

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00516

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 Wilson Block

other names/site number Downtown Survey Map # DT- 059b

## 2. Location

street & number 118-120 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 7 N 22 ft. of S 44 ft.

## 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>	—
—	—
—	—
—	—
<u>1</u>	—

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)

02E11 Commerce / grocery

02E05 Commerce / hardware

Current Functions (Enter categories from instructions)

02G01 Commerce / cafe

02E Commerce / specialty store - sporting goods

## 7. Description

Architectural Classification (Enter categories from instructions)

09F05 Commercial: Brick Front

Materials (Enter categories from instructions)

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 120 S. Iowa Avenue  
City Washington

Site Number 92-00516  
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

**Significant Dates**

Construction date 1858  check if circa or estimated date  
Other dates, including renovation c.1920s

**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 30, 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>Wilson Block</u>	<u>Washington</u>
Name of Property	County
<u>118-120 S. Iowa Avenue</u>	<u>Washington</u>
Address	City

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*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.*

**Wilson Block - 118-120 S. Iowa Avenue** - State #92-00516 - Map #79 ~ 1 contributing building (A) - c.1858, c.1920s - early 20th century commercial

Historic information:

- 118: 1858 - built for William Wilson, Jr. - hardware store, 1860s-1870s - Wm. Wilson & Bros., 1890s - Wilson Hardware
- 120: 1870s - Kerr & Wilson - grocery - then Wilson & Beard; 1880s - Wilson, Beamer & Co - grocery; 1890s - C.M. Stinson - grocery - then Kay & Lytle
- 118: 1900s-1920s - Wilson Heating Company
- 120: 1900-1930s - R.L. Lytle Grocery
- 118: 1930s-1960s - shoe store (S&N Central Shoe, 1941 - Rob-Air Footware, 1950 - Booth & Horak Shoes, 1952 - Horak Shoes, c.1955-1960s - Wittrig Shoe Store
- 120: 1930s-1973 - Lytle Grocery
- 2012 - Edge2 (118), Dodici's Shop (120)

Architectural information:

- Height: 3 story
- Walls: brick
- Storefront: remodeled - two storefronts with central entries
- Windows: 1/1 windows
- Architectural details: brick/concrete detail on parapet, window hoods
- Architect/Builder: -
- Modifications: Historic: 2-story oriel windows added after 1926; Non-historic: storefront remodels

## 7. Narrative Description

This is a three-story, two-storefront, brick commercial building with a two story rectangular oriel window on the second and third story of both sides. The 120 storefront has a centrally located recessed wood entry door with window. There are display windows on each side of the entry, as well as in the area that is recessed. The bulkheads are cement board with wood trim. The transom area is infilled with wood. There is a steel clad secondary entry to the second floor at the far right side of the facade. The 118 (north) storefront) has a centrally located entry door recessed with angled windows leading back to the entry. The bulkheads appear to be black structural glass. A steel clad secondary entry to the second floor at the far left side of the storefront,

Above each store front, there is a two story rectangular oriel window which covers much of the facade. These windows were added in the 1920s or early 1930s. The oriel window on the 120 (south) half is centered, with three one-over-one-light double-hung windows on the front (west) with another narrower

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one-over-one-light double-hung window on each side of the oriel window. There are also two more windows, both one-over-one-light double-hung windows, the same size as the windows in the oriel. They are shorter than the window opening so there is vinyl siding infill above each window. All these windows have replacement sashes, but they retain historic stone (or concrete) sills and lintels. The oriel window is clad in vinyl siding. At the bottom of the oriel, the profile is slightly flared. The roof of the oriel is visible, and appears to be a metal roof. The oriel window on the 118 (north) half is wider and covers the south two-thirds of this half of the building. The oriel window is likewise clad in later siding, with historic photographs showing the wood detail on the window originally. Each story has four replacement one-over-one-light double-hung windows on the front (west) and one on each side. A set of paired one-over-one-light double-hung window is located to the north (left) of the oriel window on each story with historic stone (or concrete) sills and lintels.

Though the oriel windows are different, the cornice/parapet and the window details unify both halves of the building in this later 1920s or early 1930s remodel. The cornice has a band of concrete several courses below the cap, which is also concrete. There is a modified triangular pediment at each end of the parapet and also in the middle where the two buildings meet. The pediments have a concrete diamond decoration, and three small squares of concrete below the pediment.

## 8. Narrative Statement of Significance

The Wilson Block appears to contribute historically to the Washington Downtown Historic District. This is one of a handful of three story buildings constructed in the downtown, and the facade was updated with a remodel and addition of bay windows in the late 1920s or 1930s. This remodel is one of several on the east side of the square and significant in the history of the building and downtown.

Transfer records in Washington before 1866 do not indicate the seller or date of sale, nor do they provide a detailed property description. This property was owned by L.D. Melville & others during this time. It was transferred to Wm. Wilson Jr. & others in Feb. 1869. In March 1872, Wm. Wilson Jr. transferred the property to C.H. Wilson with a Quit Claim Deed. A comment in the *Washington Press* in March 1876 says Wm. Blair (adjacent building to the south) and C.H. Wilson & Co. are building brick rear additions to their stores. An article from the Press in July 1876 comments "C.H. Wilson & Co. have now perhaps the largest and most convenient grocer house in the city." In April 1876, an article in the Press reciting the business history of Wm. Wilson, says he came to Washington in 1856 at the age of 24 and opened a store. "He staid in that place two years, when Jonathan Wilson became a partner, and they built the three-story brick blocks where W.W. Jr., and C.H. Wilson & Co. now trade." There are no ads for this grocery business, but the 1885 Sanborn map shows hardware at 118 and grocery store at 120. The 1887 history notes that William Wilson Jr. operated his hardware store in a three story building (22 by 130) while brother Charles had operated the adjacent grocery store. The A.O.U.W. – Ancient Order of Union Workers - Hawkeye Lodge No. 1 started on the east side of the square in

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Wilson's Block in January 1872. In 1879, the Legion of Honor was organized, meeting in the same lodge hall and with William Wilson Jr. as president (*History of Washington County* 1880: 558-59).

The north half of the building (118) was noted as hardware, plumber, and tin shop on the 1897 Sanborn map. The use remained the same in 1902 and 1909. The 1917 Sanborn map shows plumbing in this location. The 1910 city directory lists the Wilson Heating Company at 118 S. Iowa. They continued to be listed here in the 1926 directory.

Wilson, Beamer & Co – James M. Wilson – hardware business for 10 years – grew up in business – Beamer join three years ago – hardware store on east side – William Wilson join last spring – stoves and hardware – roofing business – employ plumber Ed Walther (“Men Who Make a City,” *Washington Gazette*, January 6, 1893, 5)

April 26, 1913 – *Evening Journal* – page 19 – Wilson Heating Company – established 1886 – J.M. Wilson – owner – specialty of warm air, hot water, steam, and vacuum heating – specialize in churches, schools, residences – over 1,000 heating plants installed in state

In 1924, C.S. Lemmon acquired this property and transferred it to Margaret Lemmon. They operated the jewelry store to the north at 116 S. Iowa. After 1926, the upper facade was remodeled in conjunction with the south half of the building at 120 S. Iowa. In the 1932 directory, Ramseyer Hatchery was listed at 118 S. Iowa. The 1935 directory lists both Modernistic Beauty Studio and S & N Central Shoe Store here. The beauty shop remained here in 1941, with Rob-Air Footware replacing the earlier shoe store. Booth & Horak Shoes were here in 1950. Horak Shoes was listed here by 1952, followed by Wittrig Shoe Store in 1956 and 1964.

*Evening Journal* – Washington County Centennial Celebration – July 1936 - page 35 – Modernistic Beauty Shop – east side square – opened April 1935 – Anna Springer and Glenn Robertson

*Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, page 130 – Horak Shoes – 26 years of history – east side of square

The south half of the building (120) continued to operate as a grocery store for the next century. The store of Kerr & Wilson evolved to C.H. Wilson & Co and then to Wilson & Beard. They became Wilson, Beamer & Co, and then it was sold to C.M. Stinson. He sold it to Kay & Lytle. This firm is listed here in the 1910 city directory. In 1900, R.L. Lytle began to operate the grocery store at 120 by himself, and by 1926 it is listed as Lytle Grocery. The Jenkins family owned both halves of the building in the early 20th century, and he bought the south half from E.R. Jenkins in July 1920. After 1926, the upper facade of the building was remodeled in Lytle Grocery continued to be listed here through the early 1950s. In 1956, it was Lytle Foods at 120 S. Iowa. Bob and Grace Lytle continued the store here until 1973.

*Evening Journal*, April 3, 1926, page 42 – R.L. Lytle’s Grocery – store nearly 70 years in grocery business – C.H. Wilson – store established in 1857 – Wilson join in early 1870s – Kerr & Wilson – Wilson only – then Wilson & Beard – then with Frank L. Wilson until into shoe business – then associate with W.M. Beamer –

Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
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Wilson, Beamer & Co – sold to C.M. Stinson – sold to Kay & Lytle – R.L. Lytle alone for last 26 years – east side of square

*Evening Journal*, Progress Edition, October 1933 - Lytle Grocery – started around 1857 – Kerr & Wilson in early 1870s – then Wilson & Beard – son Frank Wilson join – then C.H. Wilson & Son – five years – W.M. Beamer join – Wilson, Beamer, & Co – sold to C.M. Stinson – sold to Kaye & Lytle – then Lytle Grocery – Lloyd Lytle with store for 33 years

*Evening Journal*, Progress Edition, October 1933 - R.L. Lytle – grocer – east side – established in 1857 – under present ownership for last 33 years since 1900

*Evening Journal* – Washington County Centennial Celebration – July 1936 - page 19 – R.L. Lytle Grocery – east side of square – also Bob Lytle – under present management for last 36 years – store dates back 78 years (120 S. Iowa)

*Souvenir History of Washington, Iowa* 1989: 3 - Lytle's Grocery – same location from 1857 to 1973 – Bob and Grace Lytle retired in 1973 – closed store

In 1989, Gibson's Shoe Center operated at 118 and Tober's operated at 120. In 2012, 118 is a sportswear/custom embroidery shop, and 120 is a restaurant.

### 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 postcards, images, and artifacts of Washington. Washington, Iowa. Accessed 2011-12.

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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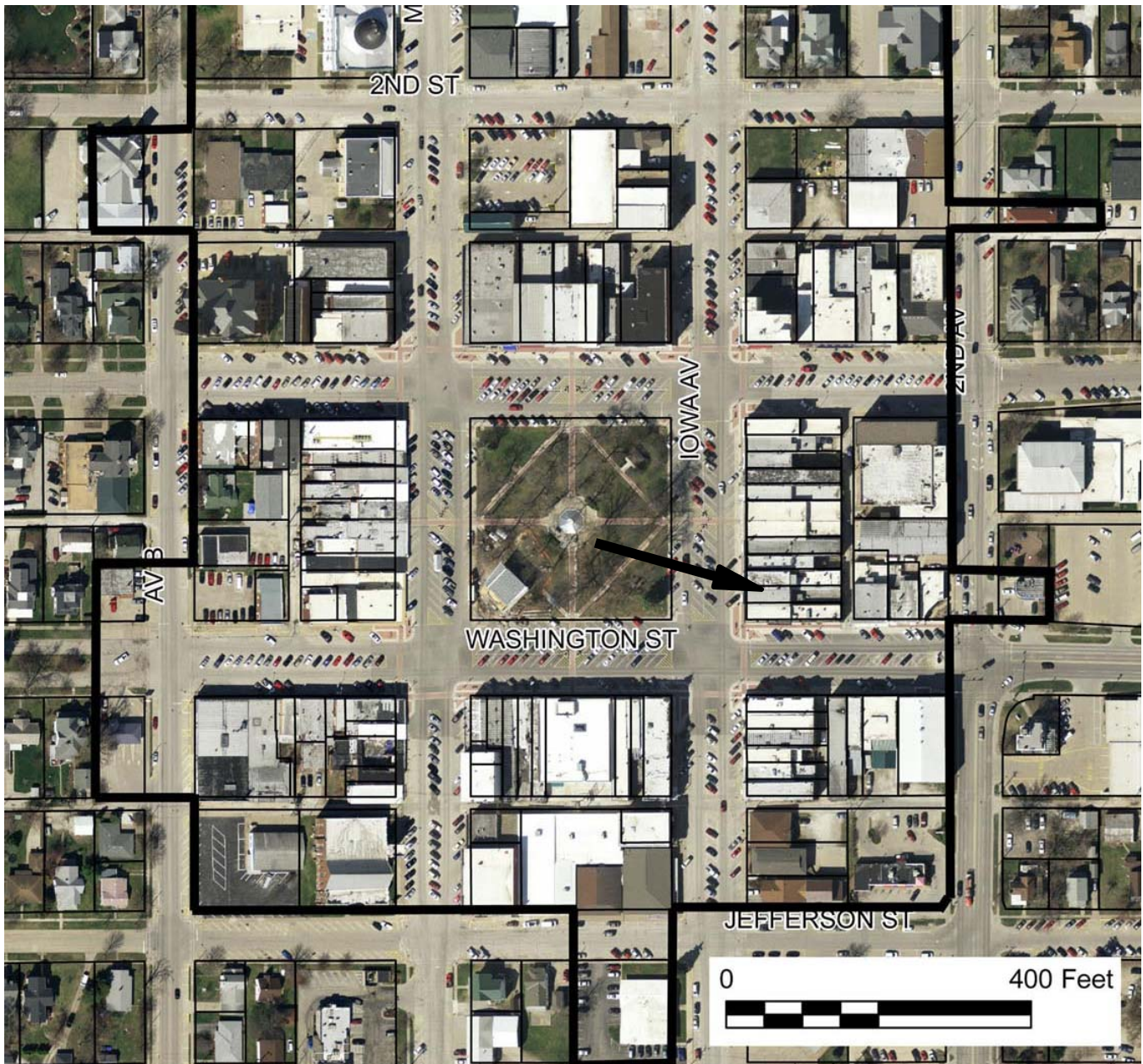
Wilson Block  
Name of Property

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## Location map



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

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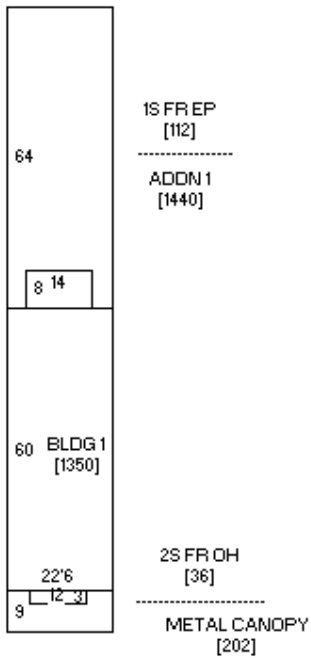
Wilson Block  
Name of Property

Washington  
County

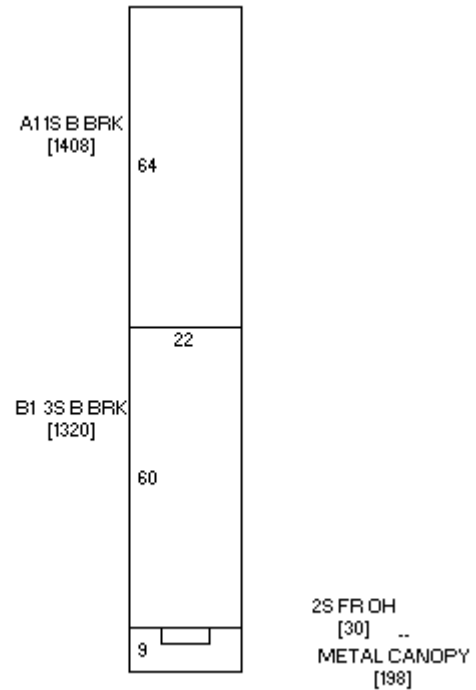
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## Building plan (from assessor's website)



118



120



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## Historic images



114 116 118 120 122

East side of the square in the 1890s (Patterson collection)

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110 112 114 116 118 120 122

East side of the square around 1911 (Patterson collection)

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Building in late 1930s (Patterson collection)

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Wilson Block in 1971 (Wagner 1971).

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## Digital photographs



West side (facade) of building, looking east (McCarley, September 20, 2011).