

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00586

New  Supplemental

Part of a district with known boundaries (enter inventory no.) 92-00349

Relationship:  Contributing  Noncontributing

Contributes to a potential district with yet unknown boundaries

National Register Status:(any that apply)  Listed  De-listed  NHL  DOE

9-Digit SHPO Review & Compliance (R&C) Number \_\_\_\_\_

Non-Extant (enter year) \_\_\_\_\_

## 1. Name of Property

historic name Gloyer Building

other names/site number Downtown Survey Map # DT- 109

## 2. Location

street & number 118-122 W. Second St (also 202 N Marion Avenue)

city or town Washington

vicinity, county Washington

Legal Description:(If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_

(If Urban) Subdivision Original Plat Block(s) 3 Lot(s) Lot 5 – S 66' (1/2) of W 62'

## 3. State/Federal Agency Certification [Skip this Section]

## 4. National Park Service Certification [Skip this Section]

## 5. Classification

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

### Number of Resources within Property

If Non-Eligible Property  
Enter number of:

If Eligible Property, enter number of:  
Contributing      Noncontributing

—	buildings	—	<u>1</u> buildings
—	sites	—	— sites
—	structures	—	— structures
—	objects	—	— objects
—	Total	—	<u>1</u> Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title \_\_\_\_\_

Historical Architectural Data Base Number \_\_\_\_\_

## 6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

02A01 Business / Office building

02A01 Business / Office Building

01B Multiple dwelling / apartment building (second)

02E08 Specialty store / barber or beauty shop

01B Multiple dwelling / apartment building (second)

## 7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F Commercial

foundation \_\_\_\_\_

walls (visible material) 10A Concrete: Block

roof 08A Asphalt: Shingle

other \_\_\_\_\_

Narrative Description ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

## 8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes  No  More Research Recommended
- Yes  No  More Research Recommended
- Yes  No  More Research Recommended
- Yes  No  More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archeology or history.

County Washington Address 118-122 W. Second St (also 202 N Marion Avenue) Site Number 92-00586  
City Washington District Number 92-00349

**Criteria Considerations**

- 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)

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Construction date  
1957  check if circa or estimated date  
Other dates, including renovation  
1978

**Significant Person**

(Complete if National Register Criterion B is marked above)

\_\_\_\_\_

**Architect/Builder**

Architect  
\_\_\_\_\_

Builder  
\_\_\_\_\_

**Narrative Statement of Significance**  SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References (OPTIONAL)**

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Mary Patterson, Chair Rebecca L. McCarley, consultant, Davenport  
organization Washington Historic Preservation Commission date March 20, 2012  
street & number City Hall – 215 E. Washington St telephone 319-653-6584  
city or town Washington state Iowa zip code 52353

**ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)**

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____
Roll/slide sheet #	_____	Frame/slot #	_____	Date Taken	_____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or noncontributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

**State Historic Preservation Office (SHPO) Use Only Below This Line**

Concur with above survey opinion on National Register eligibility:  Yes  No  More Research Recommended  
 This is a locally designated property or part of a locally designated district.

Comments: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

# Iowa Site Inventory Form Continuation Sheet

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<u>Gloyer Building</u>	<u>Washington</u>
Name of Property	County
<u>118-122 W. Second St (also 202-204 N Marion Avenue)</u>	<u>Washington</u>
Address	City

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*This form was prepared as part of a research/survey/nomination project in 2011-2012 funded by a HRDP grant from the State Historical Society of Iowa for the nomination of the Washington Downtown Historic District. The project was primarily structured to develop the nomination for the downtown, with additional research on each building documented on an Iowa Site Inventory form. The information below is taken from the table in the August 2012 draft of the nomination, with additional information documented on the property and photographs in the following sections.*

**Gloyer Building - 118-120-122 W. Second St (also 202-204 N. Marion)** - State #92-00586 - Map #50 ~ 1 non-contributing building - 1957, 1978 - 1950s commercial modern

Historic information:

(c.1920 - small gas station built here)

1957 - two-story commercial/apartment building constructed for Raymond Gloyer

1964 - Gloyer's Hatchery (202 N. Marion), Easy-Wash Laundromat (204 N. Marion), Sellers Insurance (118 W. 2nd St), Credit Bureau and Western Union (120 W. 2nd St), Dutch's Barber Shop (122 W. 2nd St), apartments on 2nd story

2012 - Gloyer Apartments, Kat's Grain (204 N. Marion), Child Advocacy Board (122 W. 2nd St.), Elaine's Beauty Salon (120), The Polished Image (118)

Architectural information:

Height: 1 story, 2nd added

Walls: block

Storefront: -

Windows: -

Architectural details: -

Architect/Builder: -

Modifications: Historic: -; Non-historic: 1978 - 2nd story, roof, and pent awning added

## 7. Narrative Description

This is a two story concrete block building with multiple apartments on the second story, and five office or business spaces on the first story. A shingled pent-roof canopy extends the full length of both the south and west facades above the first story spaces. The building was built in two phases. Originally, a one-story building was constructed with commercial spaces only. In 1978, the second story and pent-roof awning was added. Two commercial spaces face 2nd Street to the south. From west to east, there are two large single-light windows, a door to a small entry hall with two doors (one entering the west office and the other entering the east office), two more large single-light windows, and one additional entry for the east office space. The second story has a group of four vertical windows near the west corner, two pairs of two vertical windows, and a group of three double hung windows at the east end. The west side faces Marion Ave, and it has two additional office spaces. Starting at the north (left) end of the facade, there is a single-light window, an entry to an office space, and set of three vertical windows, a door providing access to the second floor apartments, a large single-light window, and then two larger single-light windows. The second story has a group of three double-hung windows at the left, a set of three vertical windows in the middle, and a set of four vertical windows at the right.

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## 8. Narrative Statement of Significance

Though the original construction of the Gloyer Building falls among other buildings constructed in the Washington Downtown Historic District in the 1950s and 1960s, the current appearance resulted with the second story addition in 1978, and the integrity dates to this period. Thus, this building is counted as non-contributing as falling after the period of significance for the historic district.

William Scofield sold the south half of Lot 5 and south half of the west 44 feet of Lot 6 to Carlton C. Wilson on October 23, 1916. On February 3, 1917, Wilson sold the same property to Ralph Dougherty. He operated a clothing store, Dougherty Brothers, on the west side of the square, and he was married to the daughter of Winfield Smouse, real estate developer. It appears that he built the corner gas station here at the corner at 202 N. Marion, as well as the two-story building to the east at 114-116 W. 2nd Street and the one-story building at 112 W. 2nd Street. The gas station is still shown here on the 1943 Sanborn map. Ed's Service Station is listed at 202 N. Marion in the 1952 city directory.

According to the assessor's records, the property was sold as a vacant lot in August 1956 to Raymond Gloyer, who continued to own it until 2008. The assessor then lists 1957 as the construction date for this property. The building included the 118, 120, and 122 storefronts along W. 2nd Street and the 202 and 204 storefronts on N. Marion. The 1964 city directory lists the office of Gloyer's Hatchery at 202 N. Marion and Easy-Wash Laundromat at 204 N. Marion. On the south side, Sellers Insurance is listed at 118 W. 2nd Street, the Credit Bureau and Western Union at 120 W. 2nd Street, and Dutch's Barber Shop at the corner at 122 W. 2nd Street.

*Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953 - page 37 – Gloyer Hatchery and Feed – started as Washington Chick Company in 1947 – Ray Gloyer from Whiting, IA – first season in 1948 – Hy-Line breed – hatching 8,000-9,000 chicks per week – 116 ½ E. 3<sup>rd</sup> Street

A building permit was issued on April 5, 1978 to Ray Gloyer for this building to add one story for apartments for \$20,000. The 202 N. Marion address appears to have then been used for the apartments on the second story.

In 2008, the building transferred from the Gloyer family to Gloyer Apartments LLC. Currently the building is occupied by Kat's Grain (204 N. Marion), Child Advocacy Board (122 W. Second St.), Elaine's Beauty Salon (120 W. Second St.) and The Polished Image (118 W. Second St.).

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Gloyer Building

Washington

Name of Property

County

118-122 W. Second St (also 202-204 N Marion Avenue)

Washington

Address

City

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## 9. Major Bibliographical References

City/Telephone Directories, Washington. Various publishers, various dates. Available at the Washington Public Library.

Deed Records, Transfer Books, Auditor's Office, Washington County Courthouse, Washington, Iowa.

Newspaper advertisements, various years/dates, on microfilm at Washington Public Library:

*Washington Evening Journal*

*Washington Gazette*

*Washington Press*

Sanborn Map Company. "Washington, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1885, 1892, 1897, 1902, 1909, 1917, 1931, 1943.

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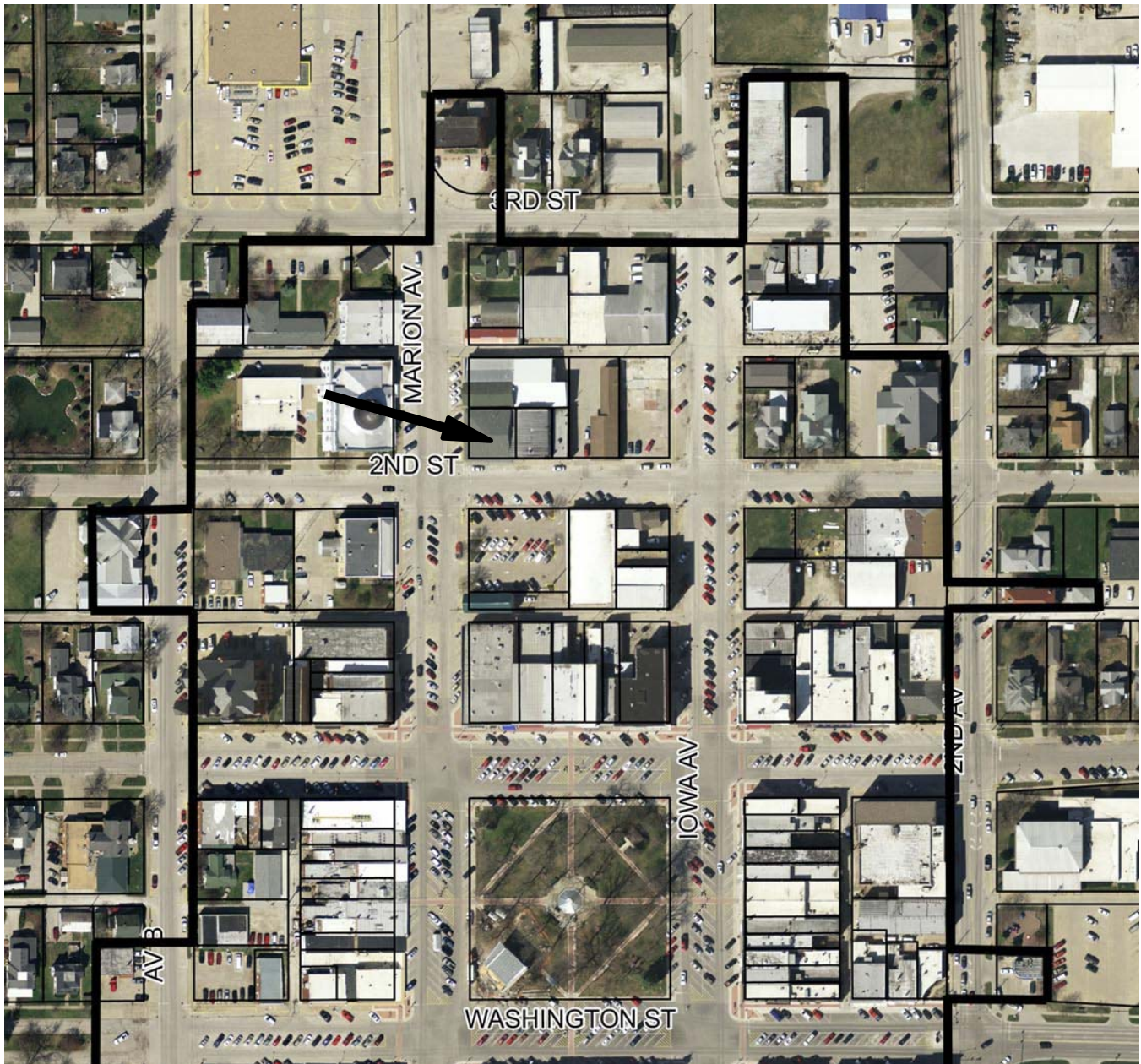
Gloyer Building  
Name of Property

Washington  
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118-122 W. Second St (also 202-204 N Marion Avenue)  
Address

Washington  
City

## Location map



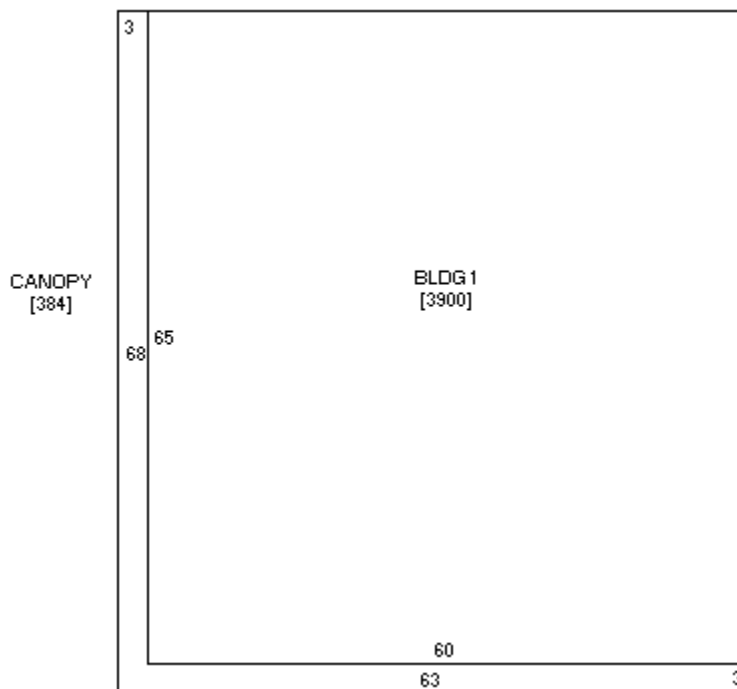
**2009 aerial photograph (Washington County) – line indicates survey/research area boundary**

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### Building plan (from assessor's website)



### Historic images

none identified

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Address

Washington  
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## Digital photographs



Photograph 92-00586-001 - West and south elevations, looking northeast (McCarley, September 20, 2011)



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<u>Gloyer Building</u> Name of Property	<u>Washington</u> County
<u>118-122 W. Second St (also 202-204 N Marion Avenue)</u> Address	<u>Washington</u> City

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Photograph 92-00586-002 - West and south elevations, looking east (McCarley, September 20, 2011)