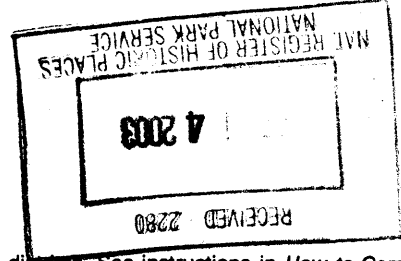


United States Department of the Interior
National Park Service



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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 "x" 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 Hampton Double Square Historic District

other names/site number _____

2. Location

street & number Bounded roughly by 2nd Ave NW on the N, 1st Ave SW on N/A not for publication
the S, the alley W of 1st St on the W, and alley E of Federal on the E

city or town Hampton vicinity

state Iowa code IA county Franklin code 069 zip code 50441

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.)

Rowell J. Soike July 10, 2003
Signature of certifying official/Title Date
STATE HISTORICAL SOCIETY OF IOWA
State of 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

4. 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 Entered in the National Register Date of Action AUG 28 2003

Name of Property

County and State

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	
28	10	buildings
2	1	sites
0	1	structures
0	1	objects
30	13	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/Speciality Store/Financial

GOVERNMENT/Courthouse/Post Office/Jail

RECREATION/Theater

DOMESTIC/Hotel

RELIGION/Religious Facility

EDUCATION/Library

LANDSCAPE/Park

SOCIAL/Meeting Hall

Current Functions

(Enter categories from instructions)

COMMERCE/Specialty Store/Financial

GOVERNMENT/Courthouse/Post Office/Jail

RECREATION/Theater

DOMESTIC/Multiple Dwelling

RELIGION/Religious Facility

EDUCATION/Library

LANDSCAPE/Park

SOCIAL/Meeting Hall

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Italianate

LATE VICTORIAN: Gothic

LATE VICTORIAN: Romanesque Revival

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

STONE

roof ASPHALT

other CONCRETE

METAL

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.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

1856-1935

Significant Dates

1856

1880

1890

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Allen, T.D.

Liebe, Norse & Rasmussen

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 # _____

Primary location of additional data:

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

Name of repository:

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Continuation Sheet**

**Double Square Historic District
Franklin County, Iowa**

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DESCRIPTION:

Architectural Classification (cont.)

LATE 19th/EARLY 20th CENTURY REVIVALS: Classical Revival
LATE 19th/EARLY 20th CENTURY AMERICAN MOVEMENTS

NARRATIVE DESCRIPTION:

The Hampton Double Square Historic District is composed of public, commercial, recreation, religious, and residential resources, with commercial being in the majority. It is focused on an unusual Double Square: the Courthouse Square on the north; and, the City Park on the south. Buildings ring the public space of the squares, and the commercial district extends one block north. It includes 43 resources, 30 of which are key or contributing, and 13 that are considered non-contributing. These resources include buildings, sites, and structures.

Historic Appearance:

Hampton is the county seat of Franklin County, the fifth county west of the Mississippi River, and the third county south of the Minnesota border. The town of Hampton (then called "Benjamin") was laid out by Franklin County surveyor H.P. Allen in June 1856. The original plat was L-shaped, being eight blocks by eight blocks. Near the center of the "L" was a two block public square with a north/south axis. Lots around the square are aligned to face it, but all are the same size as residential lots in the community, rather than the more common narrow commercial lots.

A small frame building was constructed at the southeast corner of the north square in the summer of 1857 to house the first courthouse. A few buildings grew up along the sides of the square to house early businesses. Following the Civil War, the growth of Hampton had progressed to the point that a two story limestone Greek Revival courthouse was built in the center of the north square, thereby designating it as the Courthouse Square. The square to the south was allowed to develop as a park with trees and grass.

In the next few years two railroads arrived in Hampton, and the community grew in all directions. Commercial development clustered around the west and north sides of the Courthouse Square, with a few buildings along the east side. No historic photographs from the 1860s or '70s have been located, but it appears that the earliest buildings of masonry construction were along Reeve (now 1st Street NW) on the west side of the Courthouse Square. In 1872 the Empire Block was constructed, featuring five storefronts extending north from what was then 5th Street (now the northwest corner of 1st Street NW and West Central). This was a two story block which featured tall slender segmental arched windows on the second floor, and plate glass

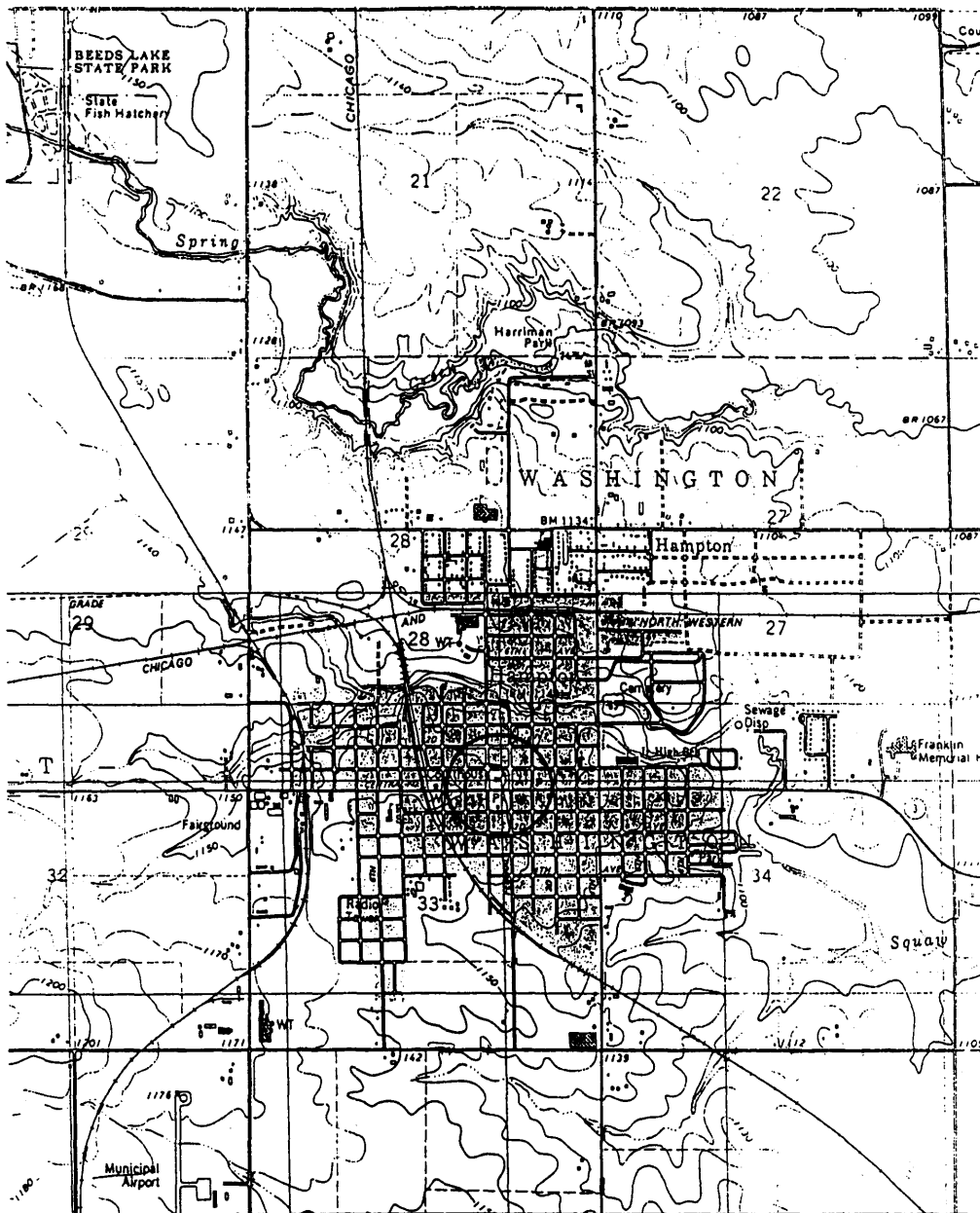
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U.S.G.S. Map of Hampton (1979)
Circled area in center indicates the Double Square Historic District

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storefronts on the first. The upper level windows were two over two double hung sash with simple cast hoodmolds with keystones. A brick patterned cornice, complete with dentils, topped the building. There was never a pressed metal cornice on this building. Windows on the secondary (south) elevation were also segmental arched, but had simpler stone hoods. Limestone sills were used throughout. The southern most storefront, on the corner, featured a double door chamfered entrance. The Harriman Opera House on the east side of the Square was built "in the late 1870s." (Stuart, Vol 1, p 398) This was a two story, four storefront brick building with business rooms on the first floor and the opera house on the second. Another large brick building was constructed on the north side of the square (west end) in 1880. This was a three story (plus basement) building that was known as the Beede Block along the south side, and as the Rule Block (Hotel) for the portion facing west. In 1913 this building was described as "The largest and most pretentious business block ever erected in Hampton." (Ibid.) Measuring 120' x 132' this building was a commanding presence on the Square.

The first Sanborn map of Hampton was drawn in June 1892, and it shows the commercial development around the Double Square. The new (1891) Franklin County Courthouse (NRHP) is located in the center of the Courthouse Square. All lots on the west side of the Courthouse Square are filled. The five front Empire Block is shown at the south end, with two single story buildings immediately north, then a two story double storefront, another single story building, and finally a two story double storefront, the Hall Building and National Bank Block, at the north end. A two story, three storefront brick building occupies the northwest eyetooth corner of the Square. The north side of the Square also has all lots filled, but only the three story Beede Block at the west end is a substantial building. The east half of the block is composed of five single story buildings and one two story. The east side of the Square is even more sparsely built up. The two story four front Harriman Opera House at the north end is the only building in the north half, while the south half has three small frame single story buildings, and the cross-shaped G.A.R. Memorial Hall (1889-90, NRHP) anchors the corner lot at the south end. Immediately east of Memorial Hall is the Franklin County Sheriff's Residence and Jail (1880, NRHP).

On the south, City Park has a small frame bandstand located in the center. The west side of the park contains several two story buildings (possibly brick) with two empty lots near the north end. Along the south side of the park is the Congregational church at the west end, and two frame houses in the east half. The east side of the park contains four residences. The City Park and the blocks around it are a buffer between the business district and residential neighborhoods.

The 1897 Sanborn map shows continued commercial development around the Square. The west side along Reeve is now filled with two story brick buildings. The Beede Block continues to dominate the north side, but basically the north and east sides remain unchanged. Along the west side of City Park there is a new two story triple storefront building at the north end, but there are several empty lots as well. Undated historic photographs show these brick buildings to be simple, vernacular examples of the popular commercial Italianate style. Some had heavy cast hoodmolds and massive pressed metal cornices, while others

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relied on simple brick patterning. The new Congregational Church now occupies the entire west half of the south side of the City Park Square. The only place that shows real development is along Reeve (now 1st Street NW) in the block north of the Courthouse Square. A series of one and two story buildings fill the west side of the street, while the east side has several single story buildings (frame?) in the north half. This development appears to be related to the paving projects that had been accomplished during the 1890s, and the traffic that flowed from the railroad depots east along 3rd Street (now 2nd Ave NW).

The 1907 Sanborn map shows several changes in the business district. The block of Reeve north of the Square now has two major new buildings, one of each side of the street, and is completely filled with two story buildings on the west side of the street. The north side of the Square has three new two story buildings (one a double storefront), with the one at the east end of the block being of concrete block construction. No changes are seen on the east side of the Square. The west side of City Park is now totally filled, but several of the buildings are still a single story. A three story building labeled "Hampton Hotel" fills the south end of the block. A major change is found on the east side of the City Park which now shows the Hampton Public Library at the north end, directly south of the Memorial Hall and diagonally across the street from the courthouse.

The 1913 Sanborn map shows only two major changes, both of them along Main Street (now Federal). The northeast eyetooth corner of the Courthouse Square is now occupied by the two story brick Windsor Theater (1912), and on the east side of the square, just south of the Harriman Opera House is a large building labeled "garage." It was of concrete block construction with iron columns.

The 1921 Sanborn map shows the continued development along the west side of the Courthouse Square, with a large empty lot in the middle of the block. This will be filled in 1928 by the two story double storefront Marchall Building. One block north of the Courthouse Square, at the corner of 3rd and Reeve (now 2nd Ave NW and 1st St NW) the entire quarter block is filled with a new three story fireproof hotel building, the Coonley Hotel. Next door to the hotel on the east is a large single story auto garage, a relatively new building type. The other major new construction is found near the southwest corner of City Park. A three story building is labeled "Lutheran Hospital." This had been completed in 1915 at a cost of approximately \$50,000. (*Franklin County Recorder*, 8 September 1915)

Although it is not shown on the Sanborns, a new bandstand was erected in City Park in 1922. Other changes were being made in the downtown as well. 5th Street (now Central) which separates the Courthouse Square from City Park was the major east/west street through town. With more and more automobiles, traffic was becoming a problem. The paving of Highway 10 through Hampton (present Iowa Highway 3) in 1930 led to a discussion of whether or not 5th Street should be widened from the Courthouse Square west to the city limits. Another major improvement to the downtown was to be the installation of 131 modern single streetlights on concrete bases.

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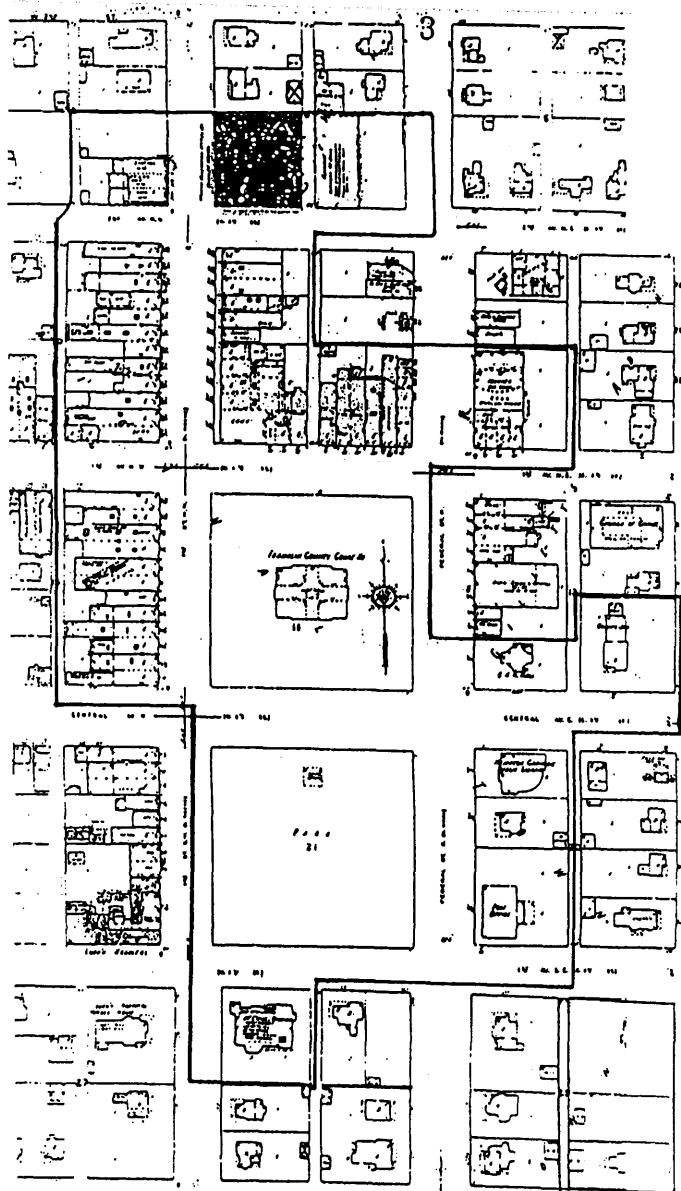
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The 1938 Sanborn map shows the completed development around Hampton's Double Square. The last major building, the U.S. Post Office was built on the east side of City Park in 1935. A map from 2002 would show few changes in the placement and function of buildings in this district.



1938 Sanborn Fire Insurance Map
Boundaries of historic district are outlined

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Typology:

The typology used to identify and evaluate the buildings in this historic district is that defined by Richard Longstreth in The Buildings of Main Street: A Guide to American Commercial Architecture. The following four types are found in the Hampton Double Square Historic District.

Two Part Commercial Block. The majority of the buildings in the district fall within this type. This is best described as a building with a strong horizontal division between floors. The lower zone, at street level, contains public/business space with large display windows. The upper level, used for offices or apartments, is more private in nature and features smaller windows. Some examples include the Empire Block, National Bank Block, Harrison Building, and the Coonley Hotel.

One Part Commercial Block. This is usually a single story building, and can best be described as the lower, or street, level of a two part commercial block. Often these buildings are located just off the public square and house service businesses. Examples in Hampton include 113 and 115 1st Ave NW on the north side of the Courthouse Square, 3 1st Avenue NW, and the auto garages at 1 and 11 2nd Street NW.

Central Block with Wings. Often used for banks and public buildings, this features a façade with a projecting center section and subordinate flanking wings. The Hampton Public Library is an example of this type.

Arcaded Block. Buildings in this type have a series of evenly spaced round arched openings across a wide façade. The U.S. Post Office has a set of three arched windows centered in the façade, creating an arcaded effect.

Present Appearance:

The Courthouse Square and City Park retain their original feelings of space. The Franklin County Courthouse retains a high level of integrity and continues to serve as the focus of the downtown. Although the fountain in the center of City Park is a replica of an earlier fountain, and a 1959 band shell has replaced the earlier band stands, the park is still the site of weekly band concerts and other warm weather activities and festivals.

The present appearance of buildings around the Double Square has been impacted by the loss of three large buildings over the past 60 years. The Harriman Opera House on the east side of the Courthouse Square burned, and the present, light tan colored brick buildings on the site date to 1946. The Beede/Rule Block has been demolished, and a large public green space now fills the west end of the north side of the Square, and finally, the two story brick at the NW eyetooth corner has been replaced with modern single story brick buildings. The loss of these buildings causes a break in the rhythm of the facades along the sidewalks.

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The west side of the Courthouse Square illustrates the changes that have been made to most buildings at the first floor storefront level, but the second floors retain a fairly high degree of integrity. Only one of the storefronts, 10 1st St NW, has been totally altered. The Empire Block at the south end has been refaced, but the original windows and hoodmolds reflect the 1872 appearance. The Robinson, Marchall, Hall and National Bank buildings retain their original decorative detailing illustrating the changing styles of the late 19th/early 20th century. The National Bank Building is a particularly good example of commercial Italianate design.

The north side of the Courthouse Square suffers from the loss of the Beede/Rule Block, but the east half is representative of early 20th century commercial design. It is not individually outstanding, but is typical and contributing.

1st St NW from the Courthouse Square north is a combination of totally altered, and fine examples of c.1900 design. The loss of the major buildings anchoring the south end of the block on both sides of the street is distracting. However, the integrity of two major buildings in the middle of the block, the stone Harriman Building and the brick Myers Block, give a sense of time and place to the block. Other buildings are not individually significant, but are representative of turn of the century design and work as contributing structures.

Alterations to the Coonley Hotel and Hampton Mercantile building at the corner of 2nd Ave NW and 1st St NW have been pretty much limited to new windows, but the shake shingle roof on the Mercantile building is distracting. The two auto garages east of the hotel have also been altered in the window treatment, but the overall size, shape, and mass of the buildings makes them strong contributing structures.

The east side of the Courthouse Square retains no historic integrity due to the 1940s replacement buildings and the NAPA auto parts building. Memorial Hall at the south end of the block retains its high level of integrity and serves as a link between the courthouse on the west and the county jail on the east.

The east side of the City Park retains a strong sense of integrity with the library and post office buildings filling the block. A large concrete parking lot now occupies much of the space between the two buildings, but it is not distracting.

The south side of City Park contains two altered residences and the Congregational Church. The church is basically unaltered and speaks to the public nature of the buildings clustered around the park.

The west side of the street across from City Park has been greatly altered in recent decades, with new construction in the center. The hospital has been converted to senior citizens housing and the exterior totally remodeled. This block does not have the integrity necessary to be included in the district.

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LIST OF KEY, CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Address	Resource	Date	Function	Contributing	Non-Contributing
1st Avenue NW					
1	2 sty bldg	1908	Commerce	X	
3	1 sty bldg	1954	Commerce		X
5	1 sty bldg	1896?	Commerce		X
7 & 9	2 sty double bldg	1915-20	Commerce	X	
11	2 sty bldg	1892?	Commerce		X
West ½ block	Empty Lot		Landscape		X
1st Avenue SW					
22	Cong. Church	1897+	Religion	X	
2nd Avenue NW					
1	Murphy Implement	1922	Commerce	X	
11	Paige Garage	1920	Commerce	X	
1st Street NW					
2	Empire Block	1872	Commerce	X	
4	Empire Block	1872	Commerce	X	
6	Empire Block	1872	Commerce	X	
8	Empire Block	1872	Commerce	X	
10	Empire Block	1872++	Commerce		X
12	Robinson Bros	1890	Commerce	X	
14-16	Marchall Bldg	1928	Commerce	X	
18	Hall Bldg	1892	Commerce	X	
24	National Bank Block	1892	Commerce/ Finance	Key	
100	Hampton State Bank	1977	Finance		X
104	Pharmacy	?	Commerce		X
108	Gift Shop	1872 ++	Commerce		X
110-112	Harriman Bldg	1899	Commerce	Key	
114-116	2 sty Double Bldg	c.1895	Commerce		X
118	McKee Bldg	1892	Commerce	X	
120	2 sty bldg	c.1895	Commerce		X
122	Coonley Grocery	1896	Commerce	X	
113	1 sty bldg		Commerce		X
115	1 sty bldg	c.1930	Commerce	X	
117	2 sty bldg	c.1900	Commerce	X	
119	Myers Block	1901	Commerce	X	
123	Myers Bldg	1912	Commerce	X	

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Address	Resource	Date	Function	Contributing	Non-Contributing
1 st Avenue NW					
200	Hampton Mercantile	1922	Commerce	X	
205	North American/ Coonley Hotel	1918	Hotel	Key	
Central					
18 East	Sheriff's Residence & Jail	1880	Residence & Jail	NRHP	
Courthouse Square	Courthouse	1891	Government	NRHP	
	Square	1856	Landscape	X	
City Park	City Park	1856	Landscape	X	
	Band Shell	1959	Recreation		X
	Fountain	?	Landscape		X
Federal-North					
3	Memorial Hall	1890	Social/ Meeting Hall	NRHP	
103	Windsor Theater	1912	Recreation/ Social	Key	
Federal-South					
4	Hampton Public Library	1905	Education	Key	
22	U.S. Post Office	1935	Government	Key	

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SIGNIFICANCE:

Significant Dates (cont):

1892
1899
1905
1912
1918
1935

Architect/Builder (cont):

Cox, James S.
Simon, Louis A.
Keifer, E.C.,
Curtis, Ed

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STATEMENT OF SIGNIFICANCE:

The Hampton Double Square Historic District is locally significant under Criterion A under Community Planning and Development as a rare example of an unusual town plan: the Double Square. It illustrates the two functions of public squares: both commercial and public development. It is locally significant under Criterion C as buildings within the district represent the best of both the commercial and public architecture during high points of the community's development. The period of significance is 1856 (date of platting) to 1935 (construction of the last public building).

Community Planning & Development:

The town of Hampton was laid out in June 1856 by county surveyor H.P. Allen. The original plat was L-shaped, being eight blocks by eight blocks. Near the center of the "L" was a two block public square with a north/south axis. While the "courthouse square" plan is frequently found in Iowa, this two block, or double, square is a rare design.

The Double Square plan was platted in four Iowa communities. A Double Square is composed of a Courthouse Square with an adjacent open block that was usually used as a City Park. Of the four Double Squares that were platted, only two were actually built, Sidney and Hampton. Only Hampton had a symmetrical Double Square (two full blocks adjacent to each other. In Sidney the Double Square is two blocks long but only one-half block wide). In a Double Square, commercial buildings ring the Courthouse Square, while the City Park is surrounded by public buildings, churches, and/or residences. The City Park provides the transition space between the business and residential areas of the community. This was true in Hampton in the 19th century, and continues to be true today.

Exactly why Hampton was given the Double Square plan is unknown. The Courthouse Square concept was popular because it symbolized the importance of county government. The extra square, City Park, may have been included because "Hampton is mostly settled by eastern people, and is admitted on all hands to be a town of good manners and morals, and a desirable place to live." (Andreas Atlas, p 481) It appears that the good people of Hampton felt that they were a notch above many other Iowa communities.

Thirty-five years ago Edward T. Price studied and wrote about "The Central Courthouse Square in the American County Seat." He introduced the concept by writing,

American town plans derive their most characteristic form from the replication of the rectangular grid. In New England towns the familiar greens or commons provide a distinctive focus. More wide-spread, but less written about, are the courthouse squares that give stark shape to the centers of hundreds of county seats. A highway traveler in much of the Middle West and South must thread his way through a busy square every

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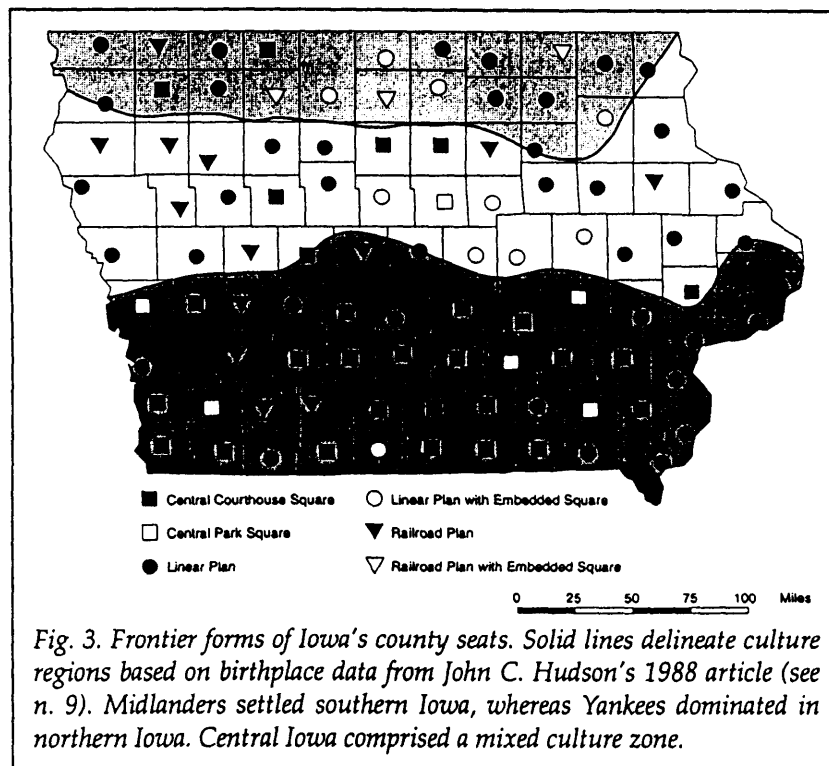
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twenty or thirty miles. He is likely to carry in his memory a composite picture of these squares – a rectangular block surrounded by streets, with the courthouse, often the grandest and most ornate building in the county, standing alone in the middle of the square and the town's leading business houses enclosing the square symmetrically on all four sides. (Price, p 29)

He went on to say "The heartland of central courthouse squares lies around the population center of the United States, in Tennessee, Kentucky, Indiana, Illinois, Iowa, and Missouri." (*Ibid.*, p 31)

In recent years Tom Schmiedeler has conducted a survey of the forms and plans of Midwestern county seat towns. In 1998 he published his study of our state "Frontier Forms of Iowa's County Seats," in the *Annals of Iowa*. He identified the three types of plans found in Iowa's county seats: the central courthouse square; the linear town plan; and, the railroad town plan. A map showing the distribution of these three types across shows the prevalence of the central courthouse square in the southern counties.



Map from Schmiedeler's article, p 7

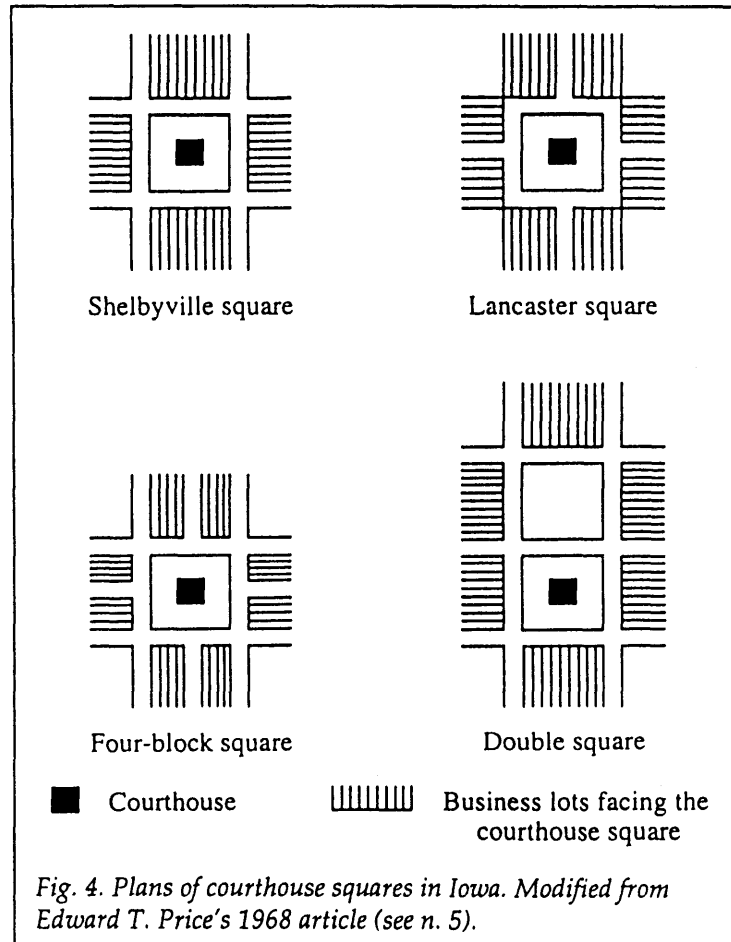
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Schmiedler says that the solid core of central courthouse square plans across the southern three tiers of Iowa counties is mirrored in the counties of northern Missouri. These two regions collectively form the most concentrated area of central courthouse squares in the Midwest. Modifying Price's diagrams, Schmiedler provides illustrations of the four public square different plans found in Iowa's towns.



Plans from Schmiedeler's article, p 13

The Shelbyville Square is by far the most common in Iowa, with twenty-two county seats using this plan. Most of these were laid out by County Commissioners. Chariton, Albia, Bloomfield, Clarinda, Sigourney, Adel, Knoxville, Montezuma, Newton, Washington, and

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Winterset are examples of this plan. Of these, Albia, Bloomfield, and Sigourney are listed on the National Register as historic districts.

The Four Block Square is fairly rare in Iowa, with only two being platted: Corydon and Centerville. The Centerville Square (which is much larger than the average square in Iowa) is the center of a National Register district.

The Lancaster Square plan has only a single example in the state. Greenfield has a small Lancaster Square with the Adair County Courthouse in the center. While Centerville's square is much larger than most, Greenfield's is smaller, being approximately three-quarters the size of Albia or Bloomfield. It is said that the Adair County surveyor who laid out the town was from Illinois, a state where Lancaster Squares are more common.

Six Iowa towns developed around a central park. That is, a large public square, but without the courthouse in the center. Examples of this type are, Fairfield, Red Oak, and Oskaloosa. The Oskaloosa business district around the Square is a National Register district.

The Hampton Double Square combines the best of both the Courthouse Square and City Park plans. It gave the citizens of Hampton the opportunity to "have their cake and eat it too." With the courthouse in the center of the north square, and the south square designated as a park, Hampton's center had been established. Commercial development along the west and north sides of the Courthouse Square coexisted with the celebratory space of the City Park and the public development along the east and south sides of it.

From the founding in 1856 until after the Civil War Hampton's growth was fairly slow. The first Franklin County Courthouse was a wood frame structure that was said to have been located on the SE corner of the square in the summer of 1857. It was replaced a decade later by a two story limestone structure in the Greek Revival style located in the center of the north square. With the arrival of the Central of Iowa Railroad in June 1870, the community started expanding. (Stuart, Vol I, p 233) By 1875 the Andreas Atlas noted that Hampton had two newspapers, three churches with fine buildings, the usual number of benevolent and secret societies, and listed the various business in town. These included all of the normal commercial activities (dry goods, clothing, drug stores, banks, etc.) along with lumberyards, agricultural implement dealers, doctors,, lawyers, and insurance agents. "There is not, norever has been a saloon within the corporate limits of Hampton."

Following the pattern of most Courthouse Square towns, retail development focused on the blocks facing the courthouse. Two story brick commercial buildings spread primarily around the west and north sides of the square. On the west side, the five front Empire Block (1872) was joined by the elegant National Bank Block in the 1890s. The 1880 Beede Block (non-extant) dominated the north side of the Square, and the 1870s Harriman Opera House (non-extant) anchored the east side. The west side filled quickly, but full brick development along the east end of the north side took much longer. The east side of the Courthouse Square languished. Although the Harriman Opera Block had been located on that side since the

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1870s, no other major commercial buildings were constructed. The city obviously recognized this growth pattern when it offered the lot at the south end to the Women's Relief Corps (WRC) for the Grand Army of the Republic (GAR) Memorial Hall in the late 1880s.

With such development around the square, it was not surprising that a new courthouse should be discussed. The limestone Greek Revival building was replaced by the present courthouse in 1891. Designed by Minneapolis architect T.D. Allen, it was described as having "harmonious proportions, pleasing architectural lines, and substantial construction." It was important for a county to have an impressive courthouse. It not only served as the seat of county justice, it was a symbol of the prosperity of the community, and the county as a whole.

The new courthouse encouraged more new business, and commercial development expanded north off the Courthouse Square along Reeve Street (now 1st Street NW) in the 1890s. Soon the block between 3rd and 4th Streets (now 1st and 2nd Avenues NW) was lined with two story masonry buildings (except for two or three single story structures on the east side). This development was in response to the traffic heading east from the railroad depot on 3rd Street, then turning south to the Courthouse Square. This new commercial area was important enough that two significant double front buildings were built there between 1899-1901: the Harriman Building and the Myers Block.

Within a few years another major building was added to the Hampton business district. In 1912 the Windsor Theater was constructed at the northeast eyetooth corner of the Courthouse Square. It was actually built to house the Knights of Pythias Lodge on the second floor, with the theater and other retail businesses occupying the street level. This two story brick provided a solid commercial anchor on the east side of the business district. A theater, for both live performances and motion pictures, was a must in a county seat community, and the Windsor more than met local expectations. The prosperity of the teen years was brought about by the "Golden Age of Agriculture" which affected not only area farmers, but their local merchants as well.

This prosperity led an outside investment company to look at Hampton as the site of a new, modern, hotel. In January 1917 the *Hampton Chronicle* carried a story that a chain of modern hotels was to be erected in Iowa by the North American Hotel Company of Omaha, Nebraska. Although five or six hotels were planned in Iowa, due to the wartime economy only the one in Hampton was actually completed. The new Hampton hotel, located at the northeast corner of 3rd and Reeve (now 2nd Ave NW and 1st St NW), was to feature a dining room, ballroom, entertainment, assembly room, and sixty guest rooms. Originally estimated to cost \$100,000, the total cost of the Coonley Hotel reached \$318,000 by the time it opened. The need for such an impressive building had been overestimated and by 1921 the hotel was being sold for delinquent taxes.

The 1920s led to building remodeling rather than construction. In August 1928 it was announced that the Empire Block "will undergo quite a change....an important fixture for half a century." Although the change was not clearly defined, it appears to have been the

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application of a new brick veneer to four of the five storefronts. This idea is strengthened by the statement the following spring that "The new pressed brick front on the Marsh Café building east of the court house is almost complete. The front is similar to that added to four of the stores west of the courthouse." (*Franklin County Recorder*, 11 April 1929, p 1, c 4) The newspaper went on to suggest that a number of other buildings around the Square might consider the same type of updating.

While the commercial development fostered by the proximity of the Franklin County Courthouse molded the appearance of the west and north sides of the Courthouse Square, the more relaxed influence of the City Park can be seen on the east and south sides.

From the beginning, City Park was a vital part of Hampton's leisure and social activities. On the 4th of July the park came alive, starting with the parade. For several years in the 1880s and '90s one of the most important floats in the parade featured the "Goddess of Liberty" in a chariot attended by from 13 to 42 young ladies of Hampton (representing either the original 13 states or all of the 42 states). A basket picnic lunch took place at noon, and after supper there was an open air concert and fireworks in the park. (*Franklin County Reporter*, 2 July 1890, p 3, c 1) Various organizations raised money to provide additional new park benches over the years. An ice cream sociable in 1891 was held for the express purpose of raising money for more seating. Band concerts were an important part of summer life, and in July 1891 the *Franklin County Recorder* noted that there was a record attendance for a two hour afternoon concert given by the Iowa State Band from Des Moines in City Park. At the same time that the park was being used on a regular basis, the W.R.C (Women's Relief Corps) was interested in upgrading the grounds of Memorial Hall across the street and held fund raisers in the park to put in a fountain and a flag pole in front of the hall. In July 1892 special trains brought visitors to Hampton for the 4th of July celebration in the park and to tour the new courthouse. Local papers estimated the crowd at between 6,000 and 8,000 people. With a local population of 2,531 people, that's a lot of visitors! In 1893 the electric light company offered to illuminate City Park on the 4th of July by placing arc lights in the grounds. It was noted that this was a novel feature and a drawing card for visitors. (*Franklin County Recorder*, 28 June 1893, p 3, c 2) Other improvements around the square included watering troughs (and fountains) to meet the needs of both horses and humans, and, new solid oak hitching posts on the south and east sides of the Courthouse Square.

The openness of the City Park encouraged the placement of public buildings on open lots to the east of the Double Square.

By 1880 the county seat had a real need for jail facilities, and the decision was made to build a Sheriff's Residence and Jail (NRHP) just one-half block east of the Square. It has not been determined why the jail was located on this particular lot, but it may have been the only available lot this close to the courthouse. The design of the facility blended into the neighboring residential area as the sheriff's residence looked like any other house of the period, and the jail was located at the rear in a separate wing.

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The next public building to be constructed in Hampton was the Memorial Hall in 1889-90. In the late 19th century two organizations reflected the impact of the Civil War on a whole generation of Americans: The Grand Army of the Republic (GAR) whose members had fought in the Civil War; and, the Women's Relief Corps (WRC), made up of women whose family members had fought in the Civil War. Hampton had very strong posts of each. The McKenzie Post of the WRC decided to build a Memorial Hall to honor the GAR. The City of Hampton donated a lot for the construction of the hall. Located at the northeast corner of 5th and Main (now Central and Federal) this actually faced the courthouse and would logically have been a commercial site. However, the east side of the Courthouse Square had not developed commercially, and the city obviously felt it was better to fill it with a public building than nothing at all. Consequently, Memorial Hall was given a place of honor, at a major intersection in the community.

The Congregational Church was one of the earliest structures built along the south side of City Park. In 1896 the old Congregational Church was moved so that a new building could be constructed on the same site. This new brick building was dedicated in February 1897. Although not a public building per se, this reflected the same spirit. It is a substantial brick building surrounded by green space, open to the public. Like the park itself, it provides a transition between the business district and the residential neighborhoods.

In March 1902 Hampton learned that Andrew Carnegie would grant \$10,000 for the construction of a free public library if the city would provide the lot and an annual operating budget. The city council "acted promptly" and in 1905 the Hampton Public Library was completed. The land that the city provided was directly across the street south of Memorial Hall, along the east side of the City Park. This block had previously been residential, but with the construction of the library it became part of the public building complex around the Double Square.

Celebrations in City Park in 1905 included the 4th of July (with orations, readings, floats, a 100 gun salute, and concert, and for the first time, a hot air balloon ascension), and the Library Dedication in October. The dedication lasted through the afternoon and evening with orations, the high school chorus, and other musical numbers. In 1907 the Modern Woodmen of America held their 10th annual picnic in the park. "Trains brought people from all directions" (*Franklin County Recorder*, 26 June 1907, p 1, c 4) for processions, programs, and entertainment. It was estimated that there were 6,000 people in attendance.

Throughout the teens City Park remained the center for warm weather activities. By 1920 the city decided that Reeve Street west of the Park should be widened to match the block immediately west of the courthouse, and a few years later the streets on the south and east sides of the Park were widened by eight feet to relieve the heavy traffic around the Park on band concert evenings. In 1922 ground was broken for a new bandstand in the park. "The structure, measuring 24' x 18' will be located directly north of the fountain and will cost approximately \$1,000." (*Franklin County Recorder*, 19 July 1922, p 10, c 4) The formal opening concert was attended by 2,000 people.

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The Civic Department of the Hampton Women's Club initiated landscape plans for the Courthouse Square in 1926, working with a landscape architect in Ames. Following the implementation of these plans a series of new sidewalks was laid around the courthouse, encouraging diagonal travel through the block.

The last major building around the Hampton Double Square was completed in 1935. It was announced in 1932 that Hampton had been selected to receive a new, freestanding post office building. The Hampton Post Office was one of 406 post offices nationwide which were funded as part of the Public Works Administration (PWA) program. Although business owners wanted a site closer to the business district, preferably on the west side of City Park, a lot on the east side of City Park was selected instead. Locally people complained it was "anything but convenient."

Architecture:

Within the boundaries of the Hampton Double Square Historic District are nine individual buildings that illustrate the two different aspects of the Double Square (the commercial and the public), that represent the high points of Hampton's development, and that are excellent examples of their particular period and style.

The National Bank Block at 24 1st Street NW (north end of the west side of the Courthouse Square) was constructed in 1892, matching the Hall Building next door at 18 1st Street NW. The two story brick structure is a fine example of a late Italianate commercial building with all the major elements of the style: decorative corbelled brick cornice, elaborate pressed metal cornice with brackets and triangular name/date pediment, tall slender windows with cast hoodmolds featuring incised designs, and a recessed entry. As a corner building it has a secondary façade with the same decorative elements, including first floor side windows that are only half as tall as the second floor windows. Although the storefront has been altered at street level, it retains the recessed entry, and the original transom may be in place beneath the signage. This building retains the design elements that made it a substantial building in 1892 and the high level of integrity continues to make it a significant building today. It speaks to a building type that would have been common during this period of prosperity in the community.

The Harriman Building (1899) shows the retail development north of the Courthouse Square, but more importantly it illustrates a variation on the common commercial design of the period. This two story double storefront building utilizes an unusual building material in this part of the state, rose quartzite. This stone is commonly found in northwest Iowa, South Dakota, and Minnesota. In 1899 the *Franklin County Recorder* noted "The front of the new Harriman-Myers Block on Reeve Street (one half block north of the Square) is to be the red sandstone from Jasper MN, near the Pipestone quarries. The stone has already arrived, all cut to fit their special places. It will make a beautiful front." (12 July 1899, p 3, c 2) In November the *Recorder* said "The new block built on Reeve Street by H.A. Harriman and the Farmers and Merchants Bank is

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now completed and is by all odds the most stylish looking building in town. The whole building and its furnishings in and out presents a decidedly metropolitan appearance." (22 November 1899, p 3, c 2) The two storefront building in question is of rusticated blocks of pink quartzite with three large round arches at street level and broad twin oriels at the second floor level. The center arch contains the entrance doors, while the arches on each side serve as broad display windows. It is very different in both design and material from other buildings in Hampton. This building speaks to the prosperity of Hampton at the turn of the 20th century, and the interest in style when new commercial buildings were constructed.

The construction of the Windsor Theater at the northeast corner of the Courthouse Square made a dramatic change in the appearance of the business district.

In 1912, a modern, splendidly constructed and handsome opera house was built and is a part of the Windsor block. This building was made possible by members of the Knights of Pythias lodge, who formed a stock company and sold shares to any purchaser who desired to become identified with the improvement. The Windsor was finished, in 1913, on the site of the old Phoenix Hotel and is the finest structure in the city. The material is pressed brick with stone trimmings and dimensions 66' x 128', two stories in height, with basement. On the first floor, on the Main (Federal) Street entrance, is the opera house, having a wide and deep entresol to the doorways of the auditorium, which has installed opera chairs. On the north end of the hall is the stage and scenery; a horse-shoe gallery is on the south. Here one sees a pretty, convenient and comfortable a little playhouse as can be found in the state. Its seating capacity is about six hundred and fifty.

Above is the home of Windsor Lodge, Knights of Pythias, built and arranged after plan selected by members of the lodge. These rooms are charming and attractive in their appointments and are so arranged as to meet almost any purpose desired by those concerned.

On Fourth Street (1st Street NE) is a lobby, which encloses the entrance to offices and the basement. In the latter the *Franklin County Recorder* took up its home in May, 1913, and no country newspaper in the state is more comfortably located than the *Recorder*. East of the entrance is a storeroom. The Windsor building cost in the neighborhood of \$40,000. (Stuart, Vol 1, p 399)

The importance given to the appearance of this building by the Knights of Pythias is illustrated by the fact that it is an architect designed structure. It was designed by James S. Cox of Esterville. No information about Cox has been located, and he is not included in Wesley Shank's book *Iowa's Historic Architects*. Stylistically the Windsor is a combination of two different movements: Classical Revival, and American Movements. The pairing and banding of windows is a thoroughly early 20th century element, commonly found in Prairie and Craftsman designs. Here it is used with elements of Classical Revival such as the flat brick pilasters with cast caps between the sets of windows, patterned brick cornice, and simple stone cornice (stringcourse). The variegated brickwork is also a common early 20th century design element. Although the windows have been altered in this building, the overall size and

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massing remain true to the original design, and no major alterations have been made. This building would be individually significant in its own right.

The last of the buildings illustrating the commercial development of Hampton is the North American (Coonley) Hotel from 1918. No specific architect has been identified for this building, it is only known that it was designed by the North American Hotel Company architect. The three story brick building is a modern fireproof design of reinforced concrete and steel beam construction with curtain walls. It features Classical Revival design elements such as shallow brick pilasters with inset concrete panels, a brackets cornice, parapet roof, and decorative terra cotta panel in the front pediment. Since the building is located on a corner it has a decorative secondary façade as well. New windows have been installed, but the transom areas have been left in place. This building is typical of the "first class" hotels that were built in many communities during the 'teens. These were fireproof, usually Classical Revival in style, and often provided more space and services than were actually needed.

Before the public buildings can be discussed, the public spaces must be noted. The space provided by the Double Square plan creates an open, spacious downtown. For that reason, both the Courthouse Square and the City Park are considered to be contributing sites in this historic district. The present band shell and fountain do not meet the 50 year requirement and are not considered contributing to the district, but neither are they intrusive.

The earliest of the extant public buildings is the Sheriff's Residence and Jail from 1880. This is listed on the National Register of Historic Places as a fine example of this particular type of correctional facility, the combined residence and jail. This was the most popular type of county jail for almost a century in the state of Iowa, but most examples have been lost. The Franklin County facility is a good example of residential Italianate design executed in brick (now covered with stucco) complete with a bracketed cornice and decorative hoodmolds. The rear wing features jail cells that were ordered from St. Louis at a cost of \$4,000. The intact condition of this building is unusual. Its proximity to the courthouse is a direct link to the idea of the Double Square with the combination of commercial and public buildings within the town plan.

Memorial Hall (NRHP) is not a true "public" building, but it serves a public purpose as a memorial facility, and a place for people to meet. Built in 1899 at the northeast corner of 5th and Main (Central and Federal), it is a Gothic Revival style building executed in brick. The single story building rests on a high limestone foundation. The shape is unusual, being octagonal, with a polygonal roof and four projecting gable wings. All windows and doors feature pointed Gothic arches. A statue of a Civil War soldier is located at the peak of the roof. Limestone is used for trim throughout the building. This building is not only architecturally significant, it is historically significant as the first GAR Memorial Hall built in the state of Iowa dedicated solely to honor Civil War veterans. (NRHP nomination form, 1991) Its placement at a major intersection across from City Park, and the grassy lawn around it, add to the spacious feeling associated with the public buildings around the Double Square.

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The Franklin County Courthouse, dating from 1891, is the third courthouse in Hampton. It was designed by Minneapolis architect T.D. Allen. This is a "massive red brick and limestone Romanesque Revival building measuring 102' x 76', with a central tower rising 133'. The domed clock tower is also of Romanesque Revival style. ... There are clock faces on each of the four sides and four classical figures representing Commerce, Agriculture, Law, and Mercy stand at each corner of the tower. A fifth figure, Blind Justice, originally stood atop the dome." (Blind Justice stands atop the tower today.) The contract for the courthouse went to Mr. King of Brooklyn, IA for \$42,200. (NRHP nomination form, 1976) The location of this building in the middle of the Courthouse Square allows for green space on all four sides, softening the effect of such a massive building in the middle of a business district. This building really set the standard for public architecture in Hampton, making it plain that size, style, and material are all important.

Located diagonally across the street from the courthouse, and directly across the street from the City Park, the Hampton Public Library was the first public building to be constructed south of 5th Street (Central). In 1901 the citizens of Hampton became aware of Andrew Carnegie and his contributions for public libraries. A request was made, and in March 1902 Hampton learned that Carnegie would grant \$10,000 for the construction of a free public library if the city would provide the lot and an annual operating budget. The city council "acted promptly" and in 1905 the Hampton Public Library was completed at a total cost of \$16,916.33. This is one of 101 libraries in the state of Iowa that were funded through the generosity of Andrew Carnegie. Like most Carnegie libraries in communities the size of Hampton it features a brick exterior with stone trim. It is basically a hip roof rectangle with Neo-Classical details. It has a symmetrical façade with a round arched entrance flanked by heavy piers. A small triangular pediment is located directly above the entrance. The building rests on a high foundation, allowing space for the childrens' room in the basement. Detailing includes a stone base, stone stringcourse, and a denticulated stone cornice. The unusual aspect of this building is the curving rear wall at the southeast corner. This curvilinear shape allowed space for the stacks, while reading tables, circulation desk, etc. could be placed in the rectangular parts of the building. This building faces due west, looking directly into City Park.

The last major building around the Hampton Double Square was completed in 1935. It was announced in 1932 that Hampton had been selected to receive a new, freestanding post office building. It was one of 406 post offices nationwide that were funded as part of the Public Works Administration (PWA) program. Plans were provided by the Treasury Department, Public Works Branch, Louis A. Simon, Superintending Architect, and George O. Von Nerta, Supervising Engineer. Although business owners wanted a site closer to the business district, preferably on the west side of City Park, a lot on the east side of City Park was selected instead. Locally people complained that it was "anything but convenient." The Post Office is a single story (plus basement) rectangular brick building of simplified Neo-Classical design. The original structure measured 68' x 46'4", but a 1972 addition makes the present measurements 86' x 108'. Like the public library immediately to the north, the building features a symmetrical façade on the west elevation. It has three large round arched openings with keystones in the center flanked by smaller rectangular windows set in stucco panels. The façade is further divided

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visually by the use of vertical stucco panels creating the illusion of pilasters, and a precast stone cornice encircles the building. The entire building rests on a high concrete foundation with cast stone watertable. Side elevations also feature a five bay design, but only the center window is arched.

Summary:

With the completion of the Post Office, the Hampton Double Square Historic District was complete. While the Courthouse Square on the north is surrounded by commercial buildings, the City Park on the south is surrounded primarily by public buildings, providing a buffer to the residential neighborhoods on the south and east. The concept of a Double Square combines both public and commercial architecture, and Hampton is a good example of how this concept of community planning works.

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Twelve of the photos submitted with this nomination were taken by the Hampton Historic Preservation Commission in February 2003. The other six (marked by an asterisk) were taken by Main Street Hampton and the Hampton HPC in 2001. The consultant verifies that these are representative of the historic district in March 2003. The 2003 negatives are in the files in the State Historical Society of Iowa, Community Programs Bureau, and the others are in the files of the Main Street Hampton.

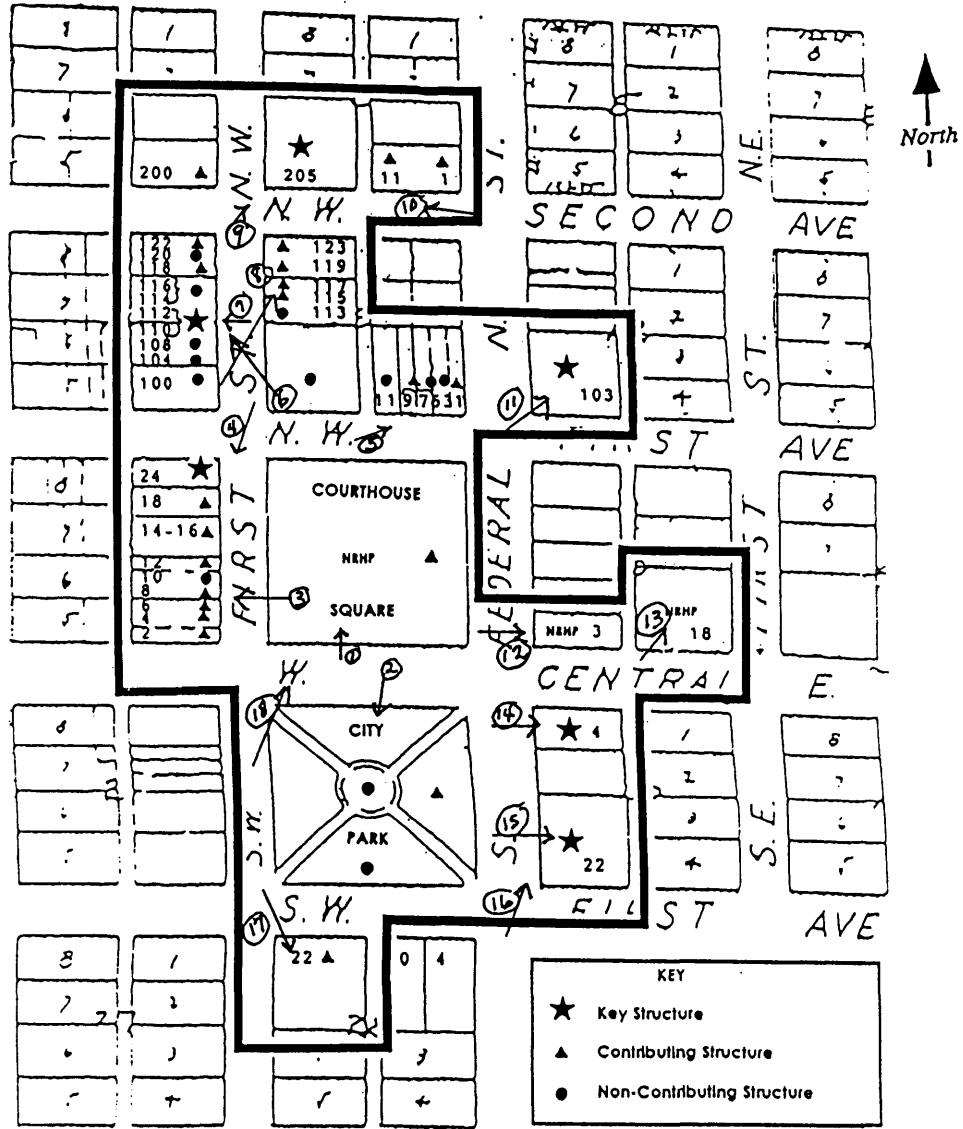
1. Franklin County Courthouse looking due north from City Park, with fountain in foreground.
2. City Park looking south from Central showing fountain and band shell, with Congregational Church in background.
- ** 3. Empire Block (1872+) at south end of west side of square, looking due west.
4. West side of square (National Bank Block in foreground), looking SW from 1st Ave NW.
5. North side of the square (east half), looking NE
6. West side of 100 block, 1st St. NW, looking NW from former site of Beed Block.
- ** 7. Harriman Building (1899), 110-112 1st St NW, looking west.
8. East side of 100 block, 1st St. NW, looking NE.
9. North American (Coonley) Hotel (1918), 205 1st St. NW, looking NE.
- ** 10. Paige & Murphy buildings (1920-22) east of the hotel, 1 and 11 2nd Ave NW, looking WNW.
11. Windsor Theater (1912), 103 N. Federal, looking E.
12. Memorial Hall (1890, NRHP), 3 N. Federal, looking ENE.
13. Franklin County Sheriff's Residence and Jail (1880, NRHP), 18 E. Central, looking NE.
- ** 14. Hampton Public Library (1905), 4 S. Federal, looking due east.
- ** 15. U.S. Post Office (1935), 22 S. Federal, looking due east.
16. Streetscape showing Post Office, Library, and Memorial Hall, looking NE.
- ** 17. Congregational Church (1897), 22 1st Ave SW, looking SE
18. Franklin County Courthouse (1891), looking NE, with part of City Park shown at right.

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Map showing photo angles

(Plat Map of Hampton, R.C. Booth Enterprises, 1989)

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1318 Sunset Dr
Hampton, IA 50441

Julie Ahrens
112 First ST NW
Hampton, IA 50411

Ted Kehm
2101 S. Lakeview Dr
Clear Lake, IA 50428

Russ Gibson
120 First ST NW
Hampton, IA 50441

Jane Huff
122 First St NW
Hampton, IA 50441

Jim Gallogly
211 Oak Hill Dr
Hampton, IA 50441

Peg Peters
117 First St NW
Hampton, IA 50441

Franklin Co. Supervisors
P.O. Box 26
Hampton, IA 50441

Windsor Theater Board
P.O. Box 376
Hampton, IA 50441

City of Hampton
Cassie
P.O. Box 236
Hampton, IA 50441

Dick Nelson
1 First Ave NW
Hampton, IA 50441

Ted Vosburg
P.O. Box 376
Hampton, IA 50441

Mary Harmon
1793 Raven Ave
Hampton, IA 50441

Belen Krabbe
11 First Ave NW
Hampton, IA 50441

John Lyman
1502 3rd St NE
Hampton, IA 50441

Hospice of North Iowa
1 Second Ave NW
Hampton, IA 50441

Bill Holmstrom
Postmaster
22 Federal St S
Hampton, IA 50441

1st Congregational Church
22 First Ave SW
Hampton, IA 50441

Hampton Public Library
4 Federal St S
Hampton, IA 50441

Tina Norwood
Facilities Headquarters
U.S. Postal Service
4301 Wilson Blvd-Ste 300
Arlington, VA 50441

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

**National Register of Historic Places
Continuation Sheet**

**Double Square Historic District
Franklin County, Iowa**

Section number 10 Page 27

GEOGRAPHIC DATA:

UTM References:

A	15 482900	4732200
B	15 483040	4732200
C	15 483040	4732170
D	15 482990	4732170
E	15 482990	4732110
F	15 483080	4732110
G	15 483080	4732060
H	15 483010	4732060
I	15 483010	4731990
J	15 483140	4731990
K	15 483140	4731980
L	15 483100	4731980
M	15 483100	4731845
N	15 483000	4731845
O	15 483000	4731800
P	15 482910	4731800
Q	15 482910	4731980
R	15 482900	4731980

Verbal Boundary Description:

Original Plat, City of Hampton

- Blk 7, Lot 4
- Blk 8, Lots 3-6
- Blk 9, Lots 3-4, 7-8
- Blk 10, Lots 1-4
- Blk 12, Lots 5 & 6
- Blk 13, Lots 3-5
- Blk 15, Lots 1-4
- Blk 16, Courthouse Square
- Blk 20, Lots 5-8
- Blk 21, City Park
- Blk 28, Lots 7- 8

Boundary Justification:

This is the area directly and historically associated with the commercial and public aspects of the Hampton Double Square Historic District.