

Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00597

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 Roberts Building

other names/site number Downtown Survey Map # DT-159

2. Location

street & number 113-115 East 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) 19 Lot(s) East 46 ft Lot 2

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)

02B03: law office.

02B04: Insurance Office

02B04 insurance office 11D03 doctor/dentist

01B02 apartments

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial / brick front

foundation

04: stone

05D: Queen Anne

walls (visible material)

03: brick

roof

02: 3-ply compo/wood deck

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

A Property is associated with significant events.

Yes No More Research Recommended

B Property is associated with the lives of significant persons.

Yes No More Research Recommended

C Property has distinctive architectural characteristics.

Yes No More Research Recommended

D Property yields significant information in archeology or history.

County Washington Address 113-15 East Washington Street
City Washington

Site Number 92-00597
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 1902 check if circa or estimated date
Other dates, including renovation _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect unknown
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 Stacy A. Nielsen, volunteer Rebecca L. McCarley, consultant, Davenport
organization Washington Historic Preservation Commission date July 19, 1902
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>Roberts Building</u>	<u>Washington</u>
Name of Property	County
<u>113-115 East Washington Street</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.

Roberts Building - 113-115 E. Washington - State #92-00597 - Map #87 ~ 1 contributing building (A and C) - c.1901 - Queen Anne

Historic information:

- 1897 - Margaret Roberts - widow - two-story built by 1902 as offices
- 1900s - offices on first story and residences on second story; 1910 - sold to Brookhart Bros - lawyers - office moved to 115
- 1920s - Brookhart Bros (115); 1926 - Applegate Realty (113); 1930s - T.L. Brookhart - law office (115); 1935 - Dr. William L. Alcorn (113)
- 1945 - bought by Paul R. Horak (insurance) and Dr. W. Homer Stephens (optometry) - operated at 113; law office at 115 - Stewart & Shearer in 1950s
- 1960s - Mallory Optometry (113), Horak Insurance (115)
- 2012 - Horak Insurance

Architectural information:

- Height: 2 story
- Walls: brick
- Storefront: center arch entry - office windows
- Windows: 1/1 vinyl
- Architectural details: oriel windows - 2, arch entry, brick pattern work, metal cornice
- Architect/Builder: -
- Modifications: Historic: -; Non-historic: c.1990s - doors and windows replaced

7. Narrative Description

The building at 115 E. Washington is two story, double-width, symmetrical buff brick structure. The first story has the main entry centered in a Richardsonian style brick arch with stone columns on the bottom half and stone cornice across the top. Secondary entries are located on either side of the center entry arch. They have flared jack arch brick lintels. On the opposite/outside of these entries is a large window opening with soldier brick arch lintel that continues down the top portion of the sides as shoulders. These openings currently have three tall windows with transom windows. Oriel windows are centered above these windows on the second story. The oriel windows have decorative flower/plant detail across the bulkheads and frieze, which has been recently painted. Each oriel windows has three one-over-one-light double-hung window. Four one-over-one-light double-hung windows are located between the oriel windows, and they have flared jack brick arch lintels and stone sills. Red brick detail is found above these windows in a series of five diamond outlines. The building has a decorative metal cornice with fleur-de-lies on the frieze and dentils under the rounded indented cornice line.

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8. Narrative Statement of Significance

The Roberts Building appears to contribute historically and architecturally to the Washington Downtown Historic District.

The property was purchased by Jackson Roberts on March 21, 1891 from Mr. William Beard. County histories and census records list him as a lawyer in Washington in his 50s in the 1880s. Jackson and Margaret Roberts moved to Washington from Vermont in 1867, and they were both prominent local residents. Family information on Ancestry.com shows that he died in 1897. The 1897 Sanborn map shows a small building on this lot, while the 1902 Sanborn map shows the current two-story, double-width building, with an office in the east office (113), vacant in the west half (115), and a shared skylight in the middle of the rear. Thus, the building may have been recently completed in 1902, similar to the building to the west. It appears to have then been built for his widow, Margaret Roberts. The 1903 city directory lists residences on the second story: 115 ½ Edwin & Gertrude Bowman (grocer) and 113 ½ JE & Alyce Lemmon (druggist). The 1909 Sanborn map shows offices at both 113 and 115. The property would have provided rental income for Margaret Roberts.

Margaret Roberts, widow, sold property to S.W. & T.L. Brookhart, brothers, on March 5, 1910. The operated the attorney firm of Brookhart Brothers. A 1910 city directory lists George H. Paul Co. doing business in investments out of 115 E. Washington. By 1921, Brookhart Brothers were operated from 115. They remained here through the 1920s. The 1926 Telephone directory lists 113 E. Washington as Applegate Realty.

Nellie Brookhart et al sold her interest in the building to SW Brookhart on November 26, 1930. The 1931 Sanborn map shows both halves as offices. By 1932, the law office evolved to T.L. Brookhart, and he continued to be listed here in the 1941 city directory. Miss PG Gardner lived at 115 ½. Dr. William L. Alcorn is listed at 113 in the 1935 and 1941 directories.

On January 5, 1939, SW Brookhart & wife sold the property to Lucill & Carol Forgey. The 1941 directory lists Dr. William L. Alcorn at 113, TL Brookhart at 115, and Miss Pearl G. Gardner in 115 ½. Lucille & Carol Forgey sold the property to Stella W. Lachem on January 2, 1945.

Stella W. Lachem sold property on March 3, 1945 to Paul R. Horak and W.H. Stephens. The 1952 telephone directory lists Dr. W. Homer Stephens (optometry) and Horak Insurance at 113 E. Washington. The law office of Stewart & Shearer is listed at 115.

Evening Journal – Washington County Centennial Celebration – July 1936 - page 53 - Paul R. Horak – Travelers Insurance Co agent – office at Stephen’s Jewelry store

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In January 1953, Grace Stephens sold her interest in property to Paul R. Horak. The 1956 directory lists Horak Insurance, Dr. Mallory – optometrist, and “Mail-Me Monday” accounting office at the 113 address, and Stewart & Shearer law office at the 115 address. The 1964 directory lists Horak Insurance and Hayes Insurance at 115 E. Washington. Mallory Optometry continues to be listed at 113. Pearl Gardner at 115 ½ and CA Pratt at 113 ½.

Bicentennial Edition, *Evening Journal*, July 1, 1976, 101 – Horak Insurance – 115 E. Washington – insurance, real estate, tax service – Travelers Insurance Company – Paul R. Horak

The building has recently undergone renovation, and Horak Insurance is still in business here.

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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Roberts Building

Name of Property

Washington

County

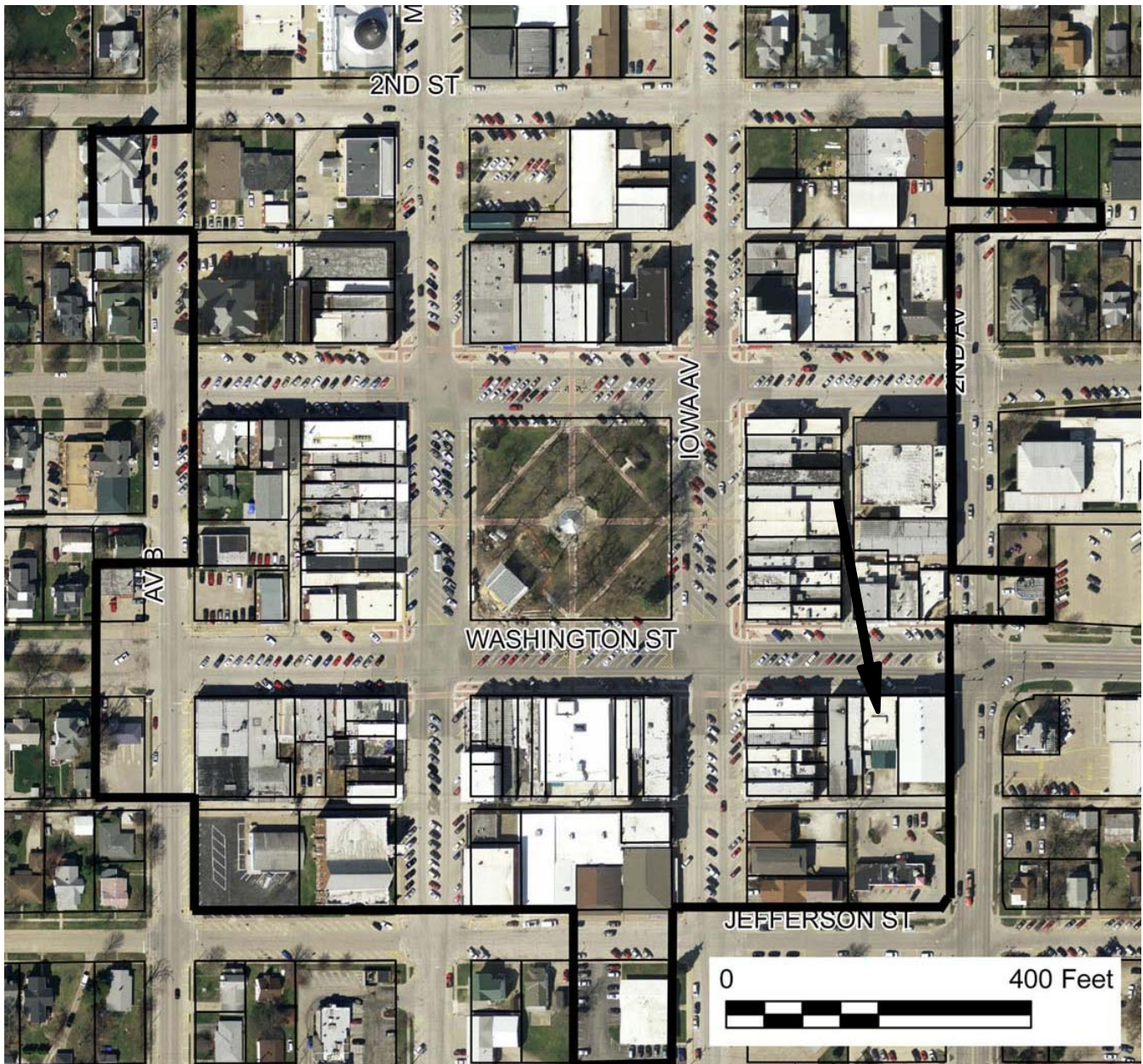
113-115 East Washington Street

Address

Washington

City

Location map



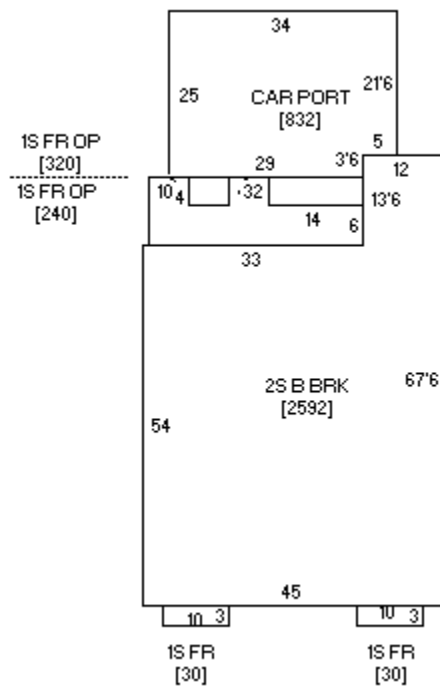
2009 aerial photograph (Washington County) – line indicates survey/research area boundary

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Building plan (from assessor's website)



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Site Number 92-00597

Related District Number 92-00349

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Roberts Building

Name of Property

Washington

County

113-115 East Washington Street

Address

Washington

City

Historic images



Postcard from 1910s showing building next to theater at left (Patterson collection).

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Roberts Building

Name of Property

Washington

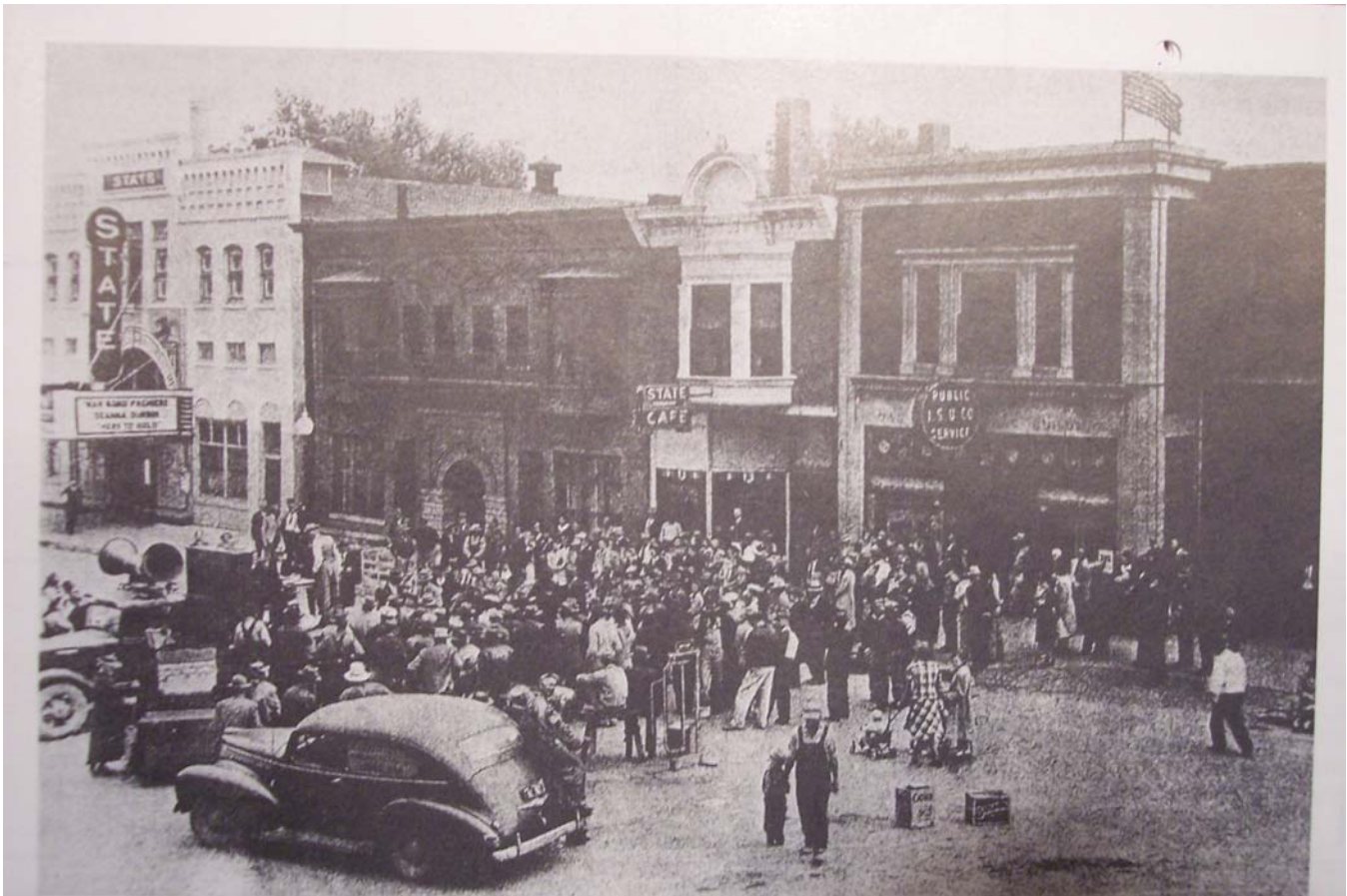
County

113-115 East Washington Street

Address

Washington

City



The War Bond auction in 1943 had a crowd gathered on Washington Street near the State Theater with items for sale such as dressers and a piano.

Iowa Site Inventory Form Continuation Sheet

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Roberts Building

Washington

Name of Property

County

113-115 East Washington Street

Washington

Address

City



Building in 1971 (Wagner 1971)

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Roberts Building

Name of Property

Washington

County

113-115 East Washington Street

Address

Washington

City

Digital photographs



Photograph 92-00597-001 - North elevation, looking south (McCarley, September 20, 2011)

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Roberts Building

Washington

Name of Property

County

113-115 East Washington Street

Washington

Address

City



Photograph 92-00597-002 - North elevation, looking south (Patterson, August 5, 2012)