

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00509

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- 052

2. Location

street & number 102 S. Iowa 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) 12 Lot(s) Lot 2 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

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)

02E03 Commerce / clothing store

02B04 Commerce / insurance office

02G01 Commerce / restaurant / cafe

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commercial: Brick Front

foundation _____

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 102 S. Iowa Avenue
City Washington

Site Number 92-00
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
1890 check if circa or estimated date
Other dates, including renovation
1986

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 May 3, 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 Department of Cultural Affairs
State Historical Society of Iowa
Iowa Site Inventory Form
Continuation Sheet

Site Number 92-00509
Related District Number 92-00349

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Commercial Building	Washington
Name of Property	County
102 S. Iowa 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 - 102 S. Iowa Avenue - State #92-00509 - Map #72 ~ 1 non-contributing building - c.1905, 1990s - early 20th century commercial

Historic information:

1902 - bought by S.B. Dewey and F.L. Wilson - built by 1909 - in Dewey family until 1970s; 1910 - Gardner & Bridger - clothing; 1917 - confectionary

1921-1935 - The Chocolate Shop (Giovanardi & Sodini)

1935-1974 - The Chocolate Shop (Leo Nardy)

2012 - Farmers Mutual Insurance Association, investment company in rear

Architectural information:

Height: 2 story

Walls: brick

Storefront: remodeled with entry at left with light brown brick

Windows: replaced

Architectural details: -

Architect/Builder: -

Modifications: Historic: -; Non-historic: 1990s - storefront remodel, 2001 - second story remodel (oriel window removed, cornice clad)

7. Narrative Description

This is a two-story brick building which has been recently remodeled. It sits on the east side of the square, facing Central Park and S. Iowa Ave to the west. The storefront has been replaced with pale tan-gray brick. The primary entry is on the left and slightly recessed, with an angled wall from the sidewalk to the door. There is a single tinted light with a brick sill in this angled wall, and below the window is a mail slot. On the main portion of the first floor facade, there is a single tinted window with a brick sill. The remainder of the facade is brick, including the transom area. On the far right, there is a steel secondary door. The second story has historic tan brick and two windows. The oriel window on the left has been removed and replaced by a large tinted window with metal infill down to the level of the awning. There are narrow pilasters on either side of the window, and a fan design over the window. This window is unusually large because it replaced the oriel window. To the right there is a single-light tinted window in a double-hung window opening, which has a flared jack arch brick lintel and a stone sill. Brown metal appears to cover the bracketed cornice, as it flares away from the building as it rises to the top of the building.

Iowa Site Inventory Form Continuation Sheet

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Commercial Building	Washington
Name of Property	County
102 S. Iowa Avenue	Washington
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8. Narrative Statement of Significance

This commercial building appears to be non-contributing in the Washington Downtown Historic District. The historic photographs show a different storefront, an oriel window and double-hung window on the second story, and a bracketed cornice. The storefront has been remodeled, second story windows changed, and cornice covered in metal. Due primarily to these latter two alterations, the building does not appear to retain sufficient integrity to be contributing within the historic district.

The property was transferred to Dr. C.L. Keedy in November 1866, and an ad that same year in the *Washington Press* advised that his office is over the East Side Drug Store. In 1879, the property is transferred to James C. Miller. The 1885 Sanborn map identifies the use as Grocery, but no ads from that time were found to identify the proprietor. From the appearance of the Sanborn buildings, the 1885 building is an earlier building that that seen on the 1892 map. In April 1902, the property is transferred to S.B. Dewey and F.L. Wilson, and it remained in the Dewey family until 1974. The facade brick and lintel detail would suggest construction in the first decade of the 20th century, and the building footprint changes between the 1902 and 1909 Sanborn maps. The building goes from a two-story, 28-foot tall building on the west half of the lot to a two-story 26-foot building with a large rear section and skylights on both sections. Interestingly, the oriel window on the facade, seen in historic postcards of the block from prior to the 1913 remodeling of the adjacent bank through the photographs in the 1970s, is never detailed on the Sanborn maps.

The early 1900s postcard shows this building with the oriel window and cornice also shows an awning that appears to say "hats." The 1909 Sanborn map shows a clothing store here. In 1909, an ad for Gardner & Bridger, Men's Outfitters, appears in the *Washington Journal*, and they appear again in the city directory (1910). The 1917 Sanborn map shows a confectionery here. In 1921, Leo Nardi and Julius Sodini opened The Chocolate Shop here. The 1931 and 1943 Sanborn maps show the store with "candy manufacturing" noted in the basement. The Chocolate Shop is listed in the 1926 telephone directory at this address, and remains here until 1974.

Evening Journal, Progress Edition, October 1933 - Chocolate Shop – east side – since April 1, 1921 – Leo Nardi, Julius Sodini

Evening Journal, April 3, 1926, page 20 – The Chocolate Shop – popular refreshment place – photo of interior – lighted booths – new fountain with electric refrigeration – visit after seeing movie to complete enjoyable evening – Giovanardi & Sodini

Evening Journal – Washington County Centennial Celebration – July 1936 - page 49 – The Chocolate Shop – 15 years – Leo Nardy bought Julius Sodini's interest in May – soda fountain, candy, ice cream, cigars

Evening Journal – Centennial Celebration – August 1939 - page 27 – The Chocolate Shop – east side of square – Leo Nardy – 18 years in business

Souvenir History of Washington, Iowa 1989: 9 – Chocolate Shop – closed after more than 50 years – then The Sunflower – women's clothing store

Iowa Site Inventory Form Continuation Sheet

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Commercial Building

Washington

Name of Property

County

102 S. Iowa Avenue

Washington

Address

City

In May 1995, Farmers Mutual Insurance Association purchased this property, and they had been located in the adjacent building since the 1930s. They sold the corner building in 2001, moving to this location. The upper portion of the facade has been remodeled since this time, removing the bay window and replacing the double-hung window with a single-light window. The current occupant is Farmers Mutual Insurance Association.

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.

Interview with Dr. Michael Kramme, April 23, 2012 about closing The Chocolate Shop. Notes on file with Mary Patterson.

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.

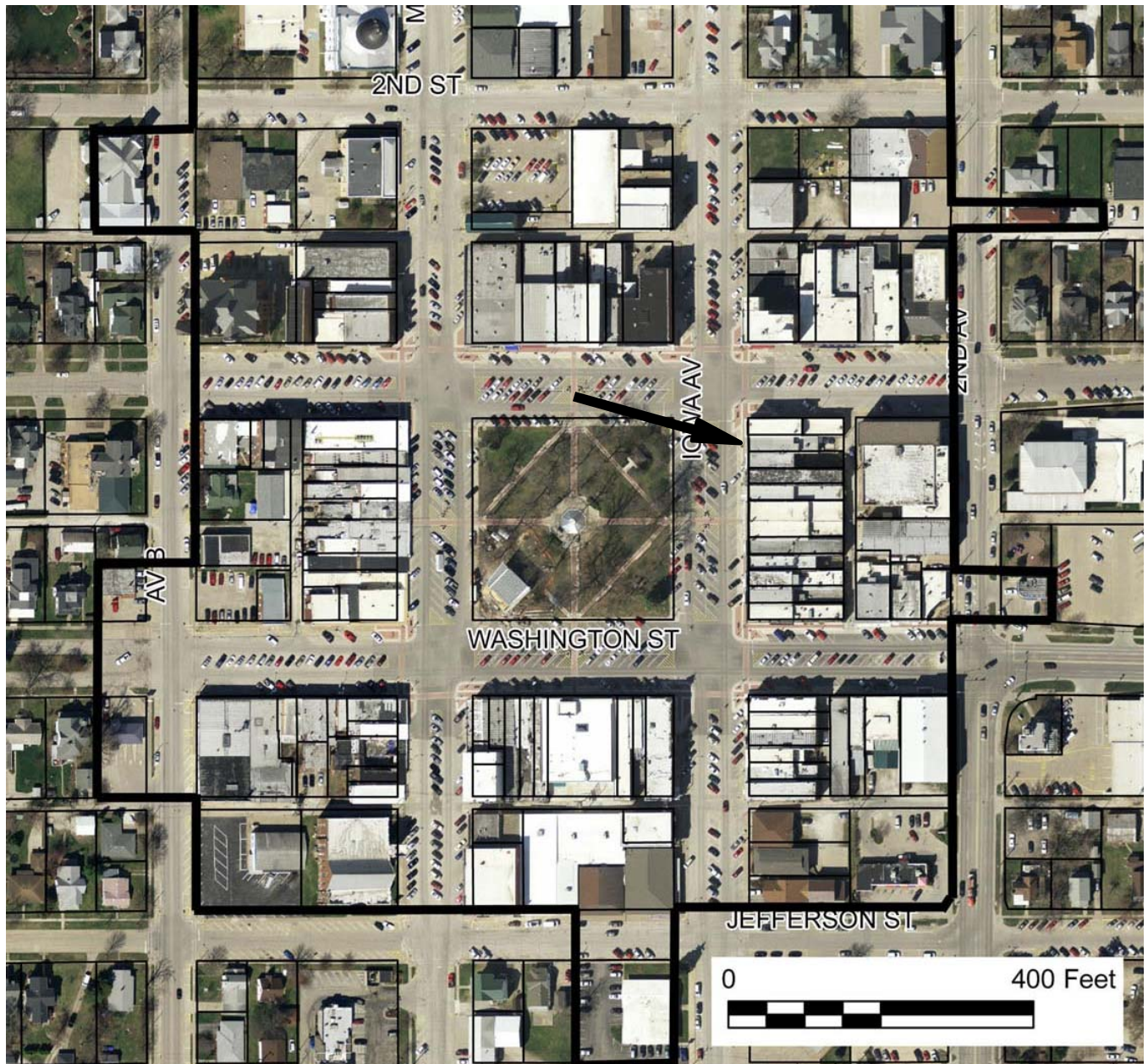
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Commercial Building Name of Property	Washington County
102 S. Iowa Avenue Address	Washington City

Location map



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

Iowa Site Inventory Form Continuation Sheet

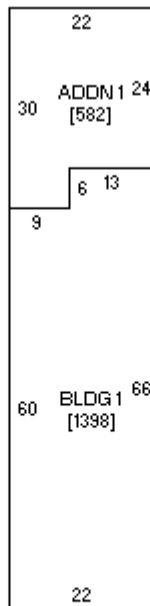
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<u>Commercial Building</u> Name of Property	<u>Washington</u> County
<u>102 S. Iowa Avenue</u> Address	<u>Washington</u> City

Building plan (from assessor's website)



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Historic images



100 102 104 106 108 110 112 114 116 118-120 122

East side of square prior to 1912 (Patterson collection)

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<u>Commercial Building</u> Name of Property	<u>Washington</u> County
<u>102 S. Iowa Avenue</u> Address	<u>Washington</u> City



EAST SIDE OF SQUARE, WASHINGTON, IOWA

100 102 104 106 108 110 112 114 116 118-120 122 200

East side of square in the 1910s (Patterson collection)

Iowa Site Inventory Form Continuation Sheet

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Commercial Building

Washington

Name of Property

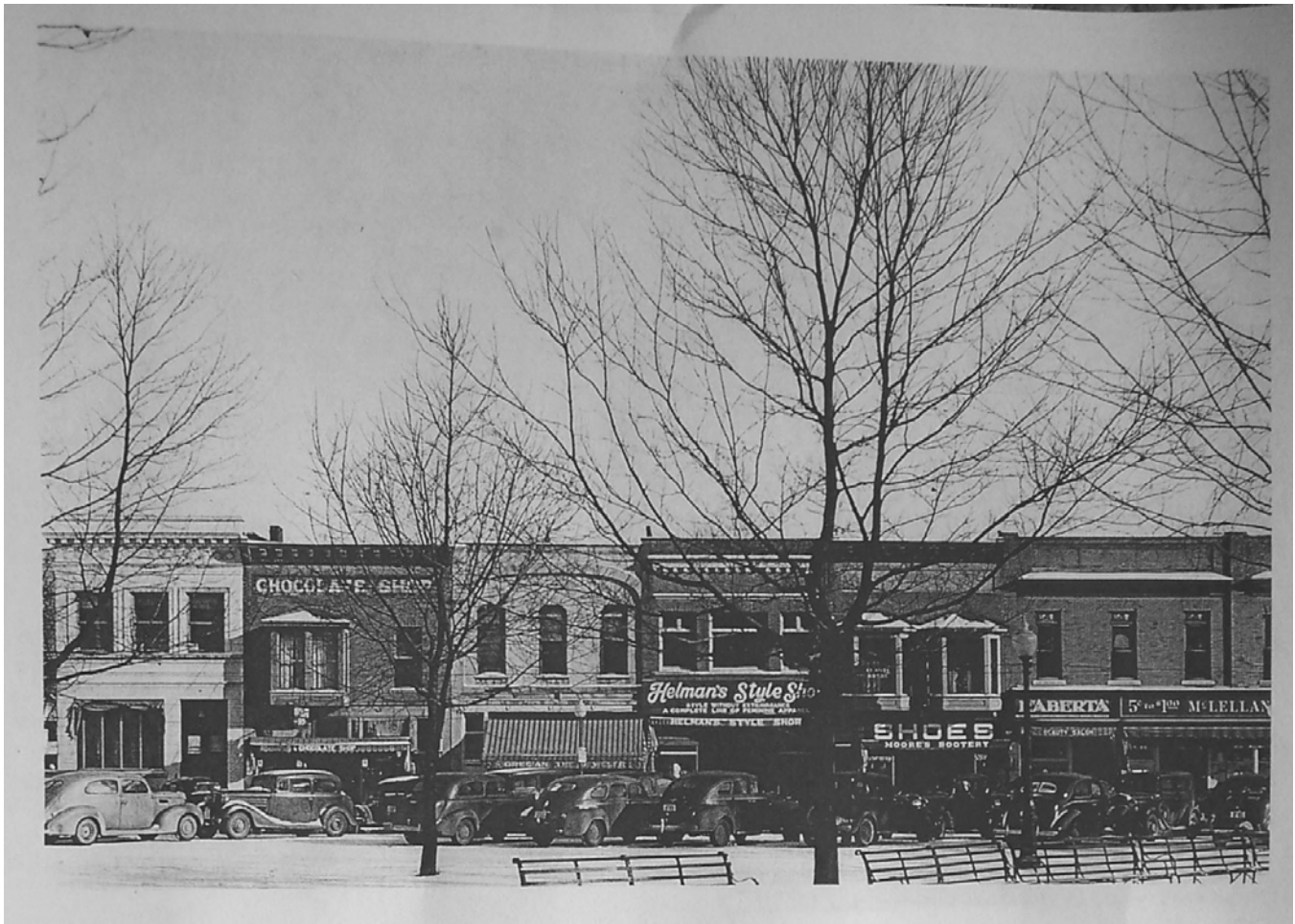
County

102 S. Iowa Avenue

Washington

Address

City



100

102

104

106

108

110

East side of square in late 1930s (Patterson collection)

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Commercial Building

Name of Property

Washington

County

102 S. Iowa Avenue

Address

Washington

City



Building in 1971 (Wagner 1971)

Iowa Site Inventory Form Continuation Sheet

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Commercial Building

Washington

Name of Property

County

102 S. Iowa Avenue

Washington

Address

City

Digital photographs



Photograph 92-00509-001 - West elevation, looking east (McCarley, September 20, 2011)