

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00563

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 Commercial Building

other names/site number Downtown Survey Map # DT-021

2. Location

street & number 115 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) Lot 5 – S 22' of N 44'

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)

02E03 Commerce / specialty store / millinery/notions

02G02 Commerce / restaurant

02G02 Commerce / restaurant

02E06 Jewelry 11D01 Pharmacy (drug store)

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commerce: brick front

foundation 04 Stone

05B Italianate

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 115 S. Marion Avenue
City Washington

Site Number 92-00563
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)

02: Architecture

05: Commerce

Significant Dates

Construction date 1883 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 16, 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

Page 1

Commercial Building	Washington
Name of Property	County
115 S. Marion Avenue	Washington
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.

Commercial building - 115 S. Marion Avenue - State #92-00563 - Map #61 ~ 1 contributing building (A and C) - 1883 - Italianate

Historic information:

- 1883 - fire on west side of square - rebuilt by Hugh Smith (bank officer)
- 1890s-1917 - Lewis Millinery (1910 - Miss M.C. Lewis)
- 1917-1920s - Clark & Enslin (millinery/notions/dry goods); c.1930-c.1936 - Mayo Bakery, Dale & Dorothy's restaurant
- c.1936-c.1946 - Stephen Jewelry, Paul R. Horak - insurance, Wittrig Harness
- 1947-1986 - Osincup Drug Store (Herbert Osincup, Walgreens) - expanded into 113 as well around 1960
- 1989 - Iowa Computer Solutions
- 2012 - Taste of China

Architectural information:

- Height: 2 story
- Walls: brick
- Storefront: remodeled - center aluminum door and large windows
- Windows: 2/2 wood windows
- Architectural details: cornice with brackets, window hoods
- Architect/Builder: -
- Modifications: Historic: -; Non-historic: storefront remodel

7. Narrative Description

This is a two-story brick commercial building. The brick has been painted a creamy yellow. The entrance is slightly offset from the center, with a recessed door between large plate glass windows. Portions of the storefront around the windows are covered with grooved metal paneling in a dark violet and black. Over the windows is a plastic sign that says, "Taste of China." There are three one-over-one, double-hung windows on the second story, which have segmental arch stone hoods with keystones, shoulders, and geometric shapes. There is a metal Italianate cornice with widely spaced large brackets and small droplet details between them.

Iowa Site Inventory Form Continuation Sheet

Page 2

<u>Commercial Building</u>	<u>Washington</u>
Name of Property	County
<u>115 S. Marion Avenue</u>	<u>Washington</u>
Address	City

8. Narrative Statement of Significance

This commercial building appears to contribute historically and architecturally to the Washington Downtown Historic District.

Property records from an undated entry prior to 1866 show Hugh Smith as the owner. From the 1868 Bird's Eye View drawing, there appears to be a frame building on this site at that time. On February 25, 1883, fire struck the west side of the square, burning the south half of the block from First National Bank at the south corner to Stewart Drug Store (Burrell 1909, Vol. 1: 424; Fisher 1978: 121). These buildings were then rebuilt as brick buildings in 1883. Hugh Smith was one of the officers of the bank, and this property passed back and forth, finally transferring to Andrew G. Smith on September 30, 1893 (center third of Lot 5). He transferred it to Fred Smith in 1895, who immediately transferred it to Anna J. Smith. She continued to own it until 1912 when it was sold to George H. Paul.

Businesses were not positively identified for much of this period, though it appears it was Lewis Millinery for several of these years. The 1885 Sanborn map lists a grocery at this site. On the 1897 Sanborn map, it is a millinery shop. The 1910 city directory lists Miss M.C. Lewis Millinery at 115 S. Marion. Sanborn maps for 1902 and 1909 also show a millinery shop here, and in 1917, the map shows notions. Mrs. E.M. Lewis opened a millinery store in Washington around 1855, and this store was likely an offshoot of that earlier store. Clark & Enslin bought the millinery stock of Lewis and established their business here on October 24, 1917. By 1926, they offered dry goods, ready-to-wear clothing, and millinery (*Evening Journal*, April 3, 1926, page 42 (J)). The 1926 telephone directory has Clark & Enslin, a dry goods and millinery store, at this location.

The 1931 Sanborn map shows a bake shop with an oven in the rear of the building. Ads from the Washington Journal in the 1930s indicate the these businesses: Mayo's Pastry Shop & Bakery (1931) and Dale & Dorothy's restaurant and Mayo Bakery (1935). The use changed with Stephen Jewlery and Paul R. Horak Insurance here in 1937. Stephen Jewlery and Horak Insurance continue until at least 1941 (city directory), and are joined by Wittrig Harness. At this time, the address is listed as 115A and 115B. The 1943 Sanborn map has a dotted line subdividing the 115 building into two narrow, skinny store fronts.

Herbert Osincup opened Osincup Drug Store here on October 20, 1947. In 1953, it was affiliated with Walgreens and was Washington's newest drug store (*Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, 108). Ads from the Washington Journal in 1952 and 1954 indicate that Osincup Drug store is occupying this store. Between 1956 and 1964, Osincup Drug Store expanded north into the 113 storefront as well, combining these two spaces. A photograph in the Bicentennial Edition, *Evening Journal*, July 1, 1976 on page 43 shows the combined storefronts. Herb Osincup retired in 1986 (*Souvenir History of Washington, Iowa* 1989: 11).

Iowa Site Inventory Form Continuation Sheet

Page 3

<u>Commercial Building</u>	<u>Washington</u>
Name of Property	County
<u>115 S. Marion Avenue</u>	<u>Washington</u>
Address	City

In 1989, Iowa Computer Solutions was located here, in the double 113-115 S. Marion storefront. The current occupant is Taste of China restaurant, which also occupies the double storefront of 113-115.

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.

Iowa Site Inventory Form Continuation Sheet

Page 4

Commercial Building

Washington

Name of Property

County

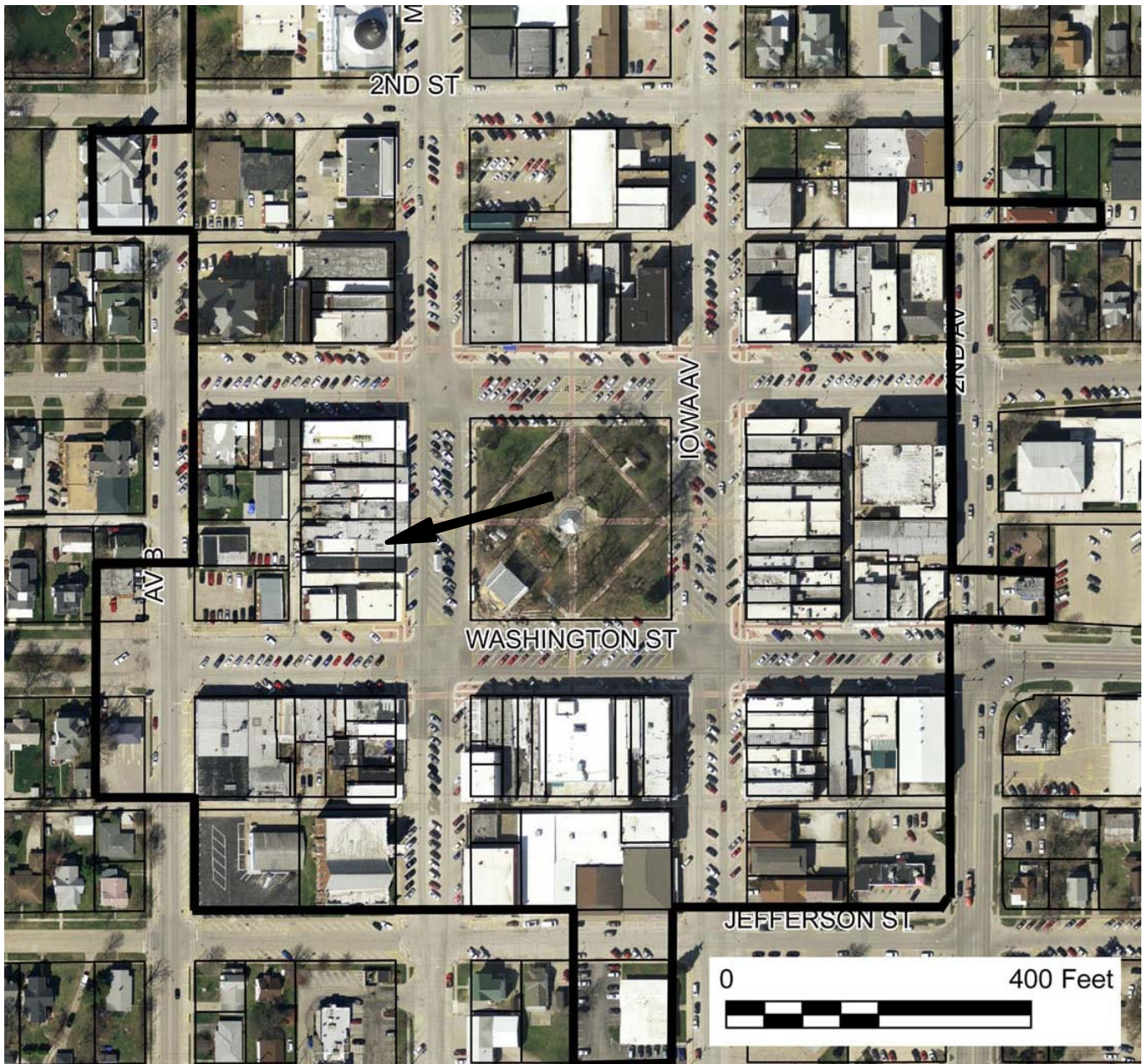
115 S. Marion Avenue

Washington

Address

City

Location map



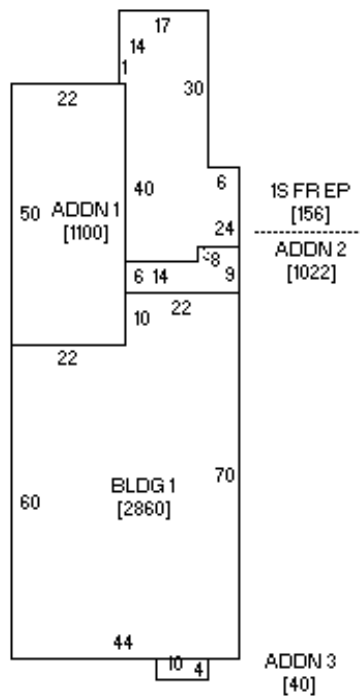
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

Iowa Site Inventory Form Continuation Sheet

Page 5

<u>Commercial Building</u>	<u>Washington</u>
Name of Property	County
<u>115 S. Marion Avenue</u>	<u>Washington</u>
Address	City

Building plan (from assessor's website)



115 - 113

(later combined)

Iowa Site Inventory Form Continuation Sheet

Page 6

Commercial Building

Name of Property

Washington

County

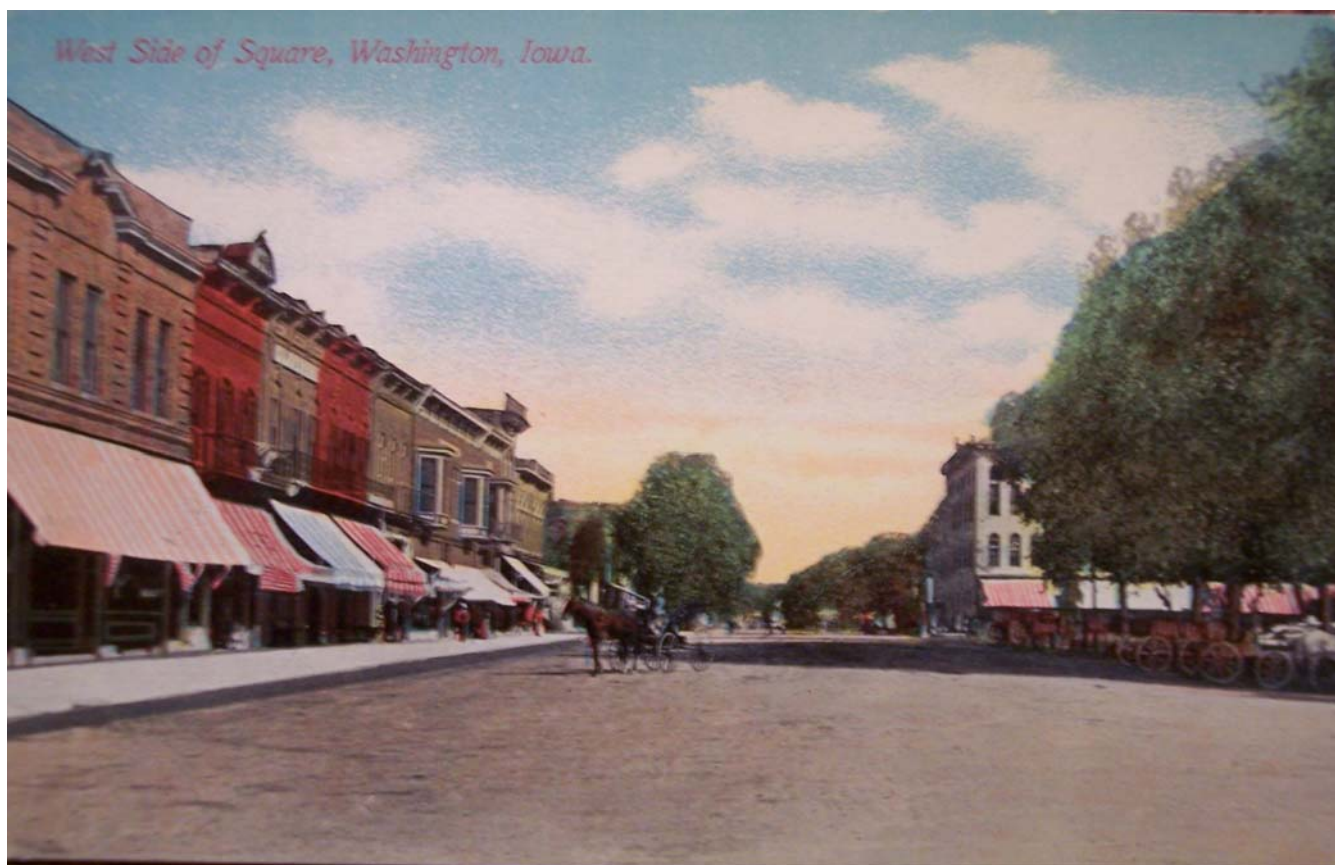
115 S. Marion Avenue

Address

Washington

City

Historic images



West side of square around 1910 (after 1908 remodel of buildings to north of 113) (Patterson collection)

Iowa Site Inventory Form Continuation Sheet

Page 7

Commercial Building

Washington

Name of Property

County

115 S. Marion Avenue

Washington

Address

City



West side of square in 1930s (Patterson collection)

Iowa Site Inventory Form Continuation Sheet

Page 8

Commercial Building

Washington

Name of Property

County

115 S. Marion Avenue

Washington

Address

City



Building in 1971 (Wagner 1971)

Iowa Site Inventory Form Continuation Sheet

Page 9

<u>Commercial Building</u> Name of Property	<u>Washington</u> County
<u>115 S. Marion Avenue</u> Address	<u>Washington</u> City

Digital photographs



Photograph 92-00563-001 - East elevation, looking west (McCarley, September 20, 2011)