

# Site Inventory Form

State Historical Society of Iowa

(November 2005)

State Inventory No. 92-00593

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 Iowa Southern Utilities Store

other names/site number Iowa Gas and Electric Building, Downtown Survey Map # DT- 062

## 2. Location

street & number 109 East Washington

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) G

## 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)

Current Functions (Enter categories from instructions)

02E Commerce - specialty story - electric

02G: restaurant

02E09: Commerce - specialty story - furniture

## 7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

09F05: Commercial / brick front

foundation

04: stone

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 109 East Washington  
City Washington

Site Number 92-00593  
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 1888  check if circa or estimated date  
Other dates, including renovation c.1917 facade

**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 Stacy A. Nielsen, volunteer Rebecca L. McCarley, consultant, Davenport  
organization Washington Historic Preservation Commission date July 18, 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>Iowa Southern Utilities Store</u>	<u>Washington</u>
Name of Property	County
<u>109 East Washington</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.*

**Iowa Southern Utilities Store - 109 E. Washington** - State #92-00593 - Map #89 ~ 1 contributing building (A) - 1889, c.1918 façade, c.1992 - Classical Revival (façade remodel)

Historic information:

- 1889 - Shrader & Son built \$2,000 store for Schneider Bros
- 1889-c.1899 - Schneider Bros Grocery/Hardware here
- c.1900-1907 - Wilson Heating and Supply Co; 1907-1912 - Wilbur Miller Undertaker; 1910s - vacant
- c.1918-1924 - Iowa Gas and Electric Company - store here? - office at 111; 1925-1947 - Iowa Southern Utilities Store (office at 111)
- 1950s - Kiple & DePranger Furniture
- 1964 - Speed's Furniture
- 1980s - Dino's Restaurant
- 2012 -Dino's Pizza and Steakhouse

Architectural information:

- Height: 2 story (1 story rear?)
- Walls: brick
- Storefront: black structural glass at base - rest covered in 1980s
- Windows: 1/1 aluminum
- Architectural details: stone pilasters, window trim, frieze with medallions and carved detail
- Architect/Builder: Shrader & Son (contractor - 1889)
- Modifications: Historic: c.1925 - façade remodel; 1950s - storefront remodel; Non-historic: 1980s - storefront cladding, c.1992 - deterioration and demolition of 2nd story of rear portion

## 7. Narrative Description

The property at 109 East Washington Street was originally a two-story building. The facade of an earlier 19th century building was remodeled in the Classical Revival style. The storefront was remodeled in the 1950s, as seen in the 1971 photograph. Wood paneling now covers the upper portion of the storefront, with panels also on the lower quarter. The entry is at the far right. The storefront cornice remains intact, and it is likely that the "Iowa Gas and Electric Building" inscription is present under the cornice line, under the paneling. This inscription suggests that the facade remodeling then dates to shortly after 1917 when Iowa Gas and Electric Company acquired this property, or at least prior to the sale of the company to Iowa Southern Utilities in 1924. The second story has a centered large window grouping, with a large center window and one-over-one-light double-hung narrower side windows. The opening is accented by stone pilasters, sill, and cornice. The edges of the facade are also accented in stone or concrete blocks, extending to the frieze with medallions across the top of the building. The cornice has decorative bands as well. The facade remodel continued around the front portion of the west side elevation. An earlier second story

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connection to the Columbian Block to the west was still here in 1971 and later demolished. The second story of the rear building suffered severe deterioration in the 1980s and into the 1990s, resulting in the demolition of the second story of the majority of the building to the rear around 1992. Concrete block was utilized to infill the top of the remaining brick wall, and a new roof structure was installed. The original brick wall along the west alley has four tall window openings and one door opening, all filled with concrete block.

## 8. Narrative Statement of Significance

The Iowa Southern Utilities Store appears to contribute historically to the Washington Downtown Historic District. While the building has lost the second story on the rear portion, the appearance from the street within the historic district continues to be a two-story building, with details of the c.1917 facade remodel clearly evident.

Original construction of this brick building appears to date around 1888. The 1885 Sanborn map shows an earlier house on this property. In 1887 Eugene Schnieder bought the property at a sheriff's sale, with ownership cleaned up in 1888. And again, in 1888 with a CV Yanett as referee on April 12<sup>th</sup> of that year. Shrader & Son built a \$2,000 store for Schneider Bros in 1889 (*Washington Press*, January 1, 1890). The 1892 Sanborn map shows a two-story building used as a store for stoves and hardware. In May 1895, the "Schneider Bros. Grocery" advertised as one door east of Old Opera Bldg – Hardware, stores, tinware and farm machinery were items for sale. Al Roe worked here as a tinner from 1892 to 1896, later opening his own shop. The 1897 map shows a hardware store, with a tin shop and implement warehouse in a rear addition. In 1899, Joseph Schenider & George Schneider sold the property to Margaret Schneider on April 24, 1899. Then in 1900 a sale was recorded between Mr. Frank Schneider et al to Margaret Schneider on December 19<sup>th</sup>.

In 1897, Wilson, Beamer & Co advertised gas lights/plumbing/gas fittings, and a c.1900 postcard shows Wilson Heating and Supply Company. They moved to 118 S. Iowa by the 1910 directory. The 1902 Sanborn map lists a 2-story building with plumbing in the front and a tin-shop in back. A second story walkway extends from the west side of the building into the rear of 200 S. Iowa.

On March 3 1902, Marguerite Schneider, widow sold the property to Mr. Eli Wagner and George J. Clapper. On September 10<sup>th</sup> of 1907, Eli Wagner's estate sold the property to Wilbur Miller. The 1909 Sanborn map shows undertaking as the use, with the rear section as a garage. According to the 1910 City Directory, Wilbur Miller operated here as an undertaker. This building was apparently not sufficient for his operations, as he then built a modern funeral home at 116-118 E. Main from April 1911 to February 1912. He then moved to this building. The 1917 Sanborn map shows this building as vacant.

Transfer records show that Wilbur Miller & wife sold the property to Iowa Gas and Electric Co, on February 8, 1917. Iowa Gas Electric Co. was listed and advertised in the *Washington Evening Journal* as next door at 111 E. Washington from 1906 to 1918, and they may have expanded into this space.

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Iowa Gas and Electric Company sold the property in June 1925 to Iowa Southern Utilities Co. It was likely around this time that the facade was remodeled to the current design. Iowa Gas & Electric Company has expanded through the early 20th century, with other towns added in 1916 and 1917 to their operations. Over 500 farm customers were added from 1918 to 1921. All their equipment and plants were sold in 1924 to Iowa Southern Utilities Company, headquartered in Centerville. By 1926, it was one of the largest utility companies in Iowa, serving 144 communities in 25 counties in southeast Iowa ("The 'Evolution' of Gas and Electricity in Washington," *Evening Journal*, April 3, 1926, 37 (E)). The 1931 Sanborn map shows a store here and office at 111 E. Washington with a opening between the spaces. An electrical shop and supply store is in the rear section of 109.

*Evening Journal* – Washington County Centennial Celebration – July 1936, page 79 – Iowa Southern Utilities Co – cost of electric service lowered by 50% in county since 1925 – serving community for last 11 years – marked growth in use of service – 65 people in offices, repair shop, merchandise department, plans, and line construction crews in Washington County – about 200 miles of transmission lines in county – about 17 miles of gas mains in Washington – also serving rural farmers – interior photo of display room

The 1935 and 1941 telephone directories list Iowa Southern Utilities here. A 1943 photograph shows the current facade of the building with Iowa Southern Utilities here and a cafe opened at 111. The 1943 Sanborn map shows a store in front and electrical shop and supply store in the rear of 109.

In 1947, Iowa Southern Utilities Co. sold the property to Earl & Orba Little, and they moved to 111 W. Washington (demolished). The property transferred between Littles and George J. Britenbach over the next decade. The Littles sold it on June 2, 1948 to Britenbach. Then on June 2, 1949, George J. Britenbach and wife sold it back to Earl and Orba Little. Earl Little and wife transferred the property to Earl and Orba Little on December 16, 1949. George Britenbach (Earl Little exec.) sold the property to Orba Little on June 6, 1959. Also, in 1959 Henry A. Little & wife sell property to Orba Little on June 8<sup>th</sup>.

The 1952 and 1956 telephone directory lists Kiple & DePranger Furniture doing business here. An ad in the 1955 Washington Evening Journal mentions a "mattress sale" at Kiple & DePranger Furniture here. In 1964, Speed's Furniture is listed here.

In 1970 Chester G. McChurch & wife et al., (Orba Little, est.) sell property to Leo Reinhart for \$26,500 on September 30, 1970. In 1980 the building became Dino's restaurant, which is still in operation.

The building permit office file has photos of the building showing severe deterioration, and one of them shows the second story on the alley. The date on the photo is March 19, 1990. There are then several letters warning the owner about imminent collapse, and an engineer's report. The last date on this communication is October 16, 1992, stating that the repairs have been completed and the building may be occupied as soon as the sink and dishwasher are installed. Thus, it appears that the second story of the rear portion of the building was demolished in 1992.

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Address	City

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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.



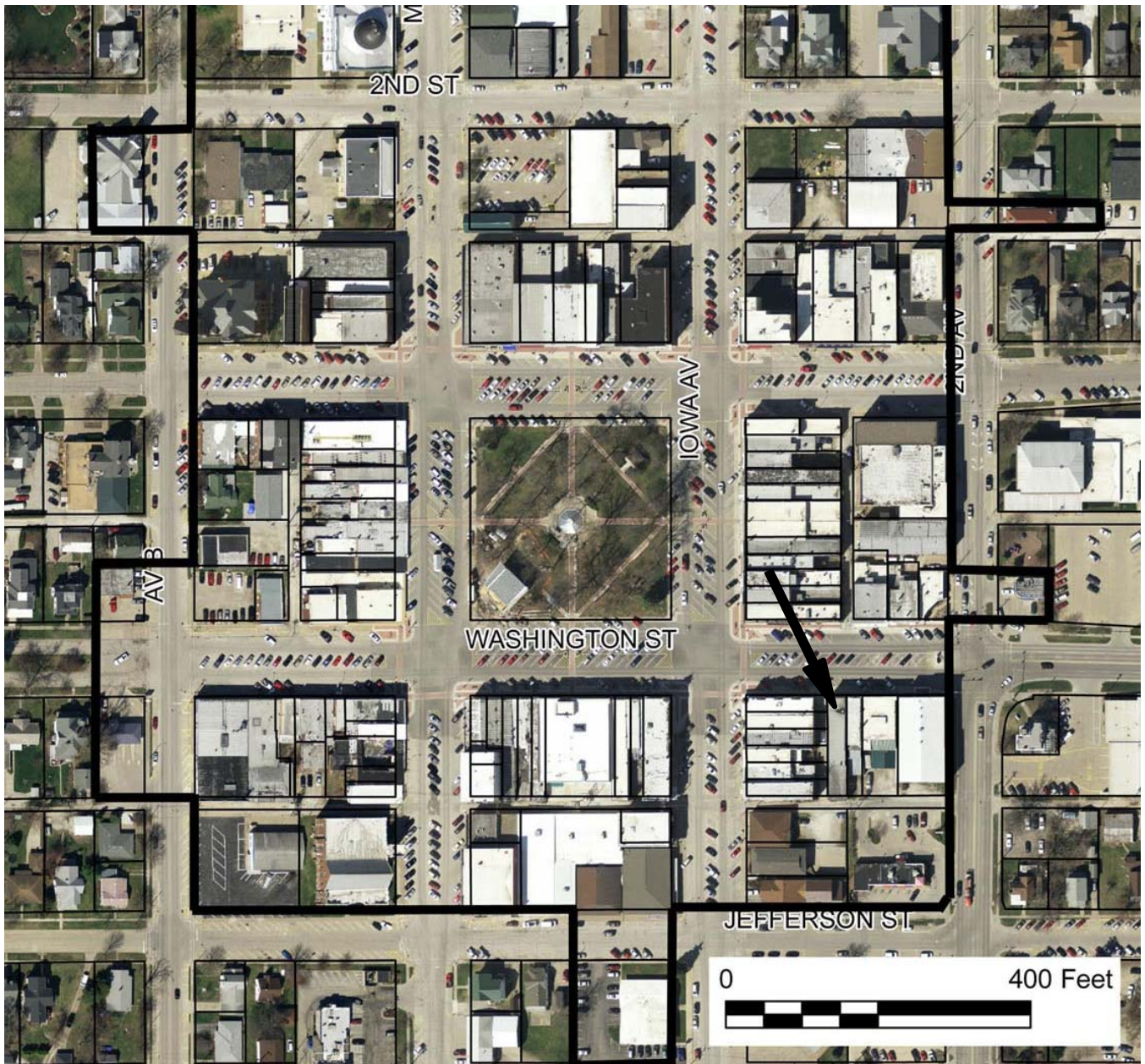
Iowa Department of Cultural Affairs  
State Historical Society of Iowa  
**Iowa Site Inventory Form**  
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Site Number 92-00593  
Related District Number 92-00349

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Name of Property	Washington County
Address	Washington City

**Location map**



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

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Iowa Southern Utilities Store

Washington

Name of Property

County

109 East Washington

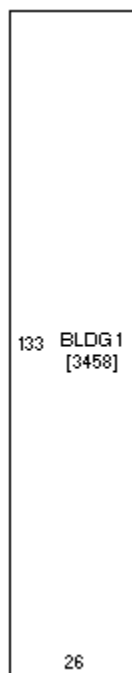
Washington

Address

City

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## Building plan (from assessor's website)





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Iowa Southern Utilities Store

Washington

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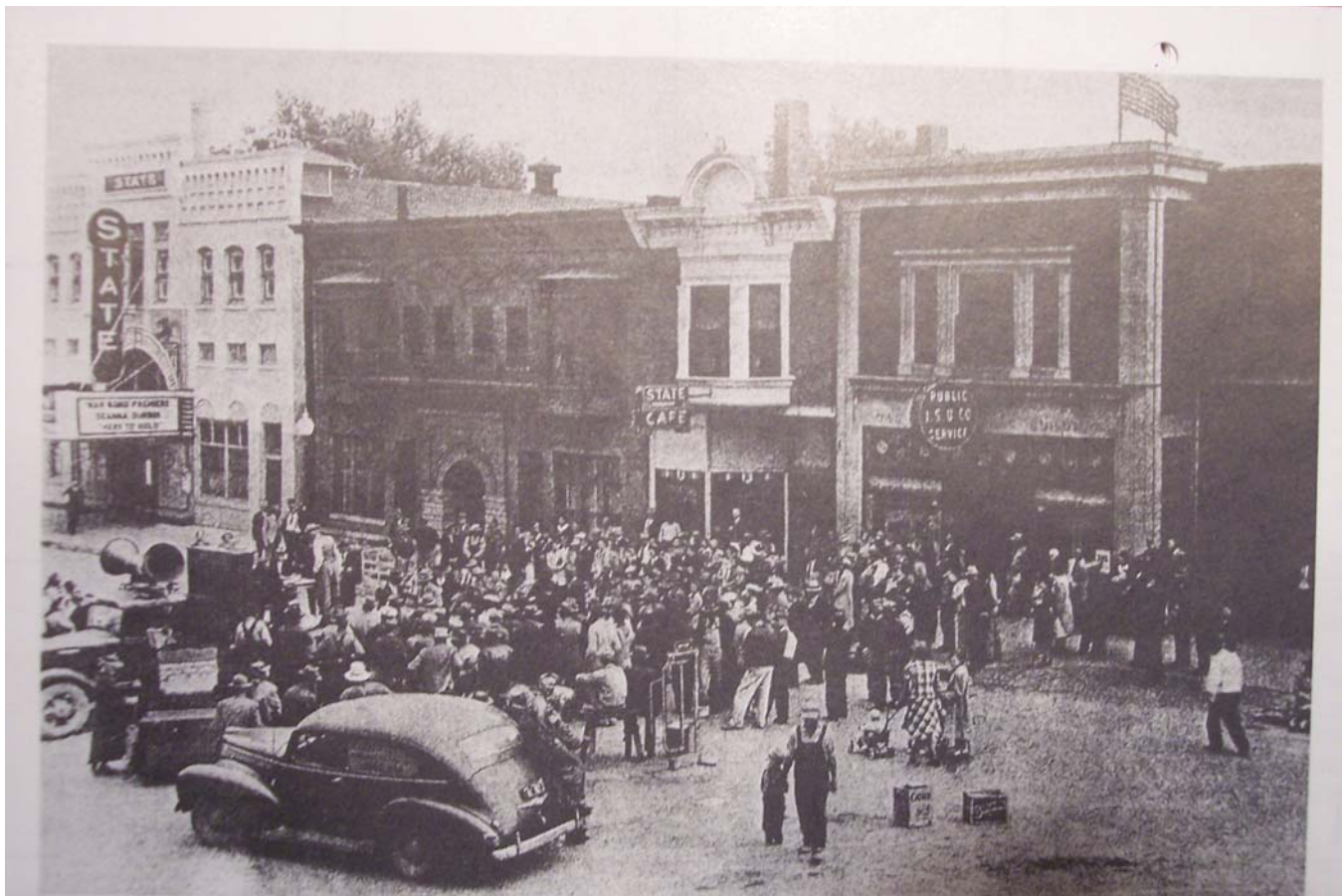
109 East Washington

Washington

Address

City

## Historic images



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.

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Building in 1971 (Wagner 1971)

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## Digital photographs



Photograph 92-00593-001 - North and west elevations, looking southeast (McCarley, September 20, 2011)