

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Dousman Hotel

AND/OR COMMON

Dousman House

2 LOCATION

STREET & NUMBER

Fisher Street at River Road

__ NOT FOR PUBLICATION

CITY, TOWN

Prairie du Chien

__ VICINITY OF

CONGRESSIONAL DISTRICT

Third

STATE

Wisconsin

CODE

55

COUNTY

Crawford

CODE

023

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: (Storage)

4 OWNER OF PROPERTY

NAME

Rybarczyk Brothers Gas Company (608) 326-6616

STREET & NUMBER

N. Water Street

CITY, TOWN

Prairie du Chien

__ VICINITY OF

Wisconsin

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Crawford County Register of Deeds

STREET & NUMBER

CITY, TOWN

Prairie du Chien

Wisconsin

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

none known

DATE

__ FEDERAL __ STATE __ COUNTY __ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (major)	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The 1864-65 Dousman House was a three-story building of buff-colored brick, with a wide central pavilion under a wide central gable. Mid-Victorian in style, the building has a definite vertical accent in the raised basement, high stories tall cupola and many big windows. All the windows and doors were outlined with half-circle moldings in brick and stone sills. The cornice line was accentuated by wide eaves supported by large brackets. A low entablature band in a contrasting color outlined the semi-circular trim of the windows and the peak of the wide gable.

Large quoins lined the corners of the building and the sides of the central pavilion. The entrance porch stretched across the entire central block of the first story, with a door and staircase at both ends. The large square cupola had a flat roof with cross-gables and three tall, slender, round-topped openings on each side.

The extant building today can barely be seen on some sides amid all the additions which surround it. The basic rectangular brick structure is there, but on many sides hidden by almost a dozen additions which sometimes reach above the second story. The corner quoins and the many tall, arched windows with brick trim (nearly all bricked over or covered with metal or vinyl) are the only decorative features visible. The roofline is basically the same, but the cupola is gone--replaced by a wooden addition to the roof. Also gone are the heavy cornice, and entablature decorations as well as the front porch.

The interior of the old hotel has been almost entirely gutted, although a few of the original 51 guest rooms may remain. The former first story and basement are now the concrete-lined slaughter house and cooler. One account described the rendering plant, built within the old hotel, as three stories, 32 by 32 feet. One rather graphic c. 1949 description of the extent of the remodeling of the building noted that the old hotel barroom and storeroom in the northwest basement was the boning room, and the grand old dining room space was part of a large cooler, chilling carloads of meat.

Since the meatpacking firm left in 1952, the building has been empty or used for storage of equipment, and has just further deteriorated.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

1864-c. 1925

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Now much altered and deteriorated, the Dousman House was the largest, most luxurious, and last-built of the several large hotels in Prairie du Chien during the 19th century to house travelers, immigrants and businessmen while the town was an important steamboat and railroad terminus.

The Milwaukee and Mississippi Railroad company, which first completed their line to Prairie du Chien in 1857, began construction of the grand hotel in 1864. Situated facing the Mississippi River, on the bank of St. Feriole Island, and right next to the new train depot, the Dousman House was soon successful as the most convenient, as well as the most grand, of the towns hotels, and became a famous stop on the Upper Mississippi. The three-story brick hotel, with 51 guest rooms and a large dining room, was completed at the end of the Civil War at a cost of approximately \$50,000. It was named in honor of Colonel Hercules Louis Dousman I, the most prominent citizen of Prairie du Chien, long-time fur agent, steamboat owner and supporter of the railroads, whose estate was located about one-quarter mile north of the hotel. The Dousman hotel was operated as a hotel until about 1925. The building was unused for about a decade, until May 1937 when William D. Carroll purchased the hotel from the Wanamingo Ferry Company and converted it to a meat packing plant for the short-lived Carroll Packing Co. In April 1939 Carroll leased the plant to Armour Packing Company of Chicago. The owner built a three-story, 32 by 32 foot rendering plant inside and around the old hotel, and the plant began operation in March 1940.

The Oscar Meyer Company bought the plant and operated it 1946-52. Afterwards the structure was owned by a bank in Iowa City for some years. In the last decade a local gas company has owned it and uses it for equipment storage.

The original 1959 Historic Sites Survey report of potential landmarks in Prairie du Chien stated only that the Dousman House "would require extensive restoration." The owners have never indicated any interest in the national historic landmark program. The State Historical Society of Wisconsin, which owns several nearby structures and the adjoining property, for some time considered purchasing and restoring the old hotel. However, so much of the building has been lost, so many of the additions are so large and substantial, that the restoration estimate of nearly \$2 million was prohibitive.

(Continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See continuation sheet).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY about 3 acres

UTM REFERENCES

A	1,5	6,4,9,9,0,0	4,7,6,8,1,4,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Lots 1, 2, 3, 4 and 11, 12, 13 and 14, of Block 24 Main Village Plat, City of Prairie du Chien, Wisconsin

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Blanche Higgins Schroer, Landmark Review Project

ORGANIZATION

DATE

Historic Sites Survey, National Park Service

STREET & NUMBER

TELEPHONE

1100 "L" Street, N. W.

(202) 523-5464

CITY OR TOWN

STATE

Washington,

D. C. 20240

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

For a number of years the NPS regional representative reported biennially on the deplorable condition of the site--which has been in essentially the same condition since more than a decade before the national historic landmark study was made. August 25, 1975 the Mid-West Regional Director sent a cover memo to the Office of Archeology and Historic Preservation calling attention to the biennial report of Grant Peterson which recommended possible revocation of the Dousman Hotel's landmark status. Mr. Peterson wrote August 15, 1975:

"The Dousman Hotel has now deteriorated to the point where I believe consideration should be given to its removal from the National Register of Historic Places. Alteration of the building's interior and numerous additions to the structure have further altered its historic integrity."

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

Budahl, Lee "Architecture in Prairie du Chien Before 1900," unpublished master's thesis, University of Wisconsin, 1967.

Newspaper article in The Courier, Prairie du Chien, Wisconsin, September 15, 1952.

Short report on history of Dousman Hotel prepared by railroad employees, Prairie du Chien resident, and former Dousman House employee c. 1946.

Information provided by Don Munson, Ray Sivesind and Rick Dexter of State Historical Society of Wisconsin Staff; and Grant Peterson, NPS, Chicago Field Office.

Comprehensive Development Plan for Historic St. Feriole Island prepared for State Historical Society of Wisconsin by Department of Administration, Bureau of Facilities Management, April 1971.



PHOTO #1 DOUSMAN HOTEL NHL

South and west exposures
of structure w/ non-historic
additions. Boiler room area
w/ tree through roof area.

PRINT
MADE
BY
KODAK



410790

24 1975

WANT A. PETERSEN

NATIONAL PARK



PHOTO #2 DOUSMAN HOTEL NHL
Remains of boiler room.

PRINT
MADE
BY
KODAK



48078C

JUL 24 1975

GRANT A. PETERSEN
NATIONAL PARK SERVICE



PHOTO #3 DOUSMAN HOTEL NHL

West exposure of hotel
showing alterations.

PRINT
MADE
BY
KODAK

AUG/75



JUL 24 1975

GRANT A. PETERSEN
NATIONAL PARK SERVICE



PHOTO #4 DOUSMAN HOTEL NHL
North exposure of hotel.
Non-historic addition to
rear. Altered window
casement.

JUL 24 1975

**GRANT A. PETERSEN
NATIONAL PARK SERVICE**

SEPT 1962



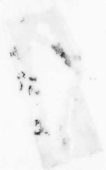
822K



Douglas Hotel

Wisconsin

1908



THIS PAPER
MANUFACTURED
BY NODAK

THIS PAPER
MANUFACTURED
BY NODAK

THIS PAPER
MANUFACTURED
BY NODAK



Dousman Hotel
Prairie du Chien, Wisconsin

Blanche Higgins Schroer, NPS, May 23, 1975
Historic Sites Survey

view from the southwest, on riverbank,
numerous additions on the southeast and
west



Dousman Hotel
Prairie du Chien, Wisconsin

Blanche Higgins Schroer, NPS, May 23, 1975
Historic Sites Survey

view from the southeast



Dousman Hotel
Prairie du Chien, Wisconsin

Blanche Higgins Schroer, NPS, May 23, 1975
Historic Sites Survey

view from the northwest, on riverbank,
20th century addition to right



Dousman Hotel
Prairie du Chien, Wisconsin

Blanche Higgins Schroer, NPS, May 23, 1975
Historic Sites Survey

view from the east of the north end of
the hotel, plus additions to the south



DOUSMAN HOTEL (NHL), PRAIRIE DU CHIEN, Wis. View from southwest
FEB 3, 1975
Crawford County

PHOTO BY DONALD N. ANDERSON

#1

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATION, REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Wisconsin	
COUNTY Crawford	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Dousman Hotel

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

Fisher Street at River Road

CITY OR TOWN:

Prairie du Chien

STATE:

Wisconsin

CODE

COUNTY:

Crawford

CODE

3. PHOTO REFERENCE

PHOTO CREDIT: State Historical Society of Wisconsin

DATE OF PHOTO: May 1962

NEGATIVE FILED AT:

State Historical Society of Wisconsin

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

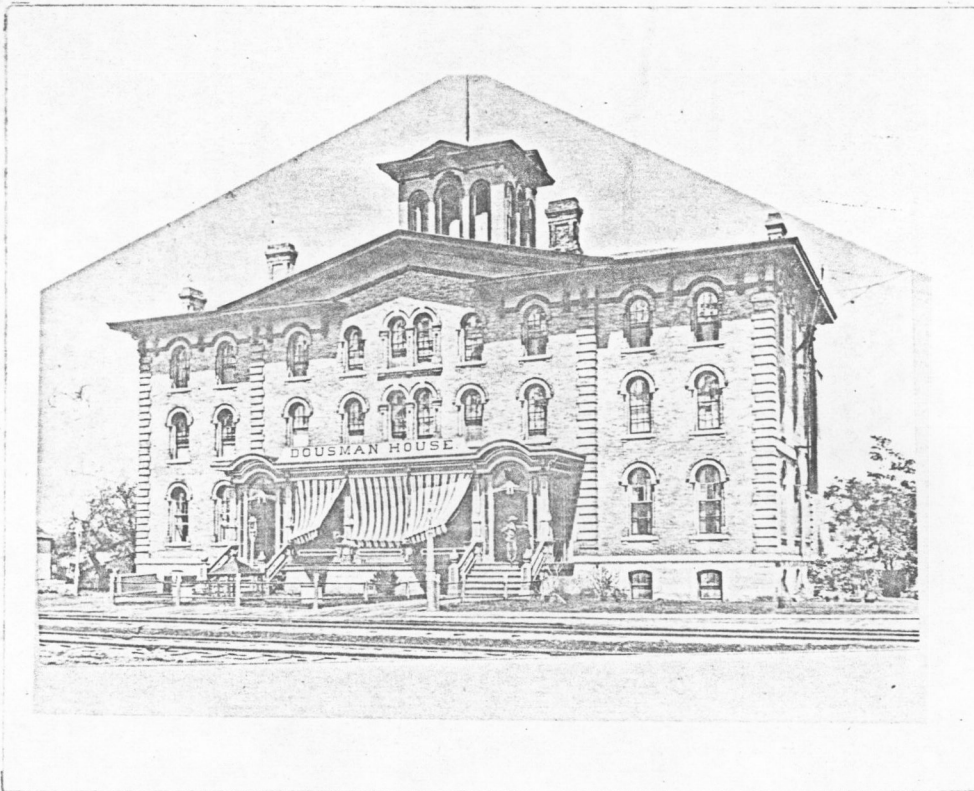


FIGURE 35

The Dousman House, 1863-64
 (State Historical Society of Wisconsin)

copied from Lee Budahl, "Architecture Before 1900 in Prairie du Chien, Wisconsin," master's thesis, University of Wisconsin, 1967.

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STA	
Wisconsin	
COUNTY	
Crawford	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

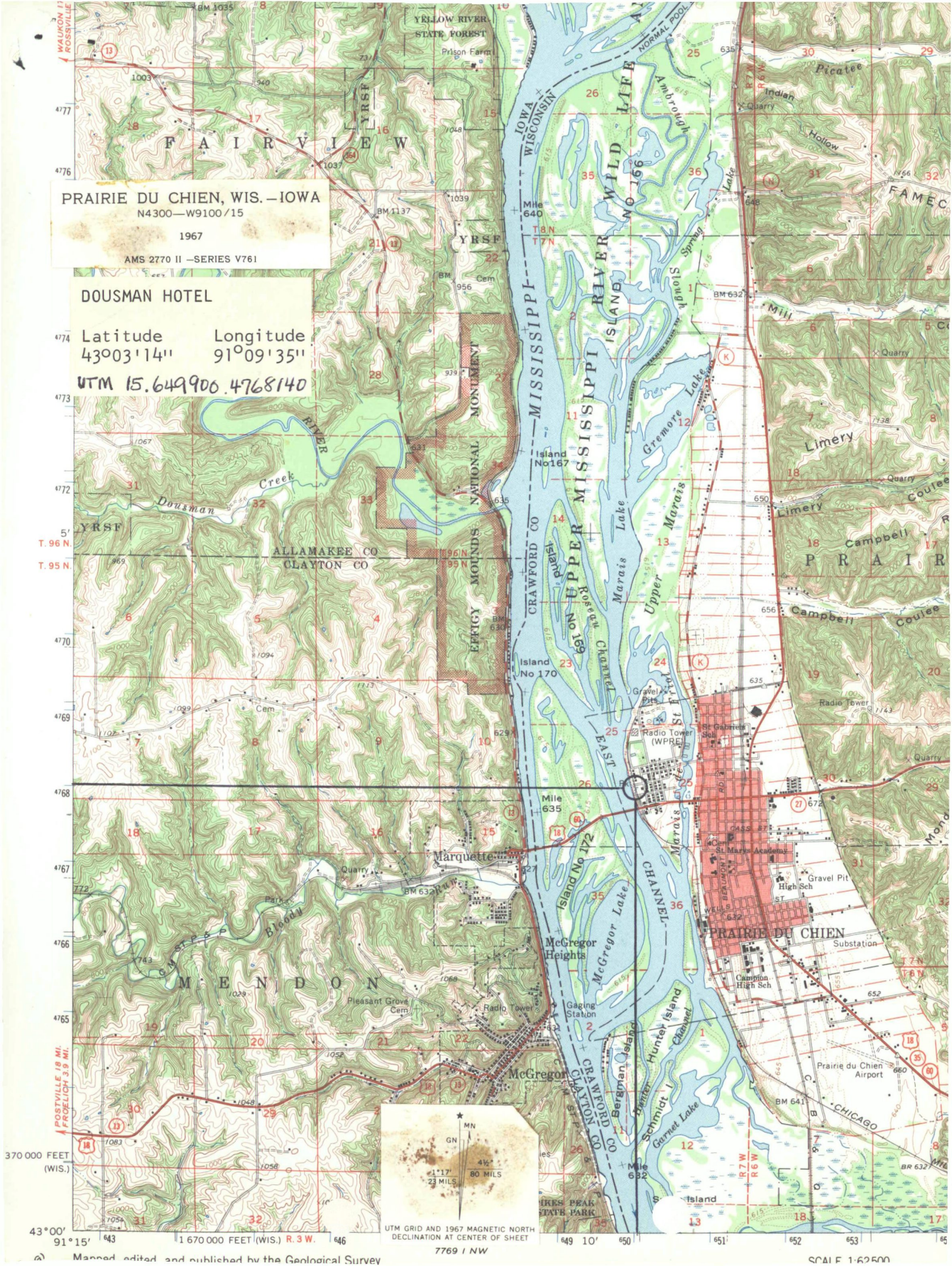
1. NAME			
COMMON: Dousman Hotel			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
Fisher Street at River Road			
CITY OR TOWN:			
Prairie du Chien			
STATE:	CODE	COUNTY:	CODE
Wisconsin		Crawford	
3. MAP REFERENCE			
SOURCE:			
USGS 15' Series, Prairie Du Chien Quadrangle			
SCALE: 1:62500			
DATE: 1967			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

*Map with draft of new report
Bis*

PRAIRIE DU CHIEN, WIS.—IOWA
 N4300—W9100/15
 1967
 AMS 2770 II—SERIES V761

DOUSMAN HOTEL

Latitude 43°03'14"
 Longitude 91°09'35"
 UTM 15.649900 4768140



370 000 FEET (WIS.)

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

STATE:	Wisconsin
COUNTY:	Crawford
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Type all entries - complete applicable sections)

1. NAME *Regional Boundary Proposal*

COMMON: Dousman Hotel

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Fisher Street at River Road

CITY OR TOWN: Prairie du Chien

STATE: Wisconsin CODE: COUNTY: Crawford CODE:

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____ Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

4. OWNER OF PROPERTY

OWNER'S NAME: 1st State Savings Bank

STREET AND NUMBER:

CITY OR TOWN: STATE: Iowa CODE:

5. LOCATION OF LEGAL RECORDS

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Crawford County Register of Deeds

STREET AND NUMBER:

CITY OR TOWN: Prairie du Chien STATE: Wisconsin CODE:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS

STATE: COUNTY: ENTRY NUMBER: DATE: FOR NPS USE ONLY

7. DESCRIPTION

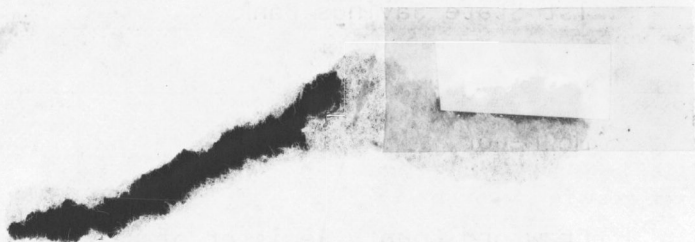
CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Boundary Description:

Lots 1,2,3,4 and 11,12, 13, & 14, of Block 24 Main Village Plot,
City of Prairie du Chien, Wisconsin.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Blank area for major bibliographical references.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	43°	03'	14"
NE	°	'	"	°	'	"	91°	09'	35"
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: _____

ORGANIZATION _____ DATE _____

STREET AND NUMBER: _____

CITY OR TOWN: _____ STATE _____ CODE _____

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name _____

Title _____

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | osophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

Letter December 8, 1960 to owner of DOUSMAN HOTEL, WISCONSIN (see
Prairie du Chien, Wisconsin) notifying him of eligibility of Landmark
status, signed by Director.

Owner: Mayor of the City of Prairie du Chien, Wisconsin.

Letters also sent to: Sen Alexander Wiley, 10-9-60
Sen William Proxmire. 10-9-60
Cong Gardner R. Withrow, 10-9-60

H3417-PHH

SEP 28 1973

Memorandum

To: Regional Director, Northeast Region
From: Chief Historian
Subject: Receipt of National Historic Landmark Biennial Inspection Reports

We are pleased to acknowledge the receipt of biennial inspection reports for the following national historic landmarks:

John Deere Home, Illinois
Ulysses S. Grant Home, Illinois
Astor Fur Warehouse, Wisconsin
Antalan, Wisconsin
Brisbois House, Wisconsin
Dousman Hotel, Wisconsin
Second Fort Crawford, Wisconsin
Villa Louis, Wisconsin

Your continued cooperation in keeping us informed of further developments regarding landmarks in your Region, including changes of ownership and any potential threats to their integrity or existence, will be greatly appreciated.

(Sgd.) Harry W. Pfanz

(for) A. R. Mortensen

PHH:HJ Sheely:kr 9/26/73
bcc: LI

BASIC FILE RETAINED IN PHHS



RECEIVED
NATIONAL PARK SERVICE
WASHINGTON, D.C.

United States Department of the Interior

AUG 27 8 14 75
NATIONAL PARK SERVICE
MIDWEST REGION
1709 JACKSON STREET
OMAHA, NEBRASKA 68102

Mrs. Schroer

IN REPLY REFER TO:

H34 MWR CL

PH
PSA 8
AUG 25 1975

Memorandum

To: Associate Director, Professional Services, WASO
To attention of: Assistant Director, Archeology and
Historic Preservation

From: *Acting* Regional Director, Midwest Region

Subject: Dousman Hotel National Historic Landmark - Biennial Visit

Enclosed is Grant Petersen's subject report in which he recommends possible revocation of the hotel's landmark status.

We learned from Blanche Schroer this date by phone that you are already in the process of reevaluating the landmark.

The enclosed recent photos and visit report may be of help and if we can provide further information, please let us know.

Robert L. Giles
Acting Regional Director

Enclosures

cc:
Assistant to the Regional Director (Chicago)





United States Department of the Interior

NATIONAL PARK SERVICE
Chicago Field Office
2510 Dempster Street, Room 214
Des Plaines, Illinois 60016

IN REPLY REFER TO:
H3417
MWR (DA)

August 15, 1975

Memorandum

To: Regional Director, Midwest

From: Acting Assistant to the Regional Director, Chicago

Subject: Dousman Hotel National Historic Landmark

The Dousman Hotel, located in Prairie du Chien, Wisconsin, was designated by the Secretary as a National Historic Landmark on October 9, 1960. Since that time, the building has changed ownership on several occasions. None of these owners has ever expressed an interest in participating in the historic landmarks program.

The Dousman Hotel has now deteriorated to the point where I believe consideration should be given to its removal from the National Register of Historic Places. Alteration of the building's interior and numerous additions to the structure have further altered its historic integrity.

Major structural alteration occurred while the building was leased and later owned by the Oscar Meyer Company for use as a meat packing plant. Later, Armour and Company used the structure for a similar purpose. Today, it is used for the storage of propane fuel tanks and other miscellaneous items.

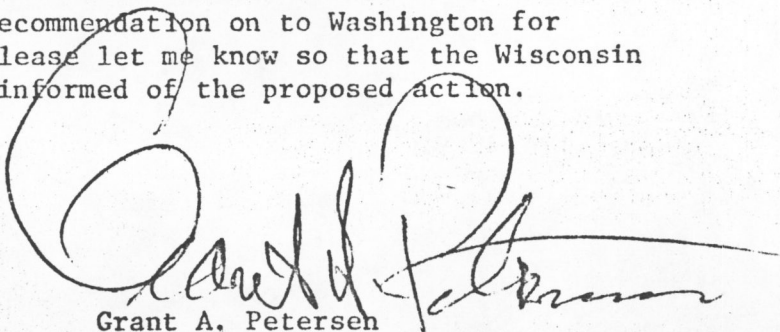
The enclosed photographs are a pretty good indication of the building's condition. Photograph #1, showing the southern and western exposures of the Hotel, clearly shows the additions made to the rear and side of the building by the meat packing concerns. Photograph #2 shows the remains of the boiler room portion of the building which is the ground level portion of the structure shown in Photograph #1. You will note that a tree projects skyward where the roof used to be. Photograph #3 is a view of the western exposure of the Hotel. For security reasons, the present owner is sealing all windows with a removable vinyl covering. The additions shown in this photograph and the bricking up of the street level windows and arched doorways was done by the meat packing companies during their tenure of ownership. Photograph #4 shows the northern exposure of the structure. The portion of an addition to the rear of



the structure is visible in the lower left-hand corner.

Based on the current information obtained from the Wisconsin State Historical Society, the State of Wisconsin is no longer entertaining an interest in purchase of the structure for the purpose of restoring it to its original condition. Restoration estimates I have been given run as high as \$2 million which would include interior as well as exterior rehabilitation and restoration.

If it is decided to forward my recommendation on to Washington for appropriate review and action, please let me know so that the Wisconsin State Historical Society can be informed of the proposed action.

A large, stylized handwritten signature in black ink, appearing to read "Grant A. Petersen". The signature is written over the typed name below it.

Grant A. Petersen

Enclosures: Photographs (4)

REGISTRY OF NATIONAL HISTORIC
AND NATURAL LANDMARKS

REPORT OF ~~██████████~~ VISIT TO

~~Dousman Hotel~~

Date of visit _____

Visited by October 14, 1971

Grant A. Petersen
(name)

Manager Assistant
(title)

Chicago Field Office
(office)

Received by _____

Mr. Donald L. Munson
(name)

Curator
(title)

Vikings
(office)

Condition*

Substantial work on this structure will be necessary to restore even a portion of the building to its original hotel condition. The basic building appears sound.

The State Historical Society plans to acquire the hotel as part of its Villa
Louis historic complex.

Operation**

*Grounds, structure/s, furnishings

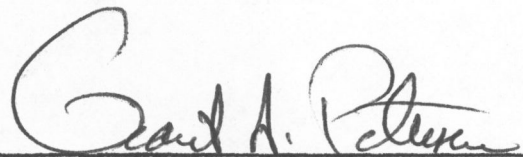
**Note any changes in ownership, sponsoring organizations, operating staff, use, location of plaques and certificates, etc.

Special Problems

None.

Suggestions Offered

As with the other sites along Water Street, we discussed the desirability of telling the story of the hotel in terms of its relationship to the history of Prairie du Chien and its other landmarks; its name, the coming of the railroads, and the once-important role of the area as a transportation and immigration gateway to Minnesota, Iowa and the Dakotas.



(signed)

6/26/71

(date)

REGISTRY OF NATIONAL HISTORIC
AND NATURAL LANDMARKS

REPORT OF BIENNIAL VISIT TO

Dousman Hotel, *Wisc.*

Date of visit August 21, 1973

Visited by Grant A. Petersen, Management Assistant, Chicago Field Office
(name) (title) (office)

Received by Donald L. Munson, Curator, Villa Louis
(name) (title) (office)

Condition*

Deteriorating. The Wisconsin State Historical Society plans to eventually acquire the structure as part of its Prairie du Chien historic complex. The building would require considerable restoration.

Operation**

Until several months ago, the building was owned by the 1st State Savings Bank, McGregor, Iowa.

It is presently owned and used as a propane tank storage building by Rybarczyk Brothers Gas Company, N. Water Street, Prairie du Chien, Wisconsin (telephone: 608-326-6616).

No owners have ever shown an interest in the National Historic Landmark designation.

*Grounds, structure/s, furnishings

**Note any changes in ownership, sponsoring organizations, operating staff, use, location of plaque and certificate, etc.

REGISTRY OF NATIONAL HISTORIC
AND NATURAL LANDMARKS

REPORT OF BIENNIAL VISIT TO
Dousman Hotel

Date of visit July 24, 1975

Visited by Grant A. Petersen, Acting Assistant to the
Regional Director, Chicago Chicago Field Office
(name) (title) (office)

Received by Donald L. Munson, Curator, Villa Louis
(name) (title) (office)

Condition*

The structure is even more deteriorated than at the time of the August 1973 visit. The Wisconsin State Historical Society, which originally planned to acquire the structure as part of its Prairie du Chien historical complex, has since lost interest. It is estimated that restoration of this building to a point approaching its late 1800's condition would cost in the neighborhood of \$2 million. Both the interior and exterior of the building have been considerably altered from the original.

Operation**

The building continues to be owned by the Rybarczyk Brothers Gas Company, 200 North Water Street, Prairie du Chien, Wisconsin, telephone: 608, 326-6616. Its current and planned use is for propane gas storage. Efforts have been made by the Company to secure the building from vandalism. This has resulted in placement of corrugated fiberglass coverings over the windows and other exterior openings.

The owners continue to show little interest in National Historic Landmark designation.

*Grounds, structure/s, furnishings

**Note any changes in ownership, sponsoring organizations, operating staff, use, location of plaque and certificate, etc.

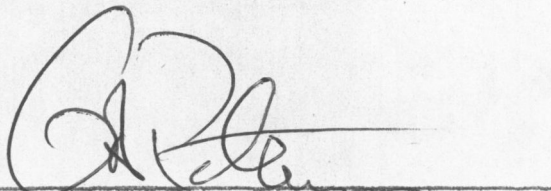
Special Problems

The Dousman Hotel has essentially become a white elephant in the eyes of both the Wisconsin State Historical Society and others interested in its history. Its condition has deteriorated to the point where historic restoration no longer appears feasible. Virtually all of the original interior is gone with the exception of the tin ceiling in one of the third floor rooms. During the period when the building was owned by the Oscar Meyer Company for use as a storage locker facility, considerable concreting and other interior alteration was undertaken.

Suggestions Offered

At the time of my visit, it was indicated to Mr. Rybarczyk and Mr. Munson that consideration was being given to removal of the Dousman Hotel from the National Register. Neither of these individuals appeared distressed about this possibility which I believe is indicative of the low interest in preserving the historical integrity of the building due to its advanced deterioration.

A memorandum recommending removal from the National Register of the Dousman Hotel will be prepared and forwarded through the Regional Office with accompanying photographs.



(signed)

July 30, 1975

(date)

LANDMARK VISIT REPORT

I. GENERAL BACKGROUND

1. Name of Site: Dousman Hotel

2. Type of Landmark: Historic Natural Environmental
Education

3. Name of Visitor: Thomas A. Munson

4. Title: Superintendent

5. Organization: Effigy Mounds National Monument

6. Name and title of person contacted: Sturlie Rybarczyk,

Earl Rybarczyk, Owners

7. Name and title of person responsible for the management of the
site: Sturlie Rybarczyk, Earl Rybarczyk, Owners

8. Owner - telephone and address: Rybarczyk Brothers, 200 North
Water Street, Prairie du Chien, WI 608-326-6616

9. Briefly state why site was declared a landmark:

Served travelers from the railroad and from packets on the Mississippi when Prairie du Chien was a supply center for thousands of emigrants to the west after the Civil War.

II. OWNERSHIP

1. What is the attitude toward continued participation in the landmark program? Wish to continue . Does not wish to continue . Is not participating .

2. Have any changes in land ownership taken place since designation? Yes No . If yes, if possible, list new owners and addresses.

3. If ownership changes have taken place might these changes nullify "registered" status or allow a change from "eligible" to "registered" status? Yes No . If yes, please explain:

NA

4. Does the present owner wish to change from "eligible" status to "registered" status? Yes ___ No ___ NA

III. CONDITION AND MAINTENANCE OF SITE

1. Condition includes any structures(s), grounds, furnishings, etc. that are a part of the landmark. Please check applicable box(s). (Cross out "no" as needed)

- a. Condition of the site is excellent, signs of regular maintenance.
- b. Condition of the site is good, regular maintenance performed.
- c. Condition of the site shows decline, no regular maintenance performed.
- d. Condition of the site shows serious deterioration, no regular maintenance performed.
- Condition of the site threatens integrity of the landmark.
- f. _____ shows signs of deterioration but the rest of the site is in good condition, no regular maintenance performed.
- g. Other

2. If c, d, e, f, or g has been checked, please explain.

Previous report 8/15/75 states explicitly that physical condition was poor. It has probably been improved somewhat since then, but not much. Some maintenance is done on it from time to time, but not regularly. Basically the only historic fabric left is the third floor and the exterior walls (same as previous report).

3. Measures that are being taken or planned to improve condition of site:

The roof is repaired to keep out rain; windows are covered -- coverings are replaced as required. Nothing major is planned.

IV. SITE INTEGRITY

1. Has there been any destruction or alteration of all or part of the landmark? Yes ___ No X. If yes, please explain:

Not since the last visit in 1975; the building is in a little better shape than it was then.

2. Have there been circumstances or events on the lands adjacent to the landmark that have resulted in serious impairment, diminishment, or destruction of landmark resources, character, and/or significance? Yes ___ No X. If yes, please explain.

3. Has there been an introduction of visual, audible, or atmospheric elements that are out of character with the property and its setting? Yes ___ No X. If yes, please explain.

Site is located in a residential - light industry section of Prairie du Chien, adjacent to city park.

4. Have any other threats to the integrity of the site taken place? Yes ___ No X. If yes, please explain.

5. Are there any threats likely to occur in the future? Yes X No ___ . If yes, please explain:

This site should be evaluated under the city's flood plain program (Corps of Engineers). If its Landmark status is revoked, it is possible it will be demolished.

6. Is there urgency regarding any of the threats? Yes ___ No X. If yes, please explain:

7. Do any financial problems exist in maintaining the landmark? Yes X No ___ . If yes, please describe.

Part of the building is rented for storage - the rent covers repairs. Mr. Sturlie Rybarczyk said that until this year, most of the rent income went for repairs - approximately \$100 monthly. There is no extra money for maintenance.

8. Are there any special problems, or special problems that we can assist in solving? Yes ___ No X. If yes, please explain.

NPS will undoubtedly participate in the Corps of Engineers historic site survey and evaluation for the flood plain EIS.

V. ACCEPTABILITY OF USE

1. How is the landmark used:

Residential property	<u> </u>	Mixed use	<u> </u>
Commercial property	<u>X</u>	Private property	<u>X</u>
Public property	<u> </u>		

2. Is present use of the site acceptable to maintenance of the landmark's integrity? Yes X No ___. If no, please describe unacceptable uses.

Historic sections of the building are kept locked by Rybarczyks. The storage of miscellaneous items has no effect.

3. Is the landmark interpreted to the public via brochures, signing or other means? Yes ___ No X. If yes, describe the nature and accuracy of the interpretation.

4. If a registered landmark, is the bronze plaque displayed? Yes ___ No X. If no, explain.

The Rybarczyk's do not have a plaque or certificate. They suggested one of the former owners took it with him to parts unknown.

5. Where is the landmark certificate located?

There apparently is no certificate.

RECOMMENDATIONS

1.7 On the basis of this report is landmark designation recommended to continue for this site? Yes x No _____. If no, explain citing specific examples from this report and any other sources.

The site should be re-evaluated under the flood plain project and a determination made at that time. For now, the Rybarczyk brothers are interested in the Landmark program and are providing minimum maintenance and security.

2.7 What follow-up action do you suggest for the MWRO and/or others?

MWRO should participate in the historic evaluation of St. Feriolo Island, including the Dousman Hotel, under the flood plain project - Community Development Block Grant Program SAI No. 05-12-0369-77-003 -- St. Paul District, Corps of Engineers.

3.7 Is a special team needed to assess threats, problems, or special items? If so, what type of expertise is needed, approximately how long, and when will they be needed?

As a guess, an Historic Architect, Historian and Stabilization expert could spend a week evaluating the building. Dates are unknown at this time.

4. Is there any new information, corrections, or comments on the significance of the area as described in the original report or brief? Yes ____
No x

5. Did you offer any suggestions to the owner/administrator? Yes x
No _____. If so, please note.

Suggested they contact the State Historic Preservation Officer and invite him to look at the site.

6. Did you give the owner/administrator the tax and grants-in-aid handouts? Yes x No ____.

7. Did you contact local/state agencies to ascertain threats? Yes x
No _____. State Historical Society.

8. Did you attach to this report dated, captioned photographs of threats, site condition, site use, display of plaque, and other conditions? Yes ____
No x.

9. General Comments:

The Rybarczyks have shown an interest in the site's historic significance. They maintain they purchased the property to save it from being demolished. They have repaired the roof, boarded the elevator shafts, protected the historic openings, windows, shutters, etc. They keep the historic sections locked and they keep the keys; the renters do not have access to historic sections except where non-historic wings abut historic walls. They have had a great vandalism problem in the past but have stopped most of it. They have a healthy skepticism of bureaucracy but appear willing to cooperate. They did not have much information on the Landmark program but, in our conversation, said they would like to have the plaque and certificate if possible.

There is basically nothing historic in the basement and first two floors except the exterior walls. The third floor has an undetermined amount of original fabric. It appears that there could be historic woodwork, interior walls, closets, transoms, flooring, stairs, etc.

There are various estimates floating around as to how much it would cost to stabilize what's left. The lowest is about \$2 million for exterior and interior stabilization and partial restoration. A representative of the State Historical Society put a tag of \$200 million for complete restoration and furnishings of the period. No one really knows. The State Historical Society apparently has no interest in assuming ownership at this time. It would seem logical at this time to plan to evaluate the site under the flood plain project as mentioned earlier, and to determine at that time whether or not to continue Landmark status. If the St. Feriote complex, which includes other Landmarks -- Villa Louis, Rolette House, Brisbois House, Astor Fur Warehouse and Second Fort Crawford -- will develop into a Historic District, then the Dousman Hotel could conceivably be an important component even if it were never open to the public. At the present time, the hotel is receiving some maintenance and fair security; there would be nothing to gain by withdrawing Landmark status.

Thomas A. Munson

Signature of Visitor

Date: 08-01-77

Sept. 15, 1952

THE COURIER, PRAIRIE DU CHIEN, CRAWFORD COUNTY, WISCONSIN

Dousman House Made Packing Plant After Carroll Purchase in May, 1937

One of Prairie du Chien's major industrial plants, the Oscar Mayer Packing Co. which recently closed, was once a hotel. It was built by the Milwaukee Road just following the civil war and was named the Dousman House.

When the hotel was built, the railroad ended at Prairie du Chien and passengers often stopped over at the Dousman House before continuing their journeys westward. Some stayed at the hotel while they took health cures with the mineral water of this area.

After the building laid idle for many years, William D. Carroll purchased the hotel from the Waukegan Ferry Co. in May, 1937. His plans were to erect a new type cold storage and packing plant and purchased extra land in the area from the Milwaukee Road.

Carroll organized and built the plant, naming it Carroll Packing Co., but, by April, 1939, he announced that negotiations had been completed to lease the plant to the Armour Packing Co. of Chicago.

A three-story, 32 by 32 foot rendering plant was built during the time Carroll owned the business. The Carroll Packing Co. was organized in Jan., 1939, as a \$100,000 firm and construction work necessary for the changeover was started in February of that year.

On March 4, 1940, killing started at the Prairie du Chien plant. Seven calves were slaughtered on the first day of operations and 24 on the second day. The plant at that time was equipped to handle 60 head per hour.

The Oscar Mayer Co. bought the plant and started operations in 1946 and kept it running until last month. The shutdown was caused by the lack of livestock coming to the plant to make full time operations profitable.

Machinery from the plant was shipped to the Davenport, Ia., branch of the company and the 122 workers who were employed there when it closed were offered jobs in either the Madison or Davenport plants.

The Dousman hotel was constructed in 1864 and is one of the historical landmarks of Prairie du Chien. It was built by the Milwaukee and Mississippi railroad and was widely known for its fine hospitality.

In 1864, the Chicago, Milwaukee and St. Paul R.R., added to build one of the outstanding hotels in the Middle West, situated on the Mississippi river and located in the City of Prairie du Chien, Wis. This location was at this time, a strategic outlet for immigration and transportation to the West and Northwestern land of Iowa, the Dakotas, and Minnesota.

With extensive river traffic and trade in wheat, lumber, shipping and log-rafting, plus the fur industry; all contributed to a thriving business in water and rail transportation. The "Milwaukee Road", as it has always been called; crosses the Mississippi into Marquette, Iowa, on one of two remaining pontoon bridges in the United States.

AS built

In view of the natural resources and security of the future business; the officials of the R.R. transported the materials to build one of the strongest buildings of its kind at a cost of approximately \$50,000.00. Care and skill was carefully engineered in the erection of the structure which contained a total of fifty-one rooms. Of three story height, with full basement, and a large square cupola on the top third story, made the entire building appear to be, in reality much higher, giving one the impression of a Castle on the Mississippi River facing toward the beautiful Iowa bluffs along the western shore of the river.

Several novel ideas were used in the erection of the hotel, one of which was a battery of old-fashioned toilets which lined the hall-way of each floor. Each deck of toilets were off-set like a stairway and the waste from each deck section dropped down an open shaft into a huge funnel shaped pit in the basement. The rain water from the main roof was directed into this funnel-shaped pit, to wash away the sewage into the river. These toilets necessitated the hiring of chamber-maids who took care of all chambers from each room.

There were no fancy bath tubs and showers, such as we have today. Tin tubs were used. Some had fantastic shapes and designs with a mermaid effect of a huge sea-shell. Each room had as heating equipment, an old-fashioned round-oak stove, coal scuttle, wood box, and bundle of kindling wood. Much time and labor was used to keep these stoves serviced and clean out chimneys, pipes, and ashes. Such help was paid \$15.00 per month with meals and sixteen hours per seven day week.

name

When the building was completed at the close of the Civil War, the name of Dousman Hotel was decided upon in honor of Col. Hercules L. Dousman whose palatial home was located one-fourth mile due north. The manager selected was Col. J. F. Williams, who was also the second mayor of Prairie du Chien. A man well versed in Aristocratic Southern hospitality and whose ability to attract the most elite and prominent peoples of the Nation to come and dine and wine of the most delicious food and drink obtainable at the time. Col. Williams, of Virginia, was a man of very aristocratic manners and knew the ways of high social standards. He had three sons; one son, Sumner Williams became an admiral in the U. S. Navy. A highly respected officer.

Col. Williams died some time during the year 1877. The R.R. then leased the property to Mr. Chas. F. Haufschmidt of Lansing, Iowa. Mr. Haufschmidt, who was commonly called Charlie, owned a fleet of river barges and also was a big buyer of wheat. Through some neglect in shipping wheat, Charlie lost a large sum of money, which just about broke him, in business. The R.R. then gave Charlie a proposition to run the Hotel on the basis that the R. R. furnish all the expenses, except the buying of food.

Mr. Haufschmidt was a large well-built man of German descent. A jovial man who had a most likable personality, a twinkle of eye, a humorous brogue of speech and a free and open heart plus a weakness for pinochle.

Cleanliness was a paramount watch-word in the up-keep of the hotel. The floors were scrubbed with home-made soap and hot water, and when dried, fine snow-white sand was used to polish the flooring. The wood ashes were saved to make lye to be used in cooking the soap, and all soap was stored up in the high cupola of the building. The bedding and linen was carefully laundered in a fine laundry room located in the basement.

All meat such as venison, beef, pork, veal, lamb and all forms of poultry both domestic and wild was dressed and kept under common ice refrigeration. The hotel had its own slaughter-house. All meats were processed and cured and the smoked hams and bacon had a flavor whose taste was known from Boston to Frisco. Pork was cured in brown sugar, maple sugar, brine, and then smoked with hickory, apple and juniper wood. When serving breakfast of ham and eggs, the aroma need but to call the guests in a hurry from their rooms. While dining, Old Charlie would promenade through the dining room, patting the diners on the shoulder and remark, "Now have some more pancakes, have some more coffee, please take some more ham, eat all you can." What a contrast to this day.

The dining room was indeed a most beautiful place to enjoy eating a meal. With a touch of Old Colonial atmosphere, a touch of old European hospitality, with a smack of an old Yankee mid-west fellow-ship; one could never forget the memory of

a meal such as was served under Old Charlie. The finest quail, pheasant, frog-legs, venison, partridge, Baltimore oysters, on the half-shell, old fashioned home prepared pork sausage, that melted in your mouth.

Coffee was shipped here in the raw and roasted in a special room in the basement a charcoal fire, was put under the roaster drum and generally a bus-driver was called in between bus runs to sit and turn the crank on the drum. One sad incident occurred to a bus driver nick-named "Old Germany". The man fell asleep at the crank and the coffee caught fire. The odor of coffee smoke permeated the whole building and "Old Charley" found "German" sound asleep enveloped in a cloud of aromatic coffee smoke.

A large horse barn stood adjoining the street on the east side of the big yard. The bus driver had their sleeping quarters next to the horse stalls. Running artesian water from a central well furnished a good supply for the horses. Also cans of good old artesian water was shipped to far away cities as a cure-all for creaky joints, etc. Old Charlie enjoyed the company of a lady friend who resided across the street from the bus-barn. This fine old lady had a horse and carriage which were kept at the barn. On a certain occasion the little horse belonging to the lady-friend, became sick and every possible attention was administered to the comfort of the animal. During one night a certain bus-driver was to give "Winnie" the horse, her dose of medicine, the sleepy bus-driver administered the medicine to the wrong end and a conflagration of kicking and the scattering of stall planking proved quite beneficial to little "Winnie", and in the morning found her standing up, rather nervous, but ready to be hitched up to miladys carriage.

Among the many notable guests who came to this scenic hotel were Phillip D. Armour, S.S. Merrill, W.W. Collins, A.J. Earling, all officials of Meat & R.R. industry. Mr. Albert J. Earling, then Pres. of the Milwaukee R.R. and Mr. Armour would spend several days at the hotel and old Charlie would be waiting at the train depot to greet them. Upon their arrival he would exclaim, "Well, well" my Phillip, my Albert", and putting his arms about their shoulders he would walk between them from the depot to the hotel entrance. Due to his method and way of meeting the people, rich or poor, Old Charlie made it both a pleasure and a joy to enter his hostelry.

The changing times at the end of the quarter century, found the hotel business slowly dwindling and the aging Charlie closed the doors as manager. He retired and later died and rests in the old home town of Lansing, Iowa.

The building lay idle for many years and was finally purchased by Mr. Wm. D. Carroll of Prairie du Chien, whose ingenuity and foresight saw the possibilities of turning a once famous hotel into a meat packing plant. The entire building was rebuilt to this purpose and after some time, the plant was leased to Armour & Co., who operated it some five years.

At the termination of the lease, the plant was leased by Oscar Mayer & Co., January 2, 1946, and a few months later purchased from Mr. Carroll. With plans of modernization and future expansion, a symbol of progress in a better America for a better Christian people. As the plant now stands, it is interesting to note these changes in operation. The bar-room and storeroom of the hotel located in northwest basement, is now the boning-room. The grand old dining room is now a large cooler room, chilling car-loads of beef and veal. Would that old Charlie could see it today and exclaim, "My oh My now we have plenty of meat, eat all you can."

When the "Milk" of human kindness can be separated into the "Cream" of the teachings of Washington, Jefferson, and Lincoln, then we will have the "Butter and Meat" of Democracy.

C. 1946

Acknowledgement--Sources of information.

Mr. Henry Beach - Prairie du Chien, Wis.
Mr. Fred Schrader - C. M. St. P. & P. R. R.
Mr. Fred Konichek - Employee - Dousman Hotel 1896-1908
Records of Chicago Office - C. M. St. P. & P. R. R.