianate-styled commercial buildings dominate its Main Street's northern end, whose style progresses in time from north to south. Although there are a few individual exceptions, most of the buildings on the street's northern end (closest to the river) date from the 1850s and 60s, with those south of A street from the 1880s, the result of several disastrous fires in the 1860s-1870s, although there are survivors from the 1850s-60s at the extreme south end of the district. One of the older buildings, the American House, reveals McGregor's dependency on travelers, whether businessmen or settlers migrating westward (at one point the town contained up to ten hotels), and the ruling presence of

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**McGregor Commercial Historic District  
Clayton County, Iowa**

Section number 8 Page 28

the river. The northern end originally was the most lucrative location for town businesses, because of its proximity to the river. But further development quickly and logically moved uptown, part of an 1850s building boom that began to create a new central business area on Main Street. The installation of 200 buildings during a four-month span in 1856 precipitated extreme north Main Street's decline.

By the early 1860s, Main Street exploded the original town plat's boundaries. Based on an 1863 ordinance that restricted the use of certain Main Street building materials, commercial development now reached as far south as 4th Street. The ordinance came after a devastating fire that year. Such a legal edict prohibited the use of wood for Main Street buildings located between 4th Street and the river, and required at least 24-inch-thick foundation walls for any new brick and stone buildings (McGregor Historical Society Notes "Early City Ordinances;" Myers n.d.:3). Thus, the city's basic Main Street layout and the street's trend toward brick buildings were in place by the 1860s. Amid all this prosperity, the town reincorporated in 1863.

As the district matured in the early twentieth century, new businesses began to reflect the growing importance of automobile transportation along Main Street, which also became part of Highway 18. These new businesses included gas stations and auto dealerships and garages. These new businesses were often housed in new buildings constructed for these purposes, with the gas stations, in particular often reflecting the popular architectural styles of the day (e.g., Craftsman and Prairie School). Since the 1950s, there has been only minor building loss and comparatively moderate building alterations (compared to other communities of this size in Iowa). As a result, the McGregor district presents a strong sense of historical time and place and strongly reflects the town's river and road transportation heritage.

Many property owners in the district have taken an active interest in maintaining and restoring the historic facades and storefronts of their buildings since the 1970s. As a result, the integrity of the district has only increased and been reinforced in more recent years.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**McGregor Commercial Historic District  
Clayton County, Iowa**

Section number 8 Page 29

Table I. List of Properties in McGregor Commercial Historic District

Property Address	Inventory #	Property Type	Year Built	Status in District
125-127 Main Street	22-01140	Transportation	1930s	Contributing building
111 1st Street	22-01073	Transportation	c. 1930	Non-contributing building
Main Street btwn A & 1	22-01074	Park	c. 1900	Contributing site
110 Main Street	22-01075	Historic Exhibit	J, mid-1800s	Non-contributing building
112 Main Street	22-01076	Dwelling	c. 1902	Contributing building
114 Main Street	22-01077	Hotel	1860s	Non-contributing building
116 Main Street	22-00647	Hotel	1854	Contributing building
120 Main Street	22-01141	Dwelling	1930s	Contributing building
122 Main Street	22-01142	Dwelling	1930s	Contributing building
124 Main Street	22-01143	Dwelling	1920s	Contributing building
126 Main Street	22-01078	Commercial	1862	Contributing building
126 Main Street	22-01079	Historic Exhibit	1842	Non-contributing building
128-134 Main Street	22-00648	Meeting Hall/Commercial	1880s	Contributing building
140 Main Street	22-01080	Retail/ commercial	1865	Contributing building
142-144 Main Street	22-01081	Retail/commercial	1850	Contributing building
146 Main Street	22-01082	Retail commercial	1860	Contributing building
148 Main Street	22-01083	Retail/ commercial	1890s	Contributing building
148 Main Street	22-01084	Professional office	1930-1940	Contributing building
150 Main Street	22-01085	Retail commercial	1849	Contributing building
152 Main Street	22-01086	Retail/commercial	1849	Contributing building
154 Main Street	22-01087	Retail commercial	1860s	Contributing building
156-158 Main Street	22-01088	Bank	1863	Contributing building
210 A Street	22-01089	Retail commercial	1860	Contributing building
212 A Street	22-01090	Civic	1874	Contributing building
214 A Street	22-01091	Commercial	1850	Contributing building
123 A Street	22-00637	Office/dwelling	1880s	Contributing building
211 Main Street	22-01092	Transportation	c. 1930	Contributing building
213 Main Street	22-01093	Hotel	1899	Contributing building
107 2nd Street	22-01094	Post Office	ate 20th cent	Non-contributing building
219 Main Street	22-01095	Commercial	c. 1930	Contributing building
221 Main Street	22-01096	Retail commercial	c. 1890s	Contributing building
223 Main Street	22-01097	Retail commercial	by 1886	Contributing building
225 Main Street	22-01098	Dwelling	1920s	Contributing building
229 Main Street	22-01099	Commercial	by 1886	Contributing building
311 Main Street	22-01146	Dwelling	by 1886	Contributing building
315 Main Street	22-01147	Hotel	by 1886	Contributing building
319 Main Street	22-01148	Dwelling	by 1886	Contributing building
210-212 Main Street	22-01100	Retail/Office	1911	Contributing building
214 Main Street	22-01101	Bank	by 1886	Contributing building
216-218 Main Street	22-01102	Retail/commercial	c. 1902	Contributing building
220-224 Main Street	22-01103	Opera/Retail	1902	Contributing building
226 Main Street	22-01104	Meeting hall/Retail	by 1886	Contributing building
228 Main Street	22-01105	Retail/commercial	c. 1872	Contributing building
230 Main Street	22-01106	Retail/ commercial	c. 1872	Contributing building
232-234 Main Street	22-01107	Meeting hall/Retail	1884	Contributing building
236 Main Street	22-01108	Theater	1914-1930	Contributing building
238 Main Street	22-01109	Retail/commercial	by 1886	Contributing building
240 Main Street	22-01110	Retail commercial	1865	Contributing building
244 Main Street	22-01111	Retail commercial	by 1897	Contributing building
246 Main Street	22-01112	Fraternal Hall/retail	c. 1897	Non-contributing building
252 Main Street	22-01113	Retail/ commercial	c. 1882	Contributing building
252 Main Street	22-01114	Opera/Retail	c. 1882	Contributing building
254-256 Main Street	22-01115/1116	Retail/commercial	by 1886	Contributing building
310 Main Street	22-01117	Retail/commercial	1860	Contributing building
312 Main Street	22-01118	Retail/commercial	1886	Contributing building
316 Main Street	22-01119	Retail/ commercial	c. 1894	Contributing building
320 Main Street	22-01144	Dwelling/garage	1952++	Non-contributing buildings
322 Main Street	22-00649	Retail/commercial	1889	Contributing building
324 Main Street	22-01145	Dwelling	1850s	Contributing building
328 Main Street	22-01120	Retail/commercial	by 1886	Contributing building
332 Main Street	22-01121	Retail/commercial	1860	Contributing building
Alley behind Main, undk	22-01149	storm sewer	1869-1886	Contributing structure

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National Park Service

# National Register of Historic Places Continuation Sheet

McGregor Commercial Historic District  
Clayton County, Iowa

Section number 9 Page 30

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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   10   Page   31  

**McGregor Commercial Historic District  
Clayton County, Iowa**

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**Geographical Data**

Verbal Boundary Description

The boundary of the McGregor Commercial Historic District is shown as the dashed line on the map entitled "Map of McGregor Commercial Historic District" (Pages 34-35).

Boundary Justification

This boundary encompasses all the area historically associated with the commercial development of McGregor along Main Street between 4<sup>th</sup> Street on the south and the Mississippi River on the north that maintains historic integrity.

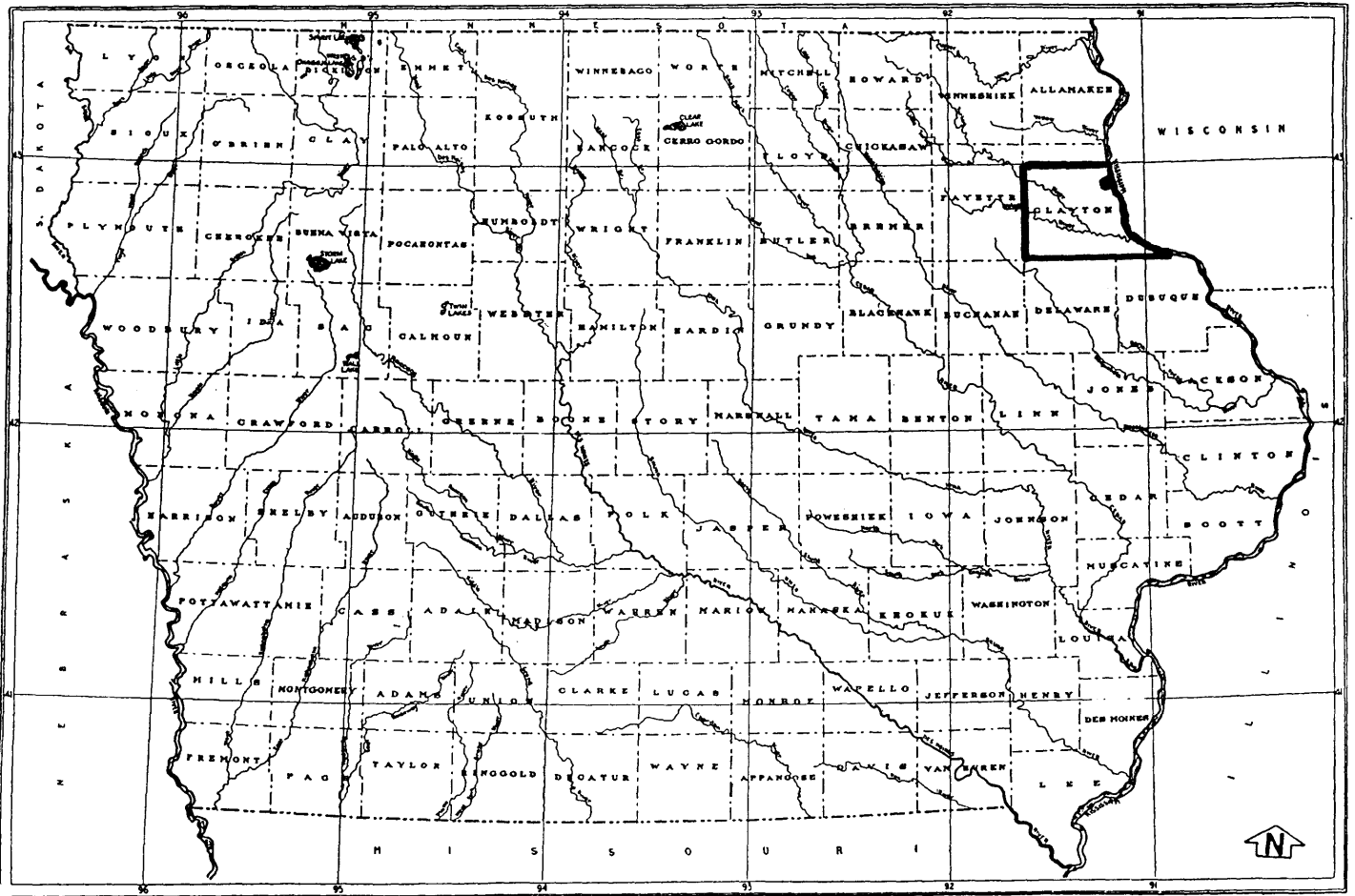
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# National Register of Historic Places Continuation Sheet

Additional  
Section number Documentation Page 32

McGregor Commercial Historic District  
Clayton County, Iowa

General Location of McGregor, Iowa



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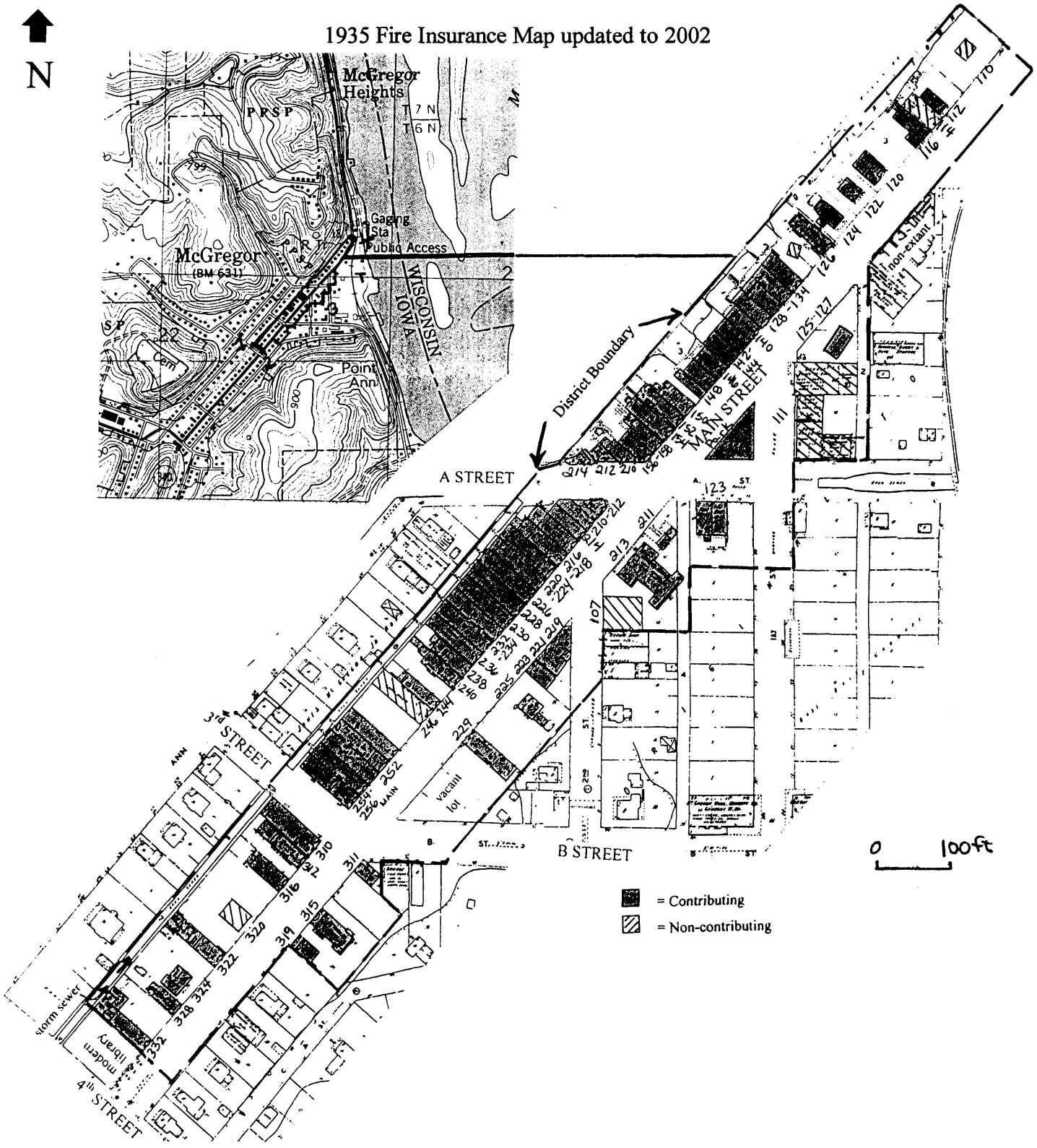
# National Register of Historic Places Continuation Sheet

Additional  
Section number Documentation Page 33

McGregor Commercial Historic District  
Clayton County, Iowa

Map of the McGregor Commercial Historic District

1935 Fire Insurance Map updated to 2002



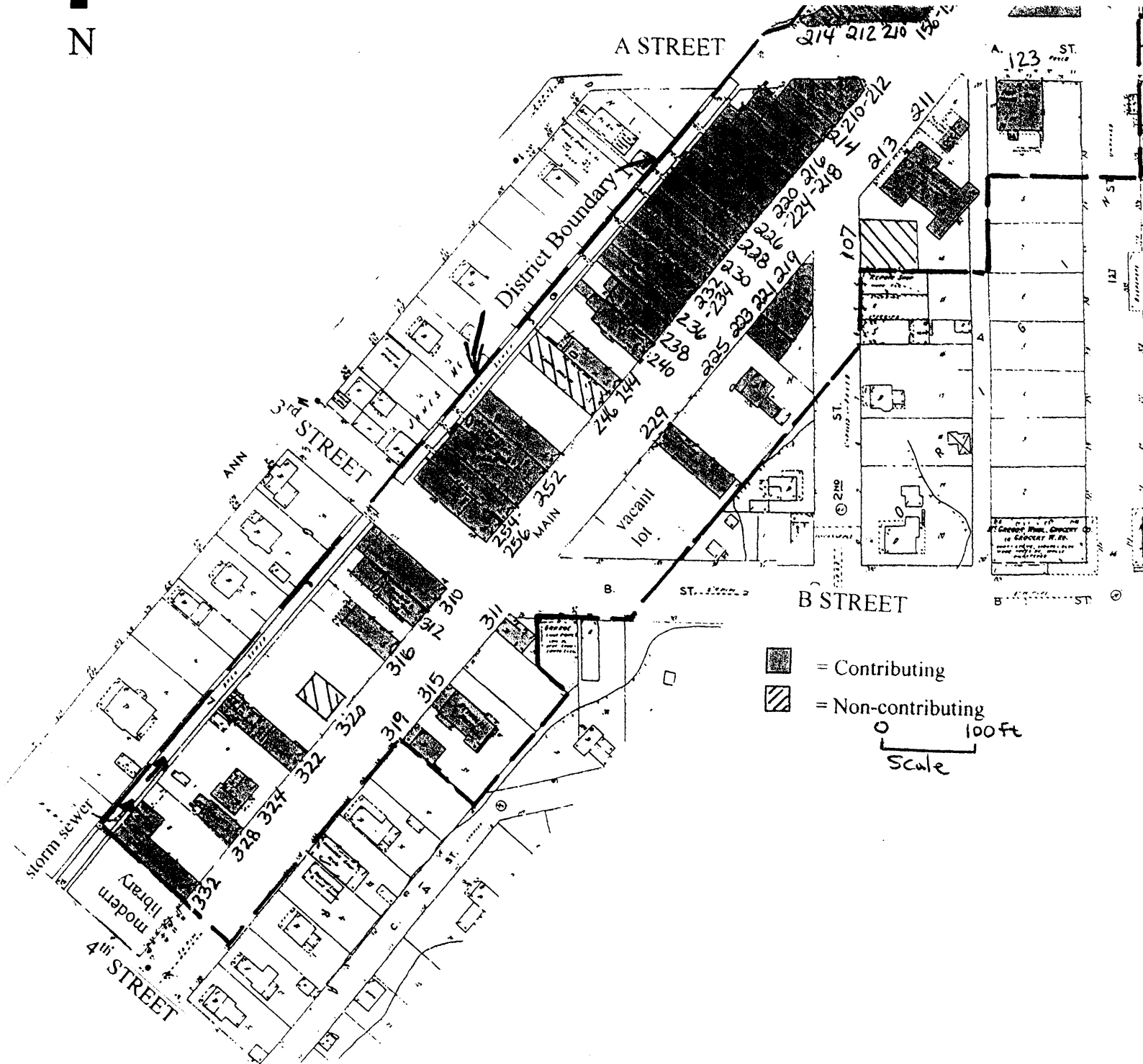
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# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 34

McGregor Commercial Historic District  
Clayton County, Iowa

Map of the McGregor Commercial Historic District (South Half)



 = Contributing  
 = Non-contributing  
 0 100ft  
 Scale

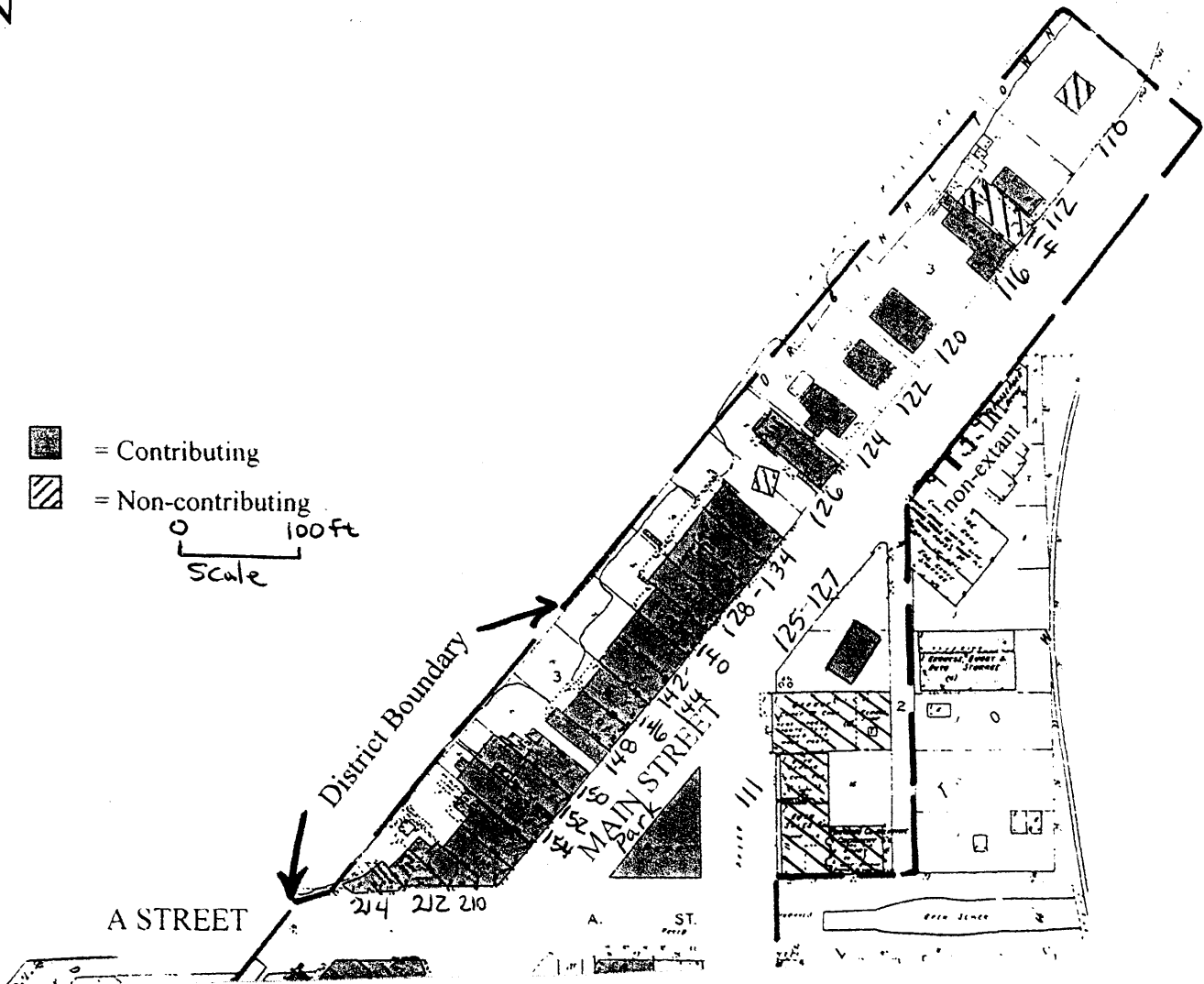
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# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 35

McGregor Commercial Historic District  
Clayton County, Iowa

Map of the McGregor Commercial Historic District (North Half)



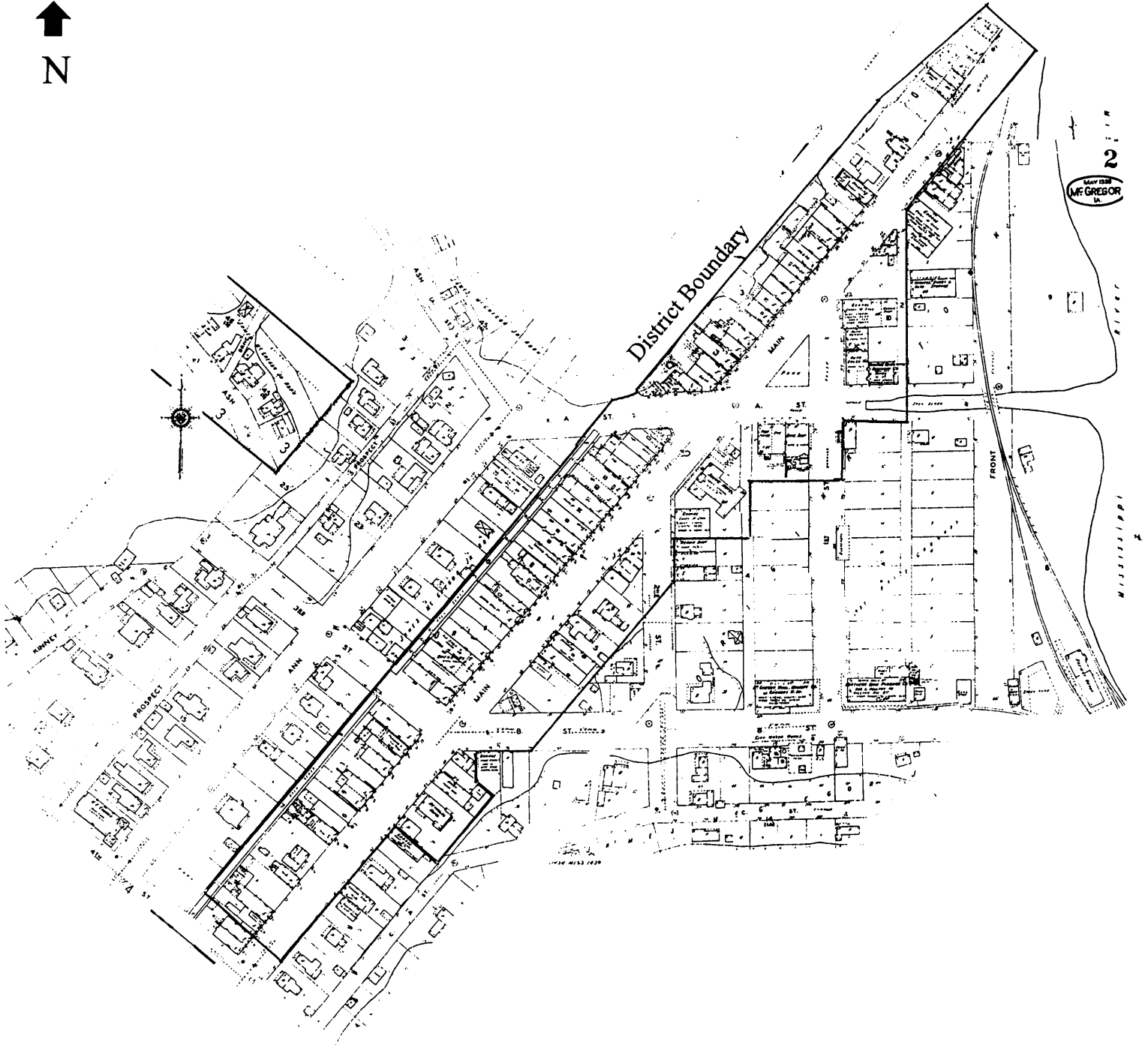
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# National Register of Historic Places Continuation Sheet

Additional  
Section number Documentation Page 36

McGregor Commercial Historic District  
Clayton County, Iowa

1930 Fire Insurance Map of District





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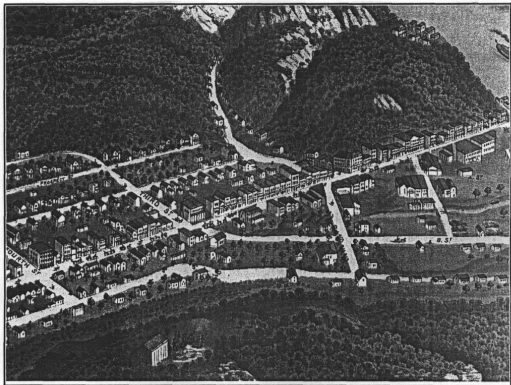
## National Register of Historic Places Continuation Sheet

Additional  
Section number Documentation Page 37

McGregor Commercial Historic District  
Clayton County, Iowa

1869 Panoramic View of McGregor's Commercial District  
(Source: Ruger & Stoner 1869)

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National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Additional Page 38

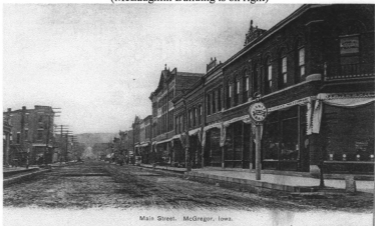
McGregor Commercial Historic District  
Clayton County, Iowa

Late Nineteenth Century Photograph of the North Side of Main Street, View to the SW  
(Masonic Block on right)

Photographs all courtesy of June Kuefler of Kuefler Photo, McGregor, Iowa



Early 1900s Photograph of Main Street, View to the SW from A Street  
(McLaughlin Building is on right)



Main Street, McGregor, Iowa.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Additional  
Section number Documentation Page 39 **McGregor Commercial Historic District**  
**Clayton County, Iowa**

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c.1900 Photograph of Main Street, View to the North from near 3<sup>rd</sup> Street Intersection  
(E.R. Barron Building is third from left)



c.1900 Photograph of Main Street, View to the North from 3<sup>rd</sup> Street Intersection  
(Sullivan Opera House is second block building from left)



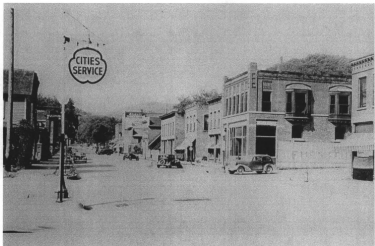
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National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Additional Documentation Page 40

McGregor Commercial Historic District  
Clayton County, Iowa

c.1939 Photograph of Main Street, View to the SW from 3<sup>rd</sup> Street Intersection  
(Dawson Building on right at corner is shown shortly after the fire)



1950s Photograph of the Lewis/Alexander Hotel

