

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00517

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 Blair Building

other names/site number Downtown Survey Map # DT-060

2. Location

street & number 122 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 - S 22'

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 / dry goods

02G02 Commerce / restaurant

02E Commerce / specialty store - music

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 122 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)

05: Commerce
02: Architecture

Significant Dates

Construction date 1855 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 29, 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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<u>Blair Building</u>	<u>Washington</u>
Name of Property	County
<u>122 S. Iowa Avenue</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.

Blair Building - 122 S. Iowa Avenue - State #92-00517 - Map #80 ~ 1 contributing building (A and C) - c.1856 - commercial

Historic information:

- 1850s - J. Dawson & Co
- 1860s-1880s - Blair & Brokaw (dry goods)
- c.1888-c.1925 - William Blair & Son - dry goods; 1926 - The Ninety-Eight Cent Store
- 1933-35 - DeWit Grocery
- c.1946-c.1954 - Sorden Music Co; 1956 - Everett's Music Co
- 1964-1971+ - Klein Klothung Kompany
- 2012 - Café Dodici

Architectural information:

- Height: 3 story
- Walls: brick
- Storefront: remodeled - entry at left and two large windows
- Windows: 1/1 windows
- Architectural details: brick detail
- Architect/Builder: -
- Modifications: Historic: -; Non-historic: 2004 - storefront remodel

7. Narrative Description

Historic photographs and extant buildings with integrity reveal that the early second generation commercial buildings were built at heights of two or three stories with simple brick detail from the 1850s to 1870s. The edges of the brick buildings were framed by brick pilasters, and windows had simple flat lintels. The three-story buildings constructed were nearly as short as later two story buildings, providing little differentiation in later building heights on blocks. The Blair Building at 122 S. Iowa is one of the only intact examples of this building type.

This is a three story brick commercial building with a two story brick addition at the rear. It is located on the southeast corner of the square, facing S. Iowa Ave and Central Park to the west. The primary facade is red brick. The pilasters define the edges of the building, with a wide frieze across the top with the parapet. Four star tie-rods are found on each pilaster. Two rows of brick are found under this frieze. The building has a recently remodeled storefront. The storefront's primary entry, a wood door with a single light, is on the left. Two large display windows with wood bulkheads are located in the remainder of the facade. There are three one-over-one-light double-hung windows on the second story

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and on the third story. The windows have flared jack arch brick lintels slightly inset in the wall and stone sills.

The south elevation faces E. Washington to the south. The front portion of the first story has no windows, though there are a series of stair tie-rods, and then there is an iron stairway and balcony to a door on the second story. On the first story, below the balcony, there is a one-over-one-light double-hung window with a stone sill and flat stone lintel. The second story of the main three-story portion of the building has four one-over-one-light double-hung windows with stone sills and flat stone lintels, in addition to the door on the east end. The third story has four one-over-one-light double-hung windows with stone sills and flat stone lintels as well. The remainder of the south elevation is the side of the rear (east) two-story brick addition. The first story has a one-over-one-light double-hung window, side entry, and three one-over-one-light double-hung windows with stone sills and segmental arch lintels. The second story has five one-over-one-light double-hung windows with stone sills and segmental arch lintels.

Interestingly, interior access to the second story is via a stairway in the adjacent building to the north which was built around 1858. Hence, what was an exterior staircase was then enclosed with that construction.

8. Narrative Statement of Significance

The William Blair & Son dry goods store appears to contribute historically and architecturally to the Downtown Washington Historic District.

Transfer records in Washington before 1866 do not indicate the seller or date of sale, nor do they provide a detailed property description. Per the 1913 history of William Blair & Son, the building was constructed by James Dawson in 1856. J Dawson & Co advertised a dry goods store on the southeast corner of the square in 1857 and 1859. William Blair entered the dry goods business here in 1864, after returning from the Civil War. McFarland, Brokaw & Co. then owned part of Lot 7. The west half of Lot 7, 22 ft. in width, was sold to George Brokaw by McFarland in July 1867. The 1869 Bird's Eye View drawing of Washington, though providing a rear view of this block, seems to show a brick building on this site. Blair & Brokaw are listed here by 1871, and they continued to operate here in the 1880s. Two notices in the Washington Press, the first on March 1, 1876, announce "Wm. Blair and C.H. Wilson are building brick rear additions to their stores." The second notice, on July 19, 1876, says, "A.H. Patterson & Son have moved their Law Office. They will be found henceforth in the new room over Blair & Brokaw's store, and may be reached by the outside iron stairway." The earliest ads for Blair & Brokaw Dry Goods store comes from the *Washington Gazette* in May 1881, and the 1885 Sanborn map shows a dry goods store at this location. In 1887, Charles Blair bought out Brokaw and joined his father in the business. William Blair & Son operated here from 1887 to around 1925.

September 27, 1871 – *Washington Press* – "Washington" - Blair & Brokaw – dry goods – oldest store of kind in town – east side of square

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1880 – I.O.O.F. – Odd Fellows – lodge room in building of Blair & Brokaw – southeast corner of square – about 80 members – \$1,500 in investments - N. G., E. Hoover; V. G., T. Minnick; secretary, W. B. Mason; treasurer, D. Welch (*History of Washington County* 1880: 558)

“Men Who Make a City,” *Washington Gazette*, January 6, 1893, 6 - William Blair & Son – dry goods business – first Blair & Brokaw – Charles Blair bought out Brokaw in 1887 – good stock of dry goods – also carpets

Evening Journal, April 26, 1913, 28 – William Blair – dry goods business in Washington since 1864 – same old stand – began on south side – move in 1864 to corner where now located with son Charles – served in Civil War – bought dry goods business when out – building constructed by James Dawson in 1856

Evening Journal, April 3, 1926, page 38 (F) – H.I. Ward – died on February 12, 1926 – surprise – had just bought out J.B. Crail store – bought William Blair & Son store a few months previous

The 1892 Sanborn map indicates there were offices on the 2nd floor, and a business card published in the *Washington Press* in May 1868 places Dr. D.J. Dewey's “Office over Blair & Brokaw's store, southeast corner of the square.” Dr. Dewey began advertising earlier than Blair & Brokaw, and has a business card in the *Press* as early as 1865, locating his office on the southeast corner of the square. A.H. Patterson & Son were then listed above Blair's store from 1876 through the 1880s. Dr. O.E. Rork (dentist) and C.C. Patterson (lawyer) were then above the store in the 1890s.

William Blair & Son apparently closed in late 1925 or early 1926. The 1926 telephone directory lists The Ninety-Eight Cent Store at this address. In 1934 and 1935 telephone directories, the occupant is the DeWit Grocery.

Evening Journal – Washington County Centennial Celebration – July 1936 - page 31 – Dewit Food Market – Blair Building – opened in fall 1933 – James DeWit

In the 1940s, Sorden Music Company moved from 118 E. Washington to this building. Sorden Music Company is here in the 1952 telephone directory.

Washington Evening Journal, 60th Anniversary Edition, February 27, 1953, page 57 – Sorden Music Company – Washington and Ottumwa – sales headquarters for Connsongia electronic organs for 30 counties and distributor of Coen band instruments for 20 counties – perhaps serves largest territory of any store in Washington – Milo Sorden bought music store in January 1937 from M.M. McKay – organ introduced in 1946 – very popular – managed by John Yousling – Milo Sorden manages Washington store – largest band repair department in Iowa

Everett's Music is here in a 1956 *Washington Journal* ad, and then they moved to the north side of the square. The 1964 directory lists Klein Clothing Kompany as the occupant. They had operated for many years at 101-103 W. Washington before moving to this locaiton. They were still here in 1971.

It is currently occupied by Cafe Dodici.

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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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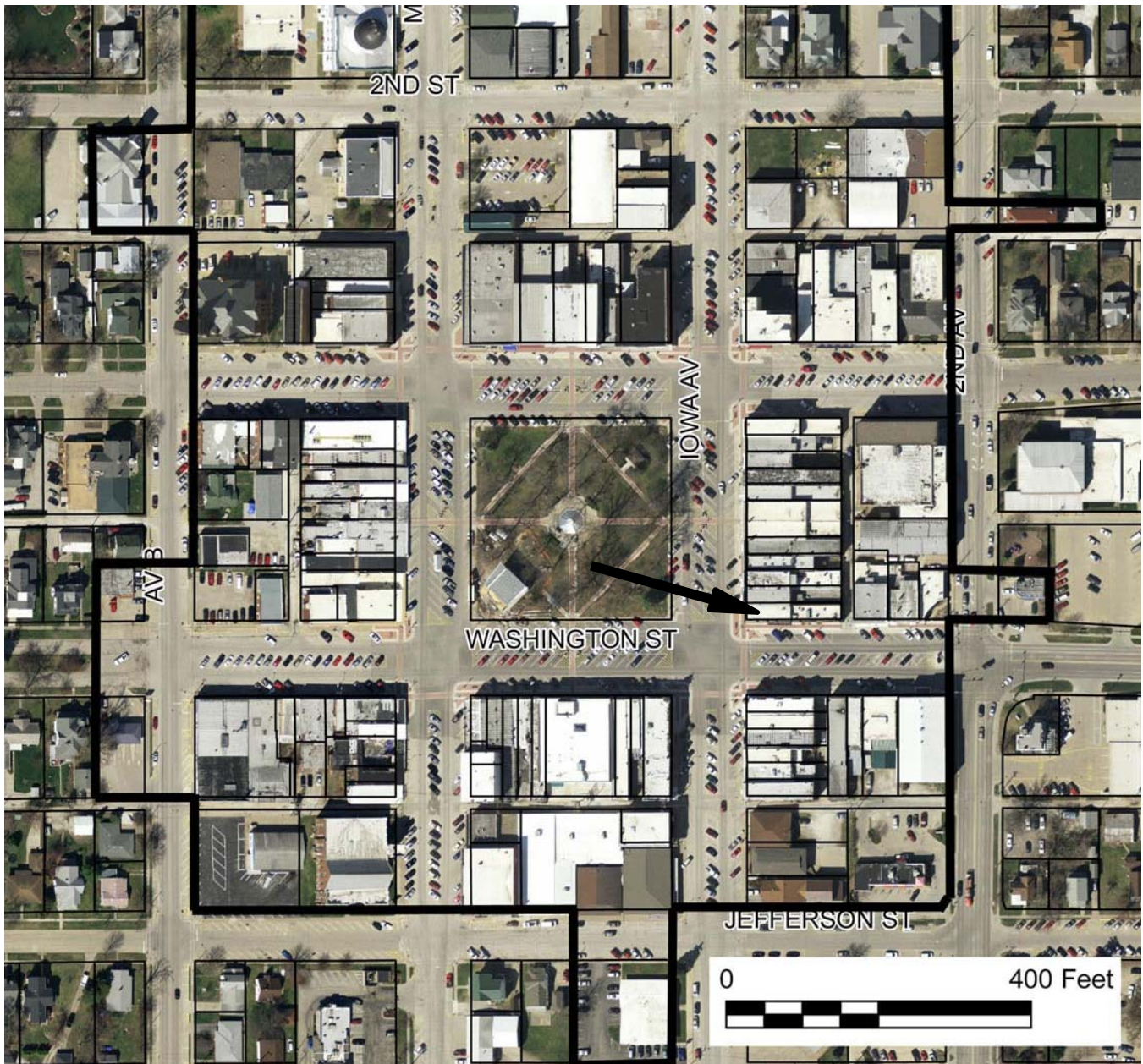
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Location map



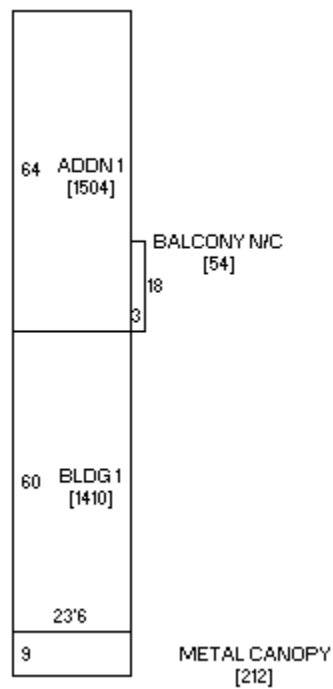
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)



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Historic images



110 112 114 116 118 120 122

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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Building in 1971 (Wagner 1971)

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Digital photographs



Photograph 92-00517-001 - West and south elevations, looking northeast (McCarley, September 20, 2011)

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Photograph 92-00517-002 - West elevation, looking east (McCarley, September 20, 2011)