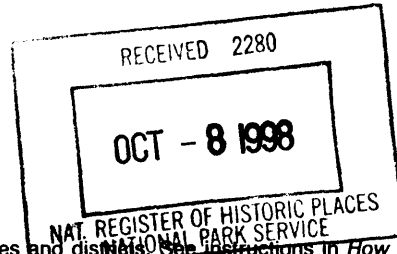


JUN 2 1998

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



1328

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 HOTEL TIPTON

other names/site number \_\_\_\_\_

2. Location

street & number 524-527 Cedar Street "N/A"  not for publication

city or town Tipton "N/A"  vicinity

state Iowa code IA county Cedar code 031 zip code 52772

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 Olesky Director 9-29-98  
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 commenting 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 A. Beall 11.5.98  
Signature of the Keeper Date of Action

Hotel Tipton  
Name of Property

Cedar 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	
<u>1</u>	<u>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	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**

0

**6. Function or Use**

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

Domestic / Hotel  
Commerce / Trade /  
Specialty Store

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

Domestic / Multiple dwelling  
Commerce / Trade /  
Specialty Store

**7. Description**

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

Late Victorian / Italianate

**Materials**  
(Enter categories from instructions)

foundation Stone/limestone  
walls Brick  
roof Asphalt  
other \_\_\_\_\_

**Narrative Description**

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Commerce

Period of Significance

1894 - 1948

Significant Dates

1894

Significant Person

(Complete if Criterion B is marked above)

"N/A"

Cultural Affiliation

"N/A"

Architect/Builder

H.W. Zeidler

Kelley & Mahan

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:

Hotel Tipton  
Name of Property

Cedar Iowa  
County and State

10. Geographical Data

Acreege of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 115 655540 4625820  
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 Donald F. Stout - Historian (Research)

organization Cedar Land Librarie date Jan. 5, 1998

street & number 607 Orange St. telephone 319-886-2740

city or town Tipton state Iowa zip code 52772

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 Stuart and Sharon Clark

street & number 1353 Red Star Road telephone 319-886-2853

city or town Tipton state Iowa zip code 52772

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.

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Continuation Sheet

Hotel Tipton - Cedar County Iowa

Section number 7 Page 1

## Summary Paragraph

The spring of 1894 was an exciting and busy time for a dozen of the Tipton business leaders. Numerous meetings produced a stock company of 12 men who each subscribed to \$1,000.00 worth of stock. Public notice of their efforts appeared in the Tipton Advertiser, the first week in June 1894. Site choice was in the north end of Block Ten fronting on Cedar Street of Tipton. The hotel frontage of 101 feet lies on Cedar with a depth of 70 feet. The Sixth Street side (the north side of hotel) has a frontage of 142½ feet back to the alley with a depth of 30 feet 5 inches.

Early in the stock company's plans a multi-storied building was a requisite. The lure of stable rents from storekeepers on the ground floor would provide additional and welcome income to the enterprise. The Tipton Advertiser proclaimed it would be a magnificent improvement to Tipton and urged the stock holders to "push on".

After visiting several architectural firms, H.W. Zeidler of Muscatine was engaged. It was the consensus that the ground level contain an office 20 feet by 30 feet including the lobby therein, with a dining room 30 feet by 40 feet. In addition provisions for a hall, kitchen, sample room, water closets and a washroom. The second story would house some 35 rooms plus service rooms. With a roughly calculated cost in excess of \$20,000 for the building and lots the stockholders were realistic that their enterprise would not generate personal riches but instead would meet the public need for such a facility.

By late July 1894 in the excavation for the cellar six teams were transporting about 100 loads of dirt per day. Near the end of July Kelley & Mahan of Davenport took the contract for \$15,997 excepting excavating, external sewer system, steam heating and electrical. The same day Foley & Mahan of Davenport took the contract rical. The same day Foley, Paul and Company of Cedar Rapids garnered the brick and stone work. This large hotel contract was appealing to the building trades for 19 general contractors bid the job.

In a push the cellar and footing excavations were completed on August 10. A railroad carload of vitrified sewer tile some 600' arrived from Carbon Cliff, Illinois on the Burlington, Cedar Rapids and Northern Railroad on August 8. At the same time sand and stone was unloaded from Senator Green's quarry at Stone City in Jones

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Hotel Tipton -Cedar County Iowa

Section number 7 Page 2

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County. Albertson & Spence of Washington, Ia. were awarded the plastering contract. O.C.Hardman of Tipton was low bidder on painting.

Three rail carloads of face brick for the two street side walls arrived on September 11, 1894 via the B.C.R.&N. Railroad from Muscatine. The balance of the brick was provided by Ketrell Brick Yard of Tipton from nearby deposits. A teamster company Williams, McCracken & Comstock hauled the brick and sand from the railroad yards. Fifteen men were working by September 20 and foundation in. First brick laid September 22.

Most large construction projects experience some changes in plans. This hotel was no exception. When complete the grade level facing Cedar Street contained 4 retail units, hotel office on the corner, closets, sample room, dining room, kitchen and pantries. On the second level 35 bedrooms, parlor, sitting room, 2 bathrooms and a sample room. In the basement a furnace room, laundry room, a cellar for the hotel, plus a cellar for two of the store-rooms. Among the other features steam heat, a gravel roof and plate glass windows.

The stock company reorganized in late December 1894 and was up to capital assets of \$25,000. A formal opening was on evening of March 27, 1895. A banquet was followed by an elegant ball featuring Professor Busse's Chicago Orchestra of 10 pieces both brass and strings. As they danced all in attendance were delighted. In 1906 the hotel owners were calling themselves the Tipton Hotel Company. Cold and hot water were installed in most of the rooms in the summer of 1931.

This mecca for the traveling man and the permanent guest as well faded in the sunset on October 1, 1976 when Hotel Tipton closed its doors. The decision to this action was driven by falling profits, the heavy burden of potential remodeling to update the sleeping rooms, etc. The mercantile operations on the first floor were viable and continued.

After 1976 the hotel property was exchanged several times. Today 1998 there are 2 owners. The most recent landlord owns two thirds of the original building, the second owner the balance. Currently some of the second floor single rooms are being converted into apartments as Hotel Tipton will continue to provide living quarters for the general public. All were 9'x12'9" long on north side. On south 9'x9½'. Doors 32" x84" with transoms, casings 4½". Plastered interior walls 5½". Hallway 4' wide - ceilings 128".

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**National Register of Historic Places  
Continuation Sheet**

Hotel Tipton -Cedar County Iowa

Section number 8 Page 3

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STATEMENT OF SIGNIFICANCE

Summary Statement

The Tipton Hotel is eligible for the National Register under Criterion "A" as a commercial landmark which has been both the centerpiece of the north end business district and the largest hotel building in Cedar County. This "L" shaped brick building with exposure on two principal streets was built by a group of civic minded leading citizens of Tipton. It was their response to a perceived need for a facility to more adequately address the requirements of the traveling public, as well as Tipton residents needing shelter for various periods of time. Incorporation of retail space insured achievement of their vision.

D.B. Kenahan of Mason City secured a five year lease to the new hotel in early December 1894. Tipton tenants began to move into the ground level space at the same time. Mr. Little moved his furniture shop into the most southern storeroom, in addition to the rear part of the storeroom north of him. Elated with the choice quarters he added an undertaking department to his furniture shop. In this period of history it was common for a furniture store and the undertaking service to be carried on as a joint enterprise - wooden furniture and wooden caskets had a commonality for many years. The front portion of the room north of Little was leased to the post office. A grocery man, Dargets, controlled the lease on the third room from the south edge of building.

The new hotel helped boost Tipton's reputation. In early December 1894 the editor of the Mason City Times Herald (Kenahan's home town) in an editorial congratulated Tipton for securing a man of Kenahan's caliber to be the landlord of Hotel Tipton "The editor pondered this question - How could a town such as Tipton with only 2,000 population build such a hotel and draw such a landlord? Why couldn't Mason City with her 6,000 people and a landlord like Kenahan already in residence do something in this line? Tipton is the county seat of Cedar County. It is considered one of the most enterprising towns in the state for its size. The building of the new hotel proves its hotels make a town popular."

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Hotel Tipton - Cedar County Iowa

Section number 8 Page 4

The lure of appealing food draws people and their patronage to a certain area. The following accounting achieved this purpose. The Knights of Pythias in late February 1895 enjoyed a banquet and program at the new Hotel Tipton. Landlord Kenahan served a banquet to 228 guests, one hundred seated and served at a time.

An amazing menu was presented to the guests: Fish and oyster patties. Meats included turkey, beef, ham, tongue and veal. Salads were chicken, lobster, potato, cabbage, lettuce and beets. The confection menu included cream puffs, macaroons, kisses, lady fingers and chocolate slices. Fruits offered were oranges, apples, bananas and figs. In the breads a choice of cream, rye and graham. Entrees were celery, sage cheese, olives, radishes and mixed pickles. For dessert a choice of ice cream, assorted cakes and coffee.

Satisfied patrons advertise not only the hotel but the entire town as well. In October 1899 a man who travelled extensively and considered to be a connoisseur of hotels stated that "Hotel Tipton was one of the best \$2.00 a day hotels in this area of the state. He was exuberant about the structure of the hotel and particularly impressed by the perfect system of electric bells incorporated in the hotel." All rooms were outside rooms and provided with electric lights. Centrally located in the business district of Tipton and sported a first class barber shop as well as other features of an appealing nature to a traveling man.

The 1901 Cedar County Atlas on Supplement Page 8 carried an ad as follows: Hotel Tipton - O.A. Bleasdale, Prop. - Nothing Too Good For Our Patrons - Thoroughly Refitted - Good Table. In November 1906 Bleasdale announced he would sell meals to all Cedar County residents for 25 cents.

Not only did Hotel Tipton serve the many travelling men who came to the town to offer their products to the local merchants, it also served a percentage of local people who regarded it as home for varying periods of time. An example (although not typical) would be Ed Drake who stopped there on October 1, 1900 and occupied the same room until he died there in early October 1939.

In June 1939 Mrs. W.W. Weatherwax of Clarence was staying at Hotel Tipton while receiving medical treatment from a Tipton doctor for a scalp infection.



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Hotel Tipton Cedar County Iowa

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The Lantern Room was operating in 1939. This was a pleasantly large room in the hotel where a rather wide spectrum of Tipton and Cedar County people would gather for a wide variety of occasions. One might view it as the ancestor of the typical community rooms of the 1990's. Over its many years of service it was variously known as the Tipton Tea Room, Coffee Shop, The Lantern Room, Hotel Cafe, etc. During World War II days it was used by the local rationing board. In 1946 it returned to its normal usage.

A book in paper wraps printed for the celebration of Tipton Centennial in 1940 contained a picture and text depicting the relationship of Hotel Tipton and the community. They posed the question in this manner - "How does a hotel aid a community?" Their reply was - "We operate a clean comfortable room service to attract the traveling men who in turn bring business to Tipton. We furnish rooms for guests when your home is crowded. We have facilities for luncheons, club dinners, meetings and parties. We serve delicious Sunday Dinners and operate as modern and up to date Coffee Shop as you will find in any small community."

For over a century Hotel Tipton has been an anchor for the north end of the business district of Tipton - "a city within a city". On the grade level this hotel over the span of years offered many of the basic commodities and services required by Tipton residents. A partial list includes Lester Voss IGA Grocery - John Bender Meat Market - Pieruccini Confectionary - Elmer Peters Electric Motors - Klosterman Barbershop ( in which C. Webb, a Negro Spanish-American War veteran, set up a shoe shining bench upon his return from the war. The Clothes Line - a succession of food serving businesses such as the Lantern Room Coffee Shop - Hotel Tipton Cafe - Baugh & Patersons Cafe -then U.S. Post Office - Littles Furniture & Undertaking - Foens Shoe Repair. Even after the hotel stopped providing sleeping quarters the retail stores continued.

Hotel Tipton is the largest hotel building in Cedar County and since early in its existence known as a landmark of the city. Its location on the main street of Tipton which is also Highway #38 has resulted in its use as a reference point when giving directions to those unfamiliar with Tipton.

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Hotel Tipton -Cedar County Iowa

Section number 8 Page 6

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FUNERALS HELD AT HOTEL TIPTON

Having written a societal history of Cedar County entitled Chronicles published in 1996, I was quite surprised when late research revealed that there were at least two men for whom funeral services were conducted in Hotel Tipton.

Joseph A. Patterson, age 68, died in Tipton and probably at Hotel Sunday noon February 9, 1936 from an intestinal obstruction. The funeral service was held at Hotel Tipton Wednesday afternoon February 12, 1936, burial at Red Oak Cemetery. At the time of death he was operating a butcher shop in one of the commercial stores in Hotel Tipton building. At this time his wife was manager of Hotel Tipton.

Edward Drake, age 77, died September 30, 1939 of acute parotitis. He had lived at the hotel since October 1, 1900. Funeral services were held in the hotel at 2 pm October 2, 1939. Burial at Tipton Masonic Cemetery.

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Continuation Sheet**

Hotel Tipton - Cedar County Iowa

Section number 9-10 Page 7

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MAJOR BIBLIOGRAPHIC REFERENCES

Stout, Donald & Dorothy. Cedar Land - A History of Living, 1836-1980 - 2 volumes Tipton: Cedar Land Librarie, 1981

Stout, Donald & Clark, Stuart. A City Called Tipton - Tipton C & S Enterprises, 1990

The Huebinger Survey and Map Publishing Co. ,1901. Cedar County Atlas Of 1901 - Davenport

Tipton Conservative. Tipton Centennial Edition 1840-1940  
Tipton 1940

Tipton Newspapers - Advertiser & Conservative 1894 - 1997

Cedar County Records of O Recorder - Auditor- Clerk of Court

VERBAL BOUNDARY DESCRIPTION

The nominee, Hotel Tipton, occupies lots Five and Six in Block 10 of the original town of Tipton. The east elevation fronts on Cedar Street while the north elevation is on Sixth Street. Refer to sketches attached.

VERBAL BOUNDARY JUSTIFICATION

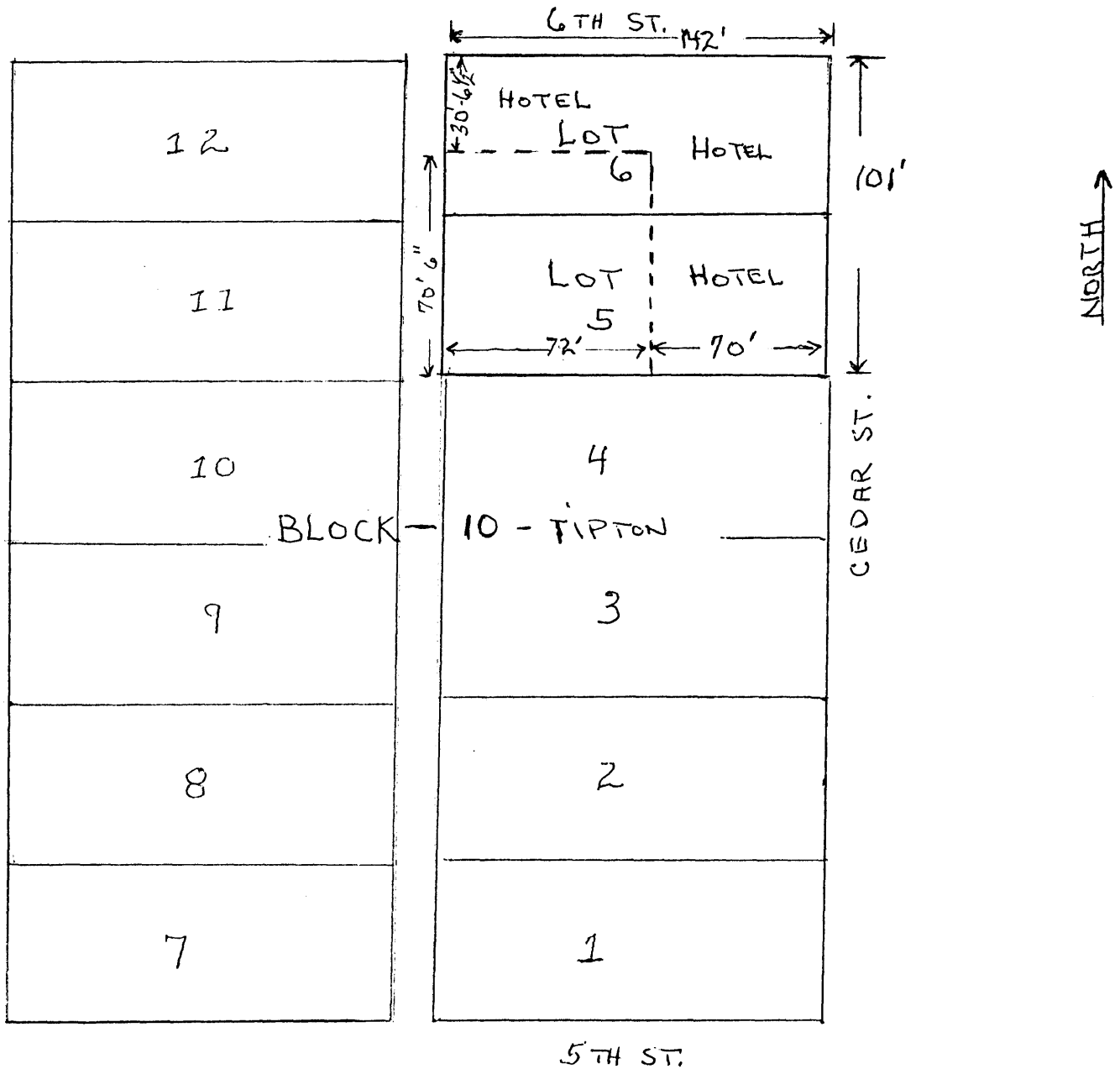
The boundary justification is substantiated by the presence of Cedar Street on the east side and Sixth Street on the north side. A north to south alley defines the west boundary. The north boundary of Lot Four completes the enclosure of Lots 5 and 6. The sketch provided depicts the configuration of the hotel building itself.

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Hotel Tipton Cedar County Iowa

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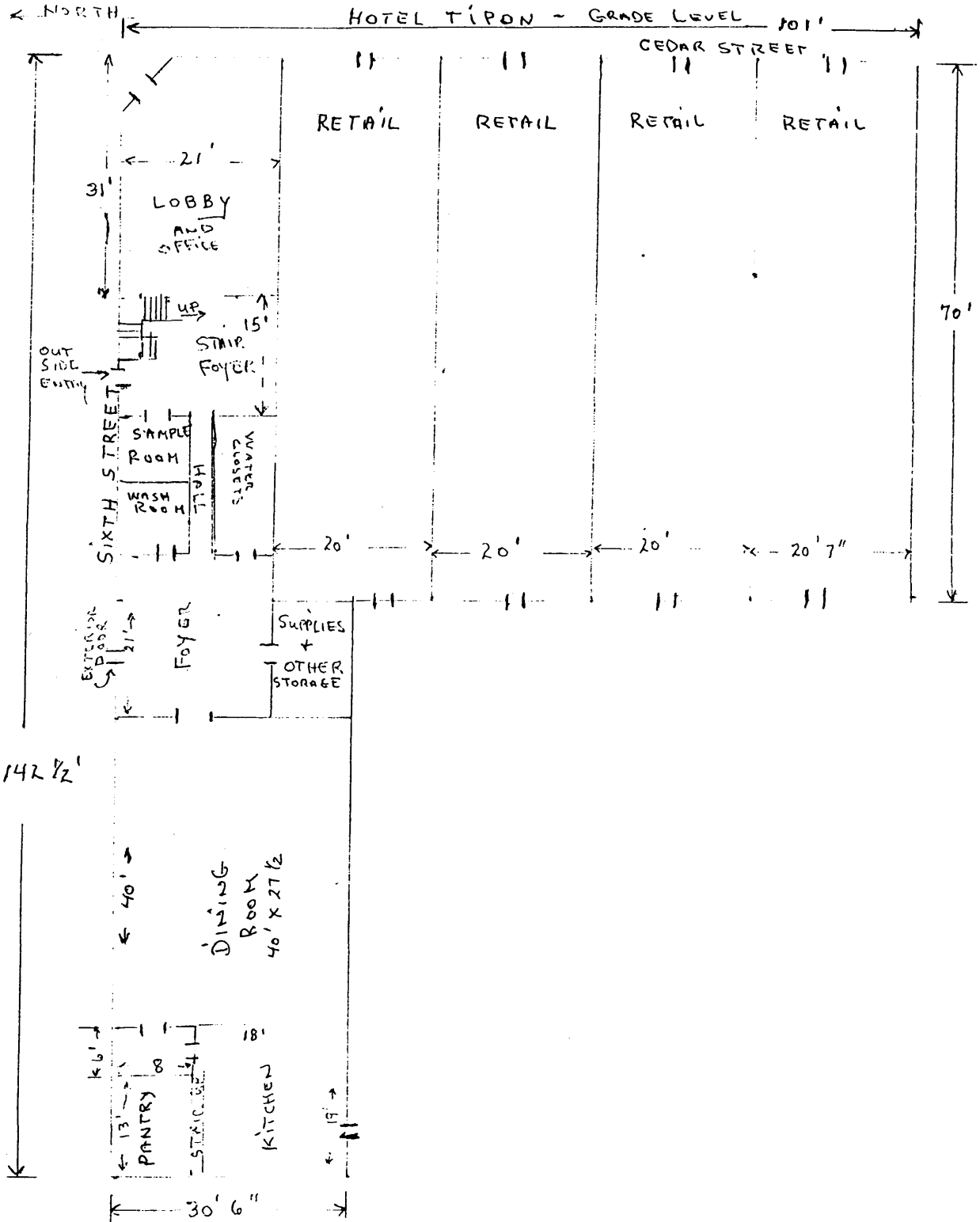


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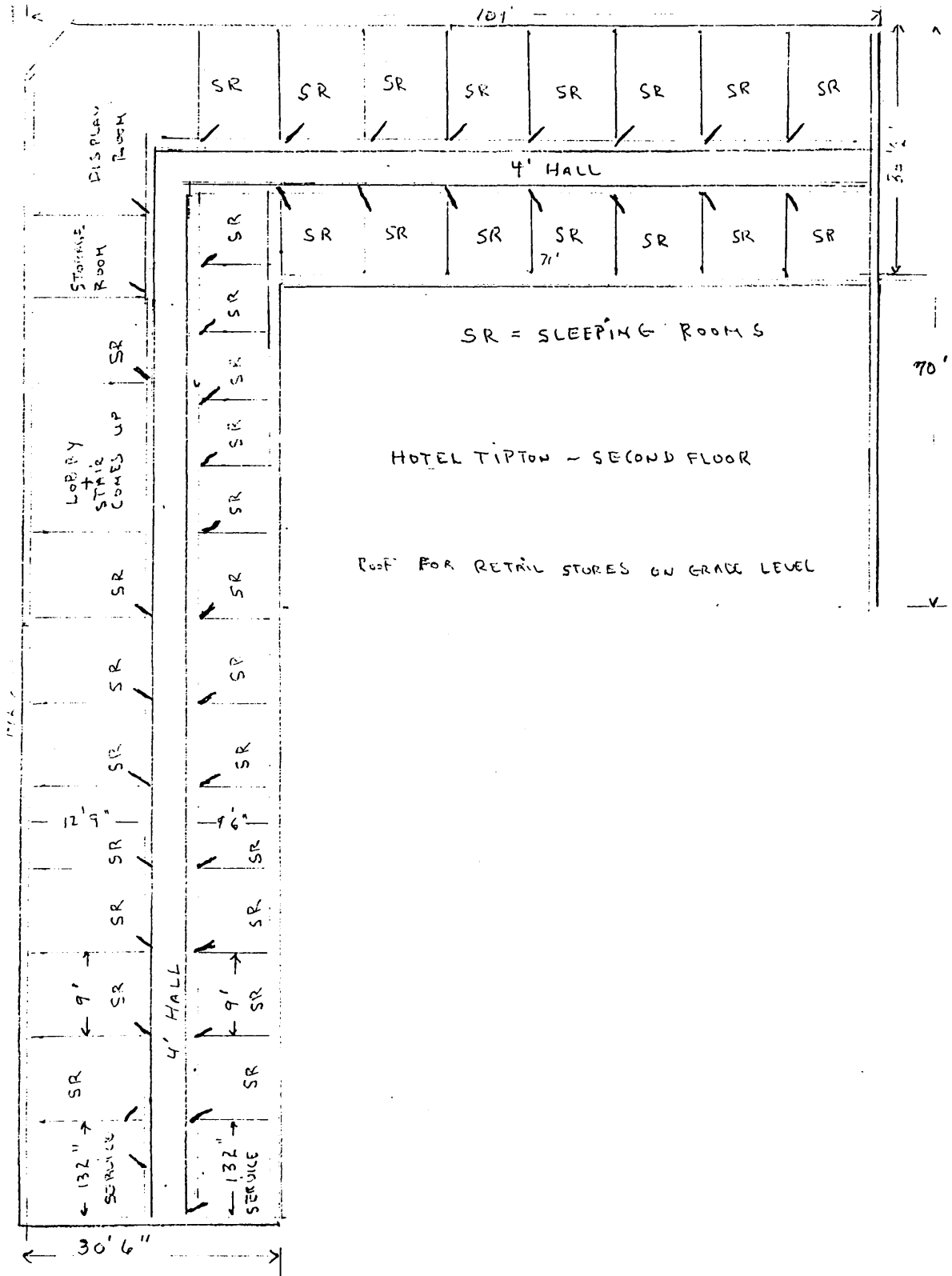


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Hotel Tipton - Cedar County Iowa



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Hotel Tipton Cedar County, Iowa

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NOTE: There is a second owner of approximately 1/3 of the Hotel Tipton complex. His address is Geo. Hein , 610 Meridian Street Tipton, Ia. 52772 .

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**National Register of Historic Places  
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Hotel Tipton- Cedar County, Iowa

Section number Photo Page 12

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Photographs

1. Hotel Tipton
2. Cedar County, Iowa
3. Stuart Clark - Tipton Iowa 52772
4. Photograph #1 is dated Jan. 1998

#2 - #3 - #4 are dated 1976

All located at 607 Orange St. Tipton, Iowa 52772

Photo #1 - building exterior - taken from northeast  
camera to southwest

#2 - interior - stairs - camera to north

#3 interior - registration desk - camera to north

#4 interior - second level - camera to west