

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00595

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 Winfield Smouse Block

other names/site number Downtown Survey Map # DT- 140

## 2. Location

street & number 112-114 E. Washington Street

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 8 W 44.6' and Lot 5 W 44.6 ft. of S 24 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:

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)

02B Commerce / professional - real estate office

11D03 Health Care / medical office

02A08 Commerce / laundry 02G Restaurant

09A10 Agricultural processing / creamery

## 7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05 Commerce: brick front

foundation \_\_\_\_\_

walls (visible material) 05F Steel

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 112-114 E. Washington Street  
City Washington

Site Number 92-00595  
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 1891  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 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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Winfield Smouse Block	Washington
Name of Property	County
112-114 E. Washington Street	Washington
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.*

**Winfield Smouse Block - 112-114 (110-112) E. Washington** - State #92-00595 - Map #81 ~ 1 non-contributing building (clad) - 1891, c.1980s - Late Italianate (clad)

Historic information:

- 1891 - F.E. Swift built \$5,000 block for Winfield Smouse
- 112: 1892 - Smouse & Keeley Real Estate; 1897 - vacant; 1902 - print shop; 1909 - Unique Theater; 1917 - grocery store
- 114: c.1891-1903 - Washington Steam Laundry (R.F. Smith); 1903 - bought by J.A. Crawford; c.1910-13 - Means Laundry (Charles A. Means); 1917 - motorcycle shop
- 112: c.1921-c.1934 - Reister Creamery; 1935 - Askea Produce; c.1937-c.1957 - Washington Dairy (William M. Tweeten); 1964 - Tweeten Real Estate, Time Loan Company
- 114: 1920-1928 - Brown's Tire Shop (Maynard "Bill" Brown); c.1930-c.1935 - Minick's Midway Café; 1935-c.1940 - Leffler's Café; 1940s - Gidley's Café; 1949 - Steakhouse Café; 1950s - White Front Café
- 2012 - Eastern Iowa Chiropractic Center and Massage Therapy (112-114)

Architectural information:

- Height: 2 story
- Walls: brick (clad)
- Storefront: remodeled and clad
- Windows: 1/1 windows
- Architectural details: obscured by cladding
- Architect/Builder: F.E. Swift (brick)
- Modifications: Historic: -; Non-historic: c.1980s - building clad in metal siding

## 7. Narrative Description

This is a two-story, two-storefront, brick commercial building which has been clad in metal siding. The building faces E. Washington to the south. The storefront on the first story is clad in fluted brushed aluminum, which wraps around the left corner and extends about 12 feet along the alley on the west. There are two storefronts. The entry door of the left hand store front is at the far left side of the building, and the entry of the right hand store front is at the far right hand side. A large window is centered on each storefront. In the middle of the facade there is a secondary entrance to the second story. Two openings, one of either side of the east window, have been left in the aluminum facade to show the bricks behind the siding. A horizontal aluminum canopy extends over the sidewalk for the length of the building. The second story and cornice are clad in turquoise steel siding. The siding flares out at the top of the building, over the cornice. There are six small one-over-one-light double-hung windows on the second story and one more window of the same size and shape on the alley (west). Here the steel

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<u>Winfield Smouse Block</u>	<u>Washington</u>
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siding also wraps around the building and extends about 12 feet. The remainder of the alley/west elevation is covered in stucco.

## 8. Narrative Statement of Significance

Due to the metal cladding obscuring the historic features and materials, this building is counted as non-contributing in the Washington Downtown Historic District. The building should be reassessed if this cladding is removed, and this alone may be sufficient to reclassify it as contributing.

The property was transferred to Leonard and Winfield Smouse in November 1879. The earliest Sanborn map (1885) shows an empty lot. The 1892 Sanborn map shows the building, and the Washington Press (May 1892) advertises Smouse & Keeley Real Estate / Office in new block, east of Wm. Blair & Son's, which was located on the southeast corner of the square, just across the alley from this building. Construction in 1891 included F.E. Swift building Winfield Smouse's block for \$5,000, which appears to be this building (*Washington Press*, December 23, 1891, 3). Smouse owned and developed other real estate, particularly platting new residential neighborhoods, in this period (Burrell 1909, Vol. 1: 38, 437). Historic photographs show a simple brick, two-storefront, block with a metal corner and center pediment.

On the 1892 Sanborn map, the west storefront (then 110) is real estate and the east one (then 112) is a steam laundry. In 1897, the west store is vacant, and a steam laundry continued in the east half, with the addition of a one-story rear addition. In 1902, the west half has also gained a one story addition. The west store is now a print shop, and the steam laundry continues to occupy the east side. The laundry has not been positively identified, but R.F. Smith started the first steam laundry in Washington in summer 1891, known as Washington Steam Laundry in 1893 ("Men Who Make a City," *Washington Gazette*, January 6, 1893, 5). In 1896, J.A. Crawford opened a second steam laundry, and he took over Smith's laundry in 1903 (Burrell 1909, Vol. 1: 426). Thus, the first steam laundry in Washington appears to have been located in this building.

In 1909, the west half has a theater showing motion pictures, and the steam laundry continues on the right side. In 1910, C.A. Means Steam Laundry and Bath Rooms is listed in the city directory at 112 E. Washington (east half). An article in 1913 notes that Charles Means will continue his operations with an office on the square, but will build a new laundry building three blocks to the south ("New Laundry Building," *Evening Journal*, April 26, 1913, 2). Huysman Tailor is listed at 110 1/2 E. Washington in the 1910 directory as well. The theater appears to be the Unique Theatre, per the Sanborn map. No further information is known on this theater. The 1917 Sanborn map shows a grocery store on the west half (110) and a motorcycle shop on the east half (112).

The 1926 telephone directory lists Reister Creamery in the west half store, renumbered to 112 E. Washington. Their main plant location (poultry, eggs, cream) was further north near the railroad tracks.

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The 1931 Sanborn map indicated a creamery is still there and shows the west half as 112. Reister Creamery is listed at 112 E. Washington in the *Evening Journal*, Progress Edition, October 1933, manufacturing Washington Butter for 12 years. The creamery was moved to the main plant operations by 1936 (*Evening Journal* – Washington County Centennial Celebration – July 1936 - page 87). The 1935 directory lists Askea Produce in the west half. In 1937, William M. Tweeten took over the Washington Dairy and moved to this location. In the 1941 telephone directory, Washington Dairy occupies the west half. The 1943 Sanborn map shows the addresses shifted to 112 as the west half. Washington Dairy continues to be listed here in the 1952 and 1956 directories.

*Evening Journal* – Centennial Celebration – August 1939 - page 39 – The Washington Dairy – W.M. Tweeten – dairy fountain, cheese, buttermilk, butter, Krim-ko, chocolate milk, ice cream, etc.

*Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, page 66 – Washington Dairy – Tweeten's Dairy Bar – off southeast corner of square – 30<sup>th</sup> Anniversary – founded by Pete Perdock – later operated by Rex Smith – last 16 years by Bill Tweeten – Tweeten's Washington Dairy

The 1926 telephone directory lists Brown's Tire shop in the east half, renumbered to 114 E. Washington. Maynard (Bill) Brown opened his tire and vulcanizing shop here on October 13, 1920, and he also had a gas pump at the curb and sold motor oil. He was here until 1928 when he bought Courtesy Corner (*Evening Journal*, Progress Edition, October 1933; *Evening Journal* – Washington County Centennial Celebration – July 1936 - page 49; "Bill Brown in Auto Business for Many Years," *Washington Evening Journal*, 60<sup>th</sup> Anniversary Edition, February 27, 1953, 26). The 1932 telephone book lists Minick's Midway Cafe in the east half at 114 E. Washington. Minick's is also listed here in 1935 (telephone directory). Leffler's Cafe is listed in this general location in 1937, and a 1939 article notes that they opened here on December 17, 1935, and they remodeled their space in 1936. They were still here in 1939 (*Evening Journal* – Centennial Celebration – August 1939 - 19). Gidley's Cafe is in the east half in the 1941 directory. Gidley's is succeeded by the Steakhouse Cafe (by 1949) and The White Front Cafe (here in 1952 & 1956).

The building was sold to W.M. Tweeton in June 1954. In the 1964 city directory, Tweeton Real Estate and Time Loan Company occupy the west storefront, and the east side is vacant.

The current occupant, who uses the first story of both halves, is Eastern Iowa Chiropractic Center and Massage Therapy.

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<u>Winfield Smouse Block</u>	<u>Washington</u>
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## 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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Winfield Smouse Block

Washington

Name of Property

County

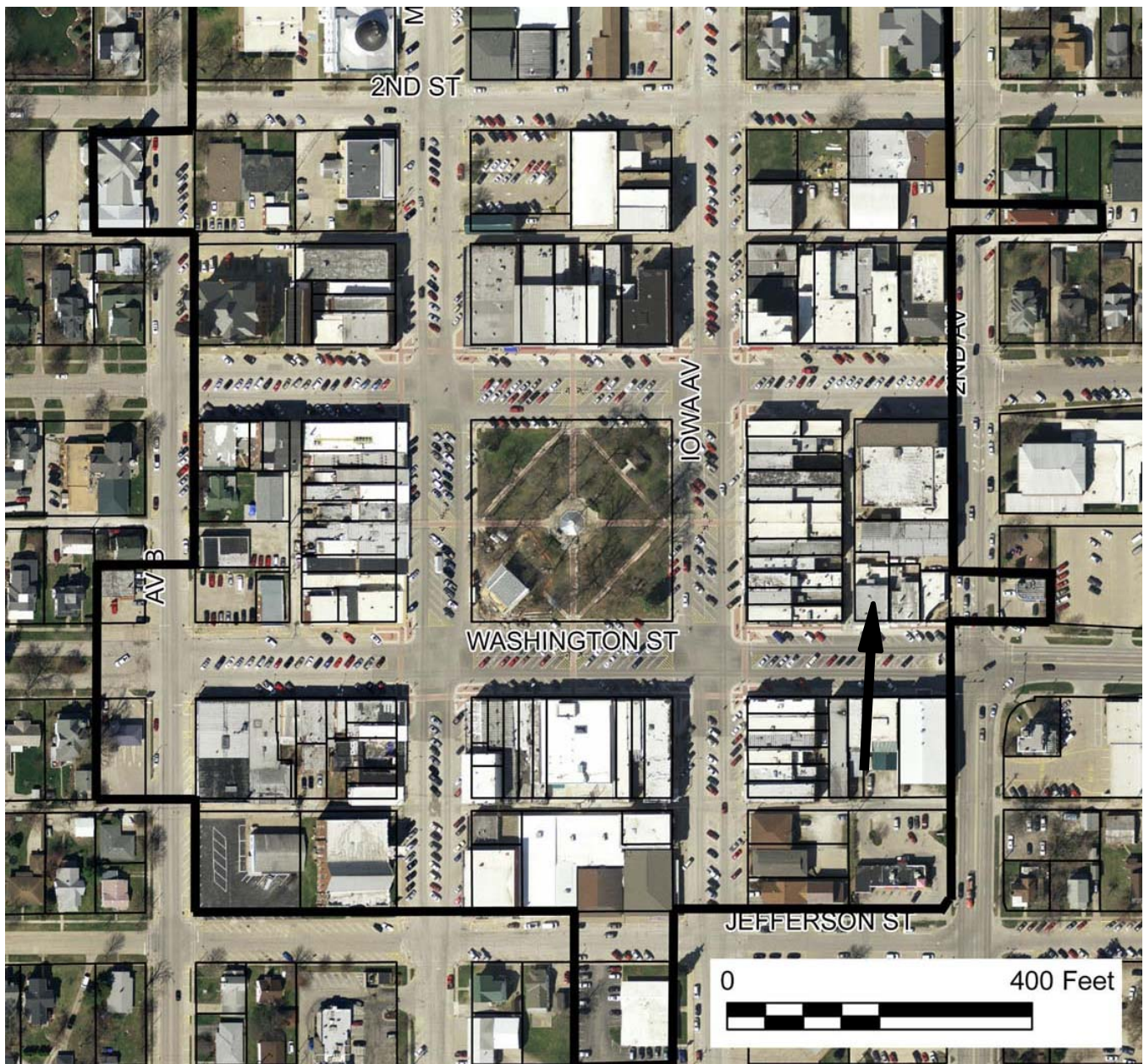
112-114 E. Washington Street

Washington

Address

City

## Location map



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

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Site Number 92-00595

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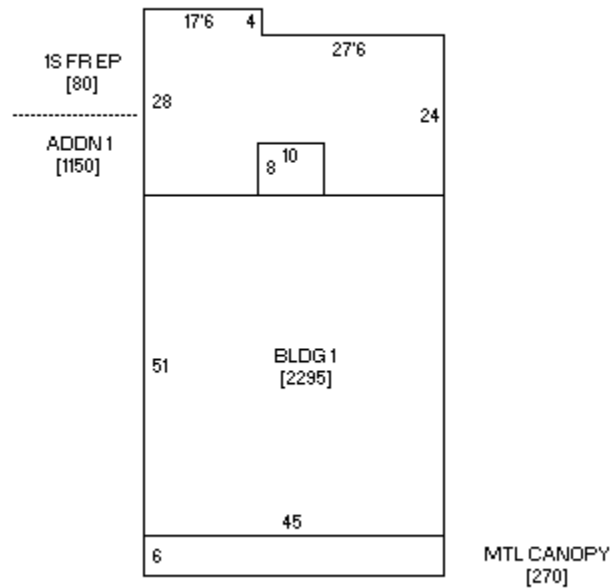
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## Building plan (from assessor's website)





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Washington

Name of Property

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Washington

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## Historic images



Postcard from 1910 showing building at right (Patterson collection)

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Part of building in 1971 (Wagner 1971)

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Winfield Smouse Block

Washington

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112-114 E. Washington Street

Washington

Address

City

## Digital photographs



Photograph 92-00595-001 - West and south elevations, looking northeast (McCarley, September 20, 2011)