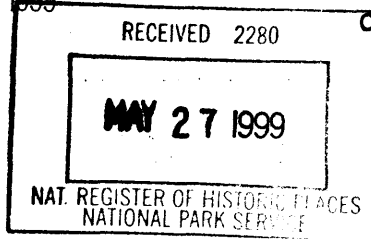


MAY 14 1999



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United States Department of the Interior
National Park Service

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 Franklin Hotel

other names/site number _____

2. Location

street & number 102 Elkader Street N/A not for publication

city or town Strawberry Point N/A vicinity

state Iowa code IA county Clayton code 043 zip code 52076

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.)

Patricia Ollivier DSHP 5-18-99
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): _____

Edson H. Beall 6-25-99
Signature of the Keeper Date of Action

Franklin Hotel
Name of Property

Clayton Iowa
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	
1	0	buildings
		sites
		structures
		objects
1	0	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

6. Function or Use

Historic Functions
(Enter categories from instructions)

- Domestic/Hotel
- Commerce/Trade/Restaurant
- Commerce/Trade/Specialty Store
- Government/Post Office

Current Functions
(Enter categories from instructions)

- Domestic/Hotel
- Commerce/Trade/Restaurant
- Domestic/Multiple Dwelling
- Work In Progress

7. Description

Architectural Classification
(Enter categories from instructions)

- Late 19th & 20th Century Revivals/Classical Revival
- Late Victorian/Romanesque

Materials
(Enter categories from instructions)

- foundation Stone/Limestone
- walls Brick
- roof Synthetics/Rubber
- other Wood

Narrative Description

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

Franklin Hotel
Name of Property

Clayton Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1903

Significant Dates

1903

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Netcott & Doman

Loop, E.M.

Primary location of additional data:

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

Name of repository:

Franklin Hotel
Name of Property

Clayton Iowa
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 11S 6201120 47210500
Zone Easting Northing

2

3
Zone Easting Northing

4

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Susan L. Weig, edited by Douglas R. Schmidt

organization _____ date July 1997

street & number 207 Feulner Street telephone (319) 933-6409

city or town Strawberry Point state Iowa zip code 52076

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Douglas R. & Kristine B. Schmidt

street & number 210 Prospect Street telephone (319) 933-2161

city or town Strawberry Point state Iowa zip code 52076

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Franklin Hotel
Clayton, Iowa

NARRATIVE DESCRIPTION

EXTERIOR

The Franklin Hotel is a large two-story brick structure that stands on the northeast corner at the intersection of two main highways in the center of town, overlooking the town's commercial district.

The roof is covered with several layers of tar and a layer of rubber added on in the early 1990's. The building rests on a limestone foundation. The south and west exterior is clad with red brick laid in common bond. The north and east exterior brick is covered with stucco.

The lower story of the front facade is spanned around the southwest corner by a cement porch with a solid limestone railing and six pillars rising up to support the second story. There is a curved set of cement steps leading up to the middle of the porch to the main entrance. The main entrance door is flanked on both sides by long rectangular single pane windows with a transom above the door.

The porch has six of the original windows. A seventh window is now a door that leads into the lounge and bar area. Above the porch on the second story elevation are two windows on the southwest corner of the building. Above these windows along the top edge of the building is a rectangular recessed area in the brick which has raised letters reading THE FRANKLIN.

The lower story on the south side had six double-hung windows, four of which were bricked shut in the 1970's. There is a door that remains but is not used. In the mid 1980's, the steps were removed and a long cement ramp gradually elevating up to the east end of the porch was installed. The steps leading down to the basement were also closed in. The second story on the south side has nine windows.

The lower story on the west side has an enclosed limestone entrance next to the porch leading to the basement. Originally there was a set of steps leading up to a door and two windows. Above this the second story has four windows.

The northern most 44 feet of the building on the west side takes on a slightly different style. The lower story, which is street level, houses a public laundromat, which originally had been a hardware store. Next to this is a medical clinic, which originally had been a post office, with a sample room for salesmen to display their wares in the rear section of the post office. Both entrances and windows have been updated. The second story above this has four windows which are part of the overnight rooms of the hotel.

The north side of the building on the west end has six windows on the upper level. All the windows on the lower level were closed in.

The back northeast side of the building has entrances into the laundromat and medical clinic. There is a fire escape leading up to the second floor. There is also a back enclosed entrance into the kitchen, and many windows on the upper level.

The east end of the building has one window to the kitchen. The other three windows have been closed in. Originally there were six windows above this on the second floor, but two of them have been closed in.

There is a back gravel parking area behind the northeast part of the hotel.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Franklin Hotel
Clayton, Iowa

INTERIOR

The interior of the hotel has had some changes over the years, but still retains much of the original floor plan. Much of the original millwork is still intact throughout.

The basement level has a large banquet facility, storage rooms, restrooms, and furnace room. Other than the furnace rooms, the other rooms were originally a newspaper office, laundry room, coal storage room, and ice storage room.

Entering the first floor of the hotel from the front entrance is a very small entryway. A door to the left leads into a bar and lounge area. Another door leads into the lobby. The lobby floor and part of the floor leading into the bar is a ceramic tile floor installed in the 1920's. The ceiling in the lobby is the original pressed tin. The lobby has been recently repainted and wallpapered. All of the oak millwork has been refinished to its original appearance including the L-shaped lobby desk and the old communication system to the rooms upstairs. The staircase that leads to the second floor features a single oak banister and steps.

The lounge and bar area was added in the 1960's. Originally it had been a barbershop, office and desk clerk area. A wall separating the lounge and the lobby which created the small entry was also installed in the 1960's. A swinging door separates the two. The bar area features a large square-shaped bar and stools. The walls are paneled and wallpapered, with the original pressed tin ceiling still in place. The lounge area has a dropped ceiling installed in the 1970's with paneled and wallpapered walls and black iron fireplace. The restrooms originally were a public toilet room and shower room.

The dining room also has the original pressed tin ceiling in place. The walls have also been recently wallpapered and feature chair railing surrounding the entire room. The original maple wood floor still remains. All the dining room windows were bricked shut in the 1970's.

There is a small banquet room adjoining the dining room, which has also been repainted and carpeted. This room originally had been a writing room, and over the years, a coffee shop with a small kitchen, and a beauty shop.

Between the kitchen and dining room is a coffee shop with a counter and stools. Originally this area was believed to be another sample room for the salesmen to display their wares.

The kitchen still has the original plastered walls and ceiling with newer linoleum floor and updated appliances. One of the windows was replaced with a newer crank-out style window. Down a small hallway leading to the lobby is an office and walk-in cooler, which was the original ice cooler. There is also a door and back staircase leading up to one of the rooms upstairs, but is not used. There are two different staircases leading to the basement at the end of the hallway.

The top of the lobby staircase to the second floor has been enclosed with a wall and door to meet fire code regulations in the 1970's. At present, there are 15 rooms used for overnight guests, 5 apartments, laundry room, linen room, several storage areas and two public restrooms. The major change to the second floor was the addition of the restrooms in the overnight rooms, which eliminated some of the overnight rooms and also the windows which were replaced with smaller double-hung, double-paned windows. A few of the windows were bricked shut.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Franklin Hotel
Clayton, Iowa

The hotel is heated throughout by steam with supplemental heaters in some of the overnight rooms. The northern part of the building is forced air heat. It was originally heated with steam and lighted by gas generated by its own plant from gasoline.

The building still possesses a remarkable degree of historic integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Franklin Hotel
Clayton, Iowa

SUMMARY STATEMENT OF SIGNIFICANCE

The Franklin Hotel is eligible for the National Register under criterion A as a significant commercial landmark. It anchors the northeast corner of downtown and has been the principal centerpiece of Strawberry Point's hotel services. The colonial atmosphere is reminiscent of a period of American history that befits its stately, pioneer character, reminding patrons of its glorious past. Since 1903, it has served as a major hostelry for both railroad and highway travelers, and continues to serve in that role today.

HISTORICAL SIGNIFICANCE

In February 1902, the Franklin Hotel and Land Company was incorporated for the purpose of erecting a modern hotel to meet the needs of the growing community. The property was purchased by the corporation and the reputable architectural firm of Netcott and Donnan of Independence, Iowa was selected to design the building. Plans were completed in a short time and in May of that year construction was started by E.M. Loop of Hopkinton, Iowa, an experienced architect and builder who has constructed some of the best buildings in this part of the state.

The new Franklin Hotel opened in a gala ceremony on February 12, 1903 with a banquet and ball and a program of toasts and music. Spectacular speeches were given by prominent statesmen and a feast prepared from Iowa's fall harvest was served.

Strawberry Point was a great center for the butter industry with the largest creamery in Iowa. The industry gave great incentive to the town and with the profits to the farmers, encouraged the breeding of good stock. The railroad brought many salesmen and livestock and produce buyers from as far away as New York. The Commercial House, another hotel was located one half block north of the Franklin Hotel. It was primarily used as a boarding house, so the new Franklin Hotel was able to comfortably accommodate the many patrons passing through town.

The history of the Franklin Hotel began long before the construction of the present brick structure.

In 1854, W.H. Stern built a frame building on the site of the present hotel for use as a store and trading post to provision the tradesmen and farmers of the then young country. In 1855, the property was transferred to Alex Blake, who with G.L. Tremain, opened the first Franklin Hotel. Subsequently, the hotel was managed by A.D. White for a few months, but in 1858 Alex Blake again assumed management which he kept until the business was purchased by Ed Rawson in 1861 when the name was changed to the Rawson House. The venture was to last but a few years, and in 1865 Alex Blake again took over management and operated the Blake House for more than 30 years.

These were the pioneer years; the era of change from virgin forest to agricultural achievement, the period in time that saw the completion of a trans-continental railroad and a great industrial revolution.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Franklin Hotel
Clayton, Iowa

The hotel became an institution to the proud people of the community; a haven for salesmen who arrived by team and buggy or by rail displaying their wares for the inspection of the local merchants. Evenings were whiled away in pleasant conversation. The warm pot-bellied stove inspired heated arguments about political issues and Republicans and Democrats talked about Steven Douglas and Abe Lincoln.

And many hotel patrons became military tacticians as native sons joined the Iowa Infantry Volunteers, for this was the time of the long, cruel and bloody Civil War.

In 1895, the building was sold and closed in 1896, thereby completing a chapter in the colorful and dramatic history of the original Franklin Hotel.

Since that time, the Franklin Hotel has changed management nearly twenty times, but still continues its long standing tradition for serving the communities needs and accomodating many a stranger who passes through her doors.

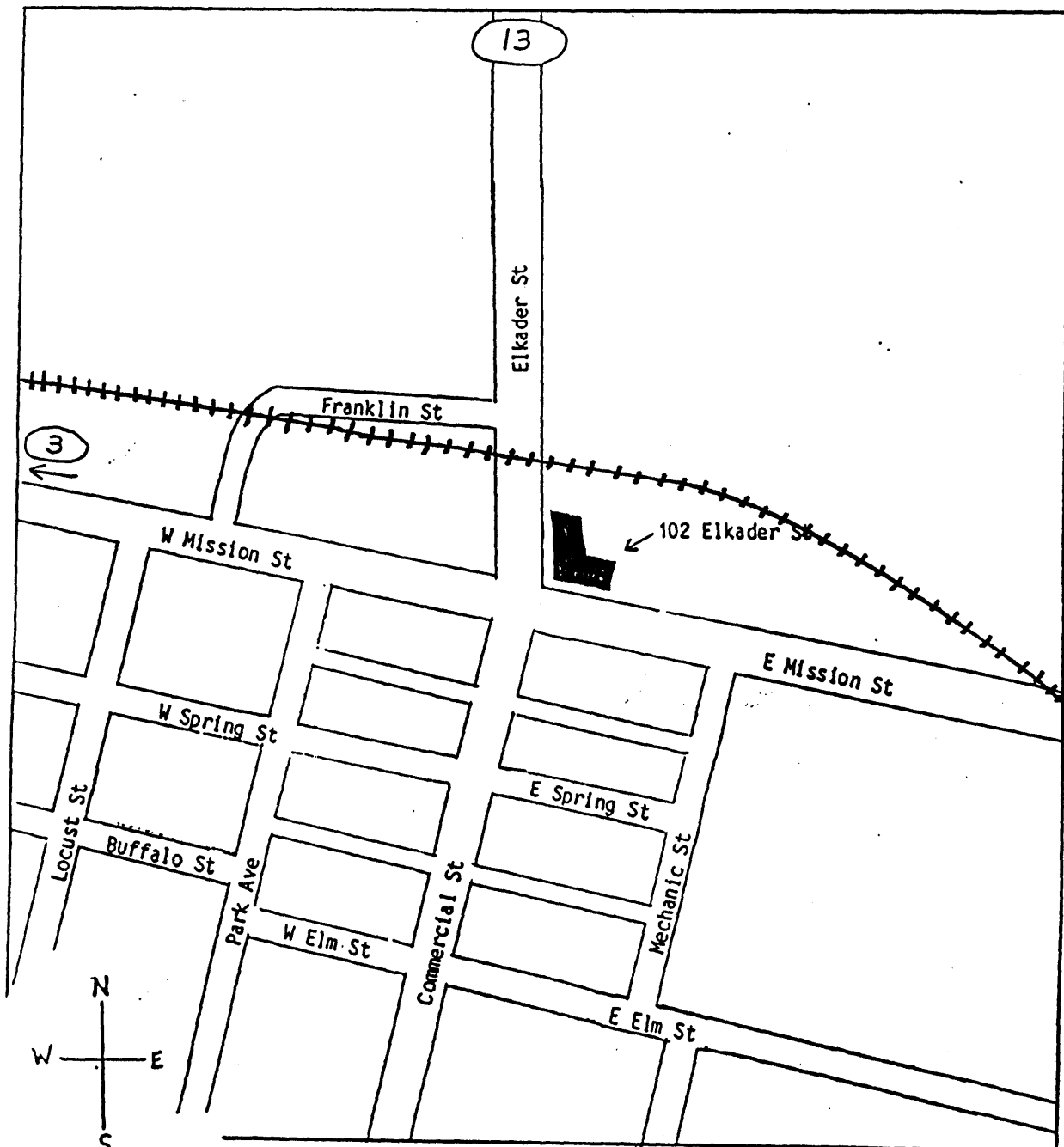
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National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Franklin Hotel
Clayton, Iowa

Strawberry Point, Iowa
Central location
Etak, Inc. 1996



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National Park Service

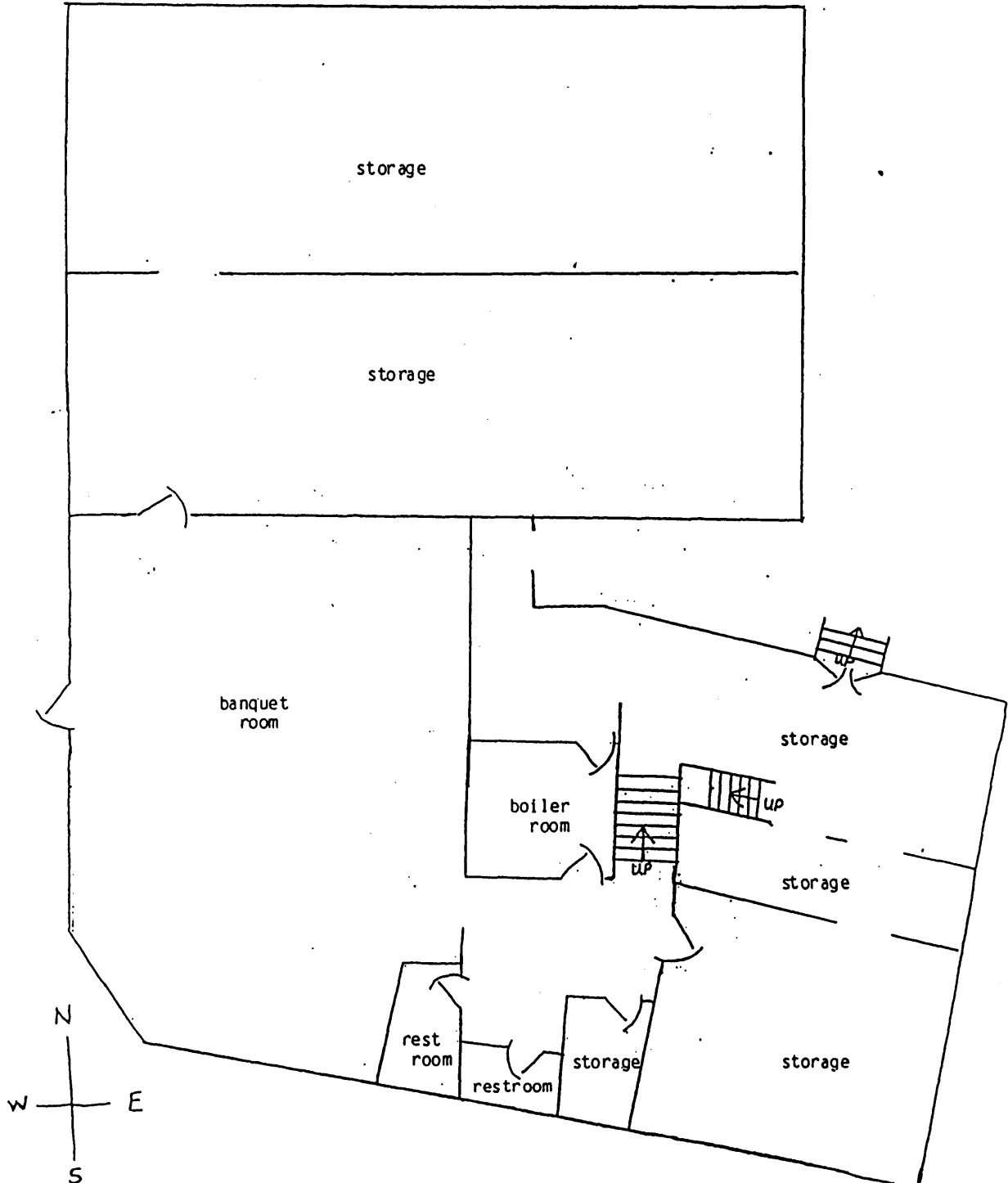
National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Franklin Hotel
Clayton, Iowa

FRANKLIN HOTEL
Basement - Present

Douglas R. Schmidt
Susan L. Weig
1996



United States Department of the Interior
National Park Service

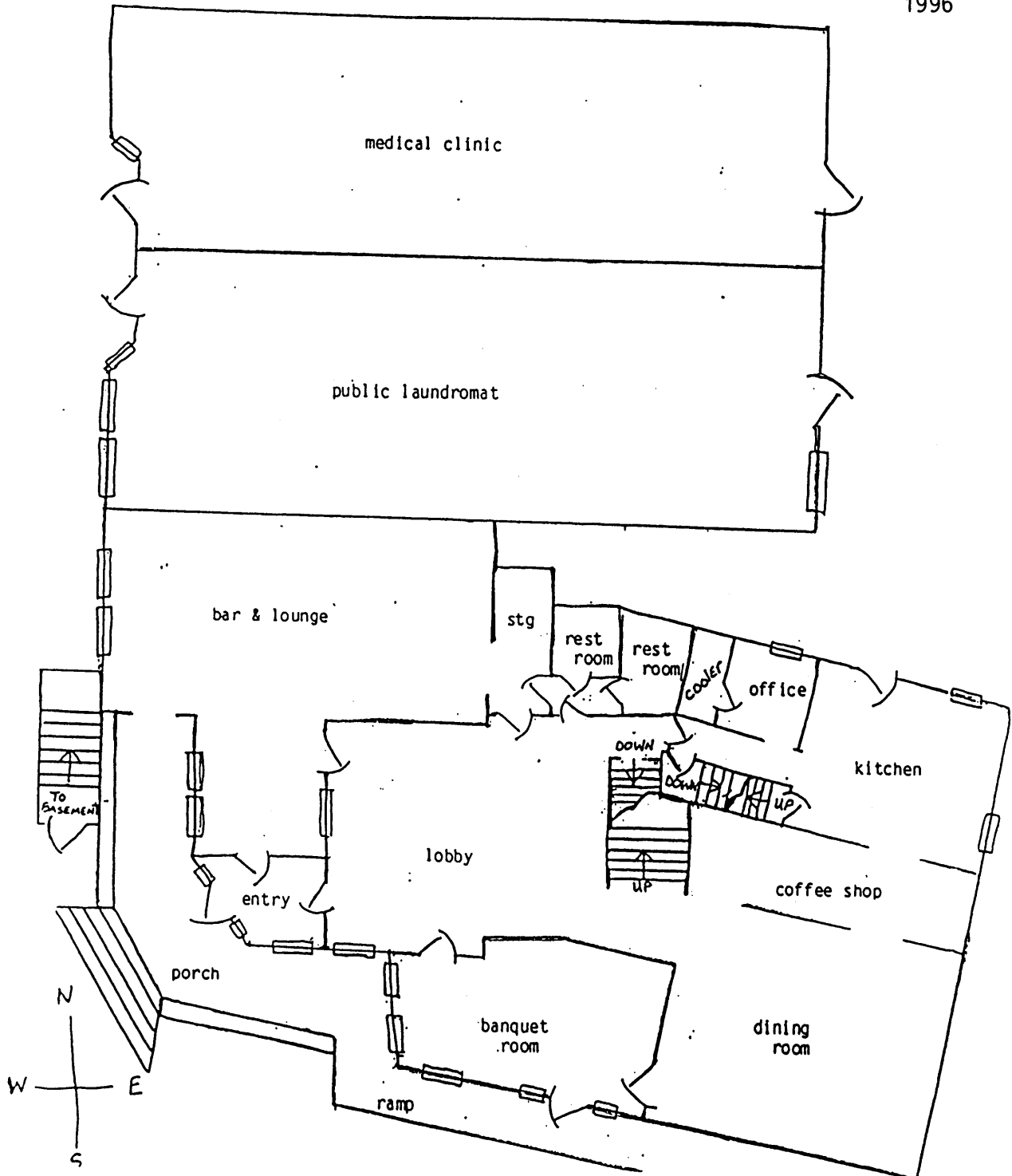
National Register of Historic Places
Continuation Sheet

Section number 8 Page 8

Franklin Hotel
Clayton, Iowa

FRANKLIN HOTEL
1st Floor - Present

Douglas R. Schmidt
Susan L. Weig
1996



United States Department of the Interior
National Park Service

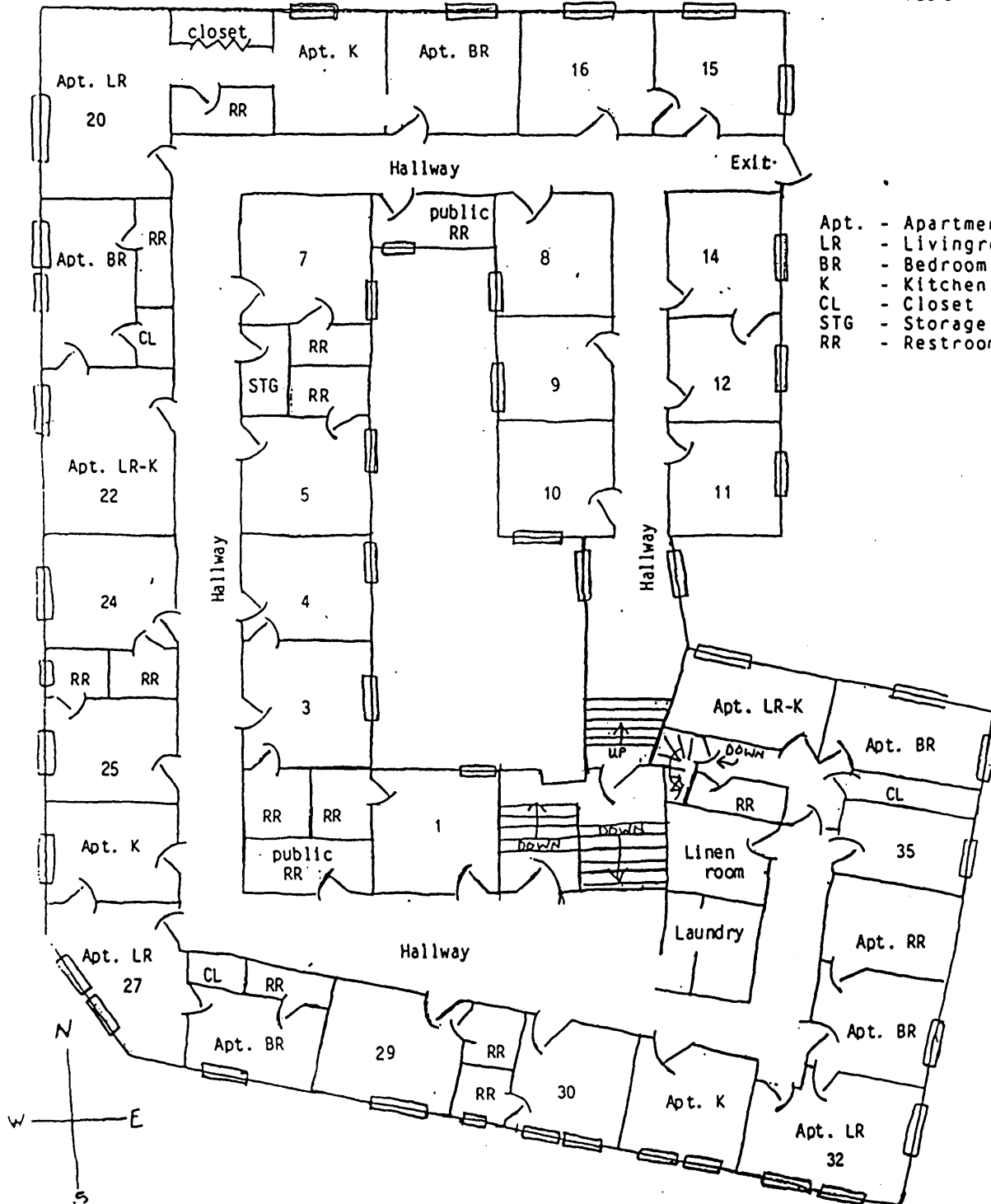
National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

Franklin Hotel
Clayton, Iowa

Douglas R. Schmidt
Susan L. Weig
1996

FRANKLIN HOTEL
2nd Floor - Present



- Apt. - Apartment
- LR - Livingroom
- BR - Bedroom
- K - Kitchen
- CL - Closet
- STG - Storage
- RR - Restroom

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National Park Service

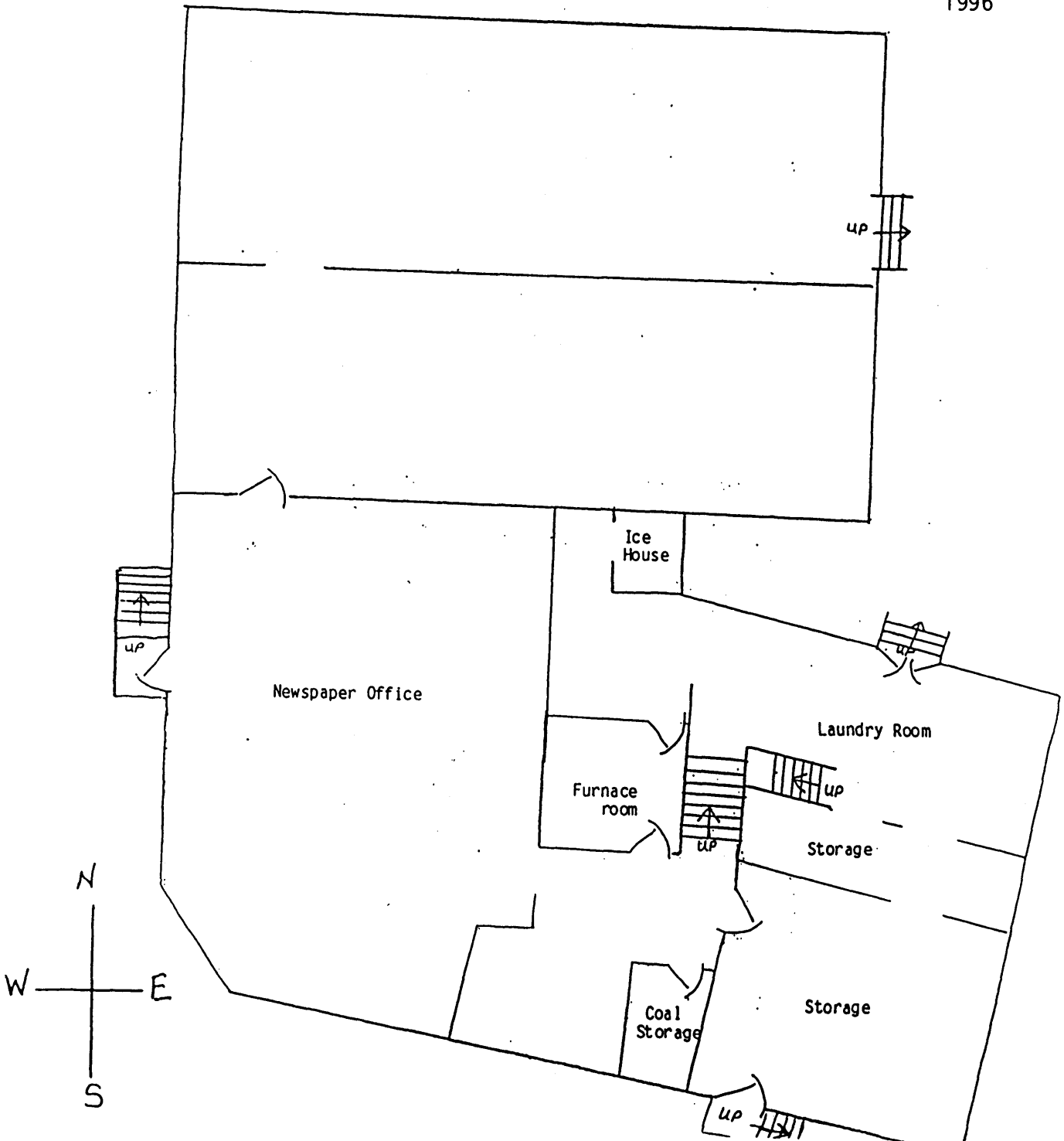
National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Franklin Hotel
Clayton, Iowa

FRANKLIN HOTEL
Basement - Original

Douglas R. Schmidt
Susan L. Weig
1996



United States Department of the Interior
National Park Service

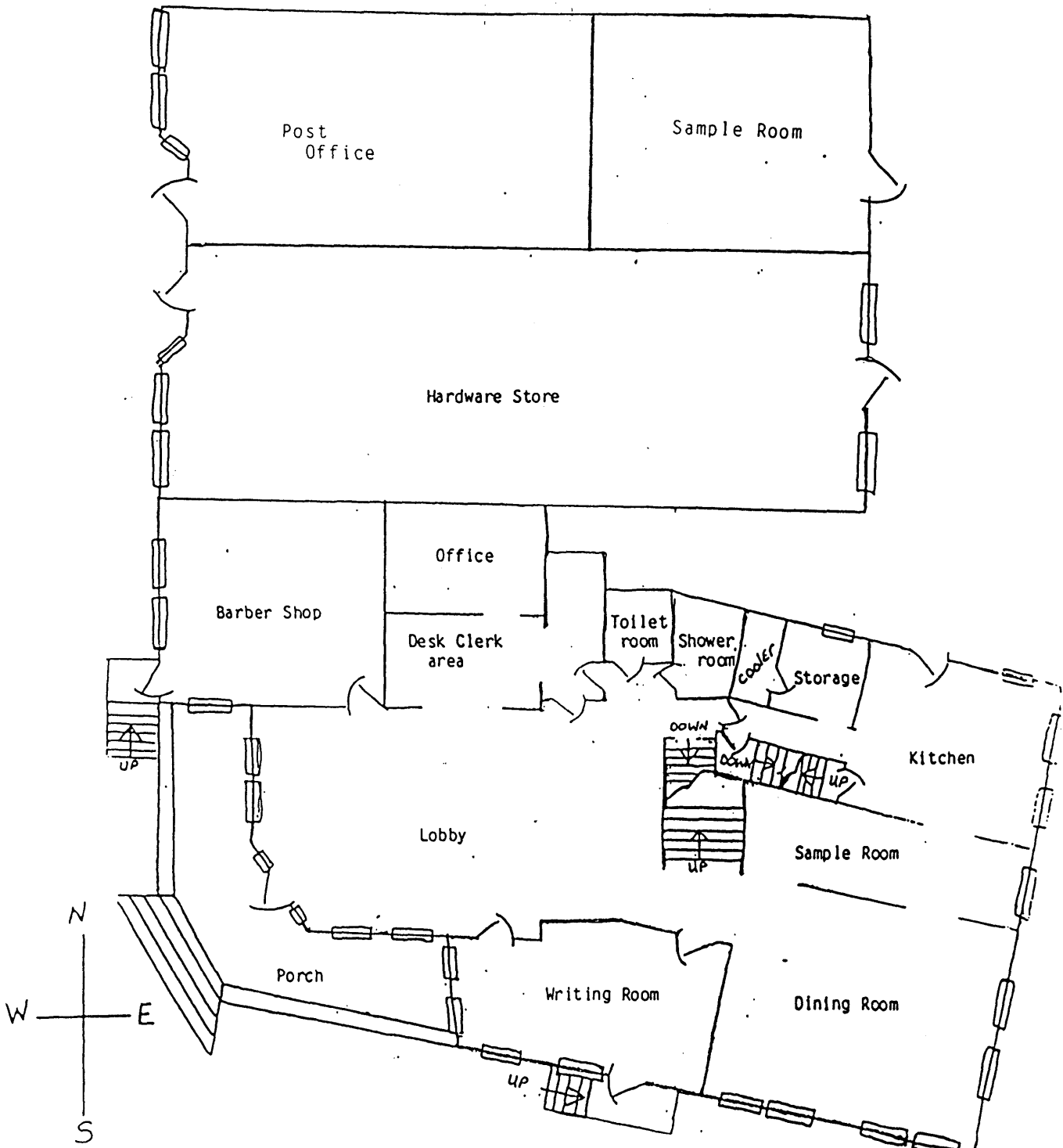
National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Franklin Hotel
Clayton, Iowa

FRANKLIN HOTEL
1st Floor - Original

Douglas R. Schmidt
Susan L. Weig
1996



United States Department of the Interior
National Park Service

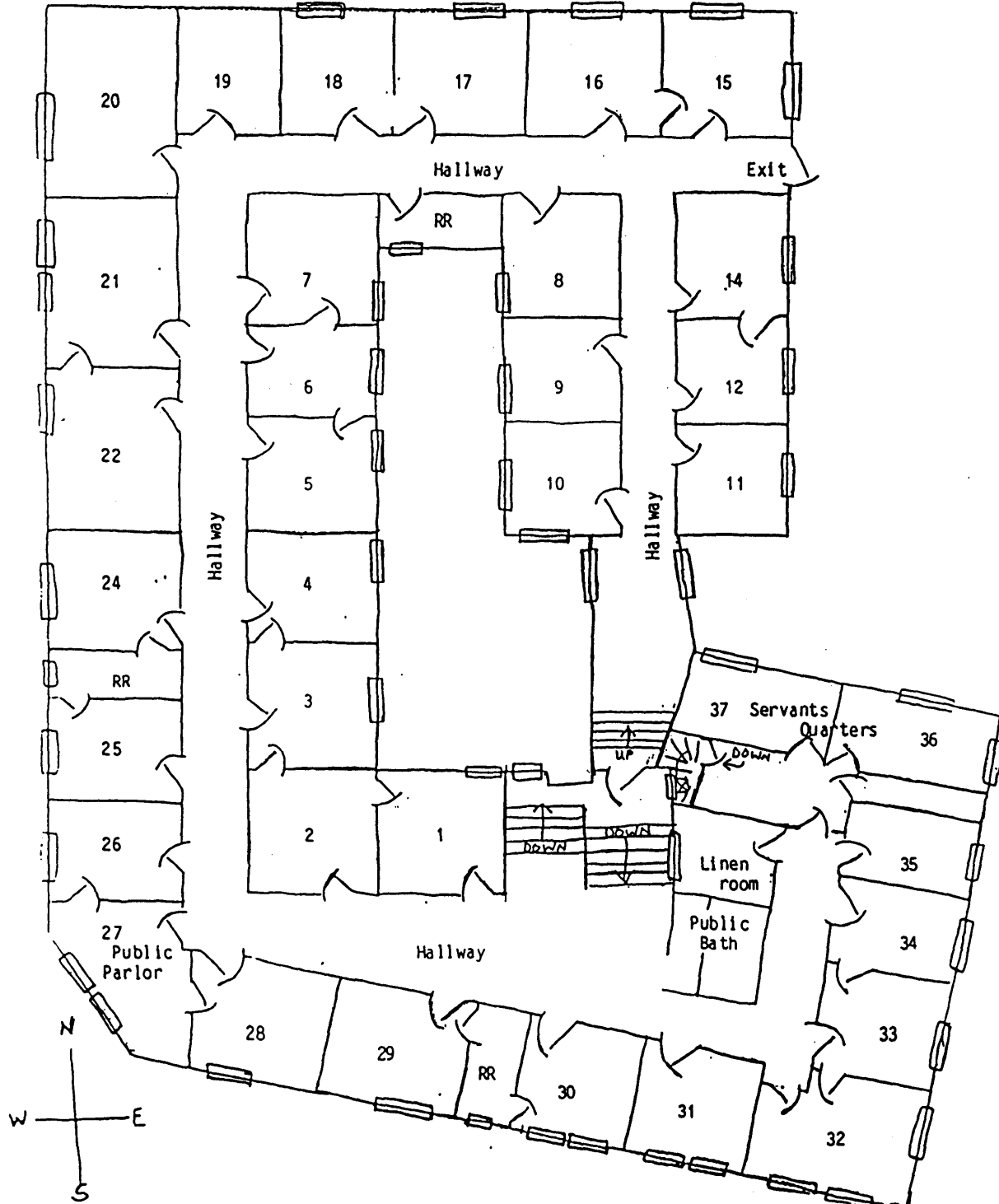
National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Franklin Hotel
Clayton, Iowa

FRANKLIN HOTEL
2nd Floor - Original

Douglas R. Schmidt
Susan L. Weig
1996



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 13

Franklin Hotel
Clayton, Iowa

History of Clayton County Iowa; History of Iowa, Chicago: Interstate Publishing
Co., 1882

History of Clayton County Iowa; From the earliest historical times down to the
present, (Vol. 1), Chicago: Robert O. Law Company, 1916

Mail Press Newspaper, Strawberry Point, Iowa, February 1903

Press Journal Newspaper, Strawberry Point, Iowa, July 1966

Schmidt, Douglas R.; present owner of the Franklin Hotel
Personal communication with Susan L. Weig, August 1996 - July 1997

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 14

Franklin Hotel
Clayton, Iowa

VERBAL BOUNDARY DESCRIPTION

That part of Lot One (1) of Block One (1), Town of Franklin, now part of the City of Strawberry Point, Clayton County, Iowa, described as commencing at the Southwest corner of said Lot One (1), thence South 71 - 12' East 96.0 feet along the South line of said Lot One (1), thence North 18 - 28' East 100.0 feet, thence South 71 - 12' East 1.5 feet, thence North 18 - 28' East 81.5 feet, thence West 69.8 feet, thence South 39.7 feet, thence West 80.0 feet, thence South 101.0 feet along the West line of said Lot One (1) to the point of beginning. The West line of Lot One (1) of Block One (1) is assumed to bear due North and South, all in Strawberry Point, Clayton County, Iowa, also includes equipment and goodwill.

BOUNDARY JUSTIFICATION

The boundary of the nominated property includes the building and immediate lot historically and currently associated with the hotel.