

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00592

New Supplemental

Part of a district with known boundaries (enter inventory no.) _____

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 Phillips Apartments

other names/site number Downtown Survey Map # DT-101

2. Location

street & number 214 – 218 West Third Street

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) 4 Lot(s) Lots 2 & 3

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	—	—	buildings
—	sites	—	—	sites
—	structures	—	—	structures
—	objects	—	—	objects
—	Total	—	—	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)

02A 02: livestock / grain exchange (Feed Yard)

01B02: apartment building

01B02: apartment building

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

_____ foundation 10B: Concrete block

_____ walls (visible material) 10B: Concrete block

_____ roof _____

_____ 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 214 -218 West Third Street
City Washington

Site Number 92-00592
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
1915 check if circa or estimated date
Other dates, including renovation
c.1950

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 Stacy A. Nielsen, volunteer Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date May 6, 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>Phillips Apartments</u>	<u>Washington</u>
Name of Property	County
<u>214-218 West Third Street</u>	<u>Washington</u>
Address	City

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 was collected, and it was determined that this building did not fall in the final district boundary.

7. Narrative Description

The two sections of this apartment building form an overall L-plan layout. The original feed barn portion was built with rusticated concrete blocks. This side-gable building sits immediately behind the property to the east, and it has been historically associated with that property. The smooth concrete blocks show the large vehicular openings that were filled in for the conversion to apartments, likely in the 1950s. From left to right, the north (front) elevation has paired double-hung windows, an entry and set of three vertical single-light windows, a set of three vertical single-light windows, and another entry. The east side of this section has a large infilled corner with paired double-hung windows, an entry, and a infilled double-hung window opening. The south side of this section has paired double-hung windows, another set of paired double-hung windows, an entry, and paired double-hung windows on the west third of the building. The center section has been infilled with concrete block, and it has an entry and three vertical single-light windows and then another entry and three vertical single-light windows. A gable-front addition of smooth concrete blocks was built on the north side of the west end of the original side-gable building. It is slightly taller than the original building. The addition has a central entry with three vertical single-light windows to the left and paired double-hung windows to the west/right on the north side. The east side has an entry and pair of double-hung windows.

8. Narrative Statement of Significance

This apartment building was constructed in two phases - the rusticated concrete block portion constructed as a feed barn around 1915 and converted into apartments in the early 1950s and then the taller concrete block addition on the west end likely built in the early 1950s for apartments. This building sits on the property of 213-215 N. Marion and was associated with the business in this building originally, and 213-215 N. Marion was clad and converted to apartments in the 1970s. The conversion of this concrete block building and the later addition for use as apartments has compromised the historic integrity of the earlier commercial use of the building, and this full property (this building and the clad building at 213-215 N. Marion) has been excluded from the Washington Downtown Historic District, as it falls on the north edge. Its potential individual significance for the early adaptive reuse as apartments has not been further assessed.

This property is currently and was historically associated with the property at 213-215 N. Marion (see #92-00555). The D. Wilde Foundry occupied the property from the 1860s-1890s, and then Brown

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Buggy Company was here in the early 1900s. The 1909 Sanborn map shows a house on Lot 3, and the old paint shop on the south half of Lot 2. The property went through several owners in the next decade, with no clear chain of title in the transfer books. Records show Charles Stout and wife selling interest in the property (south half of Lot 1, 2, and 3) to H.E. McCollum & J.S. Phillips on April 11, 1907. On April 8, 1912, Calvin Long then sold interest in the property to Nancy Hayes Hodges. Generally, the south half of lots 1, 2, and 3 seem to transfer together from the early 1900s through the 1970s.

The 1910 city directory lists Marburg & Helwick, flour and feed, at 215 N. Marion. The 1917 Sanborn map shows the south portion as enlarged to two stories and renumbered to 215. It is auto sales. The north two-story portion has auto in the front with feed and hay in the rear. A concrete block building has also been built to the rear on the south half of lot 3 and west half of the south half of lot 2, which is this current building converted to apartments. It is apparently associated with the feed business along Marion. The 1931 Sanborn map shows it as a feed barn. In 1932 the City Telephone Directory lists "Whittaker Feed Yard" in operation at 215 N. Marion, which is shown as an office attached to junk storage on the 1931 Sanborn map. The City Directory for 1941 lists "Whittaker & Barnes – Auction" at 215 N. Marion, which is again shown as office and junk storage on the 1943 Sanborn map. This rear concrete block building continues to be labeled as feed and sales barn.

There are no business listings for this address on 3rd Street in either the 1954, 1959, or the 1964 directories. However, there are addresses for individual's at this address beginning in 1952. Thus, it appears that the building was converted to apartments between 1950 and 1952. Property transfers after this period continue to include this building as well as the buildings at 213-215 N. Marion:

- 1/27/1954 – Bertha Phillips, est. To Clair Booth – Block 4 Lots 1,2,3
- 1/29/1955 – Clair Booth & wife, etal To L.C. Willits – Block 4 Lots 1,2,3
- 8/28/1964 – L.C. Willits & wife To L.C. Willits & Selma Willits – Block 4 Lots 1,2,3
- 8/20/1971 – L.C. Willits, est To Selma Willits – Block 4 und. ½ lots 1,2,3
- 10/14/1976 – Selma Willits, est To Rolland D. Benson – Block 4 Lots 1,2,3

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Phillips Apartments

Washington

Name of Property

County

214-218 West Third Street

Washington

Address

City

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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Phillips Apartments

Name of Property

Washington

County

214-218 West Third Street

Address

Washington

City

Location map



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

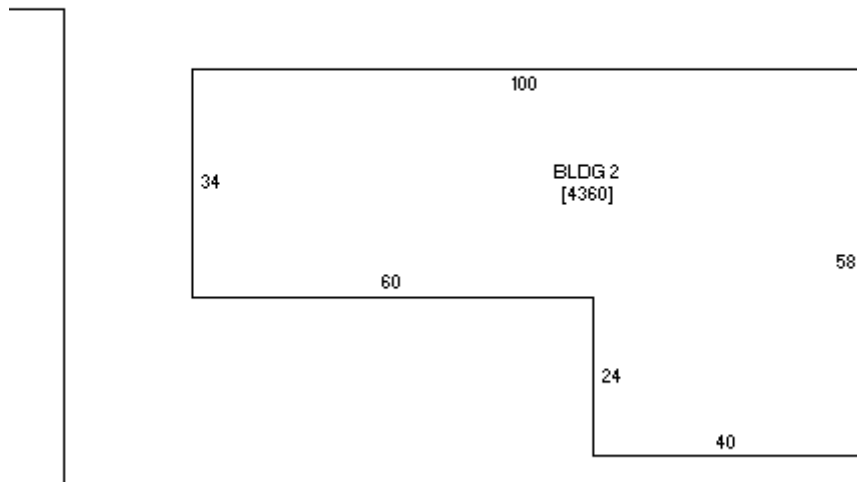
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<u>Phillips Apartments</u>	<u>Washington</u>
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Building plan (from assessor's website)

NEED PLOT PLAN---CJ



Historic images

none identified

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Phillips Apartments

Washington

Name of Property

County

214-218 West Third Street

Washington

Address

City

Digital photographs



Photograph 92-00592-001 - East and north elevations of original section, looking southwest (McCarley, November 15, 2011)

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Phillips Apartments

Name of Property

Washington

County

214-218 West Third Street

Address

Washington

City



Photograph 92-00592-002 - North elevation of west addition, looking southwest
(McCarley, November 15, 2011)

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Phillips Apartments

Washington

Name of Property

County

214-218 West Third Street

Washington

Address

City



Photograph 92-00592-003 - South and east elevations of original section, looking northwest (McCarley, September 20, 2011)

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Phillips Apartments

Washington

Name of Property

County

214-218 West Third Street

Washington

Address

City



Photograph 92-00592-004 - South elevation of original section, looking north (McCarley, September 20, 2011)