

107

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" on the appropriate line 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 HAWARDEN CITY HALL, FIRE STATION & AUDITORIUM
other names/site number City Auditorium, Community Center

2. Location

street & number 715 Central Avenue N/A not for publication
city or town Hawarden N/A vicinity
state Iowa code IA county Sioux code 167 zip code 51023

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 Jan 22 2009
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)

Edson H. Beall Signature of Keeper 3-10-09 Date of Action

Hawarden City Hall, Fire Station & Auditorium
Name of Property

Sioux County, Iowa
County and State

5. Classification

Ownership of Property (Check as many lines as apply)
Category of Property (Check only one line)

- private
 - public-local
 - public-State
 - public-Federal
- 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>		buildings
		sites
		structures
		objects
<u>1</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)

GOVERNMENT/city hall
GOVERNMENT/fire station
RECREATION AND CULTURE/auditorium

Current Functions
(Enter categories from instructions)

VACANT/NOT-IN-USE

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY
AMERICAN MOVEMENTS

Materials
(Enter categories from instructions)

foundation Concrete
walls Brick

roof Asphalt
other _____

Narrative Description

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

Hawarden City Hall, Fire Station & Auditorium
Name of Property

Sioux County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all the lines 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)

POLITICS/GOVERNMENT

Period of Significance

1918 – circa 1929

Significant Dates

1918

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Steele, William La Barthe

Parkinson & Co.

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography 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):

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

Primary location of additional data:

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

Name of repository

Hawarden City Hall, Fire Station & Auditorium
Name of Property

Sioux County, Iowa
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 5 7 0 4 9 9 9	4 7 6 3 0 5 0
---	-------------------	---------------

Zone Easting Northing

2	-- - - - - -	- - - - -
---	----------------	-----------

Zone Easting Northing

3	-- - - - - -	- - - - -
---	----------------	-----------

Zone Easting Northing

4	-- - - - - -	- - - - -
---	----------------	-----------

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 William C. Page, Public Historian

organization City of Hawarden, Iowa date February 1, 2006

street & number 520 East Sheridan Ave. (Page) telephone 515-243-5740

city or town Des Moines state IA zip code 50313-5017

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 City of Hawarden, Iowa

street & number 1150 Central Avenue telephone 712-551-2565

city or town Hawarden state IA zip code 51023

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

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 1

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

GENERAL DESCRIPTION

Site

The Hawarden City Hall, Fire Station & Auditorium is located on the southwest corner of Central Avenue and 7th Street in the central business district of Hawarden, Iowa. The building sits on Lots 1 and 2 in Block 8 of the Hawarden original plat. This site is situated directly southwest of the intersection of Central Avenue and 7th Streets (originally known as Dakota and Kansas). The City of Hawarden changed the names of many city streets in 1929.

Central Avenue serves, as its name implies, as the principal street in Hawarden, and functions as a main street for the community's business district. This district extends from the Chicago & Northwestern Railway Passenger Depot on the south end of Central Avenue to about 9th Street on its northern end. At the latter point, land use transitions to civic and residential uses. The topography of the Hawarden central business district is generally level, although 7th Street tapers slightly downward from Central Avenue to the west. According to a U.S. Coastal and Geodetic Survey marker, affixed in 1949 on the north elevation of the former city hall near its northeast corner, the site stands 154 feet above mean sea level.

The main block of the Hawarden City Hall, Fire Station & Auditorium is setback about 14 feet from the pedestrian walk in front of it. A massive set of outside double stairs occupies most of this setback. This set consists of the flight of double stairs, which turn at right angle on a landing to form a single flight, which in turn provides access to the main floor of the building ten feet above grade. (See Continuation Sheet 7-15.) The building's setback, elevated main floor, and massive outside side stairs distinguish the building from the other commercial structures in Hawarden's central business district.

Most of Hawarden's central district lines Central Avenue. Some businesses also extend to the east and west along some of the side streets. Most of these commercial buildings are 1- and 2-story in height and are constructed of brick. A variety of architectural styles are evident, including Late Victorian, Classical Revival, the Commercial Style, and Art Moderne. The United States Post Office at 900 Central Avenue is an excellent example of Art Deco styling, completed in 1941, and worked in creamy-yellow-colored brick.

Hawarden city government was housed in this building until 1981, at which time city offices relocated to the rehabilitated Chicago & Northwestern Railway Passenger Depot at 700 7th Street. The former city hall has remained largely unoccupied since that time.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 2

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

EXTERIOR

Building

The Hawarden City Hall, Fire Station & Auditorium is a 2-story edifice, completed and first occupied in 1918. Of masonry construction, it features a poured concrete foundation and hollow clay tile walls, faced with brick veneer, and trimmed with cast concrete detailing.

The main block measures about 50 x 90 feet and is covered with a flat roof. An entrance wing projects in front of this block. This wing is slightly shorter than the main block and is covered with its own flat roof. A divided outside staircase provides access to the main floor of the building. The main block is somewhat larger than originally proposed by William L. Steele, the building's architect. Minutes of the Hawarden City Council document this change.

The meeting was called by the Mayor for the purpose of looking over sketches made by the Architect for the proposed City Hall.

Mr. Geo. B. Hilgers representing the Architect was present and consulted with the Council about the sketches he had prepared based on a building 50 by 75 feet, one story and basement.

The Council were not satisfied with the size, and directed changes so as to make a larger building, and the matter postponed until the Architect could make new drawings. (City Council Minutes, November 26, 1917)

Steele's plans and drawings for the new building are unknown, so it is not possible to determine definitively how his smaller building would have sat on its site. It seems likely, however, that Steele's 50 x 75 foot building would have featured a greater 15-foot setback from Central Avenue than the 50 x 90 foot building requested by the council.

The building features two primary façades. The main entrance is located on the east elevation facing Central Avenue, and the doors to the Fire Department are situated on the north elevation facing 7th Street.

The brick veneer on the east and north elevations of the building feature vitrified brick with a vertically striated finish and orangish-light maroon in color. The brick on the west elevation is

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

common brick now painted red. The brick is laid in terra cotta colored-mortar with a medium coarse aggregate lightly raked. Header brick, slightly projecting from the face of the building, frames the cast concrete name plaques and decorative panels on the building, serves as a water table on the east and north elevations, completes the arches above the Classical Revival windows and the main entrance, and outlines large decorative panels flanking both sides of the east façade. A brickworked cornice surmounts the east and north elevations of the building. When a Hawarden newspaper reported on plans for the building's specifications, the story stated that its brick would be "light brown tapestry vitrified brick." (Hawarden Centennial: 97) Apparently, there was a change in these specifications because the brick used is more reddish than brown.

The building's fenestration originally included 1/1 double-hung sash on the first floor and what appears to have been 1/1 double-hung sash in arched openings on the main floor. (See Continuation Sheet 7-12.) The first floor windows remain intact. As noted below, the main floor windows were removed in the 1970s, their arches infilled with brick, and replacement casement windows installed.

Cast concrete is extensively used for decorative detailing on the building, including window sills, keystones and corner blocks above entrance and window arches, cornerstone, decorative panels, and coping above the bulkhead flanking the front entrance step. The east façade features a name plaque reading "Hawarden City Hall" surmounted with another reading "1918." On the north façade, a large name plaque reading "Fire Station" stands above the shorter of the department's two vehicular doors. The cornerstone is located on the northeast corner of the building and includes the names of the city's mayor, council, city clerk, and architect. In the 1960s or 1970s, these cast concrete details unfortunately were painted white, according to recommendations from Allen Nelson & Associates of Red Oak, Iowa. This paint has now weathered. As with the face brick used for this building, the specifications for this detailing apparently changed during the course of the building's planning. Originally, a Hawarden newspaper had reported, "the trimmings will be of gray Bedford stone." (*Ibid.*: 97) A desire for economy likely accounted for this change in specification.

A public entrance to the first floor of the building is located at its northeast corner. This entrance is gained through a flight of concrete steps leading down about six feet from grade. The public frequently used this entrance to pay municipal utility bills in the city offices on this floor of the building. The design of this entrance was never altogether satisfactory, as water, snow, ice, and debris gather in the stairwell. William L. Steele's original design for the building appears to have included a pergola-like structure to provide some protection for this stairwell. (See Continuation Sheet 7-12.) In December 1932, a "storm house" was constructed over the entrance to provide more protection. (Hawarden Centennial: 466) In the 1970s, Allen Nelson & Associates, an architectural

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 4

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

firm based in Red Oak, Iowa, updated its design. Although the present enclosure serves a utilitarian purpose, it is visually unattractive.

A drawing of the building pictured Allen Nelson & Associate's recommendations. (See Continuation Sheet 7-19) This drawing, now on view at the new Hawarden City Hall, included painting some of the building's brick trim, the foreshortening and replacement of windows and the main entrance door, a new enclosure for the public access to the first floor, and the installation of window shutters on the north and east elevations. Most of Allen's recommendations were implemented. His design to enclose the outside stairwell provided a practical albeit aesthetically unsuccessful solution. His cosmetic changes lent heavily on the popular Late Colonial Revival trend, which took stylistic details from America's 18th century and used them piecemeal wherever the budget would allow. The white paint on the Hawarden City Hall, Fire Station & Auditorium is particularly unappealing, as it detracts from the rich wall surface texture of Steele's design. In another fall from grace, Allen's design picked out in black the lettering in the cast concrete details. All this paint has weathered over the years, and it should be removed along with the window shutters.

The towering flagpole above the city hall has always provided a distinctive accent to the Hawarden skyline. Its present height, estimated by Hawarden resident Timothy Kurth at some 45 or 50 feet, could fly oversized flags and gave ample opportunity for Hawarden to show its patriotism. Flagpoles attracted attention in Hawarden. As the *Hawarden Independent* noted in 1922:

Steeplejack painted white lead to the flag pole. . . Many Hawarden people stretched their necks to watch the attraction. (*Harwarden Centennial*: 457)

This same source states the height of this pole at 84 feet. Perhaps this was the freestanding flagpole, which already stood centered in the intersection of Central Avenue and Ninth Street. For 16 years, both poles stood together. With increased automobile traffic, the freestanding pole became a safety issue. On May 31, 1934, in a spectacular display of well-intentioned but misplaced use of dynamite, workers blasted the huge, concrete base of the freestanding pole out of the ground. Chunks of concrete flew in all directions and shattered store windows for a city block and farther. *Mirabile dictu*, the flying debris caused scant personal injury. (*Hawarden Centennial*: 906-907) The flagpole on city hall became the chief bearer of Old Glory in the community thereafter.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

No historic photographs of the Hawarden City Hall, Fire Station & Auditorium have come to light except those reproduced in this nomination.

INTERIOR

Main Floor

The main floor features a vestibule, ticket office, auditorium with stage flanked by a kitchenette on the south and a mechanical room on the north. A projection room is situated at the rear of the auditorium, whose access is gained by a wood staircase on the south side of the vestibule. Another flight of wood stairs leads to the basement.

The auditorium measures about 73 feet by 48 feet. It features a hardwood floor of maple. Because the room was envisioned to serve various events, such as dances, there is no fixed seating. Instead, the city council purchased 550 folding chairs for the room. (City Council Minutes, September 2, 1918) The stage is elevated at the front of the auditorium and measures about 23 by 13 feet. A proscenium arches above the stage, fringed with curtains. Both the kitchenette and the mechanical room measure about 13 by 12 feet. Access to the stage is gained through flights of wood stairs on the north and south sides of the auditorium and through doors in the kitchenette and mechanical room. Emergency exits are located at the rear of these two rooms, leading to a metal fire escape on the west exterior wall of the building. The auditorium presently features a drop ceiling of acoustical tile. The original ceiling is said to remain above it.

A story in the *Hawarden Independent* describes the interior design of the building as originally planned:

The second floor will have a vestibule entry and ticket office opening into the large auditorium. The auditorium will have a seating capacity of about 600, with stage at the west end, and two dressing rooms adjoining. The dressing rooms also open off the auditorium and can be used for coat check rooms. . .

The interior wood finish will be yellow pine, stained, and the floors will be of high grade maple flooring. (Reprinted in *Hawarden Centennial*: 96-97)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 6

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

From this description, it is evident that the function of the building and its rooms remained generally unchanged throughout most of the life of the building as Hawarden's city hall. The installation of a kitchenette in the south dressing room on the main floor and mechanicals in the north dressing room on the main floor are among the few changes that took place over the years.

First Floor

The floorplan on the first floor features a double-loaded hall. The rooms on the north side of the hall possess windows, while those on the south side are mostly without windows. The north side of the hall originally included a women's lounge and toilet, men's room, city council chambers, and (likely) a room for the police department. The south side of the hall includes the city clerk's office, along with a vault and closet, an office (likely used originally as the jail), and a mechanical room entered from another hall at the rear of the building. A coal room and a fireman's bedroom are also located off this second hall. The bedroom features a rear entrance at the southwest corner of the building. The fire station is located at the rear of the building. It features two bays, each with overhead vehicular doors. The east door is lower than the west door.

In continuing its above description of the building's interior, the *Hawarden Independent* notes:

The first floor will be a semi-basement in front but will have a grade entrance at the rear for the fire department. The fire department entrance will face the north on Dakota St. The front entrance to the main floor will descend three or four steps, while wide outside steps will also be used to lead up to the second floor auditorium.

The first floor will contain a large city clerk's office, with a fire proof vault for keeping the city records, ladies' rest room and toilet, council chamber and club meeting room, two hose and cart rooms for fire apparatus and a room that can be used as a fireman's bedroom, men's toilet room, city jail and boiler room. (*Ibid.*)

As with the main floor of the building, the first floor remains as built. The partition walls of its rooms, along with their original doors and wood trim survive intact. The vault remains intact.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 7

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

PRESENT CONDITION AND INTEGRITY

The present condition of the Hawarden City Hall, Fire Station & Auditorium is excellent. Although the building has not been in use as a city hall since the 1980s, the building shows few ill effects. Within the last 15 years, a few cracks appeared in the brick at the top of the north elevation near the west end of the building. This was apparently caused by a slight, differential settlement of the building from its east to west elevations. A structural engineer has examined the situation and reported that the building remains structurally sound.

Hawarden City Hall, Fire Station & Auditorium retains a high level of integrity according to the National Register's seven qualities.

The building's integrity of location is outstanding. It remains on its original site and stands, as during its period of significance, as a key building at a strategic corner in Hawarden's surrounding central business district. This district continues its historic function to serve the community for retail, professional, and other services.

The integrity of the building's design is very good. All of its essential elements remain intact with the exception of the fenestration and double door on the main floor. As to the fenestration, the foreshortening of the five, arched window and their replacement with casement windows is regrettable, as is the foreshortening of other windows on the main floor and the replacement of their 1/1 double-hung sash.

The setting of the Hawarden City Hall, Fire Station & Auditorium is excellent. Commercial structures—most built during the city hall's period of significance—surround the building. Although a new bank building is situated directly across Central Avenue from the city hall, its massing and 1-story height fits into the scale of the surroundings.

The integrity of this building's materials is very good. The exterior retains substantially as originally constructed. Following World War II, the outside entrance to the basement was enclosed in a rather crude fashion. This enclosure is easily reversible, although an unobtrusive design to protect the entrance from the elements remains elusive. In the 1970s, the large windows on the main floor were removed, the transom areas infilled with brick, and new casement windows installed in the foreshortened openings.

The workmanship evident in the building today is best seen in the quality of its masonry. Its brickwork calls attention to construction techniques and architectural designs largely absent in

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7

Page 8

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

contemporary construction because of labor and material costs. The quality of this historic workmanship is of a high order and in fine condition. The extensive use of cast concrete detailing provides decorative effect. At some time in the past, likely during the 1970s, this cast concrete was painted white. Although very distracting and regrettable, the paint can be removed through cleaning according to guidelines spelled out in the National Park Service's *Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings*.

The building retains the feeling of a city hall and community center. Its setback from Central Avenue and towering flagpole distinguish it from the surrounding commercial district. Its flight of exterior stairs, which provides access to the main floor, confers a sense of presence and dignity upon the building.

Hawarden City Hall, Fire Station & Auditorium retains its quality of association as a city hall and community center. Former residents from the property's period of significance would readily recognize it.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

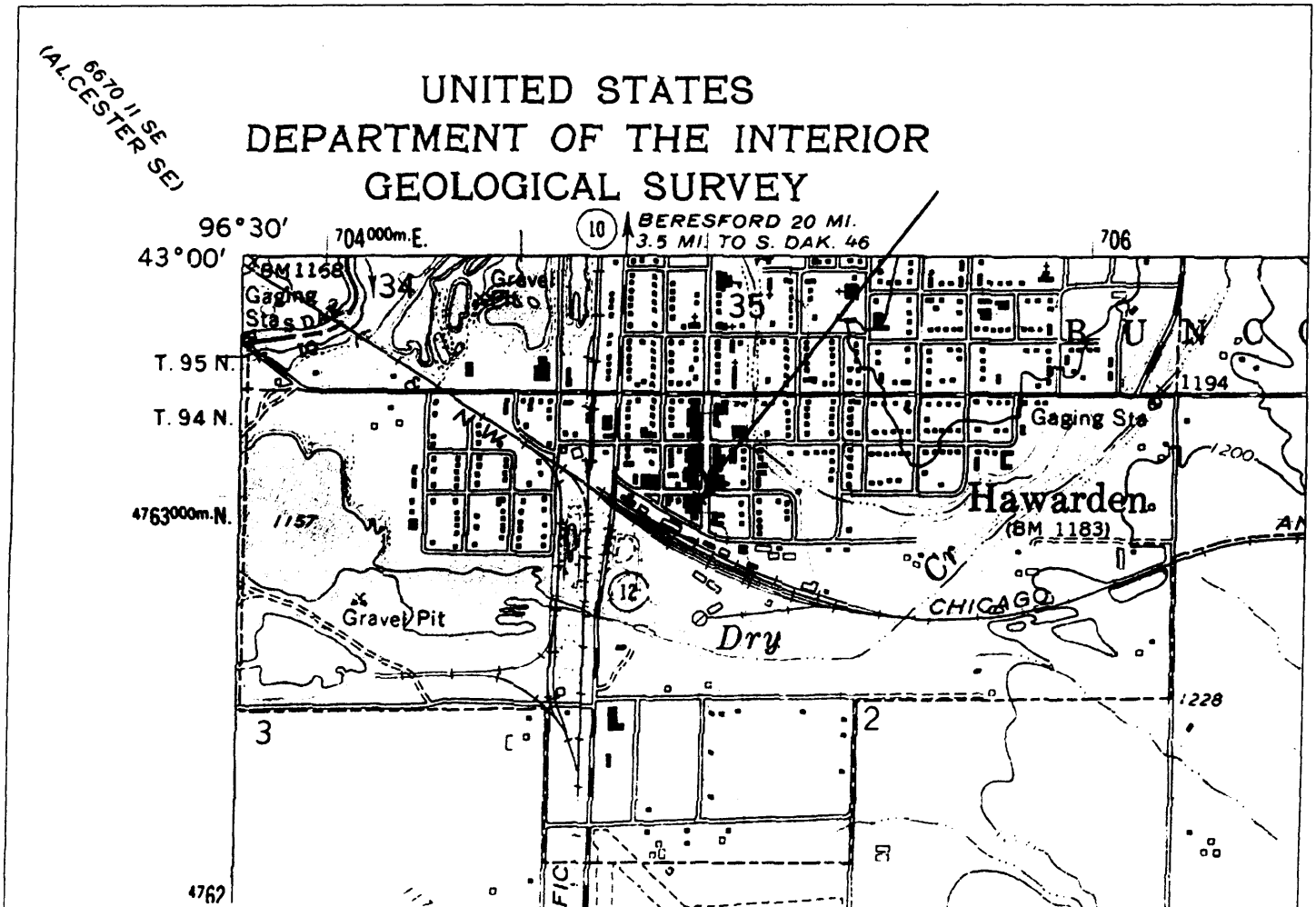
Page 9

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

LOCATION MAP

ARROW INDICATES PROPERTY



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

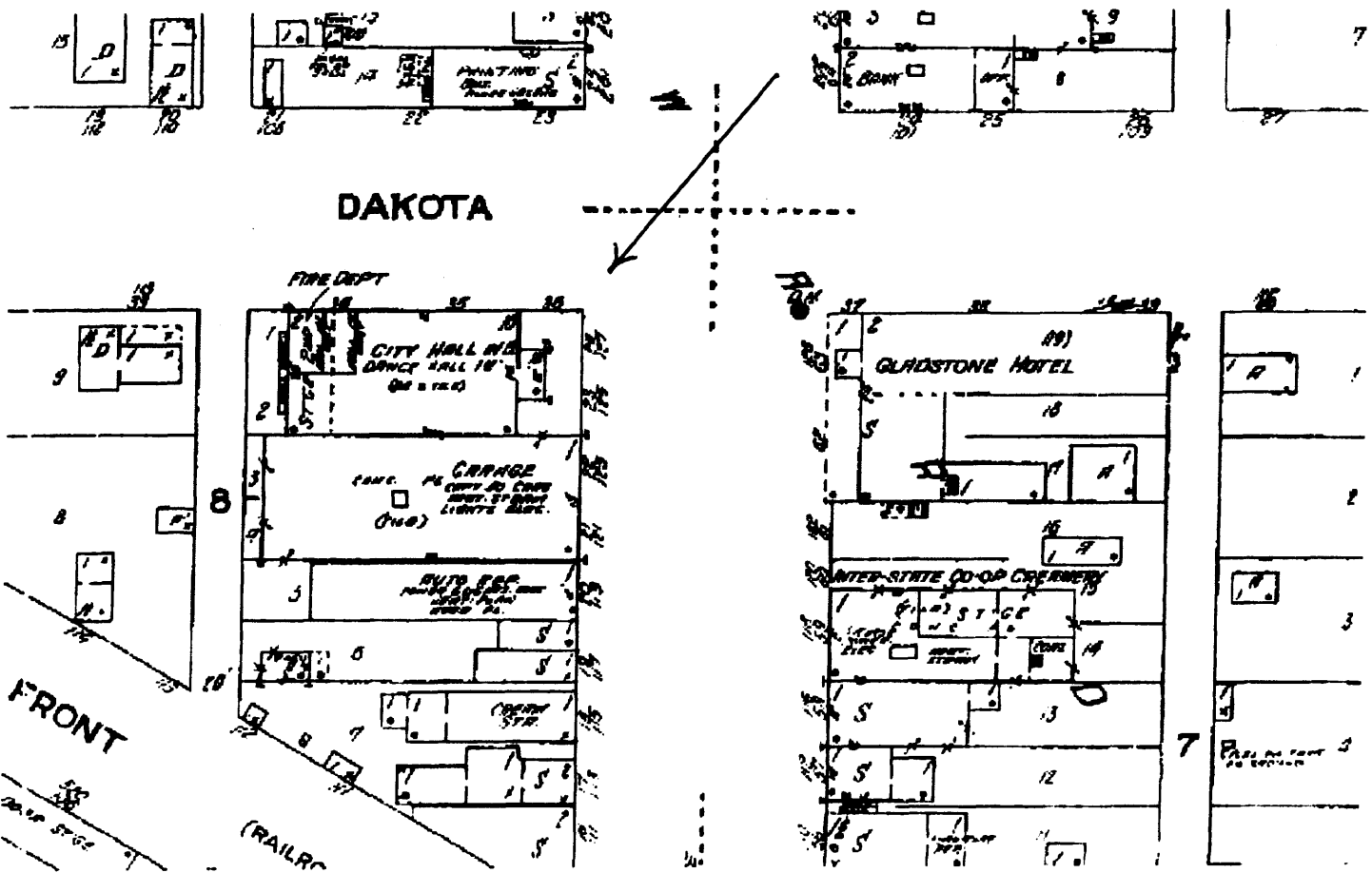
Page 10

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

1926 FIRE INSURANCE MAP

ARROW LOCATES PROPERTY



Source: Sanborn Map Company, "Hawarden, Iowa," 1926.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

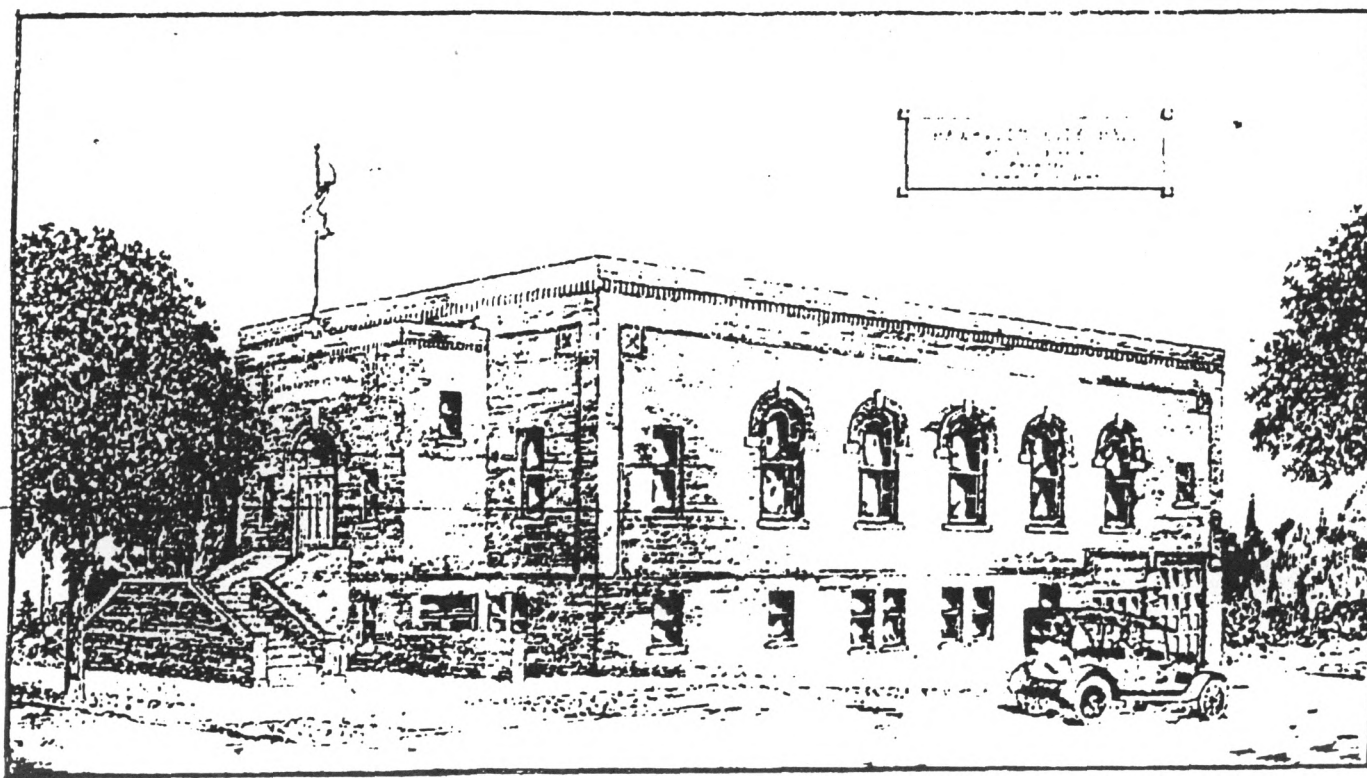
Section number 7

Page 11

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

ARCHITECT'S DRAWING



This architect drawing of the building pictures what appears to be a pergola-type structure covering the public entrance to the lower level of the building. The massive, outside staircase to the main floor dominates the east façade of the building. The towering flagpole relieves any feeling of heaviness. The fuzzy appearance of this drawing reflects its poor reproduction on a microfilmed newspaper. The view looks to the southwest.

Source: *Hawarden Independent*, date unknown. Microfilm reproduction, Hawarden Public Library.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

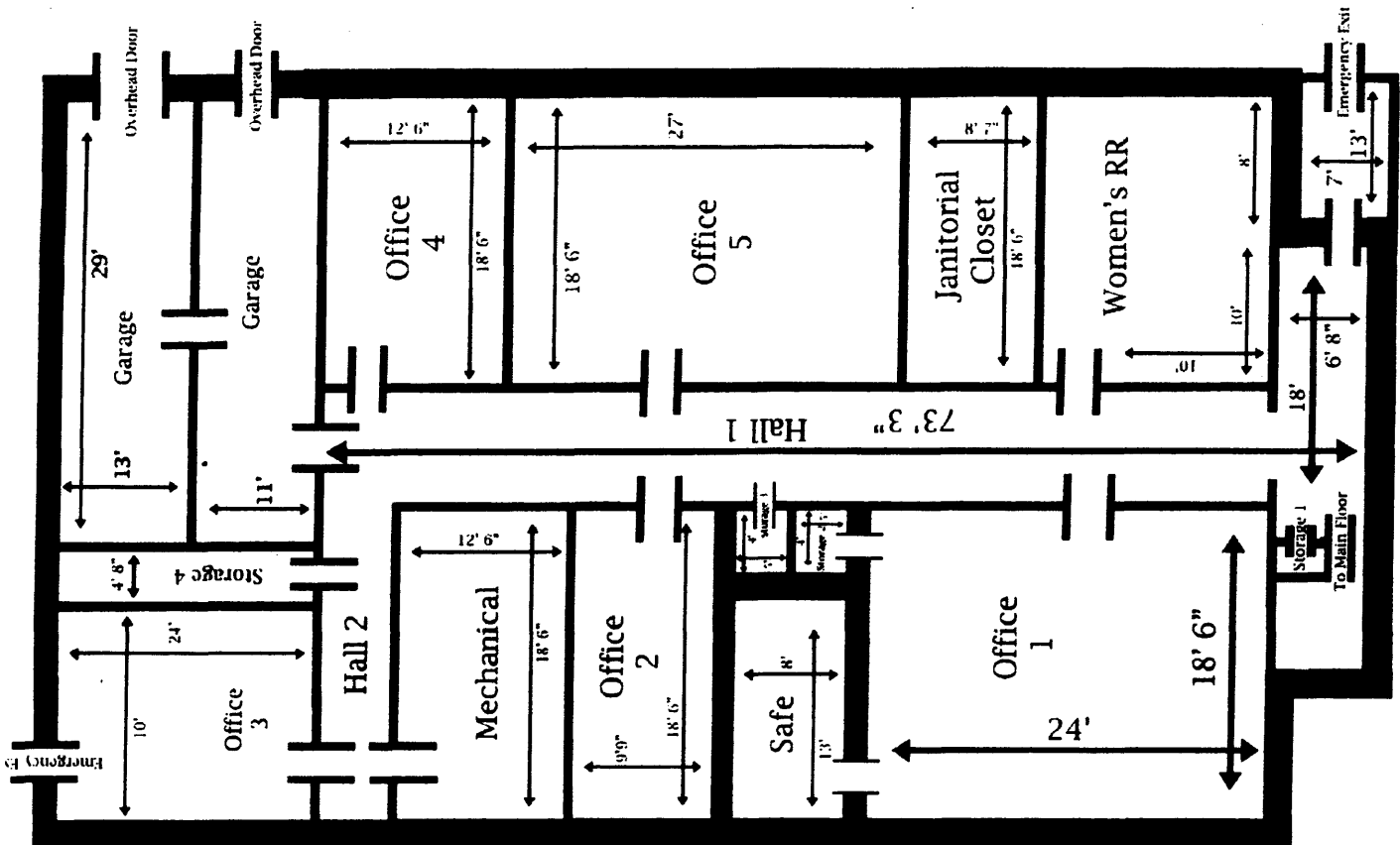
Section number 7

Page 12

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

LOWER LEVEL FLOOR PLAN



Source: Hawarden Development, 2007.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

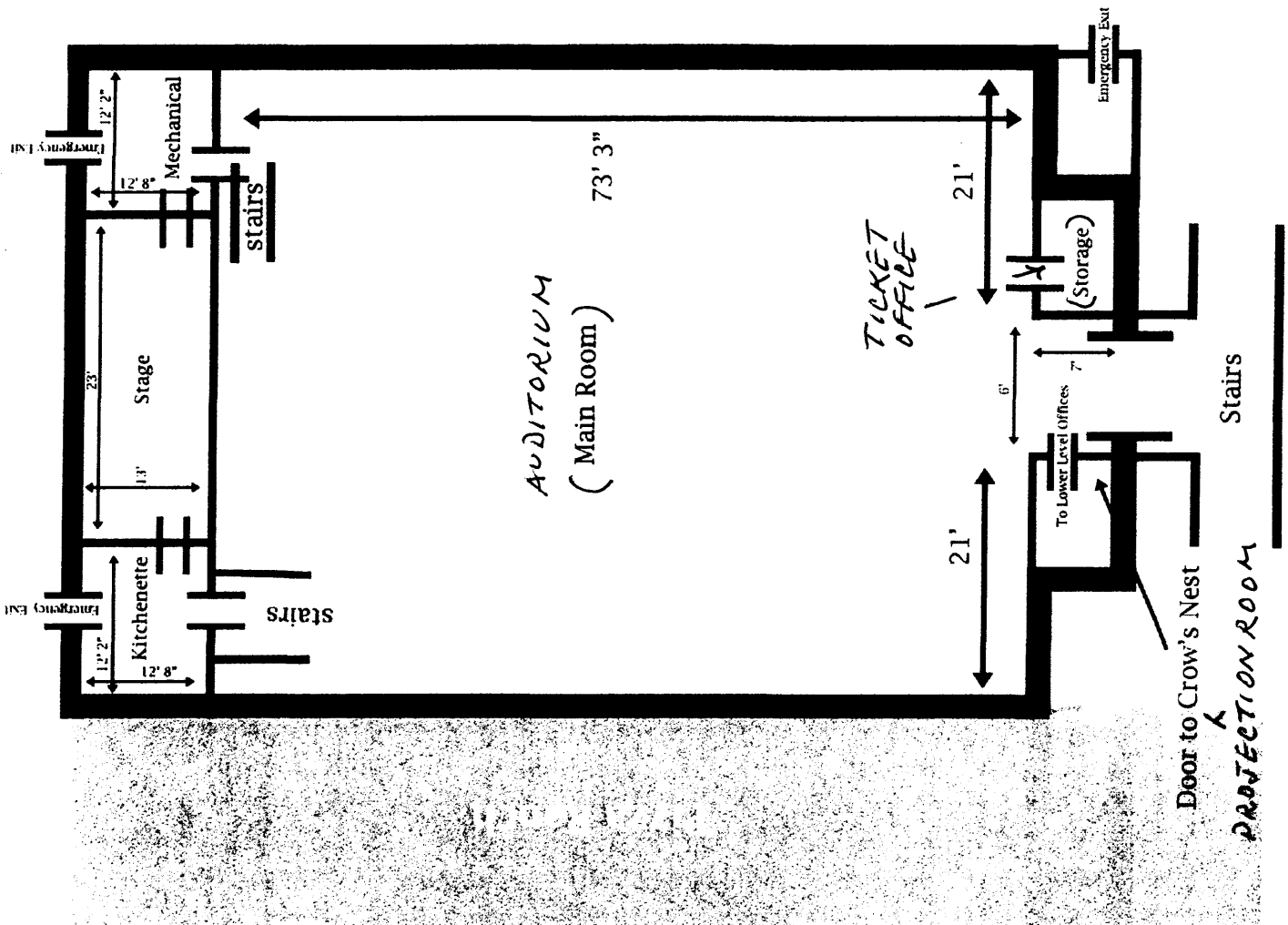
Section number 7

Page 13

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

MAIN FLOOR PLAN



Source: Hawarden Development, 2007.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

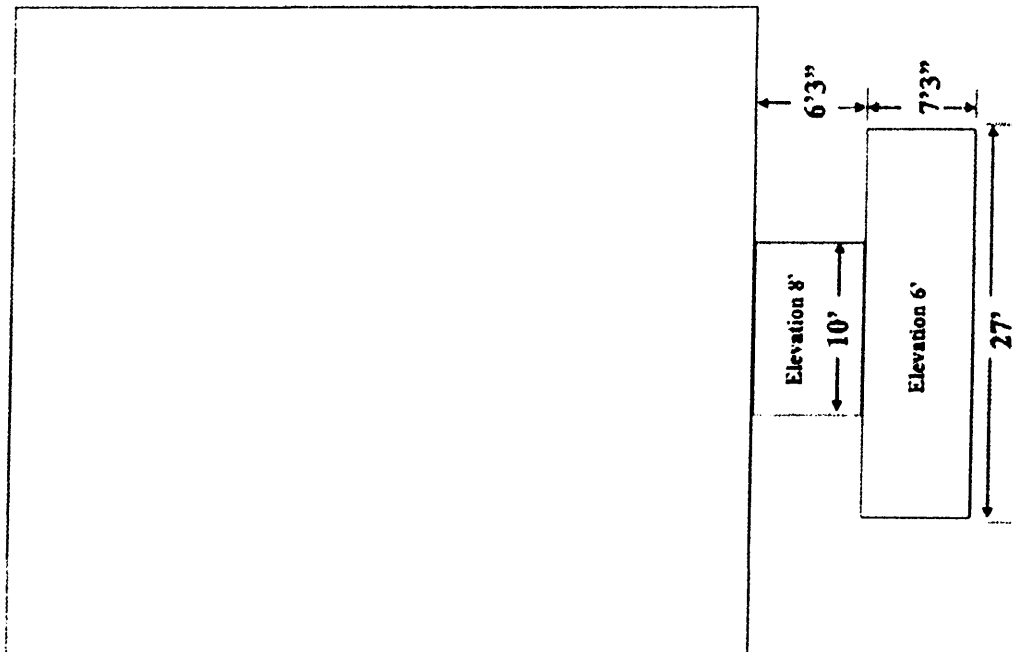
Section number 7

Page 14

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

FRONT STAIRCASE DIMENSIONS



Source: Hawarden Development, 2007.



United States Department of the Interior
National Park Service

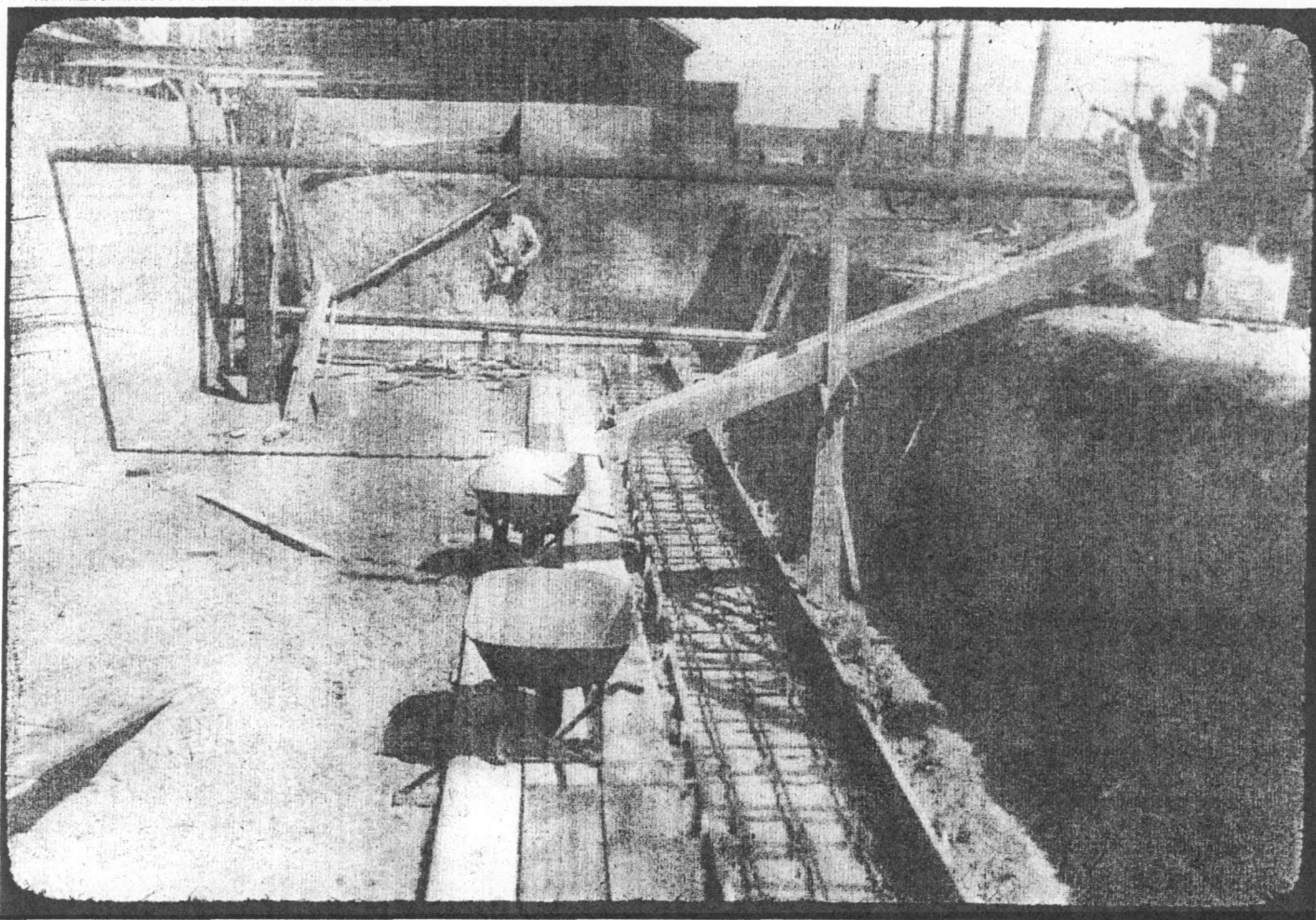
NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 15

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

POURING FOOTINGS 1918



With excavation complete, workers pour concrete footings for the new Hawarden City Hall.

Source: Big Sioux River Valley Historical Society, Helen Vipond Digitation Collection (Mun Gov 2), Hawarden Public Library.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

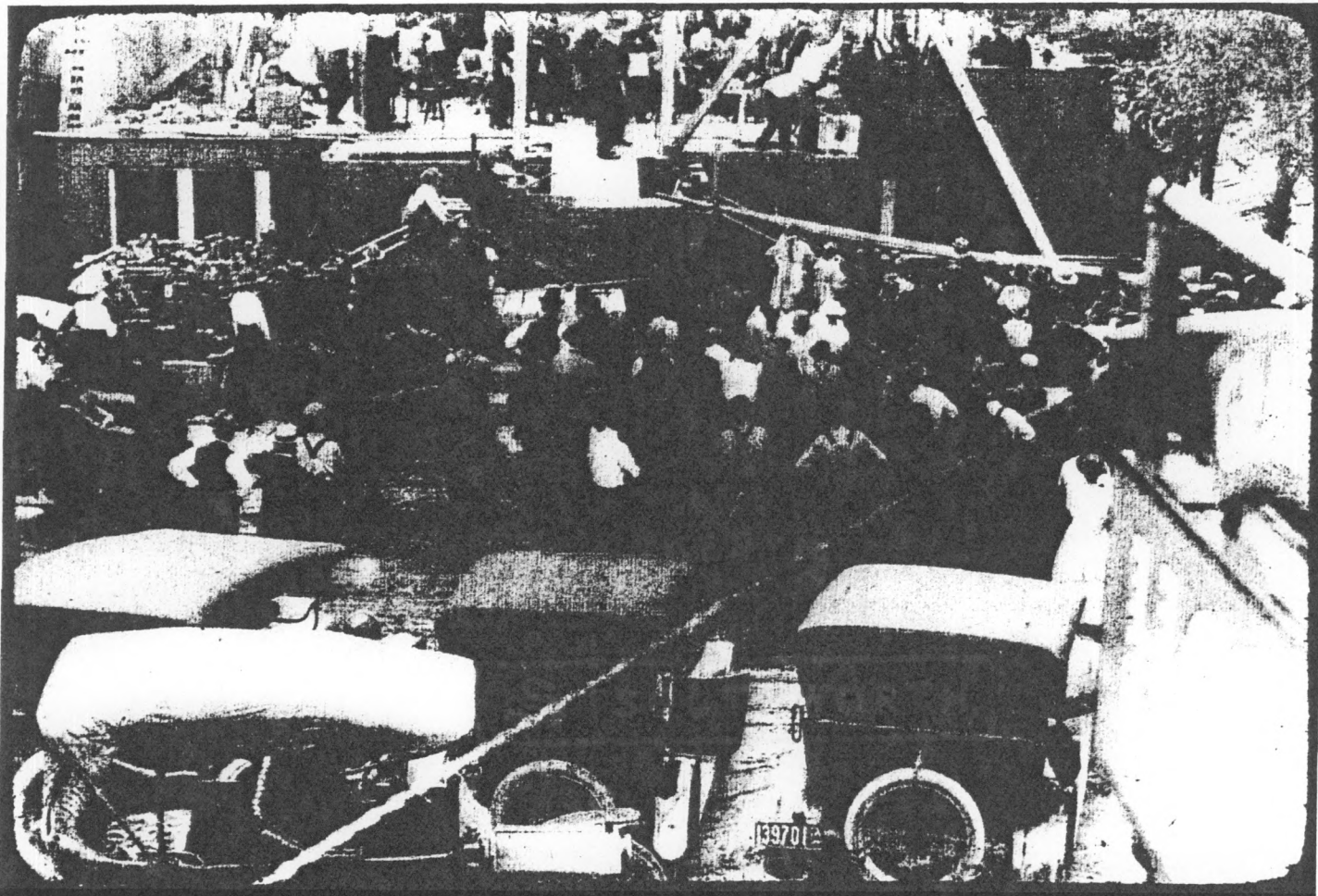
Section number 7

Page 16

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

CORNERSTONE LAYING 1918



Taken from an upper floor of the Gladstone Hotel, this view pictures the celebration surrounding the cornerstone laying on June 5, 1918 by the Grand Lodge of Masons of Iowa.

Source: Big Sioux River Valley Historical Society, Helen Vipond Digitation Collection (Mun Gov 12), Hawarden Public Library.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

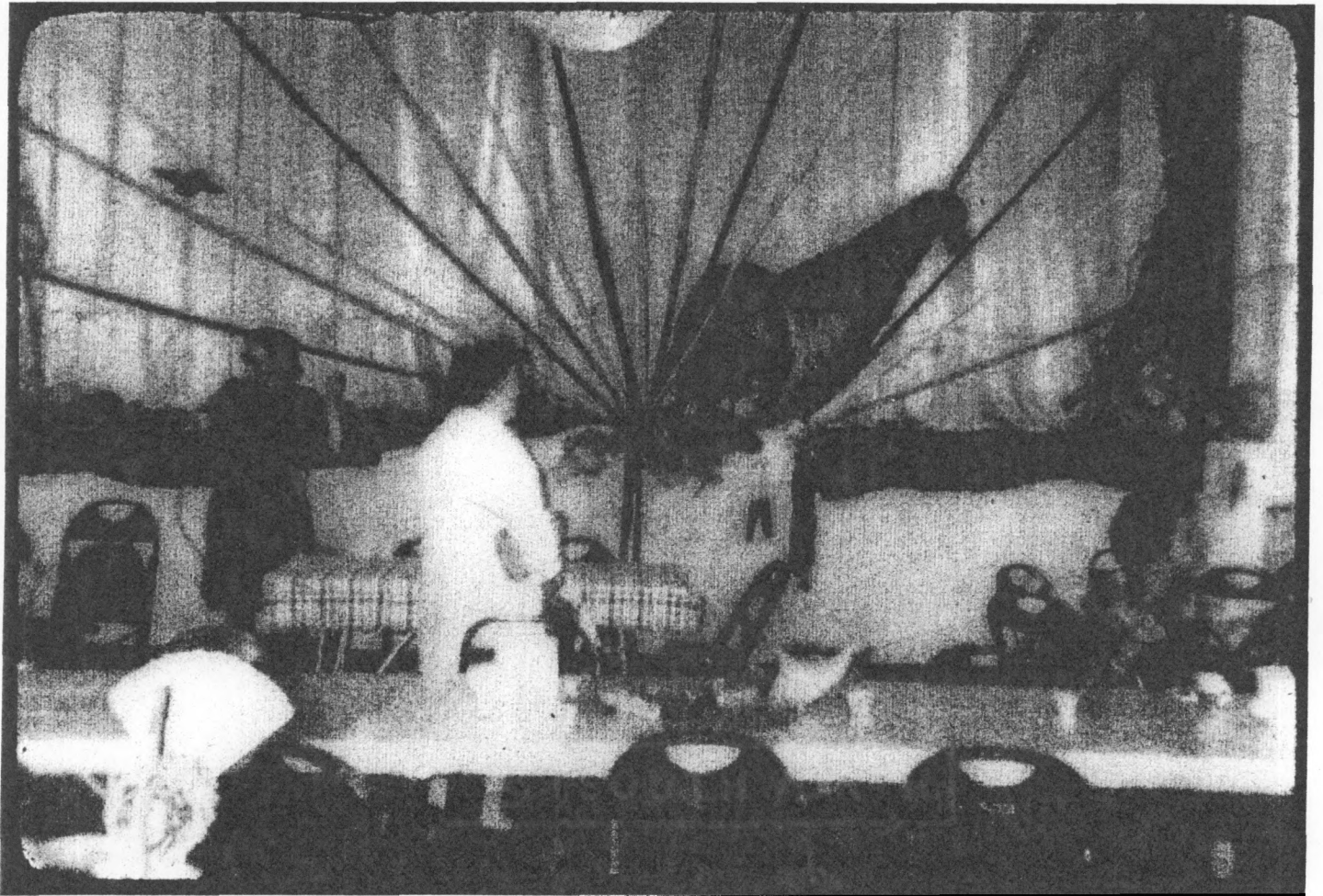
Section number 7

Page 17

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

COMMUNITY CENTER



Although the original of this photograph is somewhat blurry, it shows how the auditorium in the Hawarden City Hall was used as a community center. The stage in this picture is decorated for the Hospital Auxiliary Fall Festival in 1965.

Source: Big Sioux River Valley Historical Society, Helen Vipond Digitation Collection (Hos Aux 5), Hawarden Public Library.

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

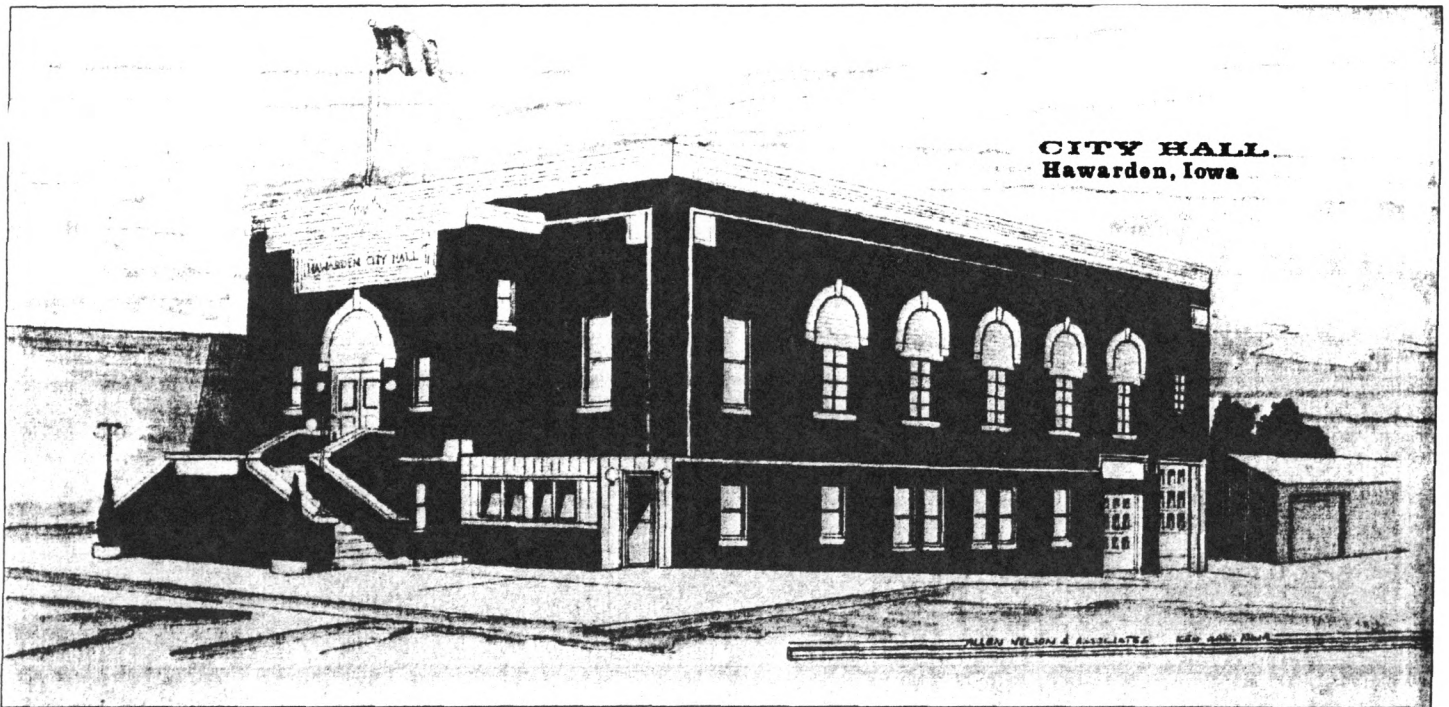
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 18

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

CIRCA 1970 ALTERATIONS



This circa 1970 drawing by Allen Nelson & Associates of Red Oak, Iowa, shows an architect's attempt to face-lift the building. Most of these recommendations—including trimming the building in white, installation of shutters, and infilling the transoms under the arched openings—were meretricious, although enclosing the outside stairway to the basement provided needed protection.

Source: Framed original in Hawarden City Hall. Gift of Don and Marcella Gabel.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section number 8 Page 19

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

SUMMARY OF SIGNIFICANCE

Built in 1918 by the City of Hawarden, Iowa, to the design of William L. Steele, the Hawarden City Hall, Fire Station & Auditorium is National Register eligible locally under Criterion A. The building calls attention to progressivism during the 1910s and 1920s in Hawarden, a time when local boosters, civic leaders, and residents succeeded in pushing through a remarkable number of public infrastructure improvements aimed to promote efficiency in local government. The new city hall's enthusiastic reception by the public fueled further progressive improvements in the community.

The period of significance, under Criterion A, is 1918 through circa 1929, the time progressivism obtained in Hawarden. The construction of the Hawarden City Hall, Fire Station & Auditorium in 1918 marked a beginning of this era in the community. Circa 1929 denotes the time when the collapse of the national economy began the end of progressivism in Hawarden.

The property contains one resource for this nomination, the former city hall itself, which is contributing and classified as a building.

PROGRESSIVISM IN HAWARDEN

Hawarden City Hall, Fire Station & Auditorium is locally significant, under National Register Criterion A, as the largest and finest example of civic improvements constructed in Hawarden during progressivism in the community. This time, during the 1910s and 1920s, witnessed the construction of hard-surfaced streets, street lighting, sanitary and storm sewers, and the Hawarden City Hall, Fire Station & Auditorium, its crown jewel. Local boosterism from the Hawarden Commercial Club played a major role in agitating for these improvements. Public desire for community self-sufficiency emanated from all of these efforts and continues to motivate city government in Hawarden to the present day.

Progressivism, it should be noted, was a public impulse, which swept many sections of the nation in the early 20th century, intent on improving government, education, social welfare, health, and other aspects of national life. Many communities in Iowa, like their counter-parts through the nation, sought to improve their municipal facilities. In Iowa, big cities had shown the way. In 1893, for example, the City of Des Moines built a new combination police and central fire station one door north of its 1883 city hall. Smaller cities subsequently recognized the utility of such combination facilities. The City of Ames erected a new Municipal Building in 1915 (Local Landmark, NRHP 1997). It was a combination city hall, police department and jail, and fire department. The Oskaloosa City Hall and Fire Station (NRHP 1991), erected about the same time, combined similar

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 20

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

functions. As the enthusiasm for progressivism accelerated, small towns, such as Hawarden, followed suit. The Hawarden City Hall, Fire Station & Auditorium calls attention to this historic context. The community numbered less than 2,400 residents at the time of the building's erection. (Goudy: Table 1)

Early Municipal Improvements

Hawarden had an early record of notable civic improvement. The city established municipal water works in 1889, after a successful referendum in October of that year. An election in 1893 united Hawarden with Calliope, a neighboring village predating Hawarden. Another vote in 1893 approved the erection of a standpipe and other improvements to Hawarden's waterworks by a large margin. In 1894, the city let a bid for the construction of an electric light plant for \$9,325. By September of that year, the city was illuminated by incandescent light. (Hawarden Centennial: 435) The establishment of this municipal light plant was all the more remarkable because Hawarden's population numbered only about 750 at the time. (Goudy, Table 1)

The community approached the establishment of a town hall more cautiously. In September 1896, the Town of Hawarden purchased a lot for a building. Instead of erecting a new building, the town council moved an existing building onto the site. "The building will be placed on the lot just north of Dan Thomas' implement house, after which it will be fitted up for a council chamber and large rooms will be set apart for the fire department. This is a long needed improvement." (*Ibid.*: 437)

Progressivism and New City Hall

During the early 20th century, new forces emerged in Hawarden, which would revitalize the community. In May 1910, local business and professional men organized the Hawarden Commercial Club. This new organization followed the pattern of many towns across Iowa and the nation, as local leaders took it upon themselves to work for community improvements. Initially, the Hawarden Commercial Club assisted with local events, such the Memorial Day observances in 1911. They also helped the local Grand Army of the Republic chapter, as its members aged. In 1917, the club held a banquet for 100. The club also agitated for municipal infrastructure improvements. In July 1916, the City of Hawarden began to install a single line of ornamental lighting posts. When complete, they numbered 22.

By the early 20th century, Hawarden's then-existing city hall had become both unsafe and a blot on town pride. At one city council meeting:

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 21

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

The Mayor stated that the meeting had been called at the request of a large number of business men to consider some disposition of the old building belonging to the city and known as the City Hall.

A large representation of business men were present at the meeting, and urged the Council to immediately dispose of the building known as the City Hall, stating that it was unsafe for use, and an eyesore and disgrace to the main street, and the city.

After a long discussion with these men, it was on motion carried, ordered: that the Mayor appoint a committee of the council, with power to act, to dispose of the city building located on Lot 16, Block 7, original Hawarden. . .

The Committee on sale of the old City Hall fixed the time of sale for Thursday, May 31st, at 2 o'clock, P.M. at the front door of the building, sale to be at auction to the highest bidder for cash. (May 25, 1917)

As pressure to build a new city hall was increasing, in April 1917, the United States declared war on Germany and entered into the Great War. With the nation's effort focused on the war, construction for projects unrelated to it slowed. The U.S. Congress levied a federal tax on new construction. This war tax subsequently would be assessed on the face brick the City purchased for the new building. (City Council Minutes, March 22, 1918)

Contemporary city council minutes document the course of discussion and action concerning disposition of the old city hall and plans to replace it.

The Mayor stated that the Committee appointed at the last meeting to dispose of the old city building were not satisfied with the places obtainable for the fire apparatus, and had requested that this meeting be called for the purpose of discussing the matter further, and getting more satisfactory instruction. Nearly every business house of the city was represented to discuss the matter with the Council, and they all urged that the old building be removed, and it was suggested that the Lake building recently vacated by Bogges as a Café could be rented at \$25.00 per monthly for the use of the fire apparatus until the city could erect a new building, and the businessmen offered to pay the rent of this building for one year.

It appearing to the Council that it was the unanimous wish of the people that the old building be disposed of at once, it was, on motion carried, ordered, that the Committee on

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 22

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

fire make lease with L. M. Lake for the use of the building above mentioned, and if successful, to have the fire apparatus and other effects removed from the old building to the Lake building, and as soon as this is done, the Committee appointed at the meeting held May 25th are to dispose of the old city building.

On motion carried, the business men were extended the thanks of the Council for their generous offer to pay the rent of the Lake building for one year, but the offer was declined for the reason that the Council feels that it is an expense that should be charged to the regular tax income of the whole city. (May 26, 1917)

The City of Hawarden and George Luckey reached an agreement in August of 1917 for the City to buy from him Lots 1 and 2 in Block 8 of the Original Plat of Hawarden, Iowa, for the sum of \$3,000.00. Both parties signed the agreement on August 21, 1917. This site was located on the southwest corner of the intersection of Kansas and Dakota Streets, as Central Avenue and 7th Street were then known. The council was of the opinion that this site provided the "best location that was available for a city building." (City Council Minutes, August 2, 1917)

The council then resolved to erect the new city hall at a cost not to exceed \$18,000.00 and to submit this resolution to a public vote on the matter. This special election was held on September 25, 1917. The results of the election were decisive. Of the 260 votes cast, 235 favored the resolution, while only 25 votes opposed it. The results of the vote were recorded by gender. A total of 194 men and 66 women cast ballots. Both genders approved the resolution by about 90% of the votes. (City Council Minutes, September 26, 1917)

Following the successful election to build a new city hall, the Commercial Club requested the city council to condemn the old city building (Lot 15, Block 7)

As a result of the election, the city council resolved to levy a special tax of five mills on the dollar on all property within the corporate limits of the city, until the cost of the building's construction was paid, not to exceed 20 years. (City Minutes, October 8, 1917) The banking firm of Shanke & Company, based in Mason City, Iowa, was selected to provide the financial arrangements for the construction.

The selection of an architect for the new city hall moved quickly. W. T. Whiteway, an architect based in Sioux City, Iowa, presented a proposal to the city council on November 5, 1917, followed one week later by a proposal submitted by George B. Hilgers, representing William L. Steele, also a Sioux City architect. (City Council Minutes, November 5, 1917; November 12, 1917)

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 23

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

Steele's proposal included a sketch of a proposed building and an offer to draw its plans and specifications for the sum of 3-1/2% of its cost. Alternatively, Steele would draw plans and specifications and superintend work on the building for 5% of its cost. After discussing the merits of Steele's proposals, the city council accepted the second alternative, including his service as superintendent and at the cost he proposed.

The manner in which Steele received payment for his work was negotiated. Steele had proposed "50% when the plans are put out for bids, 20% when contracts are awarded, and the balance of 30% in payments made every two months as the work progresses." This proposal was unsatisfactory to the City Council, which took a more cautious approach, suggesting instead "70% of fees when the contracts are awarded, the balances of 30% to be paid as fast as work progresses." (City Council Minutes, January 7, 1918)

Following these negotiations, an agreement was executed; and, at a special meeting on Christmas Eve 1917, the city council approved a concept plan prepared by Steele with plans and specifications to follow. (December 24, 1917)

Although the city council minutes do not record the discussion of details concerning Steele's concept plan for the building, it is clear that the council envisioned the building to serve as a community center as well as a city hall. The new building was to be known as "City Hall," but it was "to be used for general community purposes." (City Council Minutes, March 22, 1918) These various purposes included city hall, fire department, jail, and community room. When the council opened bids for the construction of the building, Steele was asked to separate out costs for these different functions, so that the council could budget costs for each.

Bidding took place in March of 1918 for two contracts, one for the general contract and one for the heating and plumbing. L. Parkinson & Co., of Iowa City, submitted the low bid for the general contract at \$15,388.00, and Thos. Rinehart of Le Mars, Iowa, submitted the low bid for the heating and plumbing. The Hawarden City Council selected both of these low bids for the work. (City Council Minutes, March 22, 1918) Several other bids and contracts followed, including those to Wilkinson & Henkels (\$240.00) for hardware for the new building, American Seating Company for three hundred folding chairs for the auditorium (immediately increased to 550); and a flag for the building. (City Council Minutes, September 2, 1918)

The cornerstone for the new building was laid on June 5, 1918. (See Continuation Sheet 7-16.) The city issued the final warrants for the construction and the architect's fee for the building on

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 24

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

December 2, 1918, thus completing the contract for its construction. (City Council Minutes, December 2, 1918)

The construction of the new building included an option between the City and C. J. Noltze, the owner of the adjoining property to the south of the new building, that the concrete footing under the south wall of the new city hall could serve as a party wall for a building constructed by Noltze, upon his payment of \$631.50 to the City, being one-half the cost of the wall's construction. This footing would be at least 7-1/2 feet below the top of the sidewalk at this site. (City Council Minutes, April 12, 1918) Today, both buildings share the same party wall.

The new City Hall required improvements to its original design. The building's ventilation was discovered to be imperfect. Before the summer of 1919 began in earnest, the city council acted.

Mr. L. E. Parkinson submitted an offer to construct two ventilators in the roof and ceiling of the City Building size 30", remove roofing and replace same and trim in ceiling for the sum of \$200.00. The offer was accepted, and the work ordered done at once. (City Council Minutes, June 2, 1919)

The planning efforts in early 1917 for the construction of the Hawarden City Hall, Fire Station & Auditorium coincided with America's entry into World War I in April of that year. Had this timing been different, the new building likely would not have been constructed at that time. One year later, a proposed bond issue for the construction of a new high school in Hawarden emphatically failed with the public consensus supporting the purchase of war bonds to win the war instead. (Hawarden Centennial: 454)

Building Use

The Hawarden City Hall, Fire Station & Auditorium served a wide range of public functions, and, in doing so, became a center for community activities and a source of local pride.

The new city hall was formally opened on February 27, 1919, but even beforehand its auditorium had become a popular spot for community life. The Fire Department obtained permission to use the room for its dance on Christmas night 1918. (*Ibid.*) The superintendent of the city's public schools

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Page 25

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

requested its use for gymnastic exercises, which was "taken under advisement for investigation" by the council. (City Council Minutes, October 7, 1918)

Given these and other requests, the city council created in 1918 a standing committee of the council to administer the use and maintenance of the auditorium. Full charge of the room was placed in the hands of this committee. This committee consisted of three members—the City Clerk as chairman, and two members of the council appointed by the major. The committee had the authority to employ a janitor, fix rental rates for the room, and exercise the general supervision of the building and entertainments held therein. (City Council Minutes, October 14, 1918)

Many requests ensued. The school administrator reiterated his request "for the use of the auditorium for military drill for the high school cadet corps from 3 35 to 4 30 each afternoon." (January 6, 1918) The Clemens Harp Orchestra provided music for a dance in the "City Auditorium" on October 9, 1919. The "Two Oakes" Post of the American Legion organized in this room the same year. (Hawarden Centennial: 455) In 1920, Mrs. Dunlap began showing movies in the auditorium. "Boy of Mine" played on April 16-17, 1924, with an admission price of 50 cents, with matinees priced at 15 cents and 30 cents. (*Ibid.*: 458) Many other similar events could be cited to prove that the new auditorium was a big hit with the public.

Before radio transmission to patrol cars became available, Harwarden police devised a clever method to alert patrolmen to needs.

According to one of the "old-timers" the light above the front entrance door was used to signal the policeman-on-duty that he was needed (before the police cars had a radio inside.) When someone needed the police they would drive down to the station, or else call someone who lived nearby, and turn the light on above the door. As the policeman on his rounds would be driving around town he would apparently periodically check to see if the light was on above the door. If it was, he would drive to city hall and see who needed assistance. (Timothy Kurth)

The fire whistle in Hawarden has played an active role in ordering and protecting the community. When the Hawarden Presbyterian Church caught fire early in May 1920, the whistle startled townspeople awake. Writing in the 1980s, York Johnson recalled:

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 26

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

I was either a junior or senior in high school and had been out the night before (I think), had gone home, gone to bed and was enjoying a good night's sleep when about two thirty or three o'clock, I was awakened by the hideous scream of the local fire whistle. It blew and blew, was a four alarm fire, and awakened most everybody else in town including my mother and dad. Dad entered my room and told me there must be a terrific fire in progress down towards town (the business district), and being concerned about the shoe store [his business, ed.] and another building he owned, we dressed and drove the old Model T Ford downtown to locate the fire.

When we arrived at Main St., we could plainly see that it was the Presbyterian church, so we parked the car at a safe distance and walked up to watch the holocaust. My dad picked out the steps of the Baptist Church across the street as the best place to watch the proceedings, to see the people milling around; most all the town except the aged and the infirm were there.

It was a great night for friends to meet and exchange condolences with each other over this terrible tragedy. (Hawarden Centennial: 894)

This whistle was located at the municipal power plant. Years later, residents still could recall its shrill sound. Then, in 1925, a new, electric fire siren was installed on a tower above the Hawarden City Hall, Fire Station & Auditorium. The siren was immediately put to heavy use in addition to its emergency duties. The siren sounded at 7:00 am, 12:00 noon, 1:00 pm, and 6:00 pm and kept Hawarden on time.

Recalling his boyhood in Hawarden in the 1930s, Fran Kurvink recalled:

a fine City Hall with Offices, a Jail, a Fire Department (two trucks, one a **big** Brockway and the other a Model "T" Ford) and a large Hall used for staging Plays and also for Friday night dances. (Hawarden Centennial: 896)

This memoir indicates the important role this building played in the social as well as the civic life of the community. The fire engine mentioned was a Brockway La France machine purchased by the city in March 1920. (*Ibid.*: 455)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Page 27

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

Progressivism in the 1920s

The successful agitation for the construction of the new city hall and the public satisfaction with its use inaugurated a remarkable period of boosterism and civic improvement in Hawarden. With the end of the war in Europe in November 1918, the United States redirected its attention to the home front, and local boosters in Hawarden set to work on a number of public improvements, which the war temporarily had curtailed.

In April 1920, the city awarded contracts for paving 44 blocks of city streets, including curbs and gutters. (*Ibid.*: 455) Although this project was delayed because of tight money, this entire project was completed by November of that year. In February 1920, local residents approved a bond issue for the construction of a new high school. Although this project was deferred for several years, the new high school was completed and opened in 1926. An extensive program of street paving followed, albeit dogged by complaints as to its cost.

Boosterism flourished and gave momentum to these improvements. In 1919, Hawarden business and professional men organized the Hawarden Booster Club:

with S. Q. French as their first president; it remained as such until 1928. On Apr. 17, 1928, the Hawarden Booster Club became the Hawarden Chamber of Commerce. The first president of the Chamber of Commerce was C. J. Miller. (Hawarden Centennial: 99)

This club added considerable impetus to progressivism. The club's purpose was "to get the younger men in the community working in the community for the community, and to invite into the membership those who are young in spirit as well as young in years." (Hawarden Centennial: 455)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 28

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

The club's efforts to boost Hawarden and local business took many different forms. By May 1921, the club had erected about 90 road signs in Sioux County and its environs with arrows pointing to Hawarden. The following month "35 auto loads of Hawarden Boosters journeyed to Akron, several miles south of Hawarden, to advertise the 4th of July celebration." Following that celebration, the "Booster Club is selling new name plates for automobiles with Hawarden in black letters on an orange background, which are to be attached back of the car number plates." (*Ibid.*: 456) The use of automobiles for the club's promotions lent an up-to-date sense to its advertising. The club's efforts to promote Hawarden's Fourth of July celebrations proved very successful. In 1928, estimates placed that year's crowd at between 8,000 and 15,000 people. (*Ibid.*: 462)

In November 1923, the Booster Club launched an effort to establish a state park at Oak Grove, a tract along the Sioux River five miles northeast of Hawarden. (*Ibid.*: 458) These efforts succeeded, and, in 1925, a 90-acre tract became Oak Grove State Park.

The Booster Club also actively supported transportation improvements. In 1927, a local report noted:

the Booster Club cooperating with city to gravel road from west end of paving near the Milwaukee Stock Yards west to the Nolan Bridge over the Big Sioux. (*Ibid.*: 461)

The club also actively pushed for the construction of a new Chicago Northwestern Railroad passenger depot in Hawarden, which that company completed in 1926. The Booster Club changed its name in 1928 to the Hawarden Chamber of Commerce. Boosterism in Hawarden received further impetus with the organization of a local Rotary Club in 1925.

Local improvements sometimes encountered obstacles. A school bond issue met defeat in March 1922 by more than two to one; but other projects were more successful. In June 1923, the city erected a new, elevated water tower of steel with a 100,000-gallon capacity. (*Ibid.*: 458)

Another milestone occurred in July 1924, when Hawarden voters approved a proposal for the construction of a new municipal power plant. "Hawarden will continue to own and operate its own municipal light and power plant." The plant was expanded in 1928 and a new diesel engine and generator installed. Later in 1924, the city's fire hydrants were rethreaded to conform to state standards. (*Ibid.*: 459) At a special election in December 1926, Hawarden voters approved the channel alterations to Dry Creek as a flood-control measure. (*Ibid.*: 460)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section number 8 Page 29

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

Throughout this chronology of improvements, Hawarden's desire for civic improvement is evident. Strongly independent individually, the city's residents expected no less from their local government. Willing to incur taxation for civic improvements, Hawarden residents prided themselves then, and now, on community self-sufficiency.

In passing, other Hawarden community characteristics deserve note—its dry wit and respect for the written word. As an October 1923 newspaper reported:

Ku Klux Klan organizer spent several days in our city trying to secure members for the organization. No report of excess sales of sheeting material is known at this time. (*Ibid.*)

Great Depression

The stock market crash of 1929 affected Hawarden as most other communities across the nation and curtailed many of the civic improvements residents would otherwise have wished to implement. The storm had appeared on the horizon locally in 1928, when the Hawarden State Bank closed in September. (*Ibid.*: 464) In 1933, local teachers' salaries were cut by 25%.

With the Great Depression, progressivism in Hawarden came to an end, as it had nationally. Local government and businesses responded to the challenge of these difficult economic times. The City of Hawarden reduced its rates for electric light in July 1931 by 10%. In April 1932, the rates were further cut by 10% if paid by the 10th of the month and then in July by 30%. In December of that year, the Chamber of Commerce took over the maintenance of the hospital to keep it in operation. (*Ibid.*: 464-466) The City of Hawarden took the unorthodox step of issuing scrip to pay unemployed men to repair streets and alleys. This scrip could be used to purchase goods from local merchants and to pay for municipal utility bills. This experiment captured widespread attention:

It was nation-wide and extended to many foreign countries, pathe [Pathé, ed.] news, a featured segment shown in movie theaters. . . Hawarden's scrip plan was written up in Liberty and Colliers' magazines, and in many news articles. . . (*Ibid.*: 906)

And so, even during the Depression, Hawarden's willingness to try new ideas continued.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 30

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

ARCHITECTURE

Designed by architect William L. Steele (1875-1949), the Hawarden City Hall, Fire Station & Auditorium is of architectural interest because of its design. Born in Springfield, Illinois, and a protégé of Louis Sullivan, Steele relocated to Sioux City, Iowa, from Chicago in 1903 (Withey) or 1907 (Anonymous: 124) He opened an office in association with W. W. Beach. When that partnership ended, Steele practiced solo until 1920. His firm flourished during the heady years of prosperity in the early 20th century in Sioux City and its environs. Steele later joined the firm of Kimball, Steele & Sandham, based in Omaha, Nebraska. Illness forced his retirement circa 1946, at which time William J. Steele, his son, joined the firm with the subsequent name change of Steele, Sandham & Steele. (Withey: 569)

Steele's talent extended to civic, ecclesiastical, residential, and educational designs. The Woodbury County Courthouse in Sioux City is widely acclaimed as his masterpiece. Now a National Historic Landmark, it illustrates Steele and his colleagues' ability to manipulate Prairie School styling to full effect. (*The Western Architect*: 13) Steele's other designs now listed in the National Register of Historic Places (2007) include the James P. Newton House and Maid Cottage, North Side Branch of the Sioux City Public Library, Mount Sinai Temple, Holy Trinity Greek Orthodox Church, Davidson Building, Ben and Harriet Schulein House, and St. Boniface Historic District—all in Sioux City—and the Charles Mix County Courthouse in South Dakota.

The Hawarden City Hall, Fire Station & Auditorium shows Steele's ability to work within the context of utilitarianism. The building combines under one roof multiple functions and includes city offices, police department, jail, fire department, and community auditorium. The influence of the Prairie School, leavened by Colonial Revival styling, is evident in its design.

Steele's design for the Hawarden City Hall, Fire Station & Auditorium occurred during an active time of his career. Just having completed the Woodbury County Courthouse, Steele may not even have visited Hawarden to prepare the design for its new city hall. George B. Hilgers, an employee of Steele at the time and later his partner in the firm of Steele and Hilgers, represented the architect in city council meetings, according to its minutes.

Steele's design for the Hawarden city hall blends Prairie School and Classical Revival styling in its design. The emphasis on surface textures—including geometric panels, name and date plaques, striated brick, and brick banding—points to the Prairie School influence. The monumental outside staircase, which provides access to the *piano nobile* or main floor of the building, is the most pronounced element of the Classical Revival influence. While the design of the double stairs confers

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 31

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

the dignity of authority to the building and distinguishes it from its commercial surroundings, practical considerations suffer. The public entrance to the city offices on the lower level is relegated to a set of stairs located in an outside stairwell, whose propensity to collect water, snow, ice, and other debris has bedeviled the building since its construction. Other design options could have provided a more convenient and safer access to this frequently used entrance. The arches over the main floor's windows and door show further classical influence.

The building is representative of a minor property type in Steele's opus. Withey's account of Steele's career records only one other city hall, this one located in Hartlingen, Nebraska. (Withey: 569) The bulk of Steele's work was for churches, schools, libraries, hospitals, office and industrial structures, stores, and residences, in addition to city, county, and federal buildings. (*Ibid.*) Sioux City figured largely in his work.

More buildings have been designed in and around Sioux City by Wm. L. Steele than by any other architect. (*Ibid.*)

The multi-functional purposes of the Hawarden City Hall, Fire Station & Auditorium closely followed progressivism's precepts for utility. When Steele and his colleague George B. Hilgers designed the new 9th and Grandview Boulevard armory in Sioux City in 1926, its design also emphasized multi-functions.

The building is being so designed [with two entrances] for the reason that on special occasions one part of the building may be rented for public meetings or special athletic events or entertains, and yet the guardsmen may have their regular drills without disturbance. ("Sioux City Spirit of Progress," August 1926)

Fenestration and other alterations to the Hawarden City Hall, Fire Station & Auditorium have impaired the integrity of its design. The removal and replacement of the arched, double-hung windows on the north side of the main floor and the brick infilling of their upper sections in the 1970s removed a key element from the building's original design—all the more so since this is a highly visible façade. The same can be said for the removal of the double door on the east elevation and the brick infill of its arched transom. Any rehabilitation of this building should seek to reverse these major alterations. The present enclosure over the basement stairwell is also visually distracting, albeit utilitarian.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 32

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

The site's potential for archaeological significance is, as yet, unevaluated. Historical archaeological investigations appear to have limited potential for discovery, given the fact that the site was substantially disturbed during the construction of the Hawarden City Hall.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

To date, Hawarden has received minimal cultural resource survey attention. The preparation of this nomination included a brief windshield survey of Hawarden's central business district. It concluded that Central Avenue between 6th and 9th Streets is likely National Register eligible as an historic district. The district features a fine collection of late 19th and early 20th century commercial designs, worked in brick, stone, and concrete block, visually linked together by their generally uniform height of two stories. The district should also include some commercial buildings on side streets. The Hawarden High School, completed in 1926 and recently rehabilitated for use as the Hawarden City Hall, provides another excellent example of progressivism in Hawarden—in this instance the latter part of the period. It is also likely National Register eligible. The building's rehabilitation is a fine example of adaptive reuse.

A trade publication announced in 1918 the construction of a bungalow in Hawarden, designed by William L. Steele. (*The American Contractor*, April 27, 1918: 60) This 1-story and basement dwelling was 30 x 40 feet in size, owned by B. J. Hyulink of Hawarden, and featured frame construction and shingle roofing. The plans were drawn by this time. A survey should be undertaken to identify this house and to evaluate its status.

ACKNOWLEDGEMENTS

The author wishes to thank the City of Hawarden for its help throughout the life of this project, including Jason Metten, City Administrator; Spencer Haacke, Economic Development Director; and Carol Bowden, Administrative Assistant.

Thanks are also due to Tim Kurth, who provided prompt and knowledgeable field support at every turn, and Valerie Haverhals, Library Director, and the staff of the Hawarden Public Library for a wealth of newspaper research graciously provided with dispatch.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9

Page 33

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

BIBLIOGRAPHY

PRIMARY SOURCES

American Contractor, The

1918a "City Hall, Fire station & Auditorium." Vol. 39, II, April 6, 1918, p. 80A.

American Contractor, The

1918b "City Hall, Fire station & Auditorium." Vol. 39, II, April 27, 1918, p. 60.

Anonymous

n.d. Clipping file for William L. Steele. "Architects in Iowa" files, State Historic Preservation Office of the State Historical Society of Iowa, Des Moines, Iowa.

City Council Minutes

Various Hawarden City Hall, Hawarden, Iowa.

City Council Ordinances

Various Hawarden City Hall, Hawarden, Iowa.

Hawarden Development

2007 Drawings of Hawarden City Hall, Fire Station & Auditorium.

Sioux County Assessor's Office

2007 Property Record Card.

Big Sioux River Valley Historical Society (BSRVHS)

1981 Helen Vipond Digitization Collection. Hawarden Public Library, Hawarden, Iowa.

"Sioux City Spirit of Progress"

1926 Clipping file for William L. Steele. "Architects in Iowa" files, State Historic Preservation Office of the State Historical Society of Iowa, Des Moines, Iowa.

Western Architect, The

1921 "Woodbury County Court House." February 1921.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9

Page 34

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

Withey, (Unknown first name)

n.d. Clipping file for William L. Steele. "Architects in Iowa" files, State Historic Preservation Office of the State Historical Society of Iowa. This source is doubtless Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)*, (Los Angeles: New Age Publishing Co., 1956).

SECONDARY SOURCES

"Architects in Iowa"

n/a Files of State Historic Preservation Office of the State Historical Society of Iowa, Des Moines, Iowa.

Goudy, Willis

1988 "Population in Iowa's Incorporated Places: 1850-1986." Iowa State University Extension pamphlet CRD 263, March, 1988, Ames, Iowa.

Hawarden Centennial

1987 *Hawarden Centennial, 1887-1987, One Hundred Years on the Right Track.* Le Mars Daily Sentinel, Printer, Le Mars, Iowa.

Kurth, Timothy

2008 Email to author, dated January 13, 2008.

MAPS AND PLANS

Sanborn Fire Insurance Maps of Hawarden, Iowa.

1899 Former building on site pictured.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 35

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

VERBAL BOUNDARY DESCRIPTION

Lots 1 and 2 in Block 8, Original Plat of Hawarden, Iowa.

BOUNDARY JUSTIFICATION

Contains all land historically associated with the property.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 36

CFN-259-1116

Hawarden City Hall, Fire Station & Auditorium, Sioux County, Iowa.

LIST OF PHOTOGRAPHS

1. Hawarden City Hall, Fire Station & Auditorium
715 Central Avenue
Hawarden, IA 51023
Looking west
Spencer L. Haacke
March 28, 2008
2. Hawarden City Hall, Fire Station & Auditorium
715 Central Avenue
Hawarden, IA 51023
Looking southwest
Spencer L. Haacke
March 28, 2008
3. Hawarden City Hall, Fire Station & Auditorium
715 Central Avenue
Hawarden, IA 51023
Looking southeast
Spencer L. Haacke
March 28, 2008
4. Hawarden City Hall, Fire Station & Auditorium
715 Central Avenue
Hawarden, IA 51023
Looking southeast
Detail of Fire Station
Spencer L. Haacke
March 28, 2008
5. Hawarden City Hall, Fire Station & Auditorium
715 Central Avenue
Hawarden, IA 51023
Looking southwest
Detail of front staircase
Spencer L. Haacke
March 28, 2008
6. Hawarden City Hall, Fire Station & Auditorium
715 Central Avenue
Hawarden, IA 51023
Looking west
Interior of auditorium
Spencer L. Haacke
March 28, 2008