

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00561

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 Stewart Building

other names/site number Downtown Survey Map # DT-019

2. Location

street & number 109 – 111 S. 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) 14 Lot(s) South 50' Lot 4 exc S 4"

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

If Eligible Property, enter number of:

Enter number of:

Contributing

Noncontributing

— buildings

— sites

— structures

— objects

— Total

1

—

—

—

1

— buildings

— sites

— structures

— objects

— 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)

02E Commerce / specialty store / drug store (111)

02E08 Commerce / specialty store / beauty shop (111)

02E11 Commerce / specialty store / grocery (109)

99 Other / handicap services (not government) (109)

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commerce: brick front

foundation

04 Stone

05D: Queen Anne

walls (visible material)

03 Brick

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 107 – 111 S. Marion Avenue Site Number 92-00561 & 92-00560
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)

05: Commerce
02: Architecture

Significant Dates

Construction date 1908 check if circa or estimated date
Other dates, including renovation _____

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 April 17, 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: _____

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<u>Stewart Building</u>	<u>Washington</u>
Name of Property	County
<u>109 – 111 S. Marion Avenue</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 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.

Stewart Building - 109-111 S. Marion Avenue - State #92-00561 - Map #59 ~ 1 contributing building (A and C) - 1908 - Queen Anne

Historic information:

(1856 - Union Block/Kendall House; 111: series of drug stores, finally 1885-c.1907 - John H. Stewart Drug Store; 109 - tin shop, grocery in 1890s-1900s)

1908 - 109 owned by Agnes Stewart and 111 owned by brother John H. and Rachel Stewart - rebuilt/remodeled

109: 1910 - Stewart Grocery, 1926 - Warren Seed Store, 1930s - Oetjen Seed Store, 1940s-50s - Spurgeon's Store, 1960s-1980s - Gamble's Hardware Store

111: 1910 - Ross Drug Store, 1913-1940s - Phillips & Hebner - drug store, 1940s-1950s - Phillips Drug Store, 1950s-1960s - Phillips Pharmacy

2012 - Advance Employment (109), Simply Spa (111)

Architectural information:

Height: 2 story

Walls: brick

Storefront: remodeled - 109: center entry with large windows, 111: entry at right and large windows to left, middle - upper story shared entry

Windows: 1/1 windows with brick lintels/shoulders

Architectural details: "Stewart Building" on frieze, two oriel windows, cornice with brackets

Architect/Builder: -

Modifications: Historic: 1908 - rebuilt or remodeled significantly; Non-historic: storefront remodels

7. Narrative Description

This is a two story, brick, commercial building, which was rebuilt or reduced from three to two stories in 1908 with the adjacent building at 107 S. Marion. Two stone plaques on the second story provide the name and date. The first is centered between the 111 and 109 storefronts, and it says Stewart Building. The other is located on the 107 storefront centered over the right hand bay window, and it says 1908. All the double-hung windows on the facade have stone sills and soldier brick lintels that continue into shoulders with stone bases. The 1902 Sanborn map shows a three story building at 109-111 S. Marion, though only 28 feet tall (same as two-story to its south), and the third story windows appear removed in the c.1900 postcard. The three-story building at 107 is taller, at 39 feet in height, as can also be seen on a c.1900 postcard. Both buildings were then two-story buildings, 29 feet in height, on the 1909 Sanborn map. Thus, either both were rebuilt in 1908 or both underwent a major remodel complete with a new facade.

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The 109 (north) storefront has a central entry door recessed deeply into the building. The flooring in the recessed area is multicolored 1" tile. There are display windows on each side of the recessed entry. The ceiling is painted metal in a small fleur-de-lis pattern. The transom area is covered with vertical wood siding, and has a small plastic business sign in the center. The second story has a wide double-hung window at the left with a bay window to the right. The bay window is three sided with a double-hung window on each side, two at a 45° angle and one facing east. Vertical wood siding covers the area below the window.

There is a wide secondary entry door between the 111 and 109 storefronts which provides access to the second floor apartments. Sanborn maps from before and after the remodel show the shared center staircase and central hall between the 109 and 111 storefronts. The "Stewart Building" name plate is centered near the top of the building above this entry, extending over the windows on each half of the building.

The southern storefront (111) has been recently remodeled. The storefront facade has been divided into four equal sections. The entry is located in the fourth/north section in an alcove at the right hand side of the store front; the steel and glass storefront entry door faces north. Also in the alcove, and facing the east, is a steel door which provides access to the basement. There are three display windows which are sited higher than usual, and have a pebble surface steel panel on the bulkhead. The transom area is covered with wood. The second story over the 111 store front has an bay window with three single light double hung windows, two at a 45° angle and one facing east. The windows have steel infill above the sashes. There is a plain wood bulkhead below the windows on the bay. There is a pair of single light double hung windows to the right of the bay window, also with steel infill above the sashes. All the windows have fabric awnings.

The decorative metal cornice of the building extends across the 111 and 109 sections, continuing into the adjacent 107 building. These two sections are unified, with a large bracket at either end of the double-width and six small brackets between them. Square rosettes are found between the brackets with further decoration on the cove section.

8. Narrative Statement of Significance

The Stewart Building appears to contribute historically and architecturally to the Washington Downtown Historic District.

Despite the shared details with the building to the north at 107 S. Marion, the building at 109-111 S. Marion appears to have historically functioned separately and vice versa. The 1885, 1892, 1897, and 1902 Sanborn maps show a three-story building at 109-111 S. Marion with a shared middle interior staircase, with a three-story building then separate at 107 S. Marion. George Smith appears to have owned the 107 storefront in the 1850s, while P.C. Young owned the 111 storefront and A.W. Miller

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owned the 109 storefront. On October 26, 1888, John H. Stewart bought the south 25' (111 storefront). On February 25, 1893, Agnes Stewart bought part of Lot 4 from Whitcomb and Miller and part from the Board of Supervisors (109 storefront). In 1906, Martha Mount appears to have acquired the sliver of Lot 1 and part of Lot 4 with the 107 storefront from Ella Smith et al. These three owners then owned the three storefronts in 1908 when the buildings were reduced to two stories and facades remodeled. The 109-111 sections appear jointly remodeled, both in the Stewart family, with "Stewart Building" as the name plate above the shared middle upper story entry. Basic details were carried over onto 107 S. Marion with window differentiations, and "1908" was installed as a date plate above the centered square bay window. Thus, while work on both buildings appears to have been completed in 1908, it appears it was done with a different owner and slight variations for 107. No transfers are recorded then for Lot 4 until 1929 when the north half of the south 50 feet, or the 109 storefront, was transferred from the estate of Agnes Stewart to Charles W. Stewart. In 1934, Martha Mount and husband then sold the 207 storefront to Hazel Eicher. Thus, the history of 107 S. Marion is recorded on a separate site inventory form, under #92-00560. With the 1908 modifications to the buildings, the integrity for historic significance dates to this period, despite the likely earlier construction of the building behind the facade.

As noted, early transfer records indicate that P.C. Young owned part of Lot 4 (likely the 111 storefront) and A.W. Miller owned another part (likely the 109 storefront). An 1856 ad in the *Washington Press* mentions Young Drug Store in the new brick block on the west side of the square. One year later, the ad says that Owens & Ballard, successors to Young & Co., are in Young's building on the west side. In 1859, the ad changes again to say Teas & Owens successors to Owens & Ballard, are located in the Union Block, west side. In 1862, Wakefield is successor to Teas & Owens. Once more, the ads change to indicate that the Richards Brothers Drug Store is there in 1865. Transfer records from 1867 show that Phebe Young sells the south 25 feet of Lot 4 to the Richards brothers. More ads in the *Washington Press* report these changes in the business at 111: in 1868, Denny & Glenn Drug Store; in 1871, Lamberson & Nugent have the west side drug house; in 1885, Stewart Drug on the west side "wishes to thank the people ... during my first year in Washington". Transfer records show that John H. Stewart purchased the 111 storefront in October 1888. Ads place Stewart Drug Store on the west side in 1885, 1897, and 1906. There is less information about the occupants and owners of 109 S. Marion. The 1885 Sanborn map shows that it was used as a stove store and tin shop. On the 1892 map, it is a grocery store, perhaps J.C. Smith Grocery, who advertises that he is on the west side. It continues to be a grocery on the 1902 and 1909 maps.

Several Stewart families were located in Washington in this period. Per family trees on Ancestry.com, John Harrison Stewart was a pharmacist born in 1840 in Ohio, and he married Rachel Ann Moore. They had two children that lived to adulthood: Charles Walker Stewart (1865-c.1956) and Mary Agnes Stewart (1868-c.1962). Charles W. Stewart married Maud M. Denny in January 1895, and they lived in Washington. Thus, it appears that John H. Stewart operated the drug store at 111 S. Marion from 1885 to around 1908. He bought this portion of the building in 1888. The 1900 census lists John H. Stewart (59, druggist) with wife Rachel (60), daughter Mary A. (31), sister Agnes (47, single), and nephew Walker (15). In 1893, Agnes Stewart bought the 109 S. Marion (north) half of the double-storefront

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building, who likely was his sister in the 1900 census. In 1908, under their joint family ownership, perhaps that of Rachel and Agnes, the building at 109-111 was then rebuilt or remodeled to two stories with a new facade, along with work completed by the owner of 107 S. Marion at the same time. The 1910 census lists Rachel A. Stewart (widow, age 70) living with sister-in-law Agnes Stewart (age 57, single). In 1929, the north half of the south 50 feet, or the 109 storefront, was transferred from the estate of Sarah Agnes Stewart to C.W. Stewart. Assuming this was Rachel's son Charles Walker Stewart, he likely also inherited the south half (111) from his mother, as well acquiring the north half (109) from his aunt's estate. The 1930 census continued to list Charles and Maude Stewart in Washington, and he was a physician at age 65.

After the modifications and facade remodel, the 111 S. Marion storefront continued to house several drug stores. In 1910, Ross Drug Store is listed here. In 1913, T.R. Phillips opened his drug store here, listed as the West Side Drug Store in 1926 and then Phillips & Hebner into the early 1940s. He bought out his partner by 1949, and it is listed as Phillips Drug Store. The name shifted to Phillips Pharmacy by 1958 and continued into the 1960s.

Evening Journal – Washington County Centennial Celebration – July 1936 - page 71 – Phillips and Hebner – Walgreen Drug Store – T.R. Phillips – Manton Hebner – drugs, Kodaks, Wallpaper, paints, sundries – photo of interior – soda fountain – balcony

Evening Journal – Centennial Celebration – August 1939 - page 69 – Phillips and Hebner drug store – T.R. Phillips – since 1913 – prescriptions, drug sundries, Kodaks, wallpaper, paints, glass

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, page 125 – T.R. Phillips – Druggist – west side of square – 39 years

111 S. Marion was B.J. Cafe's in 1989. The current occupant is Simply Spa.

After the modifications and facade remodel, a grocery business continued in the 109 S. Marion storefront. The 1910 city directory lists Stewart Grocery at this address. By 1926 it is Warren Seed Store, and directories in 1932 and 1935 list Oetjen Seed Store. They moved to 103 N. Marion by 1939. Ads from the *Washington Journal* in 1940 through 1958 list Spurgeon's Store here. In the 1964 city directory, it is occupied by Gambles Hardware Store. Gamble's Hardware was still here in 1989.

Evening Journal – Washington County Centennial Celebration – July 1936 - page 61 – Oetjen Seed Store – west side of square – start on October 29, 1929 – Walt and Ed Oetjen – bulk garden seeds, field seeds, hybrid corn, etc.

Evening Journal – Centennial Celebration – August 1939 - page 29 – Spurgeon's – The Thrift Store – west side of square – first anniversary – Harold Johnson, manager

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, page 128 – “Three Department Stores Serve in Washington Business District” – Spurgeons – west side of square – managed by Harold L. Johnson – opened here in August 1938 – also J.C. Penney and Montgomery Ward

Evening Journal – Centennial Celebration – August 1939 - page 35 – Gamble Store – established on August 20, 1933 in Washington – located half block south of southwest corner of square on November 1, 1936 –

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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values in hardware, tires, radios, paint, auto accessories, and other departments – E.A. Conner – individually owned and operated – authorized agency of Gamble Stores

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, page 75 – Gamble's – west side of square – tools, farm and home needs, appliances, televisions, automobile parts and accessories, bicycles, sporting goods, electrical supplies

By 1989, Goff's Ace Hardware was located here. The current occupant of 109 S. Marion is Advance Employment, a private, for profit company that facilitates and supervises employment opportunities for mentally and physically challenged adults.

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

Patterson, Mary. Collection of historic images of Washington. Washington, IA.

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

Wagner, William (Des Moines architect). Photographs taken of downtown Washington in 1971. In collection of Washington Historical Society, Washington, Iowa.

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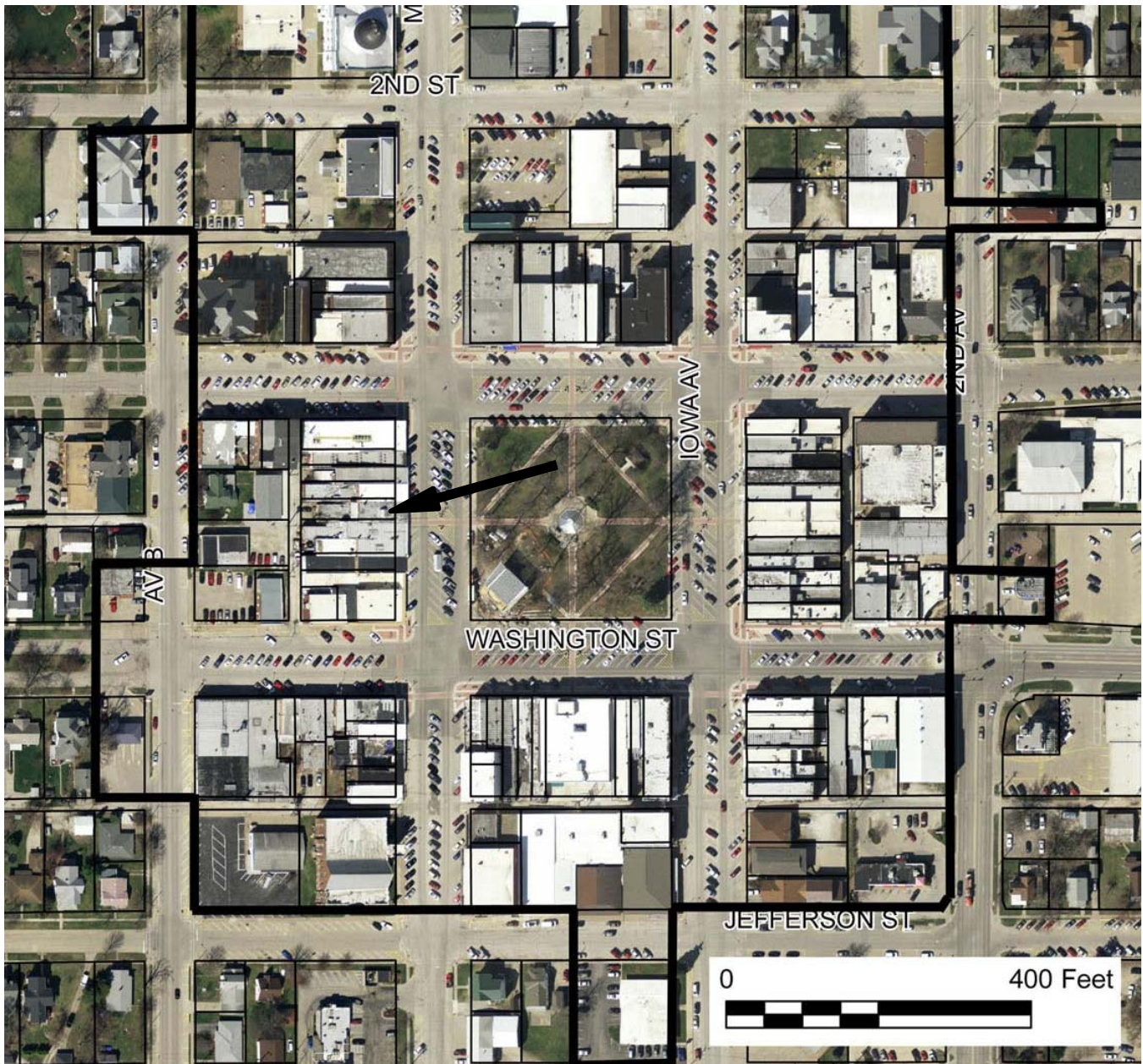
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Location map



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

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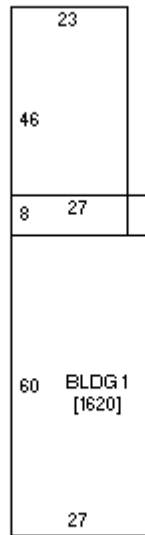
109 – 111 S. Marion Avenue

Address

Washington

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Building plans (from assessor's website)



1S FR OH
[21]

1S FR OP
[216]
ADDN 1
[1058]



ADDN 2
[12]

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Historic images



Building in 1920s (Patterson collection)

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Building in late 1930s (Patterson collection)

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Building in 1971 (Wagner 1971).

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Digital photographs



Photograph 92-00561-001 - East elevation, looking west (McCarley, September 20, 2011)

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Photograph 92-00561-002 - East elevation of Stewart Building (111-109) and Mount Building (107), looking northwest (McCarley, September 20, 2011)