

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00609

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 McConnaughey Building

other names/site number Downtown Survey Map # DT- 149

2. Location

street & number 209 – 211 W. Washington

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) 17 Lot(s) 2 – N 60.25' of W 40'

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:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

Contributing	Noncontributing
—	<u>1</u> buildings
—	— sites
—	— structures
—	— objects
—	<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)

01A02 Domestic / rowhouse

02B03-Commerce / Professional / law office

Current Functions (Enter categories from instructions)

02B03-Commerce / Professional / law office

7. Description

Architectural Classification (Enter categories from instructions)

09F05: Commercial / brick front

Materials (Enter categories from instructions)

foundation _____

walls (visible material) 03 -Brick, 06-Stucco

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 209-211 W. Washington
City Washington

Site Number 92-00609
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
1892 check if circa or estimated date
Other dates, including renovation
c.1957, 2007

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 Bar Swift - Volunteer Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date 4-6-2012
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: _____

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Related District Number 92-00349

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<u>McConnaughey Building</u>	
Name of Property	County
<u>209-211 W. Washington</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.

McConnaughey Building - 209-211 W. Washington - State #92-00609 - Map #70 ~ 1 non-contributing building - 1892, c.1957, 2006 commercial

Historic information:

1892 - W.A. Stiles built a \$4,000 2-story block for the McConnaughey brothers - west half - dwelling, east half - office/dwelling

1894-1919 - west (dwelling) half owned by J.H. / C.W. Stewart family; 209: (east half) 1902 - office/dwelling, 1907 - pianos/music store, 1917 - tailor; 1919 - both halves owned by Edmund Morrison (law office on W. Main)

209: 1921-1940s - Wardrobe Cleaners (Charles W. Davis), 1940s-early 1950s - Marlowe Cleaners, 1956 - Watson Sta-Nu Cleaners, 1964 - J.J. Mattes Income Tax Counselor

211: 1930s - Johnston Barber Shop and Beauty Parlor; 1941 - Lucille's Beauty Shop, 1946 - Wehr Studio - photography, 1950s - Ken-Rene Studio - photography

c.1957 - law office of Morrison & Morrison moved to 211 (Edmund Sr, Edmund Jr); 1961 - became Morrison, Morrison & Lloyd (added James Lloyd)

1990 - Morrison, Lloyd, McConnell, & Mullins law office

2012 - Lloyd, McConnell, Davis & Lujan - law office

Architectural information:

Height: 2 story

Walls: brick

Storefront: c.1957 remodel - tan brick - 209 storefront, 211 office window

Windows: casement and 1/1 windows

Architectural details: -

Architect/Builder: W.A. Stiles (contractor)

Modifications: Historic: c.1957 façade and storefront remodel; Non-historic: 2006 - façade remodel

7. Narrative Description

This two-story, two-storefront brick building has been remodeled several times since its 1892 construction, including initially around 1957. The tan brick on the storefront was added around this time, and the stucco on the upper facade was added in 2006, replacing a pent roof added in the 1970s. The primary first-story entry is on the left side, slightly recessed to allow a gently slope from sidewalk to entry. There is a large, two light glass window to the right of the entry, and the bulkhead is clad in tan brick. At the center of the facade are two steel doors which provide access to the second story. On the right side of the facade is a large single light with a high sill. Arch details in stucco have been added above each of these first story openings. The second story windows are as follows, from left to right: a

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modern two light crank out style window with glass transoms above the sashes; two tall narrow double hung windows, and another modern two light crank style window with transoms over the sashes. Stucco has been applied to imitate Romanesque arches over the windows as well. Finally, stucco detail has created "brackets" along the parapet. The original brick wall and segmental arch window is visible on the east side, between this building and the rear of the adjacent building.

8. Narrative Statement of Significance

This building appears to be non-contributing within the Washington Downtown Historic District, due to the recent facade remodeling. From the history of the occupants and owners, it appears that this building started as two separate but adjoining structures that were united in the 1970s when the law office purchased them. The exterior was originally remodeled prior to the 1971 photograph, removing the bay windows and cladding the facade to create a more streamlined appearance typical of the 1950s. The recent facade work has created false arches and brackets for a more "historic" look.

The 1892 Sanborn map shows an earlier building on this site. In March 1892, Susan McClelland bought west 20' and east 20' of the west 40 feet of Lot 2 in Block 17. On October 15, 1892, she sold the west 20' to Margaret McConnaughey, and then sold the east 20' of the west 40' to John McConnaughey. The December 28, 1892 construction notes in the *Washington Press* state that W.A. Stiles built a \$4,000 block for the McConnaughey brothers in 1892. William A. Stiles constructed two large blocks just west of the square in 1892. He built the \$8,000 three-story, three-storefront block for G.P. Kerchner at 213-215-217 W. Main Street, which had offices on the first story and apartments on the upper two stories (State Site #92-00545, Map #5). Its location across from the 1887 courthouse attracted several lawyers and other professionals to the offices in this building over the years. The overall brick form was basic, with a slight gable roof rather than a parapet, simple brick details, and segmental arch windows. Stiles also built a similar, yet smaller scaled, two-story, two-storefront, brick building at 209-211 W. Washington for the McConnaughey brothers at 209-211 W. Washington. This building also is indicated as a combination office/dwelling function, and the original facade was likely similar to the building at 213-217 W. Main. The "rowhouse" office/dwelling of Dr. William and Susan McClelland immediately to the west likely built in the next couple years may have also been built by Stiles (State Site #92-00611, Map #69). This basic brick design likewise has simple segmental arch openings and a restrained metal cornice with brackets.

In August 1894, Margaret McConnaughey sold her half to John McConnaughey. He then sold the west half of the building in December 1894 to J.H. Stewart. Both the 1897 and 1902 Sanborn maps show a dwelling at 211 W. Washington Street. The 1900 census lists John N. Stewart, druggist, age 59, as living next to Dr. William McClelland (213 W. Washington). He lived here with wife Rachel, age 60, who had two living children, daughter Mary, sister Agnes, her son Walker, and a servant.

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The 1897 Sanborn map shows a double-width building with bay windows. A dwelling and office is located in the east half (then 207) and a dwelling is located in the west half (then 209). The *Washington Evening Journal* in May of 1897 advertises the office of T.T. Keeley, real estate and notary public, at the 209 location (east half). The 1903 City Directory confirms this was also Keeley's residence.

The east half transferred from John to Lucretia McConnaughery, single, on April 4, 1900, who then sold it to Josephine Miller on May 1, 1903. She sold it to R.H. Mapel on March 21, 1912. On February 10, 1915, Edmund Morrison bought the east half from R.H. Mapel. Then, on February 4, 1919, he bought the west half from C.W. Stewart et al. During the first two decades of the 20th century, the west (211) remained a dwelling. The 1902 Sanborn map shows an office and dwelling yet in the east half (209), and the 1909 Sanborn map lists pianos & music at 209. Per the 1910 city directory, Willis Bradley, jeweler and watchmaker, occupied the building. The 1917 Sanborn map has a tailor at 209 and a dwelling at 211.

In 1919, Edmund Morrison owned both halves of the building. In 1910, he is listed as a lawyer with an office at 110 1/2 W. Main. He continued to be listed at this location through 1956. Thus, this building appears to have been acquired as an investment property. He continued to own it until his death in the early 1970s. The 1920 census lists plumber William and Olga Buss rented the 211 (west) half, with widow Margaret Pratt at 211 1/2. 209 1/2 was listed with Thomas and Hattie Schilling living there with brother-in-law Robert Badger and his wife Mary.

In 1921, Wardrobe Cleaners, run by Charles W. Davis, opened in the 209 (east) half. In August 1939, they had provided dry cleaning service in Washington for 18 years, offering cleaning of clothing, hats, and household furnishings (*Evening Journal* – Centennial Celebration – August 1939 - page 17). W.S. (Pen) Eldridge sold Mass. Mutual Insurance in an office over Wardrobe Cleaners (*Evening Journal* – Centennial Celebration – August 1939 - page 43). In 1941, Eldridge and Eldridge Insurance occupy the second floor, as does W.S. Eldridge, Justice of the Peace. Wardrobe Cleaners continued to be listed here in the 1941 city directory. The business was then bought from Charles Davis by Harry Marlowe (*Washington Evening Journal*, 60th Anniversary Edition, February 27, 1953, page 67). In 1949, it was advertised as Marlowe's Wardrobe Cleaners and then became simply Marlowe's Cleaners by the 1952 city directory. By the 1956 directory, Watson Sta-Nu Cleaners is listed at 209 W. Washington. In the 1964 city directory, J.J. Mattes Income Tax Counselor is located here.

The 211 half appears to have been converted to a business at some point in the 1920s, with the first occupant identified was the Johnston Barber Shop & Beauty Parlor in the 1932 and 1935 city directories. Lucille's Beauty Shop is then listed here in 1941. In May 1946, the Wehr Studio, photography, advertised as located here. The Ken-Rene' Studio is then listed here in the 1952 and 1956 directories.

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In the 1964 directory, Morrison, Morrison & Lloyd law office is listed at 211. The Morrison & Morrison office is last listed at 110 1/2 W. Main in 1956, and the office of Morrison, Morrison, & Morrison opened in a new building at 213 S. Marion in 1957. Thus, it appears that the other Morrison law office also moved to this building around this time, adding Lloyd as a partner, and likely remodeling the facade to the appearance depicted in the 1971 photograph. The Morrison, Lloyd, McConnell, & Mullins law office was here in 1990. Edmund D. Morrison Jr inherited the property from his father in 1972, and he continued to own it until his death in 1997. His estate then sold the property to Washington Properties LC. The remodeled the facade of the building in 2006-07.

A history of the current law firm states: The Law Firm of Lloyd, McConnell, Davis & Lujan, L.L.P. was originally established in 1903 by Edmund D. Morrison, Sr. At that time he had an office located on the north side of the Washington square in Washington, Iowa. His son, Edmund Dunham Morrison, joined the law firm in 1933. In 1954 the law practice was moved to its present day location at 211 West Washington Street in Washington. James E. Lloyd then joined the firm in 1961. He is currently the senior partner of the law firm. Joseph L McConnell joined the law firm in 1977, followed by Craig A. Davis in 1990, and Katie M. Lujan in 2001 (www.washingtonlawoffice.org).

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.

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

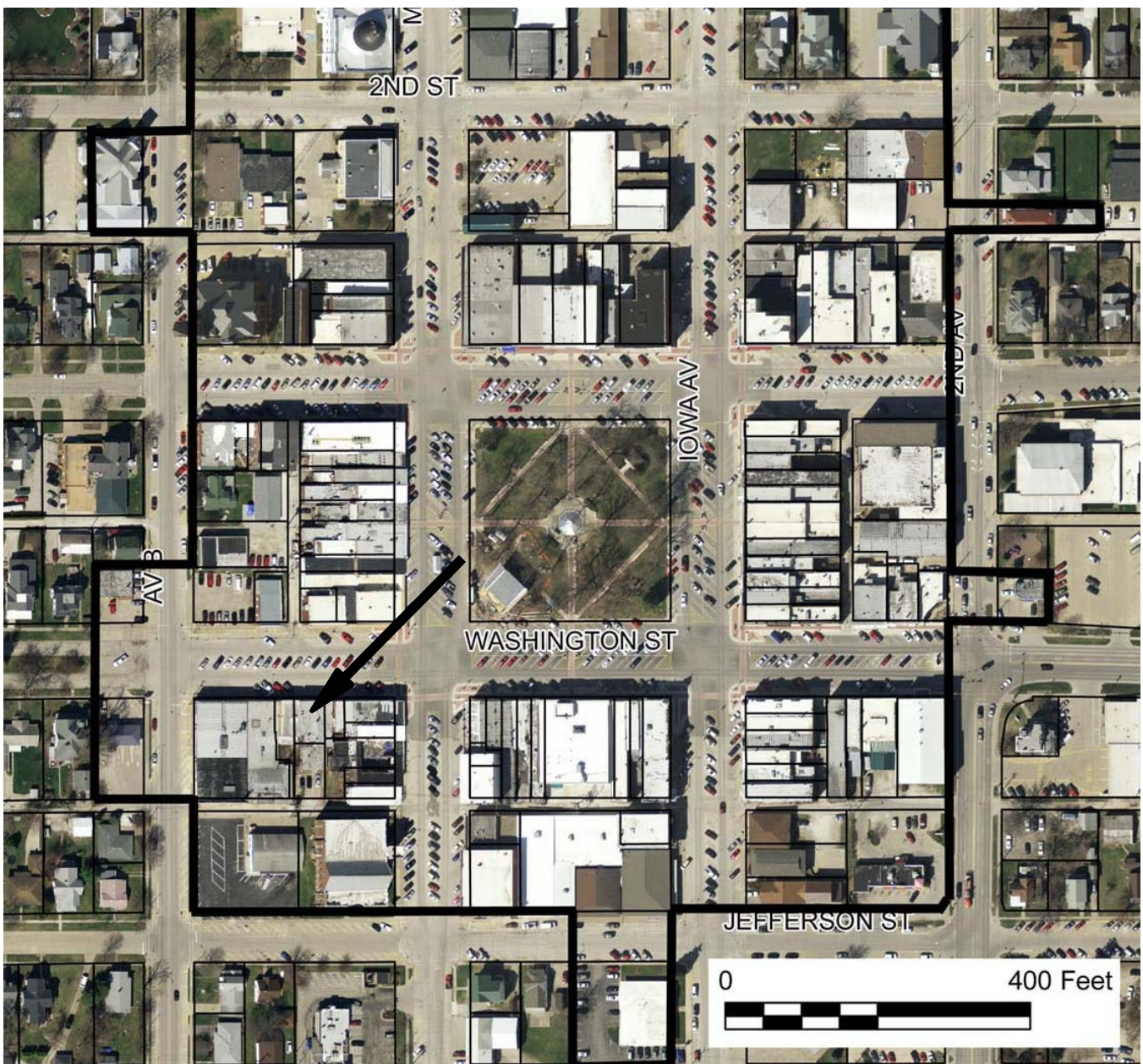
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Location map



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

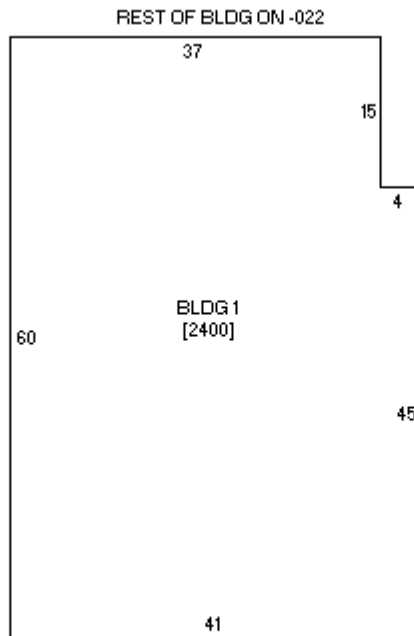
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Building plan (from assessor's website)



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Historic images



Building in 1971 after c.1957 remodel (Wagner 1971)

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Photograph of building from assessor site from prior to 2006 remodel

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Digital photographs



Photograph 92-00609-001 - North elevation, looking south (McCarley, September 20, 2011)

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Photograph 92-00609-002 - North elevation, looking southwest (McCarley, September 20, 2011)