

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 Hotel Greenfield

other names/site number Greenfield Hotel/Old Hotel

2. Location

street & number 110 East Iowa Street [N/A] not for publication

city or town Greenfield [N/A] vicinity

state Iowa code IA county Adair code 001 zip code 50849

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).

Barbara Mitchell DSHPO September 28, 2011

Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

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

Date of Action

Edson B. Beall 11-18-11

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

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Hotel

Current Functions

(Enter categories from instructions)

Commerce/Trade/restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & 20th Century Revivals/Classical Revival

Materials

(Enter categories from instructions)

foundation Brick
walls Brick

roof Asphalt
other

Narrative Description

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

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Continuation SheetSection number 7 Page 1Hotel Greenfield
Adair County, Iowa**7. Narrative Description:**

The Hotel Greenfield is a three-story brick building that is located just off the east side of the town square in Greenfield, Adair County, Iowa. The building fronts north on East Iowa Street. Immediately west is the contiguous commercial district and the E. E. Warren Opera House is across a narrow alley to the west. The city square employs the 'Lancaster Square' that was first used in Lancaster, Pennsylvania. Using this plat form the side streets are centered on the courthouse and radiate out from it in the four cardinal directions. Most town square based plats have four full blocks of commercial buildings that surround a central square. In this arrangement the full blocks become half blocks that are paired in each corner on either side of an alleyway, while principal streets lead away from the center point of each side of the square and separate the half blocks (see Figure 1). The commercial building arrangement follows this street pattern. Architecturally this is a smaller square because fewer commercial buildings are needed to fill up the eight half blocks (in lieu of four complete block fronts). With less space to front on the square, opportunity and growth pressures force some buildings to locate either on the radiating principal streets or the alleys. In Greenfield this has principally occurred along the east side of the square and primarily along East Iowa Street, where this building is located.

The Hotel Greenfield is historically and spatially associated with the E. E. Warren Opera House, an important building that occupies the corner location on the square at the starting point of East Iowa Street. Between these two buildings, along with a narrow alleyway, is the local newspaper building, built in 1903, that has housed the Adair County Democrat/Free Press for over a century. That building stands next to the hotel, to the west. The three buildings collectively represent comprises a key focal commercial cluster that range east from the square proper to the east.

The core two-story building footprint is L-shaped. There is a full basement under the original building. An east end wing forms the "L". This wing historically contains the coal room and furnace, a basement laundry and a first floor kitchen, with a secondary hallway and rooms on the upper two levels. A rear stair system links these elements with the proprietor's/help's residences on the second floor rear. The basement also contains a vegetable storage area beneath the same wing, trunk storage and a sample room. A trunk hoist, still intact, served both of the latter rooms from the east side of the plan. The rest of the basement contains a substantial men's' bathroom, a shop and a number of other rooms presumably used for storage. The foundation walls are brick, as are the interior basement walls. Concrete beams carry the building load across several of the west end rooms, the beams being supported by walls and brick piers. Original doors survive throughout the basement area. The main stairway, located opposite the main entrance, provides a second means of egress to the basement.

The building façade is symmetrically laid out with a centered entryway with a projecting gable-roofed vestibule. There is a raised brick water table, with a projecting profile of soldier brick as a cap. The exterior brick is rough textured, represents a darker range of colors and was originally laid up with a neutral mortar color. The main entryway is classically inspired. Two round limestone columns, the only ornamental stone in the design, support an open gable with returned eaves on the entry vestibule. The parapet base, across the façade and the east sidewall, is covered with a richly ornamental glazed cream-colored brick, which imparts an entablature effect on the whole facade. Diamond-shaped brick inserts, comprising four bricks, are inserted above and between the ground level windows. The building style is best termed Classical Revival. The style is otherwise simply a Commercial style example. There are six segmental arched windows on the north primary façade. Each is recessed into the wall plane with a plain brick spandrel set beneath it and each is framed with a projecting brick sill (the bricks set in rowlock form) and a surround of bricks set in rowlock or stretcher fashion. A denticulated course of bricks placed at the sill level, forms a belt course on both the east and north facades. Each window has a fanlight transom. The east façade front (north end) contains four of these ground level windows. The lower level windows are aligned with those above on the upper two levels. These number seven windows per floor on the north façade, and eight on the east façade. The upper level windows have steel plate lintels and the same slightly projecting rowlock sill brick course, but are otherwise unadorned. The windows

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are 1/1 double-hung sash. The third floor lintels are set immediately below the decorative brick frieze. Two of the windows on each level of the east façade are slightly shorter and mark the location of bathrooms.

The rear or east wing is aligned along the east wall of the building, and extends nearly as far back as the core rectangular portion of the plan is wide. It is three stories high and has the same window and exterior wall treatments, as does the front portion of the building. The rear (south) wall of the east wing has an interrupted parapet wall. There is a rear chimney that forms the west side of a break in the parapet wall where a large metal downspout collects the water from the sloped flat roof. Three bays of windows are centered between blank sidewalls. A hodgepodge of shed additions, without a unified foundation, is set behind this wing and is for the most part subsumed beneath a shed roof. The west sidewall of the south wing is fully fenestrated. A metal fire escape is located north of center and is accessed by doors on each of the upper two floors. The south wall of the main core is also fully fenestrated and there is a second chimney. There is no ornamentation and each window opening on these rear walls has a round arched brick arch cap. The west wall proper has no fenestration due to the pre-existing presence of the two-story building on that side. The higher ceiling levels of that building resulted in a higher massing that intrudes well into the third floor level of the subject building. A substantial single-story shed-roof metal building lounge addition infills most of the area behind the core building.

The interior ground floor plan consists of a central rectangular lobby that is surrounded by dining rooms on the west and east, and by a lounge area on the south and southwest. The main stairway is located off the southeast corner of the lobby. It continues to the third floor and consists of three-part risers that wrap around the square plan, leaving a square void in the center. A telephone room that has its own plaster ceiling fills the base of this stairway. A lounge entrance is located along the south side of the lobby, as is the original service desk. A historic hotel sign is displayed in the southwest corner of the lobby. The vestibule entrance has double doors, a fan light transom and red tile exterior and interior floors. The main dining room is located along the east side of the lobby and the kitchen is located south of it, connected by French bi-fold doors that are original to the hotel. Another set of French doors, with a fanlight transom connects to the lobby to the west. A north side window has been transformed into a door to provide a second and separate entrance to the dining room. The kitchen is a warren of rooms, coolers and storage areas. A rear stair connects with the basement.

The upper two floors contain up to 16 rooms each. There are two halls, an east/west principal hall that runs north of the stairs, and a north/south hall that runs across the south wing, to the east of the same stairs. A previous (described below, 1988) rehabilitation effort substantially demolished the plaster walls and ceilings on the second floor and removed all of the doors and most of the trim work. The third floor suffered demolition in the back of the south wing, but remains considerably more intact in terms of wall surfaces, doors and trim work. A few hotel rooms gained private bathrooms during the later hotel period. These rooms, all located in the west end of the core building, were also enlarged, consolidating several original smaller rooms. The main bathrooms are located to the immediate south of the main stairway. None of these bathrooms remains intact at present save for either stud walls or plastered walls. No fixtures remain as a result of the demolition work that was related to a previous rehabilitation attempt. Only the majority of the hotel rooms on the third floor remain relatively intact in terms of their partition walls, trim and hallway doors with transoms. All of the doors and trim and plasterwork on the second floor have been removed.

Previous Building Rehabilitation History (refer to ownership table in Section 8):

The active hotel use of these levels had ended in the early 1970s. Eugene Kuhns obtained ownership of the hotel building in February 1988 by virtue of a county tax deed. He organized the "Old Hotel Company" and began the demolition of the plaster surfaces on the upper two stories with the intention of remodeling those levels as a combination series of meeting rooms and updated hotel suites. In early 1989 Donald Stanley and John R. Norris became involved in the project and obtained ownership by contract purchase. In June 1992 that contract purchase was voided and ownership reverted to Mr. Kuhns. In June

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1993 ownership was transferred, again by contract purchase, to John and Joni Galamakis. They built both the bar wing and the several rear kitchen additions during their ownership period (1996+). The upper level demolition work (1988+) removed the plaster work on the ceiling and wall surfaces on the second floor, but left the original hallway (structural bearing) partition walls in place on both of the upper floors. A hole was cut at the southeast corner of the third floor to facilitate the removal of demolition debris from the third floor to the second floor. Only a partial plasterwork demolition was accomplished on the third floor of the west wing before the demolition work ceased. The consequence of the demolition work was the loss of all plasterwork on the second floor and the loss of trim work on that level. Nearly all of the hallway room doors were removed. Six doors were piled beneath a roof leak and one of these was in a suitable condition for use as a model for door replication for the current rehabilitation work. All original room partition stud walls were left in place, as was the majority of plasterwork on the third floor. The enclosed main stairway was not altered. The stairway was sealed off and the upper two stories were mothballed from 1992 until 2010-11 when the present redevelopment organization was formed and a new workplan was developed.

Current Rehabilitation Description:

New ownership in 2010 (ADCO Enterprises, LLC) envisions the combination of this building and the adjacent Adams County *Free Press* Building (listed on the National Register of Historic Places, 2011) into a boutique hotel with a reduced number of suites on the second level of both buildings and the third level of the original hotel building. The layout of the suites is identical on the upper two floors and the original hallway structural walls, and the original room entry door cadence (with a few exceptions due to partition wall locations) being retained. The original stairway has been preserved with the addition of fire doors on each floor level. The original window sash and frames have been refurbished and retained. The exterior fire escape has been refurbished and retained. The recent rear additions to the building will be completely removed and the south portion of the property will become a courtyard and parking area. **Figure 3 (page 20) denotes the additions that will be removed.** Rear ground level windows and doors, previously obscured by these additions, will be restored and reopened. An existing door, located at the southwest rear of the plan will become a handicapped entry (without further modification) and an access ramp will be added. Any reuse of the basement is not a part of the current plan, but the windows, baggage hoist void, and basement entrances will be retained and restored. The only first floor change, already made, is the cutting of a connecting door at the west end of the rear lobby area to access the *Free Press* building to the west. The kitchen will be relocated to the latter building and the former kitchen area will become two handicap accessible suites. A laundry room has been added to the west end of the third floor, in the main hallways. The second floor main hallway has been opened between the hotel and the *Free Press* Building. Third floor ceiling and wall plaster was retained, while that on the second floor had been removed by the previous developer. The basement, which will not be used, has remained unchanged.

Alterations and Integrity Analysis:

This hotel building was substantially built and this fact, along with its successful long-term use, with no periods of in operation (with the ground level restaurant and bar component only remaining in operation after the early 1970s) account for its retention of a high degree of historic integrity, in terms of structural soundness and ornamentation. The building exterior remains very much intact, the only substantial façade change is the addition of the front dining room door and its matching replacement of a former front window.

The hotel dining room and lobby, with its original service desk and even its private telephone closet, tucked beneath the stairway, remain intact and in pristine condition. The main stairway and the hallways on the upper two floor levels remain in place, with their original stud walls extant. The number of hotel rooms has been reduced on each floor by the combination of several small rooms into larger suite layouts. The original door location and cadence has been retained in almost all instances where possible and closed-off doors are delineated by recessed wall voids and trimmed-out surrounds, complete with faux

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transoms. The reused door openings have been similarly trimmed and the doors match the original hotel doors. Trimwork, original or replaced, matches the original trimwork. The full basement, not currently utilized, remains unaltered. A luggage/sample case lift has been restored and all basement windows have been reopened.

The buildings upper level original windows remain intact and all formerly paneled window openings have been reopened. The polychromatic ornamental facade brick, found on the two facades, is largely intact and requires some targeted repair. The original metal fire escape survives in place as do both brick chimneys.

The original interior floor plan and all framed dividing walls survive intact on all levels of the building. The historical function as a hotel is still conveyed by the survival of the hall and other partition walls. Several rooms gained later-date partitions when individual bathrooms were added. The main staircase has been temporarily paneled shut at this level. The lounge rear addition substituted a door for a window as a connection. The second floor has been gutted apart from the stud walls, and the third floor partially demolished.

The several additions in the rear of the building are all to be removed as part of the building rehabilitation but remain in place as of this time. The bar/lounge addition is subordinated to the mass of the historic building and it is not visible from either the north or northeast. It is screened from view by the newspaper building to the immediate west. The several rear kitchen storage additions are considerably more visible and lack any aesthetic design association with the historic building. At the same time they are in keeping with the functional needs over time of a restaurant/kitchen operation and they have, unlike the bar wing, evolved incrementally over time. This is not to suggest that they should be considered as character-defining components of the hotel proper. They are small in and are comparable to the usual mix of rear additions that commonly accrue behind a commercial building. Figures 14-16 documents the very recent construction of the rear kitchen wing additions that are to be removed.

In terms of landscape the building retains an original raised concrete front patio, an east side sidewalk that is contiguous with that side wall, and the additions largely infill the back of the parcel to the east/west running alleyway. There is a void to the west of the lounge addition and the building to the west.

This building retains sufficient degrees of all seven aspects of historical integrity. It retains its prominent commercial setting by continuing to serve as an integral part of the downtown commercial core. Adjacent restoration efforts include an antique car museum, directly across the street to the north. The Adair County *Free Press* building, adjacent to the west, has been incorporated into the hotel plan, and the restaurant/kitchen have been relocated to that building, allowing more space for major events in the former hotel kitchen area.

It retains its location, being adjacent to the town square and on line of sight with the courthouse to the near-immediate west. The building serves as a key transitional point of entry to the downtown from the east.

The integrity aspect of design is embodied in its well preserved polychromatic brick double façade, the entry vestibule, the tile floors and lobby area woodwork. The aspect of materials similarly is represented by the brick, tile and woodwork. The aspect of workmanship is embodied in its masonry and particularly its ornamental brickwork, its windows, the lobby paneling and service desk, stairway, floors, trimwork and the French Doors. The aspect feeling and association is particularly embodied by the preserved lobby, dining room, stairway, phone booth, entry vestibule, and the building frontage.

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)

Community Development

Period of Significance

1920

Significant Dates

1920

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Gordon, William
Newton Construction Company

Primary location of additional data:

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

Name of repository: Property owner

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Adair County, IowaStatement of Significance:

The Hotel Greenfield is locally significant under Criterion A (History-Community Development) for its association with community efforts to make Greenfield a full-fledged county seat community in terms of the commercial amenities (a modern hotel being one of these). The hotel represents the successful result of a long-struggling local collective effort to provide a quality hotel. A modern hotel was one that offered sufficient first-class housing for important community visitors; provided a restaurant and public meeting quarters (including a sampling room that was convenient and adequate for serving local businesses); and a convenient location and reasonable fire protection. Greenfield had other private hotels, all of frame construction, but these could be best classified as boarding houses. This hotel building was the only physical manifestation of a community-wide booster and fund-raising effort. The other hotels were of short duration and none of the other hotel buildings survive. Greenfield is a smaller county seat community, but it was able to boast of a very substantial and modern hotel facility as a result of the movement to establish one there.

A building of this scale also warranted securing the services of an out-of-town architect, William Gordon, and a skilled contractor who was also a stranger to the town. No claim is made for significance under Criterion C, Architecture, despite the fact that the building does constitute a well preserved and simplified example of the Classical Revival/Commercial style. No claim is made on behalf of the significance of the architect, although the building is the only known hotel design that can be credited to architect Gordon. If and when more is known about the complete corpus of the architect, such a claim could be potentially made. The period of significance is restricted to 1920, the year during which the building was placed in service. The significant date is also 1920, for the same reason.

Community Historical Background:

Greenfield was historically a smaller county seat town. It belatedly gained its county seat status in 1875 and thereby gained its first newspaper along with the perks of county administration. The first true courthouse was built only in 1891, the difficulty being that of obtaining county support to pay for a decent building. The railroad arrived or sort of arrived four years later in 1879. The problem was that the railroad was considerably distant from the town proper.¹ Greenfield's square was very unusual in its layout, having mid-block and corner roads leading into it. Of course the original square was designed with a commons or park and the courthouse, finally centered on that central square, post-dated its layout by many years. Given its smaller population base, a mere 1,200 residents as of 1900 (2,129 as of the 2000 census), many of the expected municipal improvements were delayed somewhat. The town's real claim to fame was its municipal power plant, established in 1890. Few towns of its size could claim this attribute and the power plant was retained for many years. A phone system was had by 1896, the first street paving in 1911. A volunteer fire department was formed only in 1926. One development that coincided with the construction of the hotel, in 1920, was the discovery of a bountiful water supply from wells drilled west of town. As a result, the Chicago, Burlington and Quincy Railroad established a branch watering facility at Greenfield. The city enjoyed the distinction of having the state's deepest water well, drilled in 1929 (History of Adair County; Kilburn, pp. 9-10; Adams County Free Press, July 10, 1920; May 14, 1921).

The unusual town square layout (platted in 1856) and the far-off depot made the location of a hotel problematic. As a result, this hotel building was placed off the square (see Sanborn maps), at a location where most downtown overview photographs missed it completely. The railroad was to the south/southwest so the hotel was not even placed upon the route of approach from the depot. Given its size, Greenfield had but two hotel sites. The Hotel Kirkwood was built in 1858 on the south

¹ The distant railroad rendered somewhat moot the usual expectation that the premier hotel would be at least in line with the approach into town from the railroad. In this instance, the replacement hotel simply occupied the identical site, central to the downtown and just off the square.

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side of the square. It was gone by 1893. The Wilson Hotel, later called the Commercial Hotel, occupied a location on the east side of the square and the Hotel Greenfield replaced this building in 1919-20. David Frees was the owner/proprietor of the old Hotel Greenfield as of 1919, when it was replaced by the present building. There was a third hotel in Greenfield, known as the Brown Hotel, located on Prairie Street, just north of the square. It was located two blocks north of the square and was built in 1916 by Oren William and Elmira Brown. Its period of actual operation is undetermined but the building first became a boarding house and then became the Eckhardt Nursing Home and, as of 1976, was the Mortensen Rooming House. At the time of the construction of the Hotel Greenfield, only the Brown Hotel was in competition with it. When the hotel was demolished to build the subject building it was reported that local rooming houses were crowded. An examination of the 1925 Iowa and 1930 Federal census records, hints that both hostelrys were renting a few rooms to long-term boarders and each lists two or three of these (assuming the short-term hotel guests were not enumerated). The Brown Hotel by 1930 was so meager an operation that no resident owners or staff were listed (*History of Adair County*, p. 417; Vogel; Sanborn maps ; Iowa 1925 Census, Adair County, Greenfield, Book 9, lines 72-76; 1930 Federal Census, T626 R640, p. 19A; Adair County *Free Press*, June 5, 1919).

The New Hotel Greenfield:

Greenfield had been embarrassed by the quality of its hotel accommodations for several decades before this building was finally constructed. As early as 1901 the same David Free, previously mentioned, and then the manager of the Ponce de Leon Hotel (location undetermined, but likely just an earlier name for Commercial Hotel, the hotel that preceded the subject building on this same site) had offered several thousand dollars towards a community match to build a \$10-12,000 modern hotel facility. The Adair County *Democrat* noted, "for several years it has been almost universally agreed that among other things most needed in Greenfield, was a hotel capable of taking care of that class of trade." By "class of trade" the newspaper referred to professional organizations, traveling salesmen, artists and the like. The same source added, "the present trade of the town will pay the investors in the way of rents, a good interest on their investment" (Adair County *Democrat*, January 17, 1901).

Nearly two decades later, the newly formed community "Boosters" took on this hotel project as their first substantial community improvement. The context was the end of the great World War. The soldiers were starting to return; the community had fully participated in the Liberty Loan drives so money was scarce. Costs were high. The Boosters organized in the latter part of January 1919. They had a clever way of enticing folks to attend their fund-raising meetings. They usually met at the Greenfield Tea Room and the ladies of one of the churches would prepare wonderful suppers. There was a charge of course and the event was a church fundraiser as well. The very first meeting filled 60 seats and George Meisner, a car dealer, was chosen chair. The participants were asked to write down their community needs on slips of paper and the entries were then read aloud, their authors being anonymous (depending on what they wrote). Many of the "needs" were recommendations for various locals to do something about their properties and these were mostly greeted with applicable cheers and jeers depending on the "need." The newspaper account of that first meeting made no mention of any new hotel movement, however (Adair County *Free Press and Greenfield Transcript*, January 23, 1919).

The next meeting was held a month later. George Meisner chaired the meeting once again. This time the hotel "situation" was front and center and George Musmaker recounted the history. An executive committee was formed to work on the hotel matter. An interesting "need" that the newspaper reported was that there was agreement that any new hotel would contain a public restroom. Given that the courthouse basement contained public "bathrooms" this other need was a different one (Adair County *Free Press and Greenfield Transcript*, February 20, 1919).

The third meeting followed just two weeks later. The ladies of the Methodist Episcopal Church hosted the assemblage of 50-60 locals. The hotel campaign was officially on and 8 or 9 committees were formed to canvas the city to sell "plates" at

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the grand opening of the hotel. There was already \$1,900 pledged or on hand (Adair County *Free Press and Greenfield Transcript*, March 6, 1919).

The mid-March Boosters Meeting was hosted by the Presbyterian ladies. Sixty banquet plates had been sold off and \$5,000 was pledged or in hand by this time. A committee was appointed to prepare articles of incorporation. Another meeting was held just a week later. The hotel fund was at \$6,500 and strong rural support was duly recognized. Farmer Phillip Funke was the hero of the day, he having donated a Shorthorn Bull to the cause. The Grand Army of the Republic auxiliary hosted the third working meeting in March. More committees were formed and the articles were complete (Adair County *Free Press and Greenfield Transcript*, March 13, 20, 27, 1919).

The "fish or cut bait" point came at the first April meeting, held at the Women's Relief Corps Hall. The hotel project would proceed if and only if \$8,000 was in hand/pledged and another \$2,000 promised, the promoters announced. Fifteen stalwart citizens stepped forward and secured the new corporation's issuance of common stock, at \$3,000 each. The hotel finally being "a go" the quartet closed the meeting with a thunderous rendition of "Smile, Smile, Smile." These individuals, comprising the new hotel corporation met at the end of that same week and elected corporate officers. A five-man committee investigated possible new hotel sites and considered these locations:

O. A. Tuttle's Coal Yard, west side of square
Charles Schreve's lot, north side of square
The corner west of the Fullerton lumberyard
David Free's hotel site, east side of the square

The last-named site was chosen and a purchase contract for \$5,100 was finalized with Mr. Free. The newspaper applauded all of this, lauding the community leaders as being "all live wires and excellent business men in their own affairs and at all times boosters for a bigger and better community" (Adair County *Free Press and Greenfield Transcript*, April 10, 1919; Des Moines *Daily News*, April 25, 1919; Corporate history in property abstract).

Things continued to move forward rapidly. William Gordon, a Des Moines architect (see below) arrived in Greenfield and met with the corporation directors. He was found to be acceptable and "Mr. Gordon was given the contract to prepare plans and specifications" for the new hotel. He set to work straight away, surveying the site and taking levels. His plans were ready by early May and were approved. They were immediately "sent away for estimates on construction costs" to be made." The community was informed that the hotel would "likely" be three stories high (Adair County *Free Press and Greenfield Transcript*, April 24, May 1, 5, 1919).

During the latter part of June workmen were clearing the debris from the site with the promise that the excavation for the foundation and basement would follow. Of course there were no contracts yet signed so the entity that did the demolishing remains unidentified. Probably, David Free had contracted to deliver a cleared property (Adair County *Free Press and Greenfield Transcript*, June 5, 20, 1919).

S. L. Beck of Ottawa, Kansas, purchased the hotel property as the new building was being built. The exterior brickwork on the new hotel was completed in late October 1919. The Newton Construction Company was the general contractor and the hotel was to be done by January 1, 1920 (Adams County *Free Press*, December 19, 1919; Adair County *Free Press*, October 23, 1919; October 27, 1949-"30 Years Ago").

It was finally time, in late June, for the architect and the Booster leaders to open the construction bids. Separate bids had been asked for building the building, for the plumbing and heating, and to install an impressive list of "extras." For once

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the bids came in within the expected price range, below \$30,000 for the core building. The extras were a baggage hoist, window screens, a tile lobby floor, oak finish (trim work), kitchen cabinets, double floors, a telephone system, light fixtures (interior and exterior) and wall decorations. The Newton Construction Company received the contract as lowest bidder, as they did for the extras, which they priced at \$3,415.70. The number of bidders hints that this \$60,000 building project was valued at a time when little new construction was taking place. The range of the bids hints that the contract recipient was promising to do the work for considerably less money than other very experienced contractors were willing to do. They even outbid the local building firm. To make matters all the more precarious, they promised to finish the building within four months, given that they had no other current building projects (*Adair County Free Press and Greenfield Transcript*, June 26, 1919).

By late February the opening target date had morphed to March 15. By that time James H. Eastman is first mentioned in newspaper local accounts as being in charge of the construction work. He reported work as progressing satisfactorily. In fact only the plumbing work and the interior decorating were left undone. The light fixtures were hung and the telephone wiring was installed. The lobby tile would be laid the next week. The floors were laid on the lower two stories; they were stained but not finished. The walls were still bare. The kitchen cabinets were installed, as were the light fixtures, said to match those in the library, in the dining rooms and lobby. Each room was to have a phone. Each room had a "very neat" drop cord lamp in the center and the halls had large white globe ceiling fixtures. The much-desired public bathrooms were on each floor and had showers and vitrified china fixtures. The entire building was piped for a central vacuum cleaner system. The basement contained the men's toilet and the heating plant (an overhead draft system). Hot water would be produced during the summer using the garbage incinerator in lieu of the unused furnace. A baggage hoist would lower sample cases from the east side of the building taking it into the basement sample room. The lobby floor was to be covered with four-inch square red and brown tile. A writing room was located south of the ladies' parlor, off of the lobby. The hotel proprietors were to be Mr. and Mrs. Samuel L. Beck and Mr. and Mrs. L. D. Briggs (*Adair County Free Press and Greenfield Transcript*, February 26, 1920).

The building was publicized in the *Midwest Hotel Reporter* in its February 21 issue. That coverage promised an opening within 30 days and announced the chosen name, the "New Greenfield." The 40-room hotel, built at a cost of \$65,000, had all of its "equipment" installed by the noted Albert Pick and Company. Mr. Beck, the interviewee for the article, was a noted success in the business of managing hotels. He had turned the Grand Hotel around in Keokuk, taking it from a deficit to a profit. Similarly, the North American Hotel, in Ottawa, Kansas, had prospered so well that Beck had been bought out within five months of his arrival there as manager (*Adair County Free Press and Greenfield Transcript*, February 26, 1920).

Anticipation for the hotel opening increased. As of mid-March it was reported that a portion of the new furniture had shipped, but that the wood for the office counter and pillars was delayed. In lieu of installing those elements, the carpenters put in the basement flight of stairs (*Adair County Free Press and Greenfield Transcript*, March 11, 1920).

And then nothing happened at all. The opening date was again moved back to April 15. It would still be "one of the biggest nights in the history of Greenfield." The banquet at the new hotel had been expanded into four successive hour and a half sittings, at \$25 a plate. The sale of "plates" was proceeding, but there were still 40 more to be sold. The schedule was to consist of the banquet, with parallel tours of the hotel to be conducted by half a dozen local hostesses. The Trenholft Orchestra of Des Moines was to provide the music for both the banquet and the subsequent ball to be held at the nearly adjacent E. E. Warren Opera House. The additional talent bill of fare consisted of harpist Miss Adaline Plato, of Des Moines and Master Lawrence Parks, the "boy singer" of Tulsa. The chef from Des Moines' own Hotel Savery was promised to make the banquet victuals unforgettable. The ball, costing \$5 for admission, was an opportunity for everybody to pitch in a bit of support for the hotel if they had missed out on the stock or the plates. The newspaper stoked the public fervor, exclaiming, "Just such a hotel for years has been the dream of every loyal Greenfield citizen...a monument to Greenfield's public spirit and enterprise" (*Adair County Free Press and Greenfield Transcript*, April 1, 1920).

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But the grand opening was not, in fact, to be, at least yet. The community learned on April 8 that a hotel lacking furniture and kitchen equipment was hardly a hotel at all. The carpets had been laid and their color scheme was announced. Blue on the third floor, green on the second (tile downstairs). The carpet covered the halls fully and as a result the halls were "absolutely noiseless." It seems that railroad and coal strikes were to blame. Still the sleeping rooms were furnished and lobby was ready and the drapes all were hung so the hotel actually opened on April 12. A special envoy had to go to Chicago to secure linens, which were brought back in trunks; evidently baggage was still moving by rail. Along with the salesman tenants (there were 16 the first night; they took the best rooms, those with individual bathrooms) the first public event, an American Legion dance (another new organization in town) was held. A second dance was held April 22. In the back of the hotel an "artistic cement drive" was laid as a rear drive, and this "greatly improved the appearance of the grounds around the hotel." Clyde Workuff was announced as the hotel porter. He too was a Des Moines import. The newspaper advised that in addition to this work as a porter, Workuff was a "good shoe shiner too" likely code for a "man of color" (Adair County *Free Press and Greenfield Transcript*, April 8, 15, 1920).

The grand hotel opening just had to happen so it was rescheduled to June 3, and the third time was indeed the charm. The same entertainment, reinforced by opera singer Miss Anna Clark, of Kansas City, was to be on hand (the orchestra was Bricker's Society Orchestra this time around and they brought along Mrs. Bricker who entertained the attendees with several soprano selections. The hotel proprietor offered \$25 to the first couple willing to be married at the hotel at the 5:00 p.m. kickoff. He called upon the public and community organizations to hold their dinner dances, banquets, dinner parties, and meetings at the hotel. The success of weekly dances at the hotel was duly noted. Mr. L. Demos was announced as the dining room operator. C. Calvin of Des Moines was the permanent chef, with his wife as waitress. A. J. Cubbison, of Des Moines, was his assistant chef. One measure of a good resume was that a chef could claim success in the Des Moines and Cubbison had worked at the Irwin Café in Des Moines. Startling news at this very late hour and after a half-year's delay of the hotel opening, was the admission that 50 places at the final banquet shift, remained untaken. In the end 280 feasted at the hotel, so if all were paying diners, that amounted to \$7,000. The then current mayor of Omaha, a former resident of Greenfield was the special celebrity. Each of the banquet shifts was concluded with the usual speeches. W. Don Carlos was the toastmaster for the first session, with George Musmaker taking the next three. The dance was so successful, with square and round alternating formats, that it didn't conclude until 1:00 a.m. Orange punch kept the attendees going (Adair County *Free Press and Greenfield Transcript*, May 27, June 10, 1920).

The corporation never intended to necessarily make money out of the hotel project. It was deemed a community improvement that fulfilled a key need that was itself a precursor to city growth. The corporation, titled "The Hotel Greenfield Company" purchased the site on May 12, 1919. Corporation articles were filed in Des Moines on April 8, 1919, and were amended June 20, 1939. The corporation retained hotel ownership until July 12, 1951, by which time the stockholders had been reduced to just eight of the original investors. George Musmaker was still the corporation president at the time of the sale, but J. E. Howe was secretary (Corporate history, property abstract).

It is quite likely that Figure 9 illustrates the actual hotel opening, given the newness of the facade and the lack of sod along the curbing. At any rate it would appear that the hotel staff and a goodly number of community residents have gathered to celebrate the new hotel.

The Booster Club Role and the Impact of the New Hotel:

The hotel construction was the apparent sole substantial accomplishment of Greenfield's Booster Club. There were a number of reasons for this. First and foremost, the club had a minimal organization and second, it wasn't the only community improvement organization, although no other community organization produced anything comparable to the hotel. The Booster Club operated with only an elected president. Working committees were organized to accomplish a short-term task. Once the

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hotel was open, the club held all of its banquet meetings there, save for a 1922 hiatus during which they held their meetings at the Woodmen's Hall. At the October 1920 meeting, it was proposed to more formally organize the club and the idea was rejected. It was concluded that group "has been a success for the past two years and that it would be a mistake to alter its present state." It wasn't until the February 1922 meeting that the club president asked for the appointment of a secretary and a board of directors. This time the additional structure was agreed to. The club was one of 191 social, civic and fraternal organizations that the citizens of Greenfield supported. The local "Information Office" made the compilation and the total included 75 male organizations and 100 others for women. Fraternal and secret organizations totaled 26, civic and welfare groups tallied 25. There were 5 churches and 45 auxiliary bodies, 17 musical societies and 8 "epicurean" groups. The editor of the Free Press suggested that the pile of groups needed yet another and offered "What Greenfield needs is another organization of the presidents or a live delegation from all the organizations in town. By organizing a community club to head the whole social and civic organization would mean a power for a better and bigger Greenfield." Clearly the Booster Club wasn't performing that function (*Adair County Free Press and Greenfield Transcript*, October 21, 1920; *Adair County Free Press*, February 23, August 24, 1922).

The Booster Club was also a seasonal group. When the report of its July 1920 meeting was concluded, it was noted that the meeting was "perhaps the last meeting of this kind the Booster Club will hold until after the warm weather." The next meeting was duly convened in late October of that year. The February 1922 report similarly noted that one or two meetings should be held before the hot weather (*Adair County Free Press and Greenfield Transcript*, July 1, October 21, 1920; *Adair County Free Press*, February 23, 1922).

A broad range of community projects or needs were raised at the various Booster Club meetings. The following table lists these and identifies the role played by the club in resolving the issue (*Adair County Free Press and Greenfield Transcript*, July 1, October 21, 1920; February 10, October 3, 1921; *Adair County Free Press*, February 23, March 30, September 14, October 12, November 12, 1922):

Project	Meeting Date	Project Progress Report and Booster Club Role Played
Moving Picture Theater	July 1920	No known action, the Lyric Theater opened in the Opera House that fall and caused community consternation when it showed movies on Sunday.
Stock Sales Pavilion	July 1920	The Adair County Breeder's Association took the lead with the Boosters offering financial and other support. The Association initiated the sale of \$10,000 in stock but no later progress reports are to be found.
Holding the Adair County Fair	July 1920	General support implied
Adair County Chautauqua	July 1920	General support implied
Annual Horse Race	July 1920	General support implied
New Municipal Power Plant or expanded plant	October 1920, February 1921	No progress as of September 1922 when plant continued to operate at "peak load"
County Corn Show	October 1920	This was a new December event, club endorsement offered. The club assisted the Farm Bureau with the show.
New Railroad Depot	October 1920, February 1921	This issue was apparently mostly a railroad company issue and no depot was to be forthcoming given the "present financial conditions."
County Fairgrounds Improvement	October 1920	This involved a new layout and new buildings. The issue would recur, in November 1922 the club donated 5,000 board feet of lumber for new hog houses and aided in selling fairground stock that would fund the improvements.
Consolidating the two local telephone companies	February 1921	No further references found.
Municipal sewer system	September 1921	The issue "had been considered for some time." No action taken as of May 1923.
Community Band	October 1921	The club supported a county tax levy to create a \$500 band fund.

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There were some accomplishments that had no obvious link to the Booster Club at all. An organization that appears as if out of nowhere was the Civil Improvement Club. It appears in the local record in March 1921, at which time it announced plans for a community Saint Patrick's Day dance at the new hotel. The proceeds from the dance would finance the purchase of two electroliers to be placed on the façade of the hotel. The next cause that this club took on was that of paving the local cemetery grounds. Another major local building project, the construction of a Community Center building that included an interior basketball court. This project suddenly appears in the newspapers in January 1923. It was the work of a separate organization having its own trustees. Finally one major community concern, that of a water supply, never appeared on the Booster Club project lists. New wells drilled to the west of the town had gone dry and quicksand was a problem in drilling any well. The town continued to drill new wells however. The history of the Booster Club has been researched only through May of 1923 for the purposes of this nomination. One major new organization, that emerged separate from the club, was a county-wide "Community Banquet" that convened farmer and business interests in one organization. The idea emerged from the 1921 county fair and as tickets were sold, it was determined that the new Community Building lacked capacity for more than 250 attendees. The solution was simple, women were uninvited to control the numbers (*Adair County Free Press and Greenfield Transcript*; September 30, 1920; March 10, April 28, October 6, 1921; *Adair County Free Press*, February 8, 1922).

A difficulty in evaluating both the broader role and success of the Booster Club and the hotel as well is the fact that Greenfield and indeed, the nation as a whole, experienced an economic downturn and considerable social change in the months that followed the hotel opening. Several community-wide measures document the hard times that followed World War I. The county fair that was turning a good annual profit experienced its first (although a minor) loss in 1922. One agenda item at the November 1922 Booster Club meeting was the community fear that it would lose its post office "of the second class" due to declining postal business in Greenfield. The October 1921 power plant discussion noted that the probable plant site would be on the railroad near the depot so as to save \$1,200 in coal shipments, a clear sign of financial caution. Each of these three measures were noted in late 1922, but the warning signs were clear by the February 1921 Booster Club meeting. There it was announced that there would be no new depot and no new power plant due to present financial conditions." Earlier indications of trouble came from the county's bankers. These met in September 1920 at the new hotel to organize local vigilante committees to protect their banks from a newly developed phenomenon of bank robberies. In August 1920 Greenfield's workforce experienced two minor labor strikes and the *Free Press* warned, partly in jest, that "the unrest of the universe" had visited upon the town with the threat of Bolshevism (*Adair County Free Press and Greenfield Transcript*; August 19, September 16, 1920; February 10, 1921; *Adair County Free Press*, November 12, 1922).

There were countervailing trends in Greenfield to be sure. The annual progress report for the town, given at the October 1921 Booster Club meeting was a net gain of just two new businesses, a variety store and a produce house. The county Farm Bureau was having tremendous success in its annual membership drives each spring, between 1920 and 1923 (although this relatively new organization was rapidly building everywhere. The Boosters Club meetings were commonly reported as being the "largest ever." The *Free Press* observed at the end of September 1920 that "Greenfield is [now] a real town. It has been doing [good] things in the [recent] past, but there are much larger problems to be solved in the future." The town was in a good position, with a municipal debt of just \$21,000 (*Adair County Free Press and Greenfield Transcript*; September 29, October 3, 1921).

The new hotel was clearly struggling, given the hard times. Hotelkeeper Samuel Beck discharged a hotel porter named R. W. Washington and the ex-porter, claiming a debt outstanding of \$12.50 took a paring knife to the boss, cutting him severely. Washington went to the State Penitentiary in Anamosa, Iowa, for a year. Related or not, Proprietor Beck missed a payment to the Greenfield Hotel Company in December 1920 and Will Wallace purchased the hotel furniture and fixtures under a three-month long contract with the company. One of the operational problems with running the hotel was that the dining room was being separately operated. Its management also changed hands at the end of September in 1920, with Will Brant of Creston, Iowa, assuming its charge. A special program was the offering of Sunday dinners at a special rate. The dining room

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management was changed to Mary Wise, who had managed a basement tearoom in the nearby opera house. Her initial Sunday offering fed 100 people. The broader shift in hotel management was explained in part by the *Free Press* which stated "Business has been good with the new Hotel considering the fact that wholesale houses have taken many of their travelling men off the road this year." Mr. Wallace lasted in his new role of hotel manager just two and a half months before he was displaced by George H. Diven and his wife, both veteran hotel operators. The *Free Press* was optimistic, noting that this new team "will manage the hotel in a way that will merit the patronage of the traveling public." With a hint of frustration, the same source added "If anyone can make a success of the new Greenfield Hotel, we can say Mr. and Mrs. Diven can do it." The dining room continued to have its problems and by October 1921 Mr. and Mrs. Jessie Emmons were responsible for its operation (Adair County *Free Press and Greenfield Transcript*; September 30, November 11, 1920; March 17, October 3, 1921).

The *Free Press* observation is telling because it clearly indicates that the new hotel was established to serve the needs of railroad travelers, salesmen and other professional men. It wasn't a boarding house. The implication is that profit was not the primary goal in its operation, but that its larger purpose was that of facilitating community links with state organizations and human capital. The hotel also was to house the artistic individuals and groups that appeared at the Warren Opera House, located just a building away to the west. Some sense of the local role that the new hotel played for organizational meetings can be discerned by reviewing the community groups that did and did not use the new hotel. Clearly the hotel users did so in association with banquets, so it was the dining room that was the magnet. Also clearly, the hotel dining room had a limited seating capacity. Most of the described banquets utilized two long tables that were set in parallel fashion within the dining room. The capacity of this arrangement seems to have been around 75 persons. Consequently any larger group had to assemble elsewhere, mainly in the courthouse or in the Modern Woodmen of America Hall. As previously noted, the Booster Club regularly met in banquet form at the new hotel, breaking that pattern only for their meetings of February and March 1922. That fall they were back at the hotel for their meetings. The newly opened hotel was the chosen venue for the Adair County Livestock Breeders Association directors (they turned out just 16 diners for a three-course meal and they brought their own cooks, so the dining room likely was not yet open) in July 1920. The bankers as noted, organized their mutual protection scheme at the hotel in September 1920. The first annual Farm Bureau membership drive held its director's meeting in the hotel but when the whole body turned out, only the courthouse sufficed. The American Legion Dinner was held at the hotel in observance of Armistice Day 1920 but their box supper, held in February 1920, took place at the courthouse. The Adair County elected officials, 43 persons in total, used the hotel to send off their retiring colleagues at a New Year's 1920-21 banquet. The Greenfield Nobles of the Mystic Shrine had been talking about holding a combination dinner and square dance for a number of years and the new hotel was employed for that purpose in January 1920. The "wives of Consistory Masons" hosted their men folk lodge members at a February 1921 banquet. The Civic Improvement Club used the hotel for its St. Patrick dance as noted, and the hotel benefited with two electroliers that lighted the front patio areas. The town's masons used the hotel to honor the advancement of an Adair County Mason, Dr. James West, to the state's Grand Master (April 1921). The Booster Club hosted the high school football team at a Christmas banquet, the attendees numbered 63 persons. The county Breeder's Association returned to the hotel in late March 1930, with a disappointing turnout for 40 for 70 set places at table. The obvious excuse was that it was pig-farrowing time. The new hotel was, in short, a valued additional special community venue, but it contended with public and fraternal halls, the opera house and local churches for a broad and on-going array of programs and special occasions (Adair County *Free Press and Greenfield Transcript*; July 20, 22, 29, September 16, October 14, 21, November 4, 11, 25, December 30, 1920; January 6, 20, February 3, 10, 24, March 10, April 28, September 29, October 6, 13, December 22, 1921; Adair County *Free Press*, February 23, March 16, 30, November 12, 1922).

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Building Ownership History:

Owner Name(s)	Filing Date	Instrument	Notes
Greenfield Hotel Company	May 26, 1919	Warranty Deed	From D. and Katie S. Free
Elwood and Esther H. Brown	July 31, 1951	Warranty Deed	From Greenfield Hotel Company, Inc.
Kenneth H. Sidey	April 24, 1953	Warranty Deed	From Esther H. Brown Handley and J. C. Handley, access to planned rear garage on adjoining building west
Boyd H. and Virginia V. Hoopes	November 16, 1953	Warranty Deed	From Esther H. Brown Handley and J. C. Handley, rest of property
G. R. and Adeline Putnam	June 6, 1956	Contract	From Hoopes
J. E. Howe	May 28, 1958	Contract assigned	From Hoopes
Boyd H. and Virginia V. Hoopes	January 26, 1959	Contract assigned	From J. E. Howe
G. R. and Adeline Putnam	June 20, 1960	Contract amended	From Hoopes
A. Jay Gantz, et al	July 1, 1960	Contract assigned	From Putnam
A. Jay Gantz, et al	July 1, 1960	Quit Claim Deed	From Putnam
William I. Graham	October 16, 1962	Contract assigned	From Gantz, et al
William I. Graham	October 16, 1962	Quit Claim Deed	From Gantz, et al
William I. Graham	January 8, 1968	Warranty Deed	From Hoopes
Paul R. Freeman, Max D. Isaacson	March 7, 1972, September 1, 1972	Contract	From Graham
Arthur Havens	September 1, 1972	Conveyance of interest, Quit Claim Deed	From Freeman et al, Havens files Affidavit of Possession November 4, 1974
Bonnie J. and Phillip Anderson	January 20, 1975	Contract	From Arthur and Mary Havens
Phillip Dean Anderson	July 19, 1977	Quit Claim Deed	From Bonnie Jean Anderson
Patricia J. Anderson	September 16, 1977	Warranty Deed	From Phillip and Bonnie J. Anderson
Decatur County State Bank	December 9, 1980	Contract assigned	From Arthur D. Havens
Charles and Judith Ann Thompson	September 16, 1977	Contract	From Patricia J. and James B. Anderson
The Public	February 22, 1983	Affidavit of Forfeiture of Real Estate Contract	From James B. and Patricia J. Anderson
Treasurer, Adair County	Sale date, June 17, 1985	Notice of Sale	
Adair County	July 14, 1987	Tax Sale Deed	Board of Supervisors Resolution, March 27, 1987
Eugene G. and Beverly A. Kuhns	February 24, 1988	Quit Claim Deed	From Adair County (Kuhns is the president of the Old Hotel Company)
The Old Hotel Company	December 7, 1988	Quit Claim Deed	From Kuhns
Donald D. Stanley, Jr. and John R. Norris	March 14, 1989	Contract	From the Old Hotel Company
Owner Name(s)	Filing Date	Instrument	Notes
The Old Hotel Company	June 19, 1992	Quit Claim Deed	Donald D. Stanley, Jr. and John R. Norris
The Old Hotel Company	September 30, 1993	Affidavit Regarding Tax Deed	Kuhns attests to ownership on the basis of the tax deed
John and Jone Galanakis	September 30, 1993	Contract and Corporate Warranty Deed	From the Old Hotel Company
Nodaway Valley Equipment & Supply, Inc.	May 3, 1996	Mortgage	To Galanakis
John and Jone Galanakis	December 11, 1997	Mortgage Release	From Nodaway Valley Equipment & Supply, Inc.
ADCO, Enterprises, LLC	March 2010	Warranty Deed	From Galanakis

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William Gordon, Hotel Architect:

William Gordon first partnered with Benjamin Trunk (1872-1918) as Trunk and Gordon, and they practiced in St. Joseph (Trunk's father Michael was a house carpenter who was born in Bavaria). Architects Trunk and Gordon developed a very successful regional reputation. The majority of their known commissions are school buildings. The Trunk and Gordon partnership ended in 1918 with Trunk's death and Gordon relocated to Des Moines where he entered into a solo practice. He designed a school building in Corning (the county seat of Adams County, the next county to the south from Adair County and Greenfield) in 1918 and that prior work might explain his selection for designing the hotel. In 1918, the Adams County *Free Press* lauded the architect as "one of the well known architects of the west" Gordon's promising career was cut short when he died in 1923 (Adams County *Free Press*, March 9, 1918; Oelwein *Daily Register*, September 24, 1924; 1920 Federal Census, T625, R508, p. 258; Bedford *Times*, November 27, 1923; Shank, pp. 162-63).²

² D. M. McLennan appears in the 1920 census as a 29-year old unmarried architect, who was born in Pennsylvania (1920 Federal Census, T625, R492, p. 172.

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Hotel Greenfield
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9. Major Bibliographic References:

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Barr, Mrs. John [?]. "The Greenfield Hotel." Undated written history, presumably penned by the wife of one of the stockholders, printed in the Adair County *Free Press*, February 20, 2008

Federal Population Census, 1910, RT624, R772, p. 204; T625, R492, p. 172; 1930 Federal Census, T626 R640, p. 19A

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The Western Architect, Vol. 27, No. 6, June 1918

Newspapers:

Adams County *Free Press*, January 17, 1901; March 9, 1918; February 20, March 6, 13, 20, 27, April 10, 24, May 1, 5, June 5, 20, 26, October 23, December 19, 1919; February 23, March 16, 30, May 11, June 8, August 16, 24, September 14, October 12, November 11, 1922; January 4, 25, February 8, 15, 22, 1923; October 27, 1949

Adair County Free Press and Greenfield Transcript, February 26, March 11, April 1, 8, 15, May 27, June 10, July 1, 10, 22, 29, August 5, 19, September 16, 30, October 7, 14, 21, November 4, 11, 25, December 2, 16, 30, 1920; January 6, 20, February 3, 10, 24, March 10, 17, April 28, May 14, August 25, September 29, October 6, 13, December 22, 1921

Bedford Times-Republican, November 25, 1915; November 27, 1923

Cedar Rapids Evening Gazette, December 13, 1914

Des Moines Daily News, April 25, 1919

Hotel Greenfield Property Abstract (including corporation history)

Sanborn Map Company, Greenfield, Adair County, Iowa, fire insurance maps: 1886, 1899, 1907, 1926, 1938

Shank, Wesley I. Iowa's Historic Architects: A Biographical Dictionary. Iowa City: University of Iowa Press, 1999

TBE Architecture & Design, Inc., Grinnell, Iowa (building plans)

Vogel, George A. W. One Hundred Years At a Glance, 1856-1956. n.p.: 1956

Internet Source: (accessed January 11, 2010)

Greenfield, Iowa: <http://www.greenfieldiowa.com/History.htm>

Interview: James E. Jacobsen and Jay Howe, April 8, 2011

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1]5 [3]7[8]4[2]0 [4]5[7]3[9]1[1]0
Zone Easting Northing

2 [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []
Zone Easting Northing

3 [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

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 James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date August 31, 2011

street & number 4411 Ingersoll Avenue telephone 515-274-3625

city or town Des Moines state IA zip code 50312-2415

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name ADCO Enterprises LLC

street & number c/o Jay Howe, 401 SW 2nd Street telephone 641-743-2838

city or town Greenfield state Iowa zip code 50849

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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10. Geographical Data:

Additional Information:

Property Description:

The east 82 feet of Lot 1, Block 18, Original Town of Greenfield.

Boundary Justification:

The nominated property includes the parcel historically associated with this hotel building since its construction.

Map: (see Figure 1)

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Hotel Greenfield
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Photographs:

Name of Photographer: James E. Jacobsen
Date of Photographs: May 4, 2010 (photos 1-8), June 7, 2011 (photos 9-19)
Film Type: Ilford Delta 400
Location of Original Negatives: Property owner

Description of views:

<u>Image</u>	<u>Description</u>	<u>Direction</u>
Photo #1	North façade	view southwest
Photo #2	North façade	view southeast
Photo #3	North façade, entry vestibule detail	view southwest
Photo #4	East façade, rear wall	view northwest
Photo #5	Rear (south) walls and additions	view north from alley
Photo #6	Lobby interior	view southwest from entrance
Photo #7	Lobby interior, registration desk detail	view southwest
Photo #8	Lobby interior	view east toward dining room
Photo #9	East-west hall, second floor	view west from fire door at stairway
Photo #10	East-west hall, second floor	view east, reverse view of #9
Photo #11	north-south hall, second floor	view south from main hall
Photo #12	north-south hall, second floor	view north from south end of hall, reverse of #11
Photo #13	stairway from second floor landing	view southeast
Photo #14	stairway from third floor landing	view southeast
Photo #15	East-west hall, third floor	view west from fire door at stairway
Photo #16	East-west hall, third floor	view east from inside Free Press Building, reverse of #15
Photo #17	East-west hall, third floor	view east midpoint in hall, exit marks stairway at right
Photo #18	north-south hall, third floor	view south from main hall
Photo #19	north-south hall, second floor	view north from south end, reverse of #18
Photo #20	room and bathroom, third floor, door trim	view northeast from southwest corner into hall
Photo #21	new ground level door, access to Free Press Building	view west looking from within the hotel
Photo #22	new ground level door, access to Free Press Building	view east looking from within the Free Press building

United States Department of the Interior
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Section number Additional Documentation Page 18

Hotel Greenfield
Adair County, Iowa



Figure 1: Location map (Iowa Geographic Map Server, ortho.gis.iastate.edu/, 2009 base map annotated)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Additional Documentation Page 19

Hotel Greenfield
Adair County, Iowa

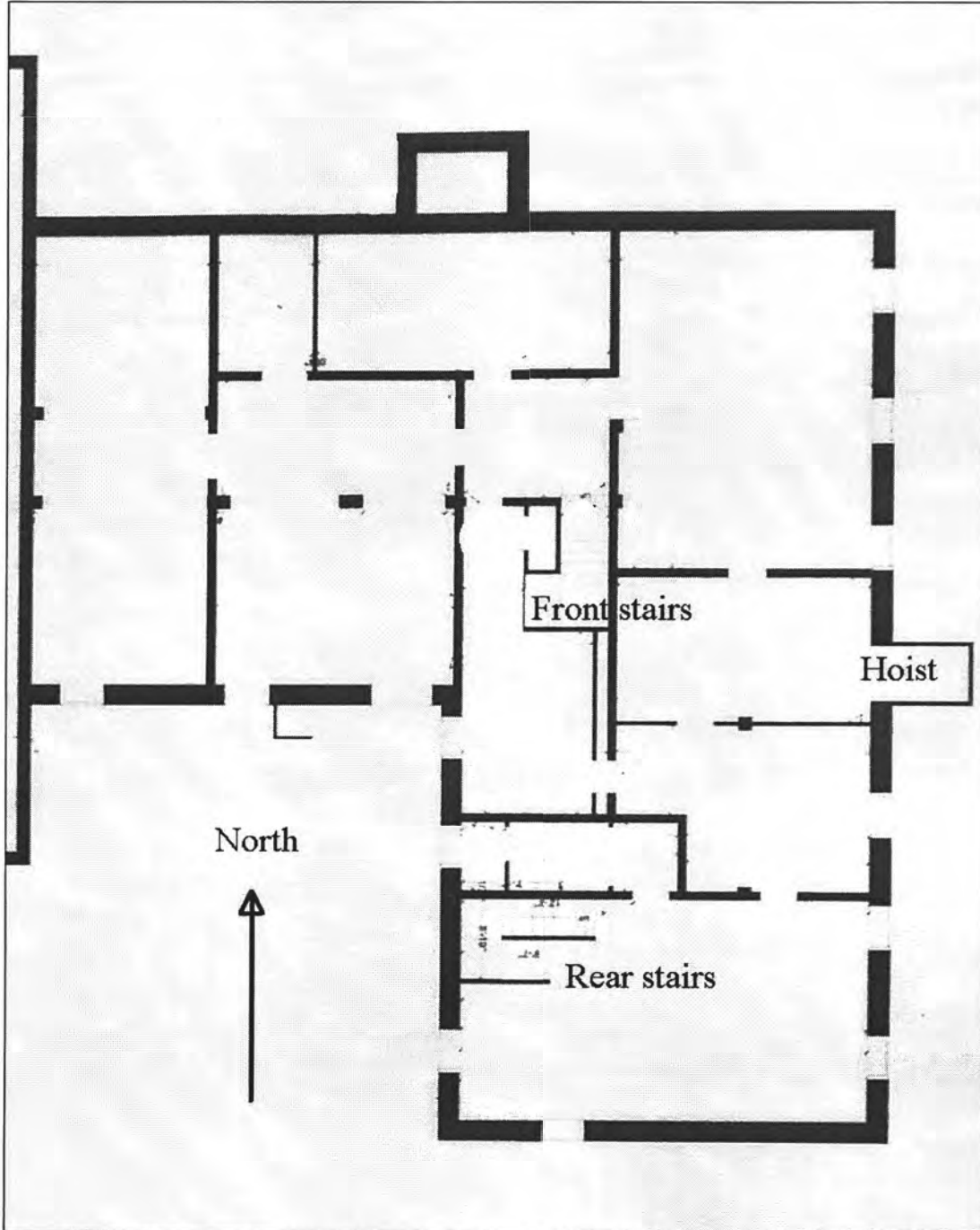


Figure 2: Pre-rehabilitation basement plan (TBE Architects & Design, Inc., 2010)
(no changes have been or will be made to the basement level)

Key: Perspective reversed, north to top

United States Department of the Interior
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Hotel Greenfield
Adair County, Iowa

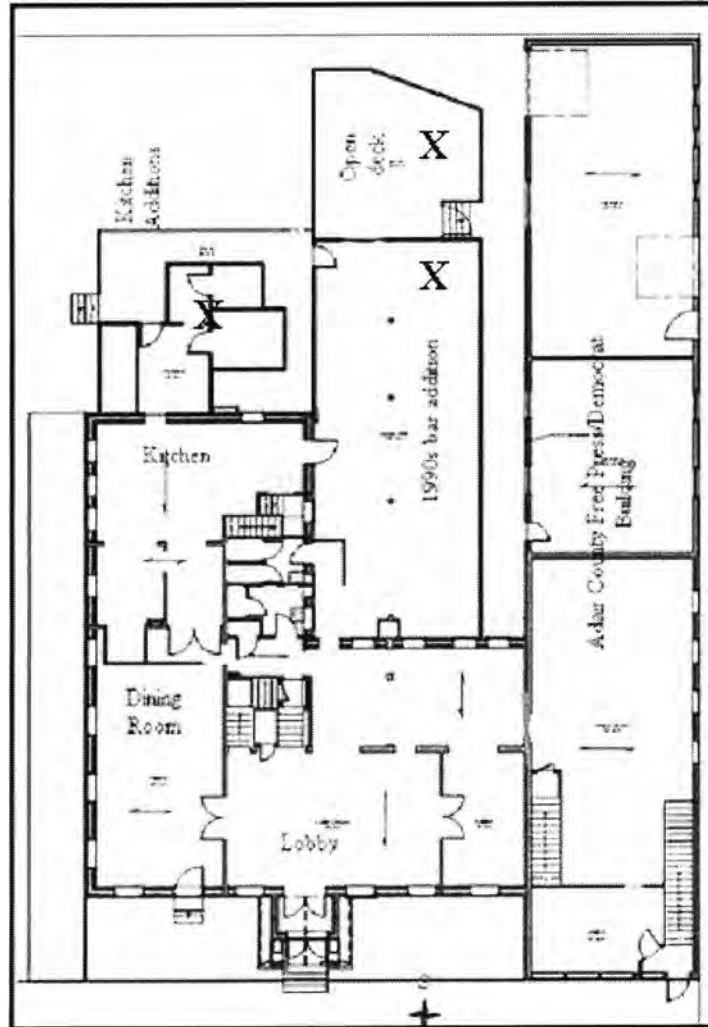


Figure 3: Pre-rehabilitation first floor plan (TBE Architects & Design, Inc., 2011)

Key: thicker lines denote historic perimeter walls, Free Press Building at the right is a different building but is included because it is adjacent and a part of a unified historic tax credit project, it is listed on the National Register)

"X" indicates a recent rear addition that is to be demolished

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Hotel Greenfield
Adair County, Iowa

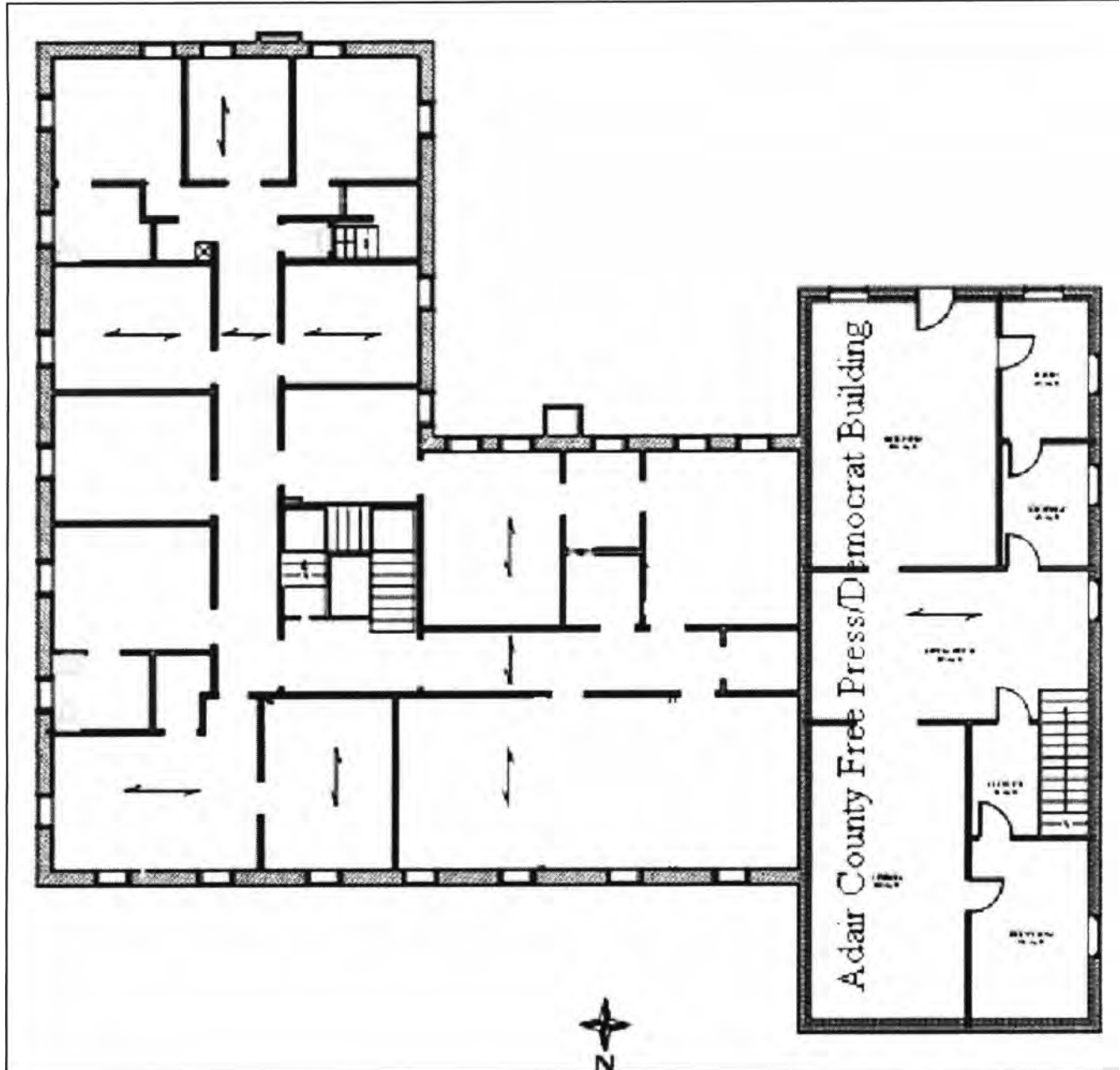


Figure 4: Pre-rehabilitation second floor plan (TBE Architects & Design, Inc., 2011)

Key: thicker lines denote historic perimeter walls, dashed lines denote removed partition walls that were removed in 1988. The Free Press Building at the right is a different building but is included because it is adjacent and a part of a unified historic tax credit project, it is listed on the National Register)

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Section number Additional Documentation Page 22

Hotel Greenfield
Adair County, Iowa

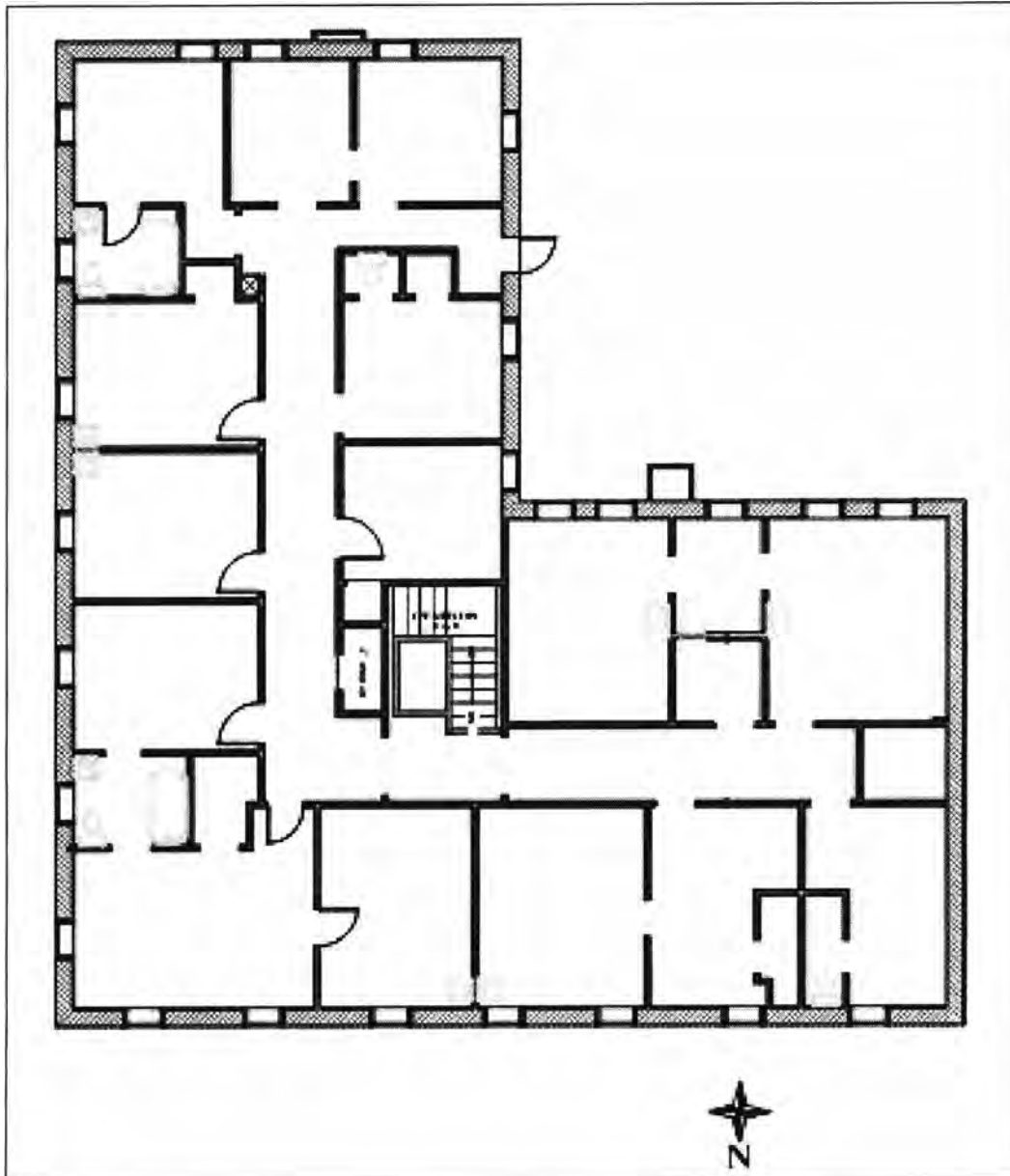


Figure 5: Pre-rehabilitation third floor plan (TBE Architects & Design, Inc., 2010)

Key: thicker lines denote historic perimeter walls

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Continuation Sheet

Section number Additional Documentation Page 23

Hotel Greenfield
Adair County, Iowa

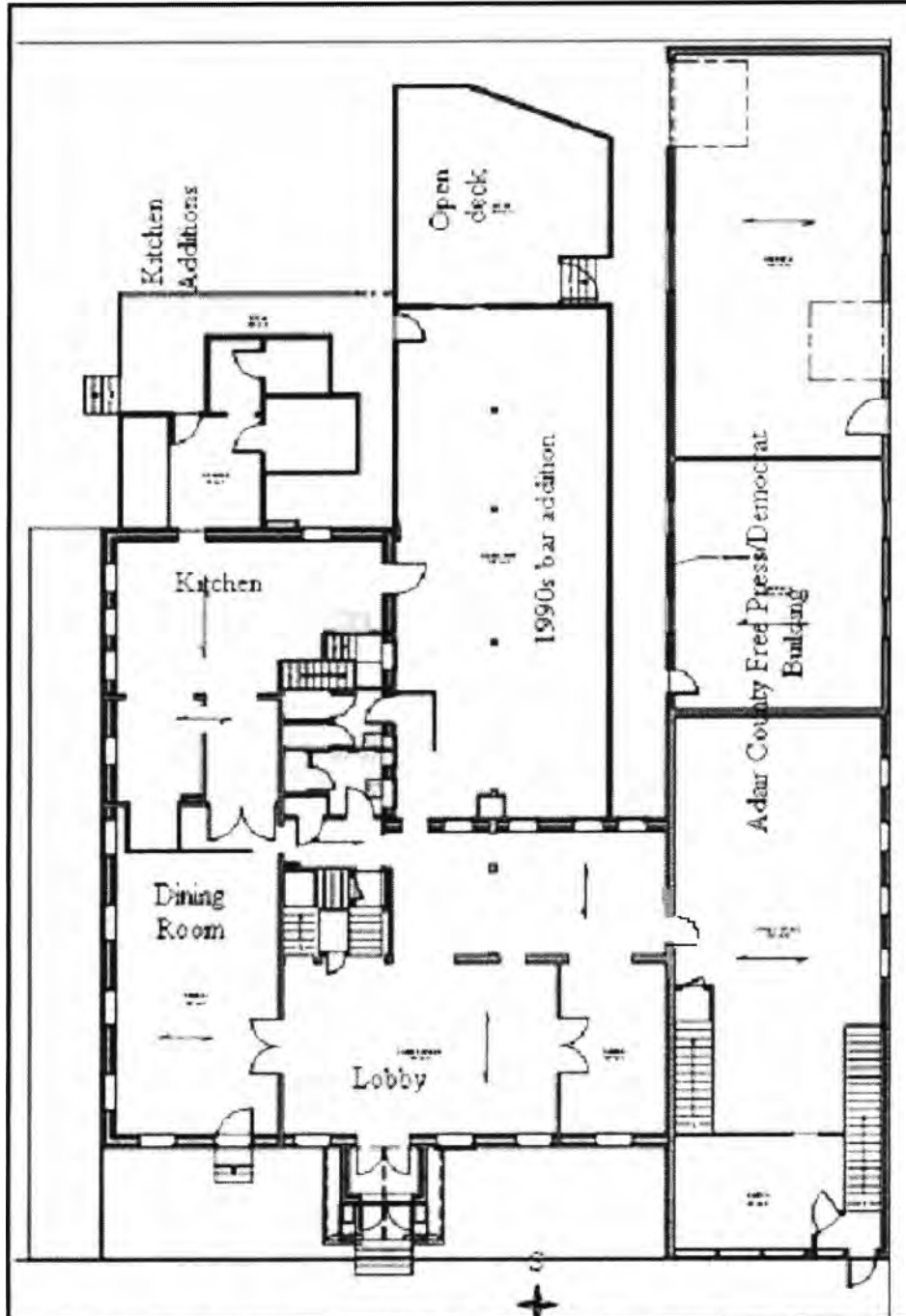


Figure 6: Current first floor (TBE Architects & Design, Inc., 2011)

The only change from the as found plan is the cutting of a door into the Free Press building to the west.

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Hotel Greenfield
Adair County, Iowa

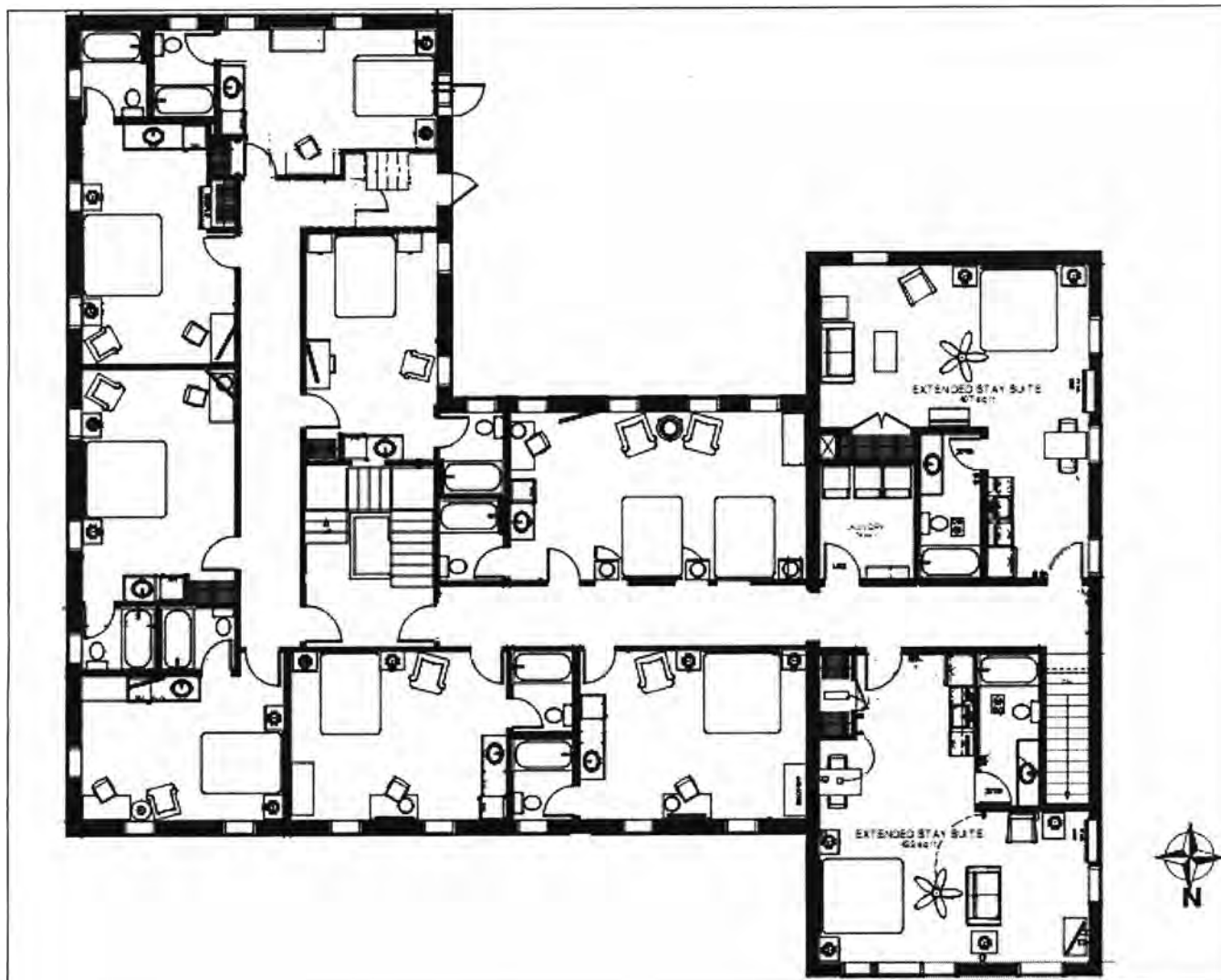


Figure7: Current second floor (TBE Architects & Design, Inc., 2011)

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Hotel Greenfield
Adair County, Iowa

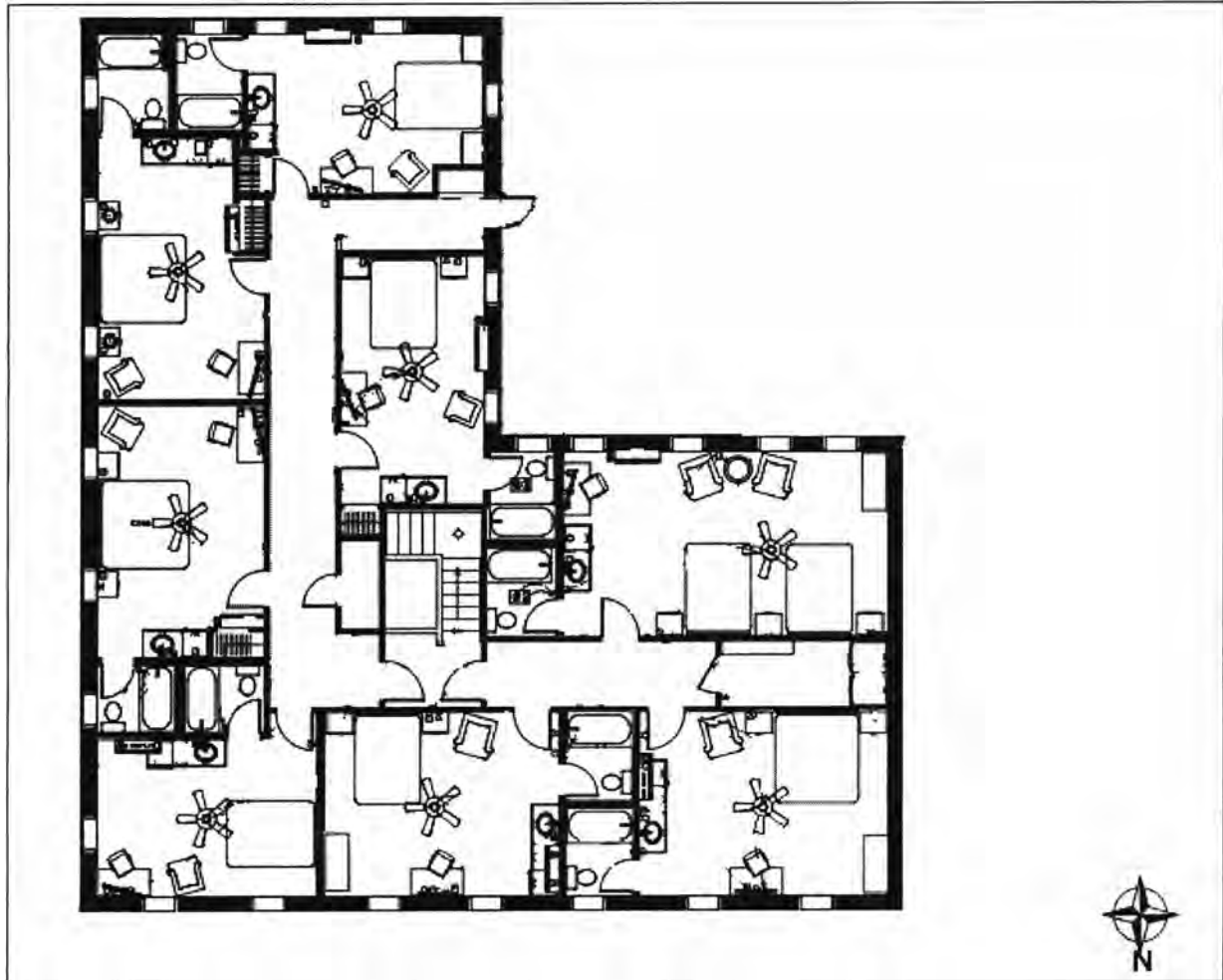


Figure 8: Current third floor plan (TBE Architects & Design, Inc., 2011)

Key: thicker lines denote historic perimeter walls, dashed lines denote demolished walls.

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Hotel Greenfield
Adair County, Iowa

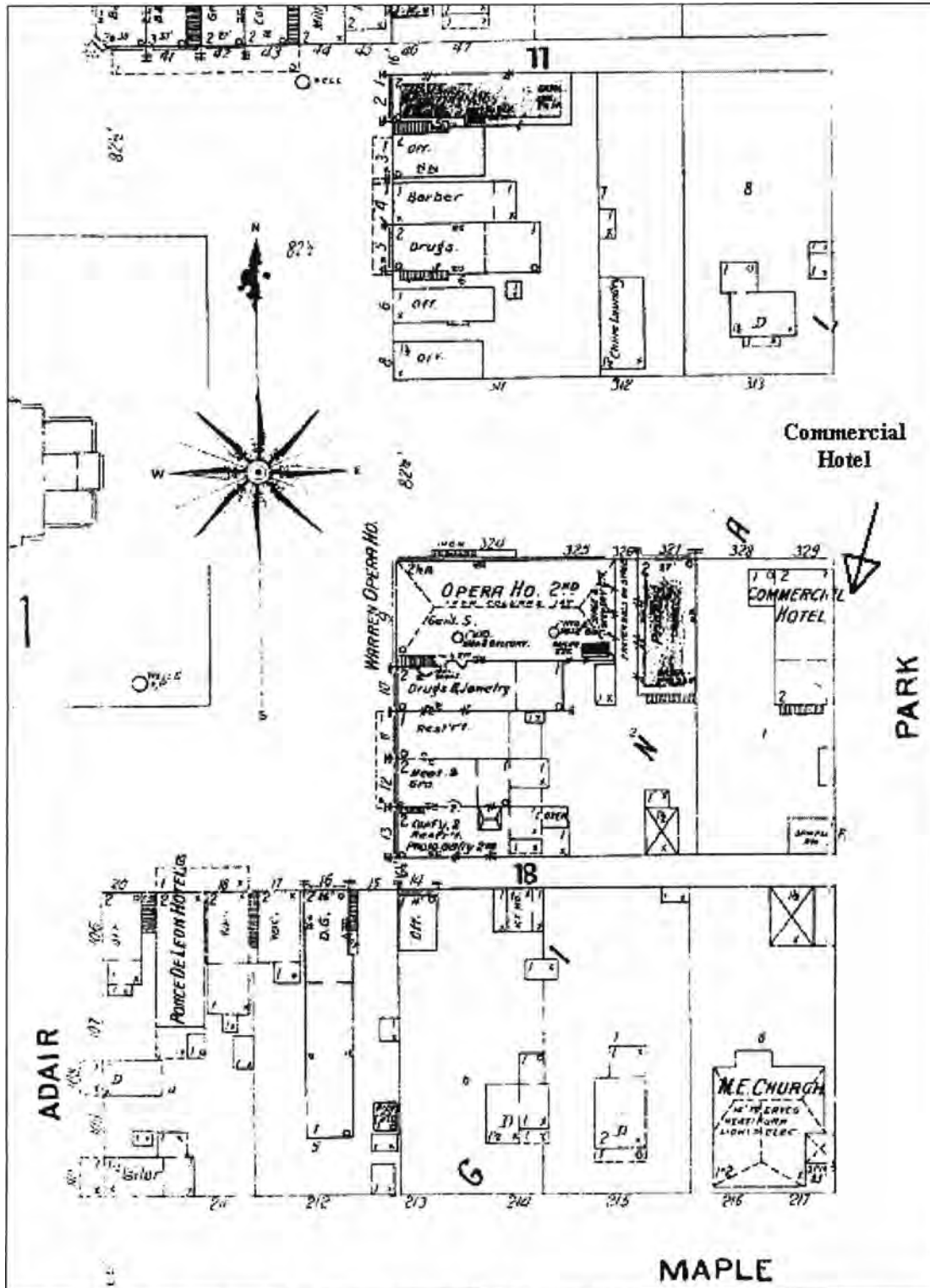


Figure 9: 1907 Sanborn Map, future site of Hotel Greenfield as Commercial Hotel (arrow)

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Hotel Greenfield
Adair County, Iowa



Figure 10: East Iowa Street, view west toward the courthouse, c.1910 (courtesy of Linda Sidey)



Figure 11: Architect's elevation sketch (Adair County *Free Press and Greenfield Transcript*, August 21, September 25, 1919)

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Hotel Greenfield
Adair County, Iowa



Figure 12: Postcard view of newly completed hotel with added signage and flags, notice how the building to the west (right) is not shown (<http://www.greenfieldiowa.com/History.htm>)



Figure 13: Hotel photo, c.1920s (Courtesy Adair County *Free Press*)

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Continuation Sheet

Section number Additional Documentation Page 29

Hotel Greenfield
Adair County, Iowa

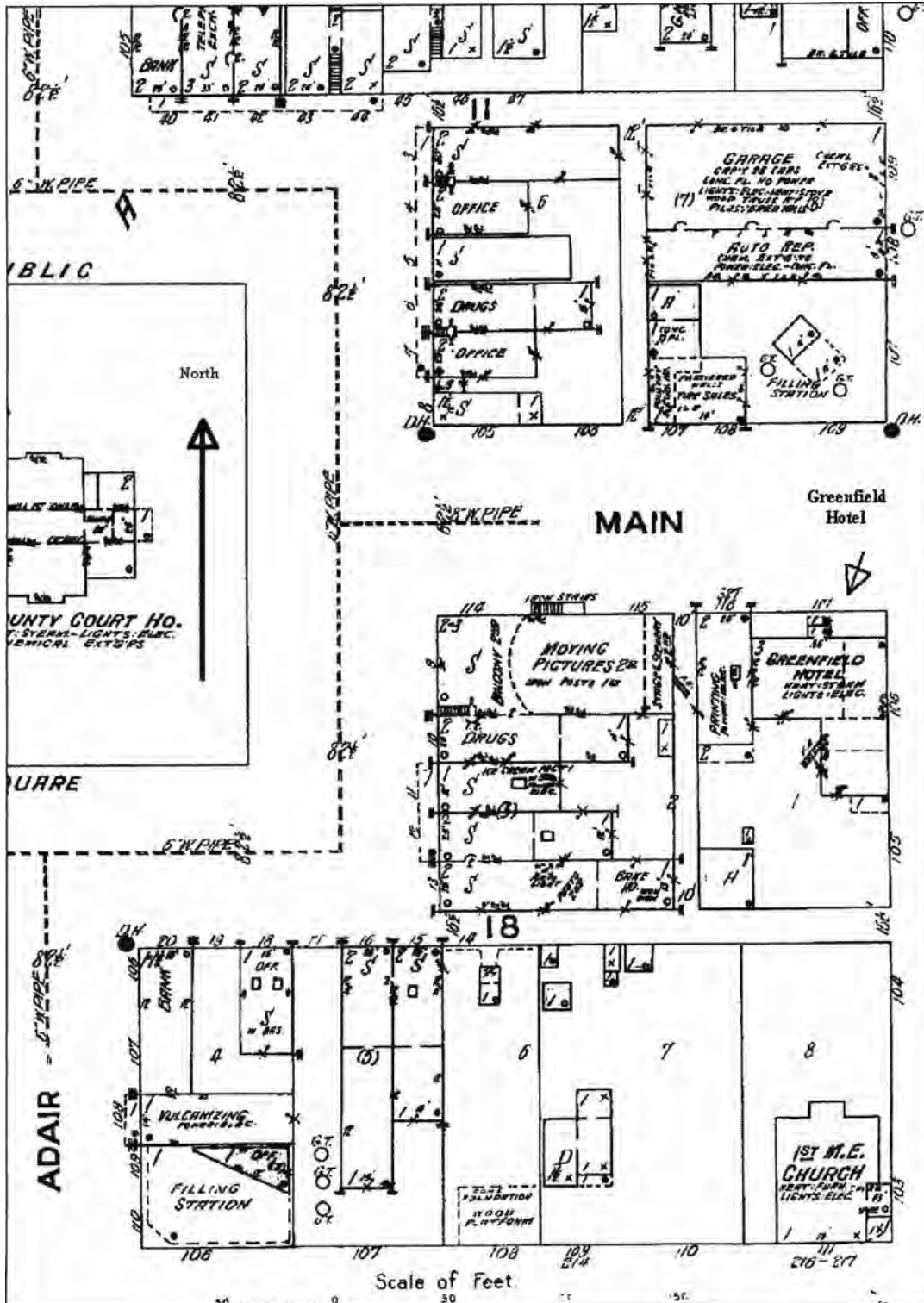


Figure 14: 1926 Sanborn Map, Hotel Greenfield

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Hotel Greenfield
Adair County, Iowa

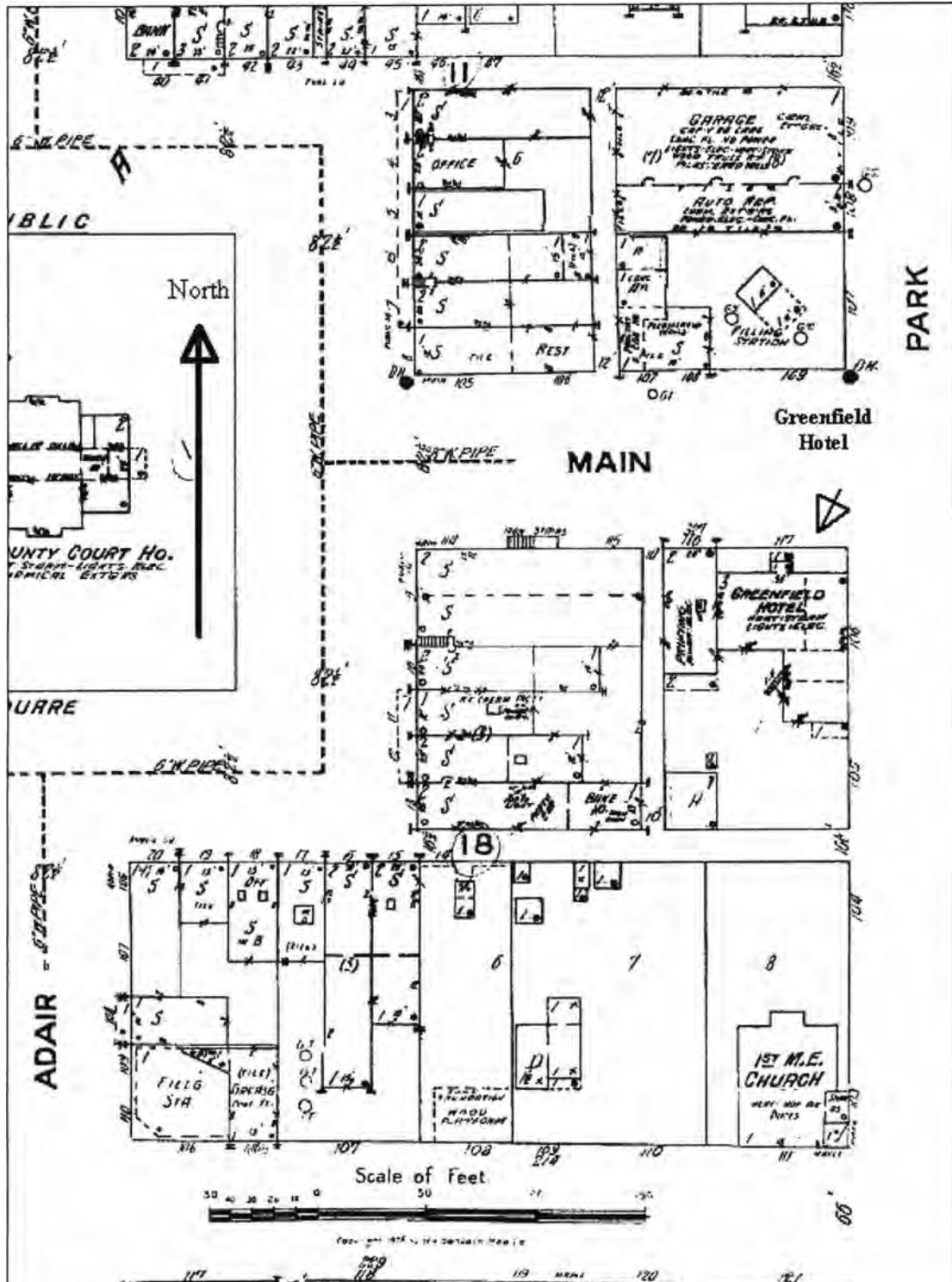


Figure 15: 1938 Sanborn Map, Hotel Greenfield

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Hotel Greenfield
Adair County, Iowa



Figure 16: Ca. 1950s photo showing the south walls of the hotel (left background), view north (Courtesy of Jay Howe, Greenfield)



Figure 17: View west c.1950; note the raised patio and railing, signage on the hotel vestibule and the landscaping and street lamps (Courtesy of the Hotel Greenfield)

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Hotel Greenfield
Adair County, Iowa



Figure 18: Left, third floor hallway, view east towards stairway (on right side, out of view), and right, third floor north/south hallway viewed from a room in the northeast corner, view southwest (photos by J. Jacobsen, May 4, 2010)

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Hotel Greenfield
Adair County, Iowa



Figure 19: Left, stairway viewed south from third floor, and right, remnant of added bathroom and partition walls, third floor, northwest corner, view west (photos by J. Jacobsen, May 4, 2010)

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Hotel Greenfield
Adair County, Iowa

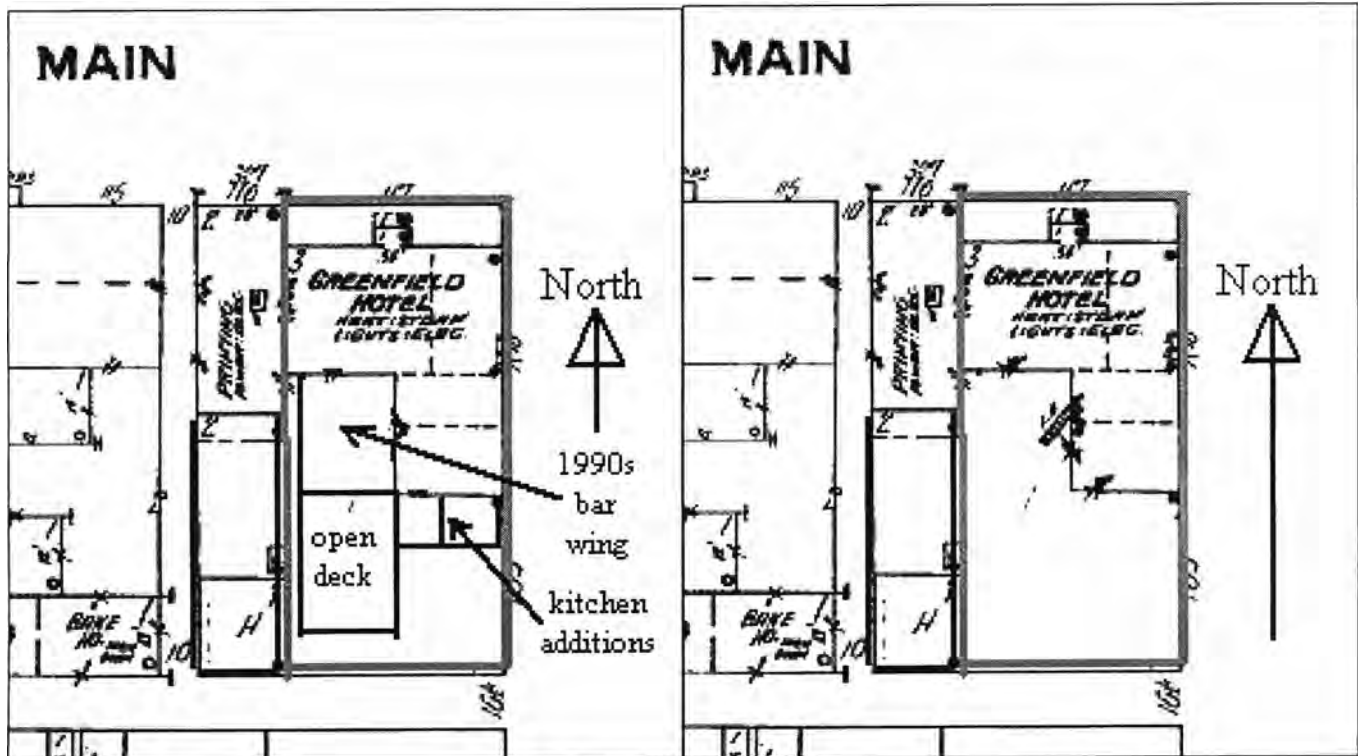


Figure 20: Sketch map (left, present-day with additions extant), right, following removal of same (dark gray line denotes nomination boundary) (1938 Sanborn Map template, annotated by J. Jacobsen, 2011)

SEP 30 2010

CLG NATIONAL REGISTER REVIEW

CLG Name Greenfield Date of Public Meeting

Property Name Hotel Greenfield, 110 E. Iowa Street, Greenfield, Adair County
Adair County Democrat/Adair County Free Press Building, 108 E. Iowa Street, Greenfield, Adair County

1. For Historic Preservation Commission:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature Tom Bingaman Date 9-29-10

Print Name Tom Bingaman

Title Chairperson - Greenfield Historic Preservation Commission

Reason(s) for recommendation: Historical + economic significance to Greenfield & Adair County.

2. For Chief Elected Local Official:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature Randy J. Standen 9/28/10 Date

Print Name RANDY J STANDEN

Title MAYOR

Reason(s) for recommendation:

The Old Hotel / Free Press are part of the history (late 19th, early 20th century) of Greenfield and add to its unique character

3. Professional Evaluation:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature Paula Mohr Date 10/4/2010

Print Name Paula Mohr

Title Architectural Historian

Reason(s) for recommendation:

Hotel Greenfield is eligible under Criterion C as the work of William Gordon.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hotel Greenfield

MULTIPLE NAME:

STATE & COUNTY: IOWA, Adair

DATE RECEIVED: 10/07/11 DATE OF PENDING LIST: 10/28/11
DATE OF 16TH DAY: 11/14/11 DATE OF 45TH DAY: 11/22/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000812

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11-18-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo #1

TCS <NO. S9>007 BN *3C-7006 047 N N N N-51 9024 07.28.11 6R03 2073.47 100.0



the
OLD HOTEL

RESTAURANT
BAR

OLD HOTEL

Adair County Free Dr

Hotel Greenfield, Greenfield, Adair County, Iowa

Photo #2

TCS <NO. 1 >001 BN N N N+1-57 9024 07.28.11 GR03 2073.4/ 100.0
*3C-7006 047



HOTEL

Handicap
NO PARKING

Hotel Greenfield, Greenfield, Adair County, Iowa

Photo #3

TCS <NO. 15A>010BN
*3C-7006 047 N N N N 34 9024 07.28.11 GR03 2073.4 / 100.0



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo # 4

TCS <NO. 6A>006 BN *3C-7006 047 N N N-1-38 9024 07,28,11 GR03 2073.4 / 100.0



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo #5

TCS <NO. BR>004 BN *3C-7006 047 N N N-4-45 9024 07.28.11 GR03 2073.4/100.0



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo # 6

TCS <NO. 19R> 013 BN
*3C-7006 047 N N N N 23 9024 07.28.11 6R03 2073.4 / 100.0



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo #7

TCS <NO. 16R> 001 CAU
*3C-7006 047 N N N-1 33 9025 07.28.11 6R03 2073.4/ 100.0



Hotel Greenfield, Greenfield, Adair County, Iowa

photo #8

TCS <NO. 1BR>015BN
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Hotel Greenfield, Greenfield, Adair County, Iowa

Photo #9

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KIOSK-PW1SXR Jim Jacobsen



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo # 10

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KIOSK-PW1SXR Jim Jacobsen



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo # 11

06/07/11 027 3rd_south!060311085953-5e78dfb1.jpg
KIOSK-PWISXR Jim Jacobsen



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo # 12

06/07/11 024 3rd_north!060311085953-aa61836b.jpg
KIOSK-PWISXR Jim Jacobsen



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo # 13

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Hotel Greenfield, Greenfield, Adair County, Iowa

Photo # 14

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KIOSK-PW1SXR Jim Jacobsen



Hotel Greenfield, Greenfield, Adams County, Iowa

Photo # 15

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KIOSK-PW1SXR Jim Jacobsen



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo #16

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KIOSK-PWISXR Jim Jacobsen



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo #17

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KIOSK-PW1SXR Jim Jacobsen



B219-57



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo #18

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KIOSK-PW1SXR Jim Jacobsen



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo # 19

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KIOSK-PWISXR Jim Jacobsen



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo # 20

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KIOSK-FWISXR JIM Jacobsen



Hotel Greenfield, Greenfield, Adair County, Iowa

Photo # 21

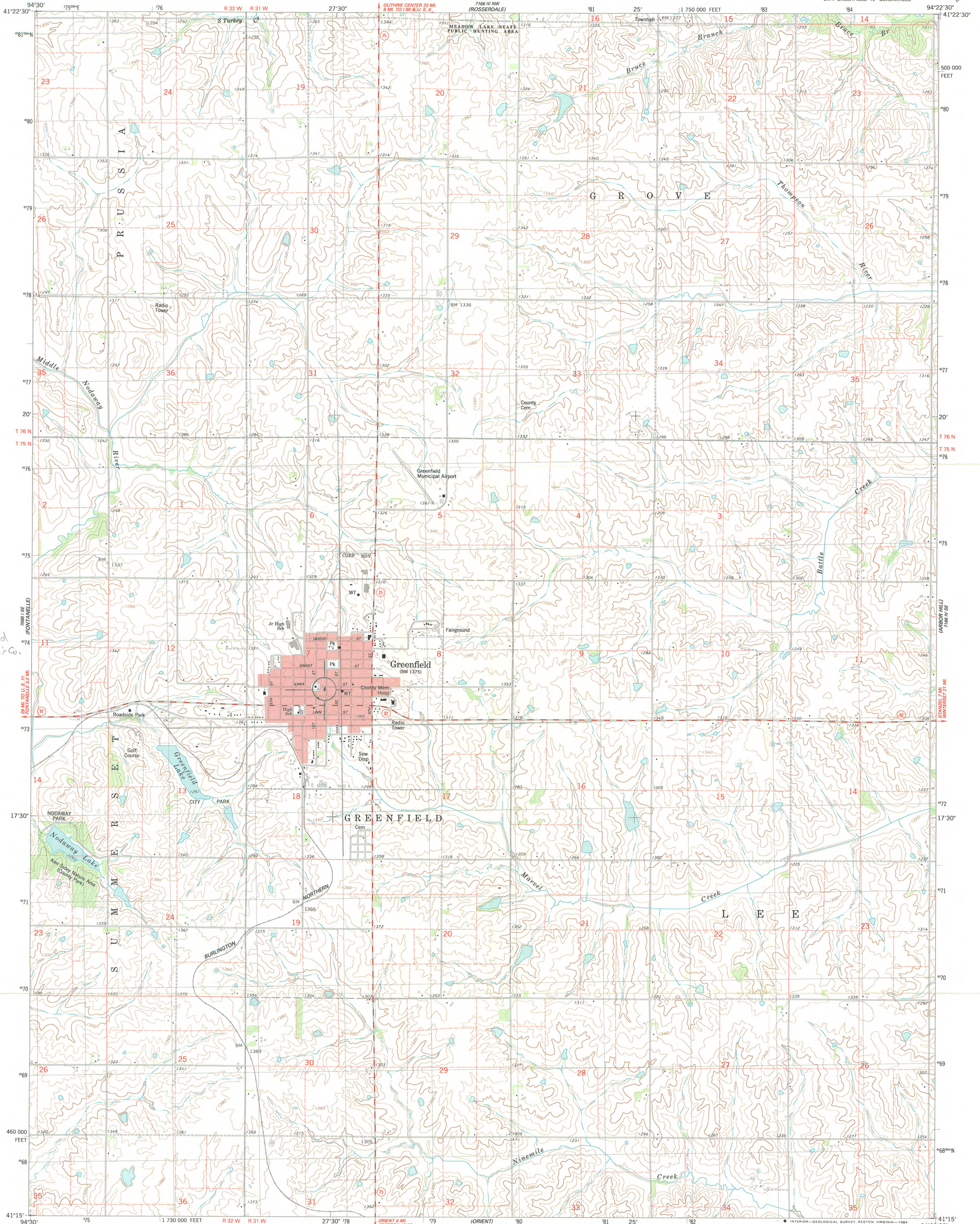
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Hotel Greenfield, Greenfield, Adair County, Iowa

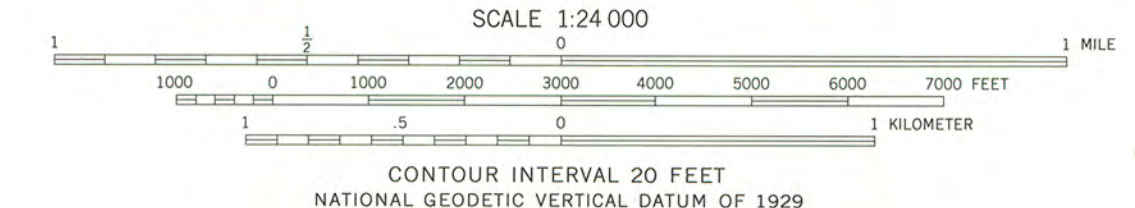
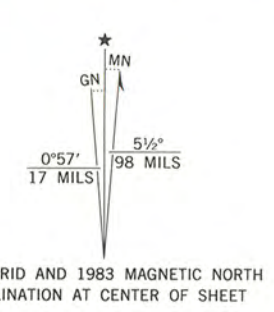
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KIOSK-PWAEG Jim Jacobsen



Hotel Greenfield
Greenfield, Adair Co.
Zone 15
4573910
378420

Mapped, edited, and published by the Geological Survey
in cooperation with the Iowa Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1951. Field checked 1982. Map edited 1983
Projection and 10,000-foot grid ticks: Iowa coordinate
system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15
1927 North American Datum
To place on the predicted North American Datum 1983,
move the projection lines 4 meters north and
20 meters east as shown by dashed corner ticks
There may be private inholdings within the boundaries of the
National or State reservations shown on this map
Red tint indicates area in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION	
Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

GREENFIELD, IOWA
SW4 GREENFIELD 15' QUADRANGLE
N4115-W9422.5/7.5

1983
DMA 7166 IV SW-SERIES V876

IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR



TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, I.T. GOVERNOR

STATE
HISTORICAL
SOCIETY of
IOWA

JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
50319

T. (515) 281-5111
F. (515) 282-0502

CULTURALAFFAIRS.ORG

September 29, 2011

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listed if acceptable.

- Danish Lutheran Church, 113 W. 4th Street, Alta, Buena Vista County, Iowa
- Hotel Greenfield, 110 E. Iowa Street, Greenfield, Adair County, Iowa

The following National Register nomination is being resubmitted with photographs.

- Jefferson Square Commercial Historic District, Jefferson, Greene County, Iowa

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Foster Hill".

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs